CITY OF LANGFORD

SPECIAL MEETING OF COUNCIL

Monday, July 30th, 2018 @ 5:30 p.m.

Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

		Page
1.	**CALL TO ORDER**	
2.	**APPROVAL OF THE AGENDA**	
3.	**PUBLIC PARTICIPATION**	
4.	**REPORTS**	
	a) Annual Report - **Staff Report (Administration)**	**3**
	b) 2018 Municipal Election Chief and Deputy Chief Election Officer Appointments - **Staff Report (Administration)**	**66**
	c) Bylaw No. 1802 Building Bylaw No. 1160, Amendment No. 11, 2018 - **Staff Report (Finance)**	**67**
5.	**BYLAWS**	
	a) BYLAW NO. 1762 **"Langford Zoning Bylaw, Amendment No. 524, (2158 Millstream Rd), 2018".** **(ADOPTION)**	**68**
	b) BYLAW NO. 1788 **"Langford Zoning Bylaw, Amendment No. 538, (Density Allocation CD6A Text Amendment), 2018".** **(ADOPTION)**	**74**
	c) BYLAW NO. 1797 **"Langford Zoning Bylaw, Amendment No. 543, (Revision Bylaw No. 1 - Bear Mountain Zones), 2018".** **(AMEND FIRST READING)** **(SECOND AND THIRD READINGS)**	**78**
	d) BYLAW NO. 1802 **"Langford Building Bylaw No.1160, Amendment No 11, 2018".** **(FIRST, SECOND AND THIRD READINGS)**	**81**

6. ADJOURNMENT

Celebrating Our 25th Anniversary!

City of Langford

Annual Report 2017

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Community pride and service excellence through innovation, flexibility and

MESSAGE FROM THE MAYOR



On behalf of Council, I am proud to share our 2017 Annual Report with you. Since its incorporation in 1992, Langford has strived to become a great place to raise a family, start a business, enjoy recreational opportunities and, learn with its recent push to bring post secondary education to the West Shore.

I am so inspired by the dedication of Council and staff for their hard work in keeping Langford an affordable and family-oriented community. Council has built strong relationships with the development community to ensure that Langford supports affordable housing initiatives and offers a wide-range of housing for all ages and for income levels. Overall construction activity was very vigorous in 2017 with a strong showing in all sectors but with an increase in the multi-family rental area.

Improving and expanding our infrastructure also remains a priority. In 2017, we completed the West Shore Parkway, and in 2018, we completed the Bear Mountain Parkway extension, the dual left turn lane on Millstream Overpass and will complete the connection between Leigh Road and Langford Parkway. All of these projects have come in on time and on or under budget without any increase in taxes. The Engineering Department also completed major drainage improvements on Latoria Road including upgrading driveway culverts on sections of Happy Valley Road.

Council remains tough on crime and focused on community safety. In response to our growing population, we are adding more RCMP officers to ensure that our community, parks and trails remain safe. 2017 saw the retirement of Fire Chief Bob Beckett and the promotion of Chris Aubrey to the position. To ensure a continued rapid response to calls from across our community, the department will be adding more firefighters. Following through with last year's success, the Bylaw Department has once again retained two summer community safety officers to bike patrol the City parks, beaches and expanding trails network.

We will continue to work with our respective national team partners to make Langford the center of sports excellence in British Columbia. This year's completion of the Al Charron Rugby Canada National Training centre, as well as hosting the HSBC Women's Rugby Sevens World Series at Westhills Stadium, the Mountain Bike Canada Cup Series at Bear Mountain and the 2019 National Boxing Championships at Bear Mountain are testaments to this. It is these partnerships, facilities and world class events that help to put Langford on the map, attract visitors to the area and help bring economic diversity to the community.

In closing, I would like to once again express my sincere appreciation to staff for their hard work in delivering Council's priorities on public safety, affordability, recreation, parks and growing the local economy - all of which serve to make Langford a great place to call home.

Sincerely,

Mayor Stewart Young

DEPARTMENTAL OVERVIEW

Administration Department

The Administration Department provides leadership to all City employees, ensures directives from Council are implemented in a timely, cost-effective manner and that all legislative and regulatory requirements of the City are met. The Department supports Council and Committee meetings, including agenda and minute preparation and related issue follow-up and actions. The Department provides advice, assistance and support in all areas relating to recruitment, labour relations, human resources programs, training and development, wage, employee policy, salary administration and any other related matters that involve City employees. The Department also provides administrative assistance to the CAO and Council and coordinates events on behalf of the City and Council.

Building Department

The Building Department provides building permits to residents and contractors who require new construction and alterations, additions, repairs, demolitions, removal or relocations of existing buildings within their property. The Owner(s) of the property is responsible for carrying out the works in full accordance with the requirements of the BC Building Code and other applicable regulations. Inspections are required by the City throughout the construction phase and or upon completion.

Bylaw Enforcement (Community Safety and Municipal Enforcement)

The Community Safety and Municipal Enforcement Department addresses a wide range of issues, ensures the public is well informed of bylaws and assesses risk in our community. They monitor the community so that it remains a safe and enjoyable environment for all. The Department works closely with many agencies to provide the highest level of service.

CRD Animal Control

This service is provided under contract to Langford citizens through the Capital Regional District (CRD) Animal Care. Department. The CRD provides a high level of service and communicates regularly with the Community Safety and Municipal Enforcement Department at the City of Langford. This includes regular statistical reporting and collaboration on certain files and activities.

Engineering Department

The Engineering Department serves the public in several aspects of the community including construction activities related to land development, capital projects/public infrastructure, and public works such as road maintenance and repairs, bike lanes, sidewalks and street lighting, as well as the City of Langford's ongoing beautification project, with hanging baskets and Christmas lights. The Department works closely with West Shore Environmental Services, CRD Water, BC Transit and School District #62.

Fire Rescue

The Fire Rescue Department is a composite fire department made up of career and volunteer members, operating from three stations within the City. The Fire Rescue Department function includes fire suppression, first response, auto extrication, water rescue, rope rescue and technical high angle rescue. The Department provides fire and life safety education, fire safety inspections and fire investigations. Station 1 also houses the CRD Regional Fire Dispatch Centre, established in 2013.

Parks and Recreation Department

The Department is responsible for the Capital construction and Operational maintenance of parks, trails and landscaped boulevards. In addition, the Department oversees activity related to recreation including the maintenance of City recreation facilities.

Planning Department

The Planning Department ensures that municipal goals are reflected in the Official Community Plan and planning policy documents. The Department provides professional and technical advice on current and future land uses, as well as a wide range of issues including housing, heritage, environment, transportation and social policy.

MAYOR AND COUNCIL

Mayor Stewart Young
Councillor Denise Blackwell
Councillor Matt Sahlstrom
Councillor Lanny Seaton
Councillor Winnie Sifert
Councillor Lillian Szpak
Councillor Roger Wade

COUNCIL STANDING COMMITTEES

Administration and Finance Committee

Councillor Matt Sahlstrom, Chair
Councillor Lillian Szpak, Vice-Chair
Mr. John Crook
Mr. David Adair
Ms. Jennifer Paget
Mr. Trevor Wan
Mr. Frank Hudson

Parks, Recreation, Culture and Beautification Committee

Councillor Lanny Seaton, Chair
Councillor Roger Wade, Vice-Chair
Mr. Randy Prettie
Mr. Morrey Stearns
Ms. Karen Reece
Mr. Norman Arden
Ms. Jennifer Whitehouse
Mr. Allen Sturgeon

Planning, Zoning and Affordable Housing Committee

Councillor Denise Blackwell, Chair
Councillor Roger Wade, Vice-Chair
Ms. Norma Stewart
Mr. Malcolm Hall
Mr. David Horner
Mr. Art Creuzot
Mr. Kent Sheldrake
Mr. Steve Harvey

Protective Services Committee

Councillor Lillian Szpak, Chair
Councillor Lanny Seaton, Vice-Chair
Ms. Mitzi Dean
Mr. Mike Wignall
Mr. Edward Wilson
Mr. Hans Frederiksen
Mr. Rob Crompton
Mr. Tony Cox

Transportation and Public Works Committee

Councillor Winnie Sifert, Chair
Councillor Roger Wade, Vice-Chair
Mr. Terry Young
Mrs. Jean Tarr
Mr. Les Bjola
Ms. Christine Lervold
Mr. John Goudy

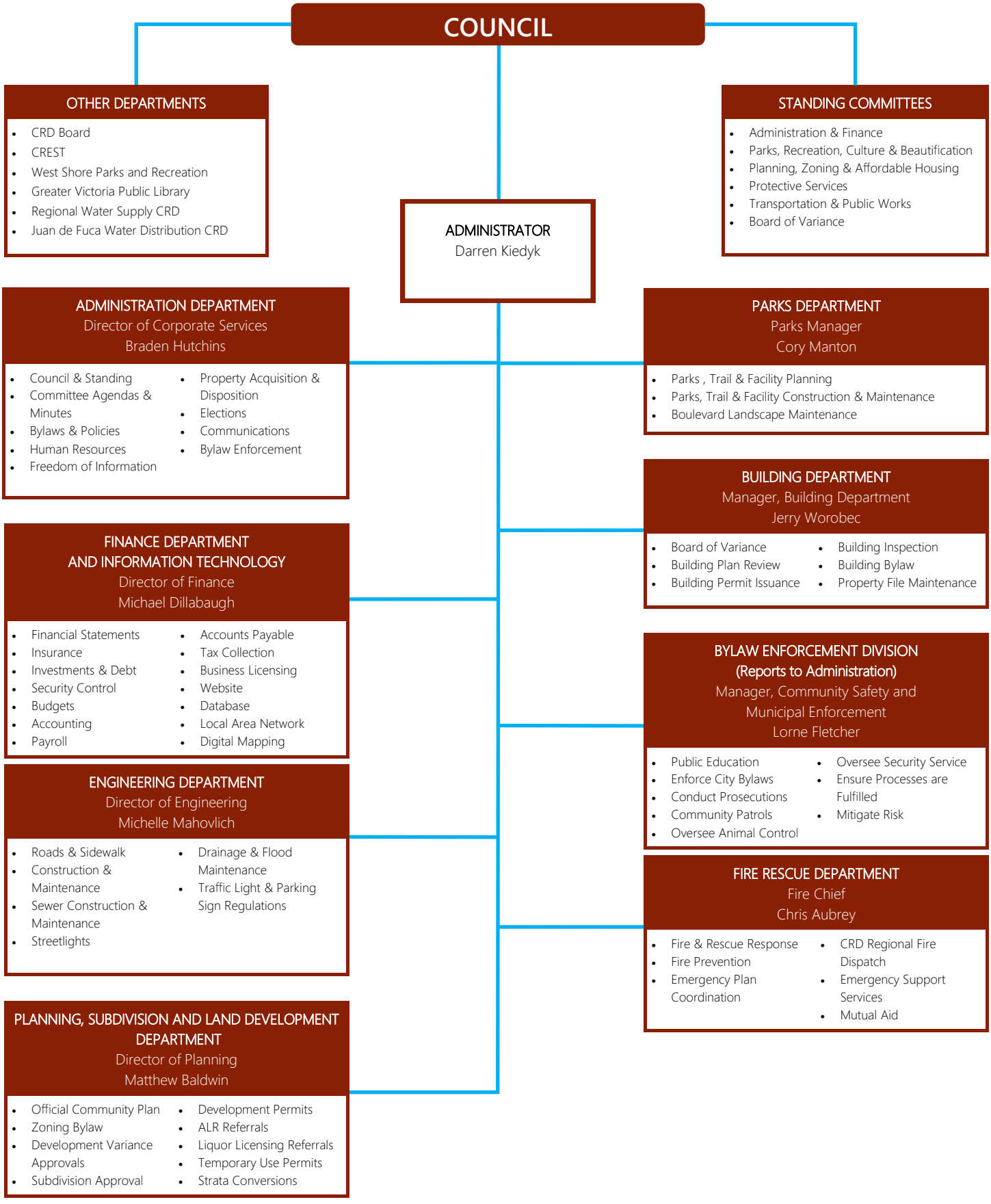
Board of Variance

Ms. Dawn E. Helgason
Mr. Terry Young
Mr. Hans Frederiksen
Mr. Jim Hartshorne
Ms. Rachel Sansom

Economic Development Committee

Mr. Hugh MacDonald
Ms. Mickey Fleming
Mr. Dan Matthews
Mr. Jim Hartshorne
Mr. Gareth Rees
Mr. David Clarke
Mr. Dale Gann
Mr. Michael O'Connor
Mr. John Wilson

ORGANIZATIONAL CHART



ADMINISTRATION DEPARTMENT

RESULTS FROM 2017

Council Meetings

Regular Council Meetings	19
Special Council Meetings	2
"In Camera" Meetings	17
Committee of the Whole	1

Committee Meetings

Planning, Zoning and Affordable Housing	16
Protective Services	6
Transportation & Public Works	2
Administration & Finance	5
Parks, Recreation, Culture & Beautification	5

Bylaws

Adopted in 2017	70
Started in 2017	53

Types of Bylaws

OCP Amendments	5
Zoning Amendments	51
Public Hearings	45
Financial	8
Regulatory Amendments	7
Sewer	0
Other	12

Personnel

105 active employees working as of December 31st, 2017

1 employee on Long Term Disability in 2017

28 new employees recruited in 2017

Property

Property Purchases - $1,079,500

Property Dispositions - $1,929,272 (proceeds)

BUILDING DEPARTMENT

RESULTS FROM 2017

Overall construction activity in Langford was very vigorous in 2017. All sectors were strong and consistent compared to 2016, with the greatest increase showing in the Multi – Family rental area. Economic activity was prevalent in commercial sectors, with Sobey's site underway. The Building Department continues to promote economic development by providing streamlined Building Permit services as well as public health and safety through the application and enforcement of the building codes and Standards.

COMPARATIVE RESULTS - 2016 vs 2017

	December 2017	December 2016	YTD 2017	YTD 2016
Single Family Dwelling	**15**	**20**	**265**	**303**
Construction Cost	$7,757,648.00	$9,049,527.00	$118,933,796.00	$133,399,808.00
Permit Fees	$64,005.88	$75,693.90	$1,009,362.67	$1,100,299.83
Duplex	**1**	**1**	**17**	**18**
#of Units Created	2	2	30	32
Construction Cost	$527,175.00	$536,030.00	$11,606,794.00	$8,946,469.90
Permit Fees	$4,503.38	$4,442.63	$94,987.62	$73,383.97
Multifamily	**10**	**6**	**98**	**46**
# of Units Created	143	10	812	434
Construction Cost	$15,902,051.00	$1,091,463.00	$129,138,854.00	$74,740,312.10
Permit Fees	$93,324.06	$9,472.91	$673,178.66	$377,588.73
Residential Additions/Alterations	**3**	**4**	**67**	**45**
Construction Cost	$157,000.00	$68,000.00	$2,747,705.84	$1,072,800.00
Permit Fees	$1,749.40	$865.20	$29,108.86	$12,382.67
Commercial/Industrial	**4**	**2**	**62**	**60**
Construction Cost	$1,455,500.00	$2,260,000.00	$25,405,147.51	$16,389,852.00
Permit Fees	$12,505.60	$13,896.03	$175,175.33	$122,180.94
Institutional	**0**	**0**	**9**	**1**
Construction Cost			$11,025,000.00	$120,000.00
Permit Fees			$64,414.03	$1,174.39
Plumbing	**17**	**38**	**606**	**539**
Permit Fees	$7,625.70	$11,085.90	$254,791.04	$217,738.84
Chimney	**1**	**1**	**29**	**27**
Permit Fees	$26.50	$25.75	$821.75	$744.75
Suites	***5***	***12***	***109***	***148***
		YTD Totals	**1153**	**1039**
		Construction Cost	$298,857,297.35	$234,669,242.00
		Permit Fees	$2,301,839.96	$1,905,494.12

OBJECTIVES AND MEASURES FOR 2018

In 2018 the Building Department will continue to:

- Promote economic development through the expedited permit process for 1 and 2 SFD's
- Continually work with Development teams on larger projects to ensure efficient reviews and issuance of permits
- Promote public health and safety through the application and enforcement of the building codes and standards:
- Promote the understanding of building regulations by assisting and supporting the development community through the next code cycle of change; and
- Measure success by the degree to which the building department enables building activity in Langford while still holding paramount the safety, health, and welfare of the public.

BYLAW ENFORCEMENT

DEPARTMENT OVERVIEW

The duties our officers performed in 2017 were both varied and rewarding. Most importantly, this wide variety of our effort is of direct and measureable benefit to the community.

Our officers were tasked with addressing complaints and violations of City Bylaws in the areas of noise, parking, land use, building, soils movements, watercourse protection and burning regulations.We also played a significant role in providing enhancements to community safety by assisting the Fire Department and the West Shore RCMP at a number of emergency incidents like motor vehicle accidents, structure fires, gas line breaks and others, mainly by providing traffic and roads controls.

Our strong efforts at dealing with incidents of public dumping on City lands and our dealings with graffiti and other forms of vandalism continued to keep Langford tidy and clean to a standard most residents approve of and enthusiastically appreciate.



Gas line rupture on Leigh Road



A beautiful day at Leigh Road Park



Homeless Camp - As was experienced by other communities through the Capital Region in 2017, Langford received a visit from the roving group of protesters whose goal was to increase public awareness around homeless issues. The group of approximately ten campers and tents arrived in Langford in late December and the camp grew in the days following. This visit went smoothly over the two and a half weeks which we attribute to the fact that our City staff met with and engaged the protest group in discussions prior to, and regularly during their stay.

Staff also assisted in identifying a site that could satisfy the group's high traffic and visibility needs for delivering their message. Our Community Liaison Officers reached out to the operators of nearby businesses in advance to alert them to the visit, its purpose and anticipated duration. The Bylaw Enforcement Department fielded a number of inquiries and addressed incoming public concerns. Once the group moved on to Central Saanich at the end of December, we again followed up with those same nearby business operators to obtain feedback - which we found to be quite positive overall.

RESULTS FROM 2017

Bike Lanes - As in past years, a small number of files were opened to proactively defend the many new and existing bike lanes when vehicles are seen parked on them. Our efforts continue to provide a remarkable reduction in bike lane violations in the community and serve to keep cyclists safer. Our department recognizes the importance of the emerging cycling network to the community and our efforts continue to ensure these lanes remain an accessible and safe part of Langford's infrastructure.

Parks and Trail Patrols - Our department delivered another very rewarding and safe summer to our residents, particularly within the scope of the bike patrols of City parks, beaches and the expanding trails network. The significance of this community safety presence to the public was frequently commented on as park and trail users thanked our officers for being out with watchful eyes within these public spaces.

Traffic/Parking Issues - On street parking complaints continues to be a significant area of public complaint in our quickly growing community, and is therefore something that needs attention from our Officers. We mainly provide warning notices to those motorists who contravene the City's Traffic Bylaw, but repeat offenders will receive a penalty (ticket) when they choose to ignore the previous warning. Our officers wrote 1623 warning notices in 2016 and that number decreased to 1480 in 2017. Actual ticket issuance was minimal, so we are convinced people respond to, and appreciate the initial warning notices.

OBJECTIVES AND MEASURES FOR 2018

Our officers will continue to offer high levels of service to our residents by responding to incoming complaints, proactively dealing with observed safety issues and by continuing to backstop the good work being done by our emergency services partners such as the Fire Department and RCMP.

Fig. 1: 2017 Bylaw Enforcement Departmental Activity by Complaint Type

* Not previously recorded

Complaint Type	2017	2016
ANIMAL CONTROL (in house)	11	28
ASSIST LANGFORD FIRE DEPARTMENT	57	51
ASSIST RCMP (total)	94	147
Squatters (Camps/Panhandlers)	11	-
B&E VANDALISM		2
BUILDING (total)	12	7
No Permit	11	3
BURNING & FIRE REGS	102	133
BUSINESS LICENCE	3	3
CLANDERSTINE LAB (grow ops)	-	-
COMMUNITY SAFETY PATROL	75	188
CYCLE NO HELMET	1	43
DAMAGE TO CITY PROPERTY	19	12
DEVELOPMENT PERMIT (Includes Home and Industry)	-	2
FALSE ALARM	237	349
FIREARMS & BOWS	3	2
FIREWORKS	14	13
GRAFFITI	12	26
NOISE (total)	120	177
Construction	104	16
Social	16	
PARKS (total	51	76
Possess/Consume Liquor	6	22
SIGN	13	6
SOIL REMOVAUDISPOSAL	1	1
TRAFFIC (total)	1480	1623
BVWN'S (warning notices issued)	1105	1409
TRUCK ROUTE	16	33
UNSIGHTLY PREMISES (total)	120	141
Deposit Rubbish / Debris	60	110
WATERCOURSE PROTECTION	1	2
ZONING (total)	95	91
Suites	9	10
Land Use	42	30
Occupy Accessory	17	1
Unlicensed vehicles of parts (on private land)	8	6
Home Occupation	19	7

CRD ANIMAL CARE SERVICES

DEPARTMENT OVERVIEW

Langford Council contracts a range of animal control services from the Capital Regional District Animal Care Services Department, along with many of the region's municipalities. Monthly and annual activity is reported by CRD Animal Care Services to the Manager of Municipal Enforcement at Langford.

The contract includes management of dog licensing, the provision of pound services, and 7 day-week enforcement of the City's Animal Control Bylaw. Value - added services are also included, for example, Animal Care Services cooperates with volunteer animal welfare and adoption agencies to ensure the best possible chance for found, surrendered and unclaimed animals. Animals available for adoption are regularly featured on the CRD website.

RESULTS FROM 2017

Animal Control Services	2017	2016
	1099	1062
COMPLAINTS	584	880
Cats	65	80
Livestock	2	17
Dogs (total)	340	462
At large	184	155
Attack - Domestic	22	33
Attack- Human	16	15
Attack – Livestock	2	0
Barking	107	91
Licence	4	7
Excrement	17	8
On Beach	0	1
Safe Keeping	3	2
Too Many	1	2
Unsanitary Pens	0	1
Welfare/Abuse	22	41
Other Animals	9	3
ENFORCEMENT ACTIONS	190	132
IMPOUNDS	125	150
Cats	46	42
Dogs	75	103
Other	4	3
POUND ACTIVITY:		
Dogs		
To rescue agency	5	2
- Adopted	1	11
- Euthanized	4	2
- Return to Owner	68	55
- In Shelter	-	3
Cats		
- To rescue agency	11	11
- Adopted	17	12
Deceased	3	*-
Euthanized	2	-*
Return to Owner	13	-

ENGINEERING DEPARTMENT

DEPARTMENT OVERVIEW

The Engineering Department consists of two areas of operation: Construction and Public Works.

The construction group is responsible for overseeing capital construction projects such as the West Shore Parkway Completion Project and the Millstream Overpass Improvements, as well as construction related items for land development/subdivision projects. Construction staff are also responsible to oversee upgrades or replacements for such items as culverts.

Public works staff are responsible for overseeing ongoing road maintenance including storm water control, road quality, sidewalks, bike lanes and streetlights. Public works staff are also responsible for outside beautification items such as hanging baskets and Christmas lights.

RESULTS FROM 2017

2017 Sewer Construction (West Shore Environmental Services)

1. Sewer System
   - Designed and tendered the Bray Avenue and Carlow Road sewer extension.
   - Began construction of the Jacklin Road and Terlane Avenue sewer extension under the direction of the City of Langford and the Belmont Market Project.
   - Completed mainline sewer extensions for 881 Klahanie, Kiwi Road, 2807 Sooke Lake Road, 2822 Knotty Pine Road and 2566 Wentwich Road.
   - Signed a mainline sewer extension agreement for Lakehurst Drive, Mount Wells Drive and Sooke Lake Road sewer extension.
   - Received approximately 503 new connections (SFE) to the Langford sewer system, including 71 mandatory connections consisting of 48 paying SCRF's and 23 non-paying in existing SSA's.
   - 23 individual sewer services constructed, including 4 disconnects.
   - Attended 3 sewage overflows in 2017 including an air valve failure near Crystalview Terrace, a LPS pipe break near Shoreview Drive and a pipe blockage in the Coralee Place area.
   - Continued update to the 2008 Sewer Master Plan.
   - Continued updating and maintenance of digital GIS sewer database.

2. Inflow and Infiltration Program
   - 71 sewer manholes inspected for inflow and infiltration
   - Rehabilitated 46 sewer inspection chambers.
   - 4.5 km of sewer main CCTV videoed; approximately 850 m of main power flushed and cleaned.
   - CCTV video uncovered two areas where the lines had significant root intrusion, appropriate repairs were completed.

3. Pump Station Upgrade and Maintenance
   - Completed annual maintenance and servicing of all pumping equipment including 4 pump rebuilds, and a few miscellaneous impeller adjustments, to increase pump output.
   - Rebuilt 5 pump flush valves.
   - Completed annual maintenance and servicing of all electrical controls and equipment. Tested all UPS backup power supply systems with power failure simulations resulting in 3 stations needing repair or replacement of some in-kiosk electrical control/backup up components.

- Completed annual load testing and servicing of all 7 standby generators. One repair completed for the oil pressure monitoring system at the Selwyn Station.
- Tested all backflow preventers, no repairs were required in 2017.
- Replaced 2 air release valves on sewer force mains.
- Completed tear down and rebuild of the Langford Parkway electric plug valve controlling flow from the overflow to the wet-well.
- Began upgrade of SCADA system from NI Lookout (now unsupported) to VTScada program.



Storm Drainage

Capital

- Completed major drainage improvements on Latoria road including upgrading driveway culverts from 954 Latoria Road west to Happy Valley Road, south down Happy Valley Road to 3569 Happy Valley Road (photo right)

Maintenance

- Completed annual storm water pond maintenance removing invasive species, weeds and any blockages as necessary in all storm water ponds.
- Completed stream and culvert inspections and cleared debris as necessary.
- Installation of several rock pits on road edges for the annual rock pit program to improve roadside drainage in older established areas of the City.

Roadworks

Capital

- 3.5km West Shore Parkway extension project linking the Trans Canada High to Sooke Road
- Millstream Overpass Improvements that included a second southbound left turn lane, east side pedestrian improvements, bike lanes over the overpass in both directions
- Dunford Avenue bike lanes
- Orono Avenue repaving and stormwater improvements



Operating

- Took 5.4 km of new sidewalk into inventory
- Gained 9.1km of bikelanes
- Gained 8.0km of roads
- Increased sign inventory by over 300 signs

Maintenance

- Completed annual Road Crack Sealing Program.
- Completed annual Pothole/Pavement Repair Program.
- Undertook sidewalk inspections and repairs as necessary.

OBJECTIVES AND MEASURES FOR 2018

In 2018, the Engineering Department will continue to:

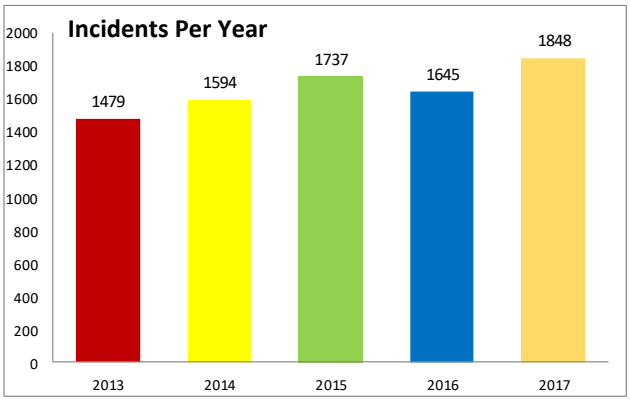
- Complete capital construction projects in accordance with the approved Annual Budget,
- Maintain City infrastructure, and
- Beautify the City.

FIRE RESCUE

DEPARTMENT OVERVIEW

Fire Rescue Service provides 911 emergency response and acts as the first point of contact with residents and visitors for many incident types. Fire and life safety education, directed at a wide variety of community demographic and social groups, provide valuable information and exposure to the dangers of fire and other hazards as well as methodologies to prevent or minimize damage and injury. Direct contact and influence are provided to citizens and businesses through related bylaw enforcement, legislated fire safety inspection at public and commercial properties, during formal fire investigations and within the pre-incident planning process.

The core of the Department remains a highly dedicated and trained group of volunteer firefighters. They perform all aspects of department operations related to fire suppression and public education. The volunteer firefighters are supplemented by a career staffing contingent of 8, responsible for department management and supervision, inspections, training, public education and operational readiness. An administrative assistant provides technical and administrative support to all members of the Langford Volunteer Firefighters Association (LVFA) as well as to the Emergency Support Services (ESS) volunteers, the Women's Auxiliary and the Amateur Radio Group.



RESULTS FROM 2017

Chief Bob Beckett retired on June 16, 2017 which allowed for the promotion of Asst. Chief Chris Aubrey. Capt. Lance Caven filled the Asst. Chief vacancy and Graham Arnold was hired as a Firefighter and began work in September 2017.



OBJECTIVES AND MEASURES FOR 2018

Chief Aubrey has been working to build positive relationships with neighbouring departments such as Metchosin, Sooke, Colwood and View Royal and developing ways in which the local departments can work more cooperatively. Incidents such as wildfires can easily spread over municipal boundaries and therefore, there are advantages to the local departments aligning training and operational guidelines to be better able to work together during a regional event. This is also true for BCAS and the RCMP and efforts to develop stronger relationships with these organizations are ongoing as well.

Emergency Support Services has received a grant to conduct a reception center exercise to prepare for a local evacuation similar to what occurred in the interior in 2017. A number of Langford ESS volunteers deployed to the interior during the fires and the lessons learned from that experience will help the rest of the team prepare should Langford face an emergency that would result in a large scale evacuation. The exercise will assist in identifying areas in our operations and planning that can be updated to adjust for things that went well with the interior evacuations and ways we can improve.








FINISH

PARKS and RECREATION DEPARTMENT

DEPARTMENT OVERVIEW

The Al Charron—Rugby Canada National Training Centre continued construction throughout 2017 with occupancy and completion in December. This building houses three national teams and provides the necessary resources to keep the athletes at their highest performance. 2017 also saw the replacement of the Artificial Turf Field at Westhills Stadium. We continue to witness international events at the stadium with the America's Cup Men's event and World Rugby Womens' Sevens event each year. Many smaller projects were completed and we added Tara McLellan as the Landscape Design Technician and said goodbye to Mike Leskiw as the Parks Manager.

RESULTS FROM 2017

Development of Land Development Referral/Inspection Processes

Working in conjunction with Engineering, Planning and Land Development Departments, Parks staff review and approve all landscaping on public lands. An emphasis on the development of processes to improve the inspection and tracking of these developments from the Parks Department has been undertaken to ensure a more efficient involvement and ultimately, the timely completion, of the development.

Highlights of Completed Projects in 2017

- Veterans Memorial Park
  Feb 2017— The installation of a safer rubber base to the swing area.
  Mar 2017—Coloured lights were installed in the pond/fountain.

- Trans Canada Trail Signage
  June 2017—New directional signage was completed along the trail. This was in part due to the successful grant application requested by the department and received from the Federal government.

- Westhills Arena
  April 2017— Mold remediation was required due to condensation involving the metal trusses/beams and the insulation.

- Artificial Turf Replacement— Westhills Stadium Field
  July 2017— The typical shelf life for this type of field is 8-10 years. Due to good maintenance practices, we were able to extend the use of the previous field to it's maximum expectation.

- Centennial Park—Resurfacing of Tennis Courts
  Aug 2017—The tennis courts required a substantial resurfacing due to heavy use and tree root intrusion causing the asphalt to break.

- Well Registration and Repairs/New Installation
  Sept 2017—Due to new provincial requirements, the City was required to register the irrigation of wells throughout the City. Upon inspection, it was determined that several of the wells required repair.
  Dec 2017—There was a new well installed at the Al Charron/Rugby Canada Training Centre.

- Glen Cove Park—Replacement of Ramp and Relocation of Swimming Float
  Oct 2017-The fishing wharf was moved from the original location to the beach area and a new aluminum ramp was constructed to connect the float to the shore. This provides access to the float for a wider range of user groups and improves sight lines to alleviate vandalism and related activities at the previous location. The old ramp was removed and the trail decommissioned.

- Veterans Memorial Park—Vimy Ridge Tree Pl
  Oct 2017— A sapling was planted at the park as part of the 100 Centenary commemorations of the Battle of Vimy Ridge. The sapling is a descendant of acorns that were collected from Vimy Ridge by a Canadian soldier who fought during this battle.

- Al Charron/Rugby Canada Training Centre
  Dec 2017—This greatly anticipated state-of-the-art facility was finally completed in December 2017 and the Grand Opening took place on February 27, 2018.

2017 Events at City Centre Park

Eagle Ridge Community:
- Feb 3-5 Victoria Disability Bocce Tournament
- Mar 25 Crusher Combat
- Mar 30-Apr 1 Quilters Guild
- Apr 6-9 Victoria Kids Consignment Sale
- Apr 16 Annual Easter Event
- Apr 26-27 Slegg Lumber Show
- Jun17 Crusher Combat
- Sep 30 Rotary Club—Chili Cook-off
- Oct 7 Crusher Combat
- Oct 13-15 Victoria Kids Consignment Sale
- Nov 24-25 Magic of Christmas Event
- Dec 1-2 SIFPA Christmas Event
- Dec 9 Sleep Country/Family Corp Christmas Party
- Dec 16 Schneider Electric Family Corp Christmas Party

Goudy Field:
- Jun 9 Peninsula Co-op Family Day

City Centre Grill:
- Apr 13 Bubble Hockey Tournament
- Apr 27 Bubble Hockey Tournament
- May 4 Bubble Hockey Tournament
- May 13 Nascar "GO BOWLING 400"

Langford Lanes:
- Oct 31 Halloween Bowling Event
- Nov 3-4 Pro Am Bowling Tournament

Westhills Arena:
- Jan 21-22 Pacific Cup Tournament
- Feb 11-13 JDFMHA Hockey Tournament
- Feb 24-26 PCHA Showcase
- Mar 18-20 Debbie Cooper Tournament
- Nov 10-12 JDF Minor Hockey Tournament
- Dec 3 Skate with Santa
- Dec 10 Canada 150 Skate Day
- Dec 27-31 JDF Minor Hockey Tournament

Westhills Stadium:
- Feb 3-11 Americas Rugby Championships
- Mar 17-18 National University 7s
- May 27-28 Canada Sevens Women's 7s World Series
- Jun 4 Goddess Run
- Jun 11 JDRF Telus Walk to Cure Diabetes
- Aug 19 Rebels Vs Kamloops Broncos
- Aug 26 Rebels vs Chilliwack
- Sep 2 Langford 7s
- Sep 9 Rebels vs Kamloops Broncos
- Sep 16 Rebels vs Van Island Raiders
- Oct 7 Rebels vs Okanagan Sun

Miscellaneous:
- Dec 15-17 Christmas Lights Trolley Tours—Loading Zone WH Arena
- Dec 16 CGI Christmas Party—Playzone/Outdoor Ice

OBJECTIVES AND MEASURES FOR 2018

- Construction and maintenance of parks and major facilities as outlined in the budget
- Continue to look for grant opportunities for trail, playground and stadium expansion
- Promote Langford as a national sport organization and recreation destination



Coloured Lights in Pond at VM



Al Charron/ Rugby Canada Training Centre



Tennis Court Resurfacing—Centennial Park



Stadium Field Turf Replacement



Vimy Tree Sapling—Veterans Memorial Park



Trans Canada Trail Signage

PLANNING DEPARTMENT

DEPARTMENT OVERVIEW

The Planning Department is responsible for the administration of current and long range planning for the City of Langford. Current planning addresses development and day-to-day land use issues, including zoning, development permits and development variance permit applications. Long range planning **addresses** changes to the City's Official Community Plan and land use regulations. The Planning Department includes the Land Development Division, which is responsible for subdivision approvals. The Planning Department also assists the Parks Department with long range park planning. '

RESULTS FROM 2017

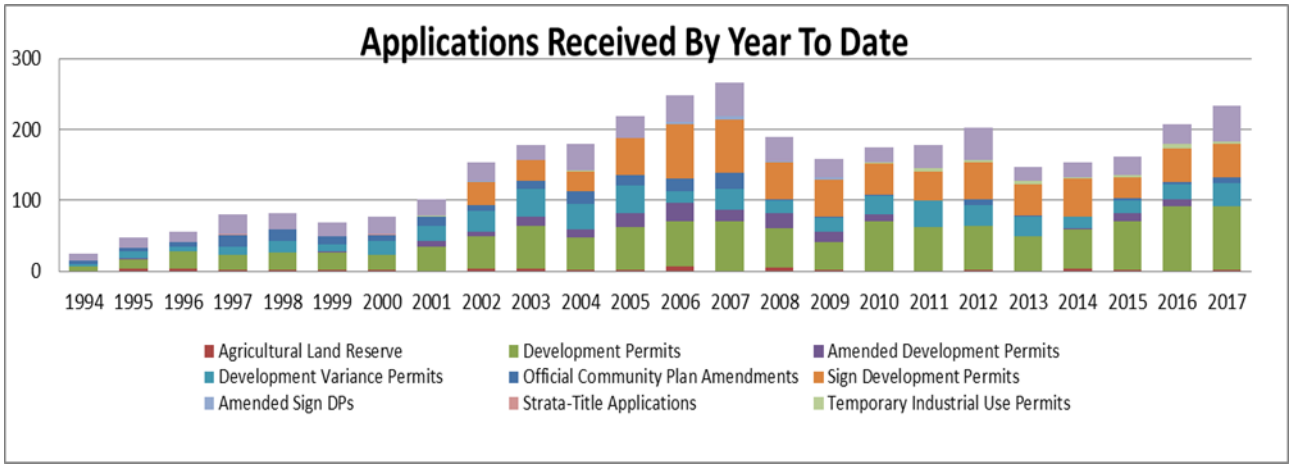
Centre Mountain Municipal Boundary Adjustment:: The Province of British Columbia adjusted the municipal boundary between the City of Langford and the District of Metchosin, reducing the area (generally known as Centre Mountain) with Metchosin's boundary by approximately 150 ha (380 acres) and placing those lands within the City of Langford. This boundary adjustment was also being supported and advanced by the Beecher Bay First Nation as part of their ongoing treaty settlement process with the Province.

Rental Housing: In addition to the 229 rental apartment units authorized by Development Permit in 2015 that are now either occupied or nearing occupancy, 174 rental apartment units were authorized by Development Permit in 2016. Since 2001, approximately 764 new rental apartment units have been constructed, or are currently under construction. The majority of these are in the City Centre.

Redefinition of the City Centre: The Planning Department proposed a broader definition of Langford's City Centre in the Official Community Plan which was adopted by bylaw in early 2018. In conjunction with this, the City has also engaged Professor Avi Friedman of McGill University and his staff to prepare a vision for Downtown Langford which will include new design guidelines for development in Downtown Langford, and ultimately help grow and shape the future of Langford's core.

Applications Received to Date											
	ALR	DP	ADP	DVP	OCP	SDP	ASDP	Strata	TUP	Zoning	Total
1994	0	7	0	3	4	0	0	1	0	10	**25**
1995	3	14	1	9	6	0	0	0	0	15	**48**
1996	4	24	0	6	7	0	0	0	0	15	**56**
1997	1	22	0	12	16	0	0	1	0	28	**80**
1998	2	24	0	16	16	0	0	0	0	24	**82**
1999	2	24	1	11	11	0	0	0	0	19	**68**
2000	1	22	0	19	9	0	0	1	0	24	**76**
2001	0	34	9	21	13	0	0	0	1	23	**101**
2002	3	46	7	29	8	32	2	0	0	27	**154**
2003	3	60	13	40	12	28	0	0	0	22	**178**
2004	1	47	11	36	17	29	0	0	1	38	**180**
2005	1	61	20	38	16	51	0	0	1	31	**219**
2006	6	65	26	15	18	77	3	0	1	37	**248**
2007	0	71	15	30	23	75	4	0	0	48	**266**
2008	5	56	20	19	2	52	1	0	0	35	**190**
2009	2	39	14	20	2	52	3	0	1	26	**159**
2010	0	70	10	26	2	43	1	0	2	20	**174**
2011	0	62	0	37	1	40	0	0	6	32	**178**
2012	1	63	0	29	9	51	0	0	4	45	**202**
2013	0	49	0	27	2	45	0	0	4	20	**147**
2014	3	56	2	15	1	54	0	0	1	21	**153**
2015	2	69	11	18	3	29	0	0	3	27	**162**
2016	0	92	10	21	2	48	0	0	6	29	**208**
2017	2	89	0	33	8	48	0	0	3	51	**234**
Total	**42**	**1166**	**170**	**530**	**208**	**754**	**14**	**3**	**34**	**667**	**3588**

Type of Application	In Process	Issued/Adopted This Quarter
Agricultural Land Commission	3	1
Development Permits*	25	23
Sign Development Permits	13	10
Development Variance Permits	12	6
OCP Amendments	4	2
Temporary Use Permits	0	0
Zoning Amendments	36	9
TOTAL	93	52



Fees Collected By Type of Application by Month and By Year

	ALR	DP	DVP	Rezoning	PH	SDP	TUP	Monthly Total	Total to Date
Jan	$ -	$ 38,038	$ 3,978	$ 2,494	$ 4,857	$ 300	$ 1,857	$ 51,524	$ 51,524
Feb	$ -	$ 12,195	$ 1,326	$ 21,855	$ 11,670	$ 950	$ -	$ 47,996	$ 99,520
Mar	$ 1,200	$ 39,693	$ 3,978	$ 29,388	$ 9,336	$ 350	$ -	$ 83,945	$ 183,465
Apr	$ -	$ 15,418	$ 1,326	$ 48,592	$ 11,670	$ 750	$ -	$ 77,756	$ 261,221
May	$ -	$ 22,442	$ 2,652	$ 41,695	$ 14,004	$ 550	$ -	$ 81,343	$ 342,564
Jun	$ -	$ 20,438	$ 2,652	$ 21,114	$ 7,002	$ 950	$ 1,857	$ 54,013	$ 396,577
Jul	$ -	$ 22,059	$ 2,728	$ 22,708	$ 2,402	$ 250	$ -	$ 50,147	$ 446,724
Aug	$ -	$ 38,890	$ 2,728	$ 26,501	$ 14,412	$ 850	$ -	$ 83,381	$ 530,105
Sep	$ 1,200	$ 23,003	$ 7,420	$ 18,996	$ 7,206	$ 750	$ -	$ 58,575	$ 588,680
Oct	$ -	$ 10,372	$ 5,456	$ 1,964	$ -	$ 600	$ -	$ 18,392	$ 607,072
Nov	$ -	$ 31,960	$ -	$ 15,175	$ 6,356	$ 1,300	$ -	$ 54,791	$ 661,863
Dec	$ -	$ 13,417	$ -	$ -	$ -	$ 150	$ -	$ 13,567	$ 675,430
Total	$ 2,400	$ 287,925	$ 34,244	$ 250,482	$ 88,915	$ 7,750	$ 3,714	$ 675,430	$ 675,430
2017	$ 2,400	$ 287,925	$ 34,244	**$ 250,482**	**$ 88,915**	$ 7,750	$ 3,714		$ 675,430
2016	$ -	$ 296,422	$ 24,152	$ 134,245	$ 49,623	$ 8,125	**$ 5,275**		$ 517,842
2015	$ 1,500	$ 231,603	$ 17,500	$ 79,270	$ 44,000	$ 4,535	$ 1,700		$ 380,108
2014	$ 1,800	$ 169,859	$ 20,750	$ 121,400	$ 35,200	$ 9,025	$ 1,700		$ 359,734
2013	$ -	$ 143,608	$ 25,450	$ 62,800	$ 28,600	$ 6,725	$ 3,714		$ 270,897
2012	$ 300	$ 190,621	$ 20,475	$ 192,752	$ 76,630	$ 8,050	$ 4,825		$ 493,653
2011	$ -	$ 242,039	$ 34,450	$ 91,120	$ 44,100	$ 7,625	$ 3,525		$ 422,859
2010	**$ 3,600**	$ 339,882	$ 29,055	$ 50,075	$ 24,300	$ 6,600	$ 2,350		$ 455,862
2009	$ 600	$ 177,908	$ 24,330	$ 133,750	$ 26,400	$ 10,800	$ -		$ 373,788
2008	**$ 3,600**	$ 286,539	$ 19,990	$ 149,982	$ 55,311	$ 11,445	$ -		$ 526,867
2007	$ -	$ 277,015	$ 31,577	$ 130,696	$ 91,473	$ 14,405	$ -		$ 545,167
2006	$ 3,150	$ 372,655	$ 15,425	$ 139,796	$ 40,600	**$ 14,800**	$ -		$ 586,426
2005	$ 300	**$ 412,137**	$ 34,195	$ 178,171	$ 36,400	$ 10,270	$ -		**$ 671,474**
2004	$ -	$ 261,296	$ 30,920	$ 167,845	$ 45,766	$ -	$ -		$ 505,828
2003	$ 1,200	$ 178,048	**$ 39,965**	$ 182,920	$ 24,850	$ -	$ -		$ 426,983
2002	$ -	$ 97,072	$ 37,851	$ 61,082	$ 20,262	$ -	$ -		$ 216,266

APPLICATIONS RECEIVED IN 2017

#	Application	Received	Issued	Location	Proposal
1	ALR-17-01	20-Jan-17	Denied	940 and 960 Latoria Rd	Exclusion for School (whole properties)
2	ALR-17-02	1-Aug-17		940 and 960 Latoria Rd	Exclusion for School (portions of)
3	DP-17-01	6-Jan-17	26-Jan-17	1045 Goldstream Ave	Form & Character - Construction of a new Duplex
4	DP-17-02	9-Jan-17	8-Feb-17	850 Langford Pkwy	Form & Character - Rona conversion to Lowe's
5	DP-17-03	16-Jan-17	8-Mar-17	2822 & 2824 Knotty Pine Rd	Form & Character - Townhouse Development
6	DP-17-04	17-Jan-17	18-May-17	2131, 2160, 2181 & 2251 Bear Mountain Pkwy	Environmental - Site Clearing for staging of construction equipment and storage of aggregate
7	DP-17-05	16-Jan-17	27-Apr-17	1189 Goldstream Ave	Environmental - Addition in a Riparian area
8	DP-17-06	17-Jan-17	23-Apr-17	2326 & 2350 Millstream Rd	Form & Character - Two 6-Storey Apartment Bldgs; One 72-Units and One 60-Units
9	DP-17-07	24-Jan-17	23-Mar-17	2895 West Shore Pkwy	Form & Character - 2nd Office and storage space
10	DP-17-08	27-Jan-17	21-Apr-17	1109 Braeburn Ave	Form & Character - 7 Townhouse Units
11	DP-17-09	14-Feb-17	30-Mar-17	1175 Natures Gate, 2190 & 2220 Spirit Ridge Dr	Environmental for 38 Lot Subdivision
12	DP-17-10	10-Apr-17	19-Jul-17	3296 Jacklin Rd	Form & Character - 2 Small Lots and 10 Townhouse Development
13	DP-17-11	22-Feb-17	22-Mar-17	2975 & 2979 Amy Rd	Form & Character - Duplex with No Suites
14	DP-17-12	22-Feb-17	13-Mar-17	1306 & 1308 Champions Crt - Lot 17	Form & Character - Duplex
15	DP-17-13	6-Mar-17	20-Apr-17	1219 Goldstream Ave	Environmental - Extend Existing Deck
16	DP-17-14	7-Mar-17	18-Apr-17	2913 Kettle Lake Dr & 3300 Kettle Creek Cres	Form & Character - 112 Townhouse Unit Development
17	DP-17-15	8-Mar-17	8-Mar-17	2880 West Shore Pkwy	Environmental - Soil Deposition
18	DP-17-16	15-Mar-17	13-Apr-17	667 Redington Ave	Form & Character - Two Five-Storey, 50 Unit Apartment Buildings
19	DP-17-17	15-Mar-17	23-Mar-17	2309 Echo Valley Dr	Form & Character - 47 Unit Townhouse Development
20	DP-17-18	15-Mar-17	23-Mar-17	2131, 2160, 2181 & 2251 Bear Mountain Pkwy	Environmental - Site Clearing for Staging of Construction Equipment and Storage of Aggregate
21	DP-17-19	24-Mar-17	23-Jul-17	3130 Jacklin Rd	Environmental DP - Land Clearing and Form & Character
22	DP-17-20	24-Mar-17	11-Apr-17	1431 Grand Forest Close	Environmental DP - Additional Development
23	DP-17-21	31-Mar-17	21-Apr-17	3650 Happy Valley Rd	Form & Character - New Childcare Facility
24	DP-17-22	31-Mar-17	24-Apr-17	1080 Jenkins Ave	Form & Character - 2 Duplexes
25	DP-17-23	5-Apr-17	25-Apr-17	3097 West Shore Pky	Environmental - Water Main Installation
26	DP-17-24	6-Apr-17	2-May-17	1449, 1456, 1454, 1469, 1484 Pebble Pl	Form & Character - Amendments DP16-36 (shingles)
27	DP-17-25	10-Apr-17	18-Jul-17	616 Goldstream Ave	Form & Character - 73 Housing Units
28	DP-17-26	13-Apr-17	11-May-17	1023 Loch Glen Pl	Environmental - House Reno and Variance
29	DP-17-27	25-Apr-17	17-May-17	849 Station Ave	Form & Character - Canada Post Building

#	Application	Received	Issued	Location	Proposal
30	DP-17-28	25-Apr-17		1177 Goldstream Ave	Environmental - Triplex
31	DP-17-29	25-Apr-17	Closed	4397 West Shore Pky	Environmental - Re-Routing of Hydro
32	DP-17-30	3-May-17	4-Jul-17	2980, 3000 Irwin Rd, 1220 Parkdale Dr	Environmental - Construction of a Drainage Ditch
33	DP-17-31	4-May-17	2-Aug-17	3003 Irwin Rd, Westhills Nova Lands Phase 6	Form & Character - 34 Lots, 85 Units
34	DP-17-32	5-May-17	12-Jun-17	3059 and 3061 Jacklin Rd	Amendments DP16-30 - Phase 1 Commercial
35	DP-17-33	18-May-17		1018 Fashoda Pl	Form & Character - 6 SFDs
36	DP-17-34	25-May-17	27-Jun-17	1307 and 1312 Champions Crt	Form & Character - 2 Duplexes
37	DP-17-35	25-May-17	20-Oct-17	2041 and 2045 Country Club Way	Form & Character - 2 Units Condo
38	DP-17-36	29-May-17	19-Oct-17	2839 Jacklin, 862, 864, 866 Orono Ave	Form & Character - 2 Rental Buildings
39	DP-17-37	1-Jun-17	29-Sep-17	694 Hoylake Ave	Form & Character - 10 Townhouse Units
40	DP-17-38	8-Jun-17	17-Jul-17	1297 Glenshire Dr & 2929 Sooke Rd	Environmental - Site Preparation, Blasting
41	DP-17-39	20-Jun-17	21-Jul-17	2741, 2749, 2751, 2753, 2757, 2761 Spencer Rd and 996 Preston Way	Mixed Use Building of 63 Rental Units with Office Space and Studio/Daycare
42	DP-17-40	23-Jun-17	20-Jul-17	2762 & 2768 Claude Rd	11 Storey Rental Apartment Building
43	DP-17-41	22-Jun-17	25-Sep-17	2926 Leigh Pl	Environmental - Riparian for a New SFD
44	DP-17-42	29-Jun-17	20-Jul-17	892 Goldstream Ave	Form & Character - Additional Work Bay, Revised Landscaping Plan, and Minor Building Revisions to
45	DP-17-43	5-Jul-17	26-Jul-17	3039 Glen Lake Rd	Form & Character - Carriage House
46	DP-17-44	10-Jul-17	2-Oct-17	3003 Irwin Rd - Westhills Nova Lands Ph 7B	Environmental - Amend the Boundary to Allow for Additional Residential Lots
47	DP-17-45	10-Jul-16	18-Aug-17	3003 Irwin Rd - Westhills Nova Lands Ph 7a	Form & Character - Westhills 7A - 27 Lot Subdivision
48	DP-17-46	12-Jul-17	31-Jul-17	721 Station Ave	Form & Character - Re-Clad a portion of the façade, namely the sign parapet
49	DP-17-47	12-Jul-17	3-Oct-17	2824 Knotty Pine Rd	Form & Character - Amends DP-17-03
50	DP-17-48	12-Jul-17	23-Oct-17	2285 Bellamy Rd	Form & Character - Frontage Improvements and Landscaping
51	DP-17-49	Not Applied for	11-Sep-17	2614 Sooke Rd	Form & Character - 4-Storey Commercial Office Bldg
52	DP-17-50	21-Jul-15	18-Oct-17	2023 Millstream Rd	Form & Character - Non-permanent installation of Tension Fabric Building and Modular Container
53	DP-17-51	12-Dec-15	5 de3c 17	767, 769 & 771 Hockley Ave (765 Hockley - new address)	Form & Character - 6-Storey Apartment Building
54	DP-17-52	29-Jan-16	20-Sep-17	3059 & 3061 Jacklin Rd; 3008 Brittany Dr	Form & Character - 2 Mixed Use Buildings with 156 Units Above Commercial
55	DP-17-53	22-Aug-17		2636, 2640 & 2646 Peatt Rd; 808, 812 & 820 Arncote Ave; 2641, 2647	Form & Character - 12-Storey - 222 Units
56	DP-17-54	21-Feb-17	10-Nov-17	1256 Landing Lane	Form & Character - 2 Condominium Buildings
57	DP-17-55	1-Sep-17		2251 Bear Mountain Pky	Environmental for Site Clearing
58	DP-17-56	7-Sep-17	11-Oct-17	1069 Trillium Rd	Environmental - SPEA
59	DP-17-57	12-Sep-17	5-Oct-17	2150 Millstream Rd (Lot 8)	Form and Character - Duplex
60	DP-17-58	14-Sep-17	3-Nov-17	2780 Veterans Memorial Pky	Form and Character - Day Care Reno
61	DP-17-59	21-Sep-17	16-Oct-17	2150 Millstream Rd (Lot 9)	Form and Character - Duplex

#	Application	Received	Issued	Location	Proposal
62	DP-17-60	27-Sep-17	29-Sep-17	3130 Jacklin Rd	Amends DP17-0019
63	DP-17-61	27-Sep-17		1345 Ravensview Dr	Environmental - Building for Storage of Materials and Equipment
64	DP-17-62	27-Sep-17	23-Nov-17	731 Station Ave	Form & Character - 60 Unit Development With Ground Gloor Commercial Space
65	DP-17-63	28-Sep-17	9-Nov-17	817 Arncote Ave	Form & Character - 5 Townhouses
66	DP-17-64	3-Oct-17	14-Nov-17	720, 724 & 732 Meaford Ave; 2844 Millstream Rd	Form & Character - 6-Storey, 106 Unit Rental Apartment Building
67	DP-17-65	4-Oct-17	25-Oct-17	1189 Goldstream Ave	Environmental - Addition of a Deck
68	DP-17-66	3-Oct-17		3313 - 3332 Sanderling Way; 903, 911, 915 Tayberry Terr	Form & Character - Vinyl on 3 Rear Sides; Cedar and Hardy on Front for all 26 Units
69	DP-17-67	17-Oct-17	On Hold	2768 Sooke Rd	Environmental/Hazardous - SFD within Approved Building Envelope
70	DP-17-68	19-Oct-17	9-Nov-17	821 Hockley Ave (consolidated 819 & 823 Hockley Ave)	Form & Character - 72 Unit Apartment Building
71	DP-17-69	24-Oct-17	23-Nov-17	960 Division Ave (3061 Jacklin Rd - Old Belmont School Site)	Form & Character - 80 Unit Residential Building
72	DP-17-70	25-Oct-17	25-Oct-17	3532 Grenadier Rd	Amend a Side Yard Setback
73	DP-17-71	3-Nov-17		745 Treanor Ave	Environmental - Gazebo Construction with in a Riparian DP Area
74	DP-17-72	27-Oct-17		1497 Pebble Pl	Amends DP-16-36 - Combustible Exterior Building Materials - Fire Interface Hazard
75	DP-17-73	31-Oct-17		1085 Goldstream Ave	Form & Character - 5-Storey, 166 Unit Apartment Building
76	DP-17-74	17-Nov-17	22-Dec-17	1290 Langford Pkwy	Form & Character - Storage Garage and surface parking at grade
77	DP-17-75	21-Nov-17	14-Sep-17	525 & 529 Langvista Dr	Environmental - 6 SFD Strata Lots
78	DP-17-76	20-Nov-17		2874 Leigh Rd	Form & Character - Residence with Detached Cottage
79	DP-17-77	21-Nov-17		866 Latoria Rd	Environmental & Form & Character - 30 Unit Townhouse and 18 SFD Development
80	DP-17-78	20-Nov-17		3003 Irwin Rd - Westhills Nova Lands Ph 8	Form & Character - SFD and Multi-Family Residential Subdivision
81	DP-17-79	29-Nov-17		2668 Sooke Rd	Capacity increase
82	DP-17-80	29-Nov-17		2835 Bryn Maur Rd	Amended hours
83	DP-17-81	5-Dec-17		2323 Millstream Rd	Axe and Barrel
84	DP-17-82	6-Dec-17	13-Dec-17	737 Goldstream Ave	Darcy's Pub
85	DP-17-83	13-Dec-17		917 Avrill Rd	Cherish at Central Park - Liquor License
86	DP-17-84	19-Dec-17		1020 Deltana Ave	Form & Character - Carriage House
87	DP-17-85	15-Dec-17		632 Goldstream Ave	6 units
88	DP-17-86	19-Dec-17		2780 Millstream Rd	6 units
89	DP-17-87	20-Dec-17		920 Dunford	7 Townhouses
90	DP-17-88	22-Dec-17		3019 & 3023 Constellation Ave	Environmental - Rock Crushing Operation
91	DP-17-89	27-Dec-17	27-Dec-17	3338, 3340 & 3344 Happy Valley Rd	Form & Character - 37 Unit Townhouse Development
92	DVP-17-01	19-Jan-17	20-Mar-17	881 Klahanie Dr	North, South, and Easterly Lot line Variances for Deck Projection
93	DVP-17-02	23-Jan-17	20-Mar-17	2000 Hannington Rd	To Allow a Parking Count of 289 Spaces
94	DVP-17-03	27-Jan-17	3-Apr-17	2267 Nicklaus Dr	To Reduce Rear Lot Line and Deck Projection
95	DVP-17-04	20-Feb-17	17-Jul-17	2023 Millstream Rd	Reduce the Requirement for Sewer and Potable Water

#	Application	Received	Issued	Location	Proposal
96	DVP-17-05	16-Mar-17	With-drawn	2190 & 2220 Spirit Ridge Dr	Bylaw 1000 Variance for 2-Point Turn-Around Rather than the Required Cul-de-Sac
97	DVP-17-06	24-Mar-17	18-Sep-17	2926 Leigh Pl	Riparian, detached Building and Non-Conforming Setbacks
98	DVP-17-07	29-Mar-17	17-Jul-17	2213 Navigators Rise	Height Variance
99	DVP-17-08	6-Apr-17	17-Jul-17	890 Bear Mountain Pkwy	3 Rear Lot Setback Reductions
100	DVP-17-09	10-Apr-17	17-Aug-17	3296 Jacklin Rd	Rear and Front Setback Variances
101	DVP-17-10	24-Apr-17	15-May-17	2840 Sooke Lk Rd	Onsite Parking and Setback Reductions
102	DVP-17-11	25-Apr-17	17-Jul-17	(Lakepoint Way) 1220 Parkdale Dr, 3210 West Shore Pkwy & 1290 Lang-	Vary Parking Stall Requirement
103	DVP-17-12	2-May-17		Centre Mountain Properties - PIDs 001-703-374, 018-034-187, 018-034-195, 018-034-209; 2961, 2965, 2983, 3005, 3012 Sooke Rd; 1241, 1261 Cogan Rd; 3690, 3694 Happy Valley Rd	Bylaw 1000 Variance - Frontage Improvements or Municipal Sewer System Connection in BP8 Zone
104	DVP-17-13	2-May-17	17-Jul-17	2614 Sooke Rd	Variance on Parking Stalls
105	DVP-17-14	15-May-17	14-Aug-17	1488 Pebble Pl	Rear Yard Setback for a Covered Patio
106	DVP-17-15	19-May-17	17-Jul-17	2363 Setchfield Ave, 626 Hoylake Ave & 3291 Happy Valley Rd	Portable Installations
107	DVP-17-16	13-Jun-17		1051 Braeburn Ave	Vary Emergency Access Requirement
108	DVP-17-17	16-Jun-17		2895 West Shore Pkwy	Vary Front Lot Line
109	DVP-17-18	16-Jun-17	18-Sep-17	3059 & 3061 Jacklin Rd	Vary Sign Bylaw for More Freestanding Signs
110	DVP-17-19	12-Jul-17	2-Oct-17	2824 Knotty Pine Rd	Interior and Rear Lot Line Variances
111	DVP-17-20	8-Aug-17	2-Oct-17	2207 Millstream Rd	Waive of Fee Request and Freestanding Daycare Signage
112	DVP-17-21	11-Aug-17	16-Oct-17	2174 Bellamy Rd	Lot Width Variance and Side Yard setbacks for 1 SFD and 1 Duplex
113	DVP-17-22	23-Aug-17	16-Oct-17	721 Station Ave	New Freestanding Signage
114	DVP-17-23	13-Sep-17		2579 Rainville Rd	Vary Rear Setbacks
115	DVP-17-24	15-Sep-17	20-Nov-17	2647 Crystalview Dr	Vary Rear and Exterior Setbacks and Lot Width
116	DVP-17-25	20-Sep-17	With-drawn	3306, 3310 , 3326, 3328 Happy Val-ley Rd	Vary On-Site Parking
117	DVP-17-26	27-Sep-17		1345 Ravensview Dr	Exceeds Maximum Size
118	DVP-17-27	2-Oct-17		3143 Jacklin Rd	Interior Setback Reduction to Maximize Parking
119	DVP-17-28	16-Oct-17		3690 Happy Valley Rd	Panhandle Lot
120	DVP-17-29	16-Nov-17		1431 Grand Forest Cl	Bylaw 1000 Variance - Cul-de-Sac Length
121	DVP-17-30	15-Nov-17		2401 Millstream Rd	Variance for Two Freestanding Signs
122	DVP-17-31	20-Nov-17		2874 Leigh Rd	Side Yard (Flute Ln) for New SFD
123	DVP-17-32	24-Nov-17	SDP in-stead	3061 & 3067 Jacklin Rd	Vary Sign Bylaw - 3 Freestanding Signs
124	DVP-17-33	13-Dec-17		1445 Bear Mountain Pky	Vary cul-de-sac
125	LLP17-0001	8-Jun-17	17-Jul-17	917 Avril Rd	Cherish at Central Park
126	LLP17-0002	23-Aug-17		2903 Sooke Rd	Ma Miller's Pub
127	LLP17-0003	10-Oct-17		101 - 1325 Bear Mountain Pkwy	Twist Salon
128	LLP17-0004	27-Oct-17		761 Station Ave	Royal Canadian Legion Prince Edward Branch #91
129	SDP-17-01	10-Jan-17	13-Jan-17	#153 - 2401C Millstream Rd	1 Façade - Rogers

#	Application	Received	Issued	Location	Proposal
130	SDP-17-02	26-Jan-17	2-Feb-17	#207 - 859 Orono Ave	1 Façade - Consolidated Civil Enforcement
131	SDP-17-03	2-Feb-17	2-Feb-17	#113 - 693 Hoffman Ave	1 Façade - 9 Round 30 Minute Kickbox Fitness
132	SDP-17-04	10-Feb-17	22-Feb-17	752B Goldstream Ave	1 Façade - Easy Financial
133	SDP-17-05	24-Feb-17	1-Mar-17	850 Langford Pkwy	5 Façade - Lowe's
134	SDP-17-06	27-Feb-17	1-Mar-17	748 Goldstream Ave	1 Façade - Expedia Cruise Ship Centers
135	SDP-17-07	28-Feb-17	7-Mar-17	895 Goldstream Ave	1 Façade - Bumper to Bumper
136	SDP-17-08	28-Feb-17	2-Mar-17	#137 - 777 Goldstream Ave	1 Façade - Modus Physiotherapy
137	SDP-17-09	9-Mar-17		#406 - 2945 Jacklin Rd	2 Façade - Chatters Hair and Beauty Salon
138	SDP-17-10	7-Apr-17	11-Apr-17	835 Langford Pkwy	5 Façade - Real Canadian Superstore
139	SDP-17-11	20-Apr-17	27-Apr-17	725 Goldstream Ave	1 Façade - City Wide Scooter/The Walkin Tub Company
140	SDP-17-12	26-Apr-17	27-Apr-17	2920 Amy Rd	3 Façade - U-Pak Mobile Mini Storage Ltd.
141	SDP-17-13	8-May-17	11-May-17	2945 Jacklin Rd	2 Façade - Purdy's Chocolates
142	SDP-17-14	17-May-17	23-May-17	137 - 777 Goldstream Ave	1 Sandwich Board - Motus Physiotherapy
143	SDP-17-15	24-May-17		2207 Millstream Rd	1 Freestanding - Westshore Alliance Church
144	SDP-17-16	26-May-17	29-May-17	#143 - 2401C Millstream Rd	1 Façade - An's Nails
145	SDP-17-17	29-May-17	5-Jun-17	748 Goldstream Ave	1 Façade - Expedia Cruise Ship Centers
146	SDP-17-18	1-Jun-17	1-Jun-17	850 Langford Pkwy	1 Façade - Lowe's
147	SDP-17-19	31-May-17	5-Jun-17	#169 - 2401C Millstream Rd	1 Façade - Millstream Veterinary Hospital
148	SDP-17-20	13-Jun-17	19-Jun-17	2945 Jacklin Rd	1 Façade - Carters/Osh Kosh
149	SDP-17-21	16-Jun-17		#104 - 2806 Jacklin Rd	1 Façade - Pacific Rim Interiors
150	SDP-17-22	20-Jun-17		#114 - 2806 Jacklin Rd	2 Façade - Universal Supplements & L.A. Tanning
151	SDP-17-23	21-Jun-17	28-Jun-17	#117 - 662 Goldstream Ave	1 Facade - MSR Solutions
152	SDP-17-24	12-Jul-17	17-Jul-17	#169 - 2401C Millstream Rd	1 Sandwich Board - Millstream Veterinary Hospital
153	SDP-17-25	26-Jul-17	9-Aug-17	#193 - 2401C Millstream Rd	2 Façade - Persimmon Tree Restaurant
154	SDP-17-26	26-Jul-17	26-Jul-17	985 Whirlaway Cres	4 Façade - Mr. Mikes Steakhouse
155	SDP-17-27	10-Aug-17	21-Aug-17	850 Langford Pkwy	1 Projecting & 1 Other - Rona Converting to Lowe's Hardware and Lumber Retail
156	SDP-17-28	11-Aug-17	28-Sep-17	2865 Peatt Rd	1 Façade - Bloom Montessori Langford Preschool
157	SDP-17-29	22-Aug-17	23-Aug-17	3059 & 3061 Jacklin Rd	2 Temporary - Belmont Market Retail Development
158	SDP-17-30	6-Sep-17	12-Sep-17	768 Goldstream Ave	1 Façade - La Taquisa Mexican Restaurant
159	SDP-17-31	7-Sep-17	26-Sep-17	130-2945 Jacklin Rd	1 Façade - Mastermind Toys
160	SDP-17-32	14-Sep-17	15-Sep-17	717 Goldstream Ave	1 Façade - Pacific Coast Cremation
161	SDP-17-33	14-Sep-17	15-Sep-17	715 Goldstream Ave	1 Façade - Academy of Learning
162	SDP-17-34	20-Sep-17	20-Sep-17	616 Goldstream Ave	1 Freestanding - Pacifica Housing
163	SDP-17-35	2-Oct-17	12-Oct-17	#140 -1047 Langford Pkwy	1 Sandwich Board - The Rising - Victoria Centre for Circus Arts
164	SDP-17-36	27-Oct-17	2-Nov-17	2785 Leigh Rd	1 Façade - Sasco Contractors Ltd.
165	SDP-17-37	20-Oct-17	31-Oct-17	721 Station Ave	1 Freestanding - Shoreline Orthodontics
166	SDP-17-38	24-Oct-17	31-Oct-17	#125 - 877 Goldstream Ave	1 Sandwich Board - DFH Real Estate Ltd
167	SDP-17-39	25-Oct-17	3-Nov-17	#117 - 735 Goldstream Ave	1 Façade - Soulful Sister Aromatherapy
168	SDP-17-40	2-Nov-17		791 Goldstream Ave	1 Façade - Vancouver Island Sheet Metal Workers Local 276

#	Application	Received	Issued	Location	Proposal
169	SDP-17-41	1-Nov-17	5-Dec-17	2401 Millstream Rd	Directional - Millstream Village
170	SDP-17-42	22-Nov-17	22-Nov-17	#110 - 582 Goldstream Ave	1 Façade - St Anthony's Dental Clinic
171	SDP-17-43	22-Nov-17	22-Nov-17	#123 - 2745 Veterans Memorial Pkwy	1 Façade - Hemminger Law Group Westshore
172	SDP-17-44	22-Nov-17	With-drawn	1256 Landing Lane	1 Freestanding - Aqua Langford Lake
173	SDP-17-45	24-Nov-17	14-Dec-17	2805 Carlow Rd	2 Façade, 1 Freestanding - Centennial Centre for Arts, Culture and Community
174	SDP-17-46	24-Nov-17	14-Dec-17	759 McCallum Rd	3 Façade - Save on Foods
175	SDP-17-47	19-Dec-17	11-Dec-17	1152 Lippincott Rd	Environmental - fill for top soil farm use
176	SDP-17-48	28-Dec-17	28-Dec-17	202-2800 Bryn Maur Rd	Façade - Sooke Family Resource Centre Councillors
177	OCP-17-01	21-Feb-17	15-May-17	Centre Mountain Properties	New Boundary Adjustment from Metchosin
178	OCP-17-02	27-Sep-17		866 Latoria Rd	AG1 to Neighbourhood
179	OCP-17-03	3-Oct-17	6-Nov-17	976 Dunford Ave	Neighbourhood to City Centre
180	OCP-17-04	17-Oct-17	Closed	3130 Jacklin Rd	R2 to RM7A - 3 to 5 Storey Wood Framed Rental Apartment Building
181	OCP-17-05	8-Aug-17		790 McCallum Rd	Neighbourhood to Mixed Use Employment Centre
182	OCP-17-06	17-Aug-17		2869 Sooke Rd Road Closure Portion	Neighbourhood to Business or Light Industrial
183	OCP-17-07	24-Aug-17	16-Oct-17	Omnibus Amendments to Map 2 – Growth Management & Land Use	Omnibus Amendments to Map 2 – Growth Management and Land Use Strategy
184	OCP-17-08	13-Dec-17		2682, 2684, 2686, 2696, 2702, 2706 Sooke Rd	Neighbourhood/Neighbourhood Centre to Village Centre
185	TUP-17-01	17-Jan-17	20-Feb-17	721 Station Ave	Orthodontics Office
186	TUP-17-02	29-Apr-97	2-Jun-97	1297 Glenshire Dr & 2929 Sooke Rd	Processing and Removal of Aggregate, Storage of Aggregate
187	TUP-17-03	31-Jul-00	14-Aug-17	2945 Jacklin Rd	Hyundai Showroom
188	Z-17-01	17-Jan-17	8-Jun-17	903 Tayberry Terr	Amend CD10 Zone - Remove Requirement of 4 Rentals in the Rental Agreement
189	Z-17-02	1-Feb-17		767, 769 & 771 Hockley Ave	R1 to MU2 - 6 Storey Apartment Building
190	Z-17-03	14-Feb-17	19-Jun-17	3039 Glen Lake Rd	R2 Text Amendment to Permit a Carriage House
191	Z-17-04	10-Feb-17	17-Jul-17	1319 & 1323 Ravensview Dr	RR4 Text Amendment - Smaller Parcel Sizes to Allow a 3 Lot Subdivision
192	Z-17-05	21-Feb-17	15-May-17	Centre Mountain Properties - PIDs 001-703-374, 018-034-187, 018-034-195, 018-034-209; 2961, 2965, 2983, 3005, 3012 Sooke Rd; 1241, 1261 Cogan Rd; 3690, 3694 Happy Valley Rd	New Boundary Adjustment from Metchosin
193	Z-17-06	23-Feb-17	With-drawn	2579 Rainville Rd	Text Amendment for a Detached Suite
194	Z-17-07	28-Feb-17	16-Oct-17	1253 Goldstream Ave	To RS4 - 4 Lot Subdivision with Secondary Suites
195	Z-17-08	9-Mar-17	8-Jun-17	Omnibus No. 45 - Care Facilities	Omnibus No. 45 - to Allow Community Care Facilities in the M1 Zone
196	Z-17-09	10-Mar-17	1-May-17	Omnibus No. 46 - Liquor Store Licenses	Omnibus No. 46 - Liquor Store Licenses
197	Z-17-10	31-Mar-17	19-Jun-17	3690 & 3694 Happy Valley Rd	RR2 to RS4 for a 55 Lot Subdivision
198	Z-17-11	17-Mar-17	5-Sep-17	656 Frederic Rd and 765 Willing Dr	To RR6A for 53 Lots of 550 m^2
199	Z-17-12	22-Mar-17		2670 Peatt Rd & 813 Arncote Ave	Rezone to Accommodate 32 Condo Units

#	Application	Received	Issued	Location	Proposal
200	Z-17-13	24-Mar-17	18-Sep-17	3130 Jacklin Rd	R2 to RM7A - 3 to 5 Storey Wood Framed Rental Apartment Bldg
201	Z-17-14	27-Mar-17	17-Jul-17	731 Station Ave	To MU1A - 55 Units with 600 m^2 Commercial Office Space
202	Z-17-15	28-Mar-17	16-Oct-17	3343, 3347 & 3359 Luxton Rd	8 Small Lots and 72 Townhouse Units
203	Z-17-16	28-Mar-17		866 Latoria Rd	To RR6 - 25 Single Family Lots
204	Z-17-17	7-Apr-17		Omnibus No. 47 - Carriage Houses in 1 Acre Plus Lots	Carriage Houses on Lots 1 Acre or Greater
205	Z-17-18	10-Apr-17	14-Aug-17	2148 & 2150 Millstream Rd	To CH4 or RT1 for Townhouse Development
206	Z-17-19	10-Apr-17		1300 Glenshire Dr	RR4 to RM2A for 100 Townhouse Units
207	Z-17-20	25-Apr-17	6-Nov-17	1177 Goldstream Ave	To RM2A - Construction of a Tri-plex Townhouse
208	Z-17-21	25-Apr-17		1184 Goldstream Ave	To RM2A - Triplex Townhouse Complex
209	Z-17-22	1-May-17	6-Nov-17	976 Dunford Ave	RR4 to MU1A for a 4 Storey Condominium Building
210	Z-17-23	2-May-17	2-Oct-17	2839 Jacklin Rd, 862, 864 & 866 Oro-no Ave	Consolidation and Subdivision for the Development of Two Separate Lots; One Lot With 78-Units Rental Building and the Other Lot With a 45-Unit Rental Building
211	Z-17-24	17-May-17		2500 Echo Valley Dr	CD6 to R2
212	Z-17-25	24-May-17		967 Walfred Rd	R2 to RS3 for 5 small Lot Subdivision
213	Z-17-26	25-May-17		813 & 817 Orono Ave	MU1A for 14 Unit Strata Development
214	Z-17-27	29-May-17		Westhills Development - all properties	CD3 Text Amendment
215	Z-17-28	31-May-17	16-Oct-17	2874 Leigh Rd	R1 Text Amendment - Permit a Detached Secondary Suite
216	Z-17-29	31-May-17		1067 & 1077 Goldstream Ave	To MU1A - Townhouse Development
217	Z-17-30	5-Jun-17	2-Oct-17	732 Meaford Ave	To MU1A for a 6-Storey Rental Apartment
218	Z-17-31	6-Jun-17		934 Goldstream Ave	CS1 Text Amendment to Add Funeral Home as a Permitted Use
219	Z-17-32	5-Jul-17	5-Sep-17	2741, 2749, 2751, 2753, 2757 & 2761 Spencer Rd; 996 Preston Way	Omnibus No. 48 - To MU1A - Road Closure Portion and Text Amendment to MU1A
220	Z-17-33	12-Jul-17	6-Nov-17	4342 West Shore Pkwy (formerly 1312 Glenshire Dr)	Future Residential Development
221	Z-17-34	12-Jul-17	20-Nov-17	2955 Irwin Rd	18 Lot Subdivision
222	Z-17-35	2-Aug-17	20-Nov-17	681 Rockingham Rd	To RS1 - 3-Lot Subdivision and Text Amendment for House Size
223	Z-17-36	3-Aug-17		798 Goldstream Ave; 2747, 2753, 2761, 2769 & 2779 Peatt Rd; 2734, 2738, 2738, 2742, 2746, 2750 & 2756 Claude Rd	Catholic Church Comprehensive Development
224	Z-17-37	8-Aug-17		790 McCallum Rd (City Gate)	Creation of a New Comprehensive Zone
225	Z-17-38	9-Aug-17	With-drawn	3429 & 3431 Luxton Rd	RR4 to RS3 - 16 Single-Family Strata Lots
226	Z-17-39	22-Aug-17		2636, 2640 & 2646 Peatt Rd; 808, 812 & 820 Arncote Ave; 2641, 2647 & 2649 Sunderland Rd	12 Storey - 222 Unit with Penthouse Building
227	Z-17-40	24-Aug-17	6-Nov-17	694 Goldstream Ave and 688 Granderson Rd	C3 to C8 to Legalize Apartments over Commercial
228	Z-17-41	29-Aug-17		721 Station Ave	New Zone for Future Development
229	Z-17-42	12-Sep-17		2844 Millstream Rd	To MU1A

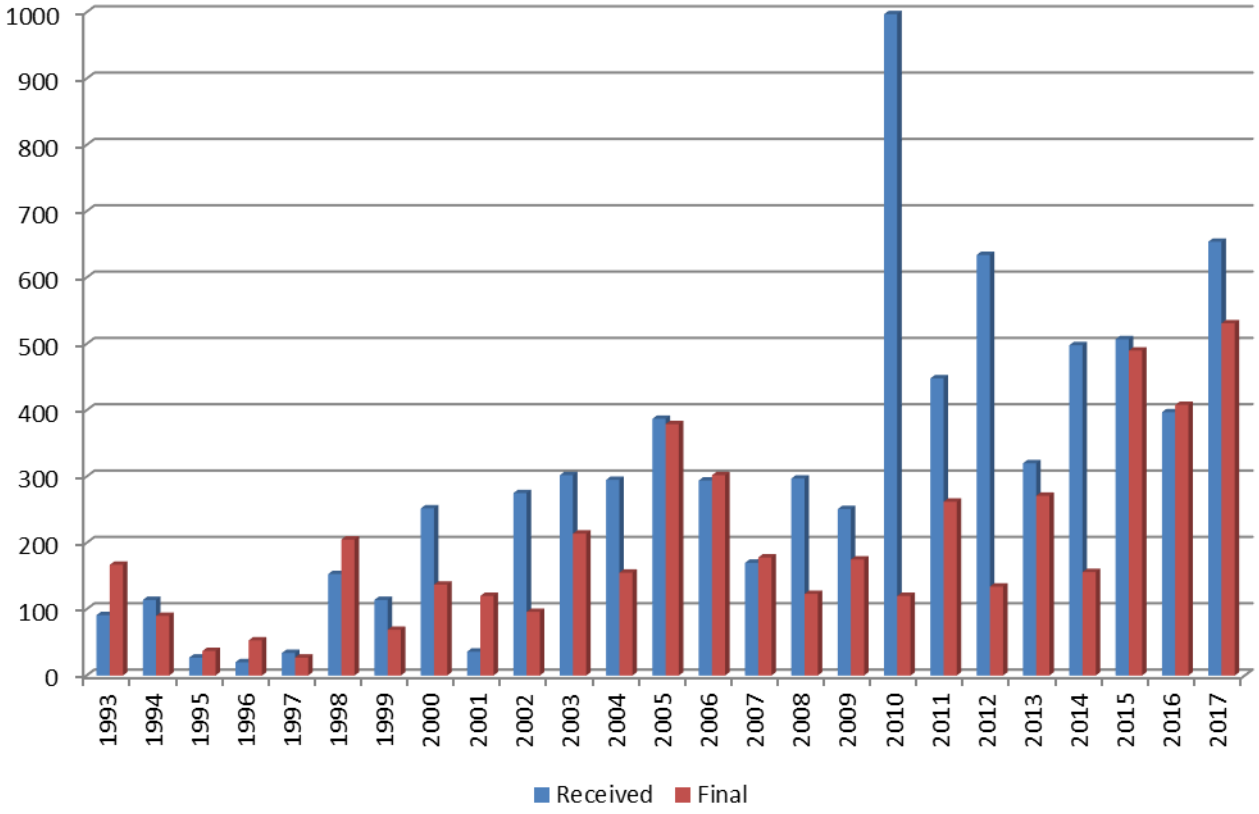
#	Application	Received	Issued	Location	Proposal
230	Z-17-43	26-Sep-17		Omnibus No. 49	Crematoriums and Various Other Amendments
231	Z-17-44	13-Oct-17		1256 Landing Lane	CD1 Text Amendment
232	Z-17-45	17-Oct-17		Omnibus No. 50	Downtown Parking
233	Z-17-46	7-Nov-17		804 Latoria Rd & 950 Worrall Dr	Rezone to RS4 - 342 Lot Subdivision and 70 Townhomes
234	Z-17-47	8-Nov-17	With-drawn	2792 Winster Rd	Rezone to Allow a 4 Unit Townhome Development
235	Z-17-48	14-Nov-17		854 Latoria Rd	Rezone to Allow for a 9-lot Residential Subdivision
236	Z-17-49	13-Oct-17		1256 Landing Lane	CD1 Text Amendment
237	Z-17-50	17-Oct-17		Omnibus No. 50	Downtown Parking
238	Z-17-51	7-Nov-17		804 Latoria Rd & 950 Worrall Dr	Rezone to RS4 - 342 Lot Subdivision and 70 townhomes

LAND DEVELOPMENT

Approving Officer

RESULTS FROM 2017

SUBDIVISION ACTIVITY (Number of Lots)



AVERAGE PROCESSING TIME (Number of Days)

Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
2012	29.6	77.6	72.8	79.9
2013	60.2	36.6	57.1	42.5
2014	51.0	57.5	33.8	43.0
2015	78.6	63.8	45.8	48.7
2016	57.6	42.4	35.75	29.33
2017	40.7	37.8	39.4	30.8

SUBDIVISION REVENUE

Account	Budget	2017	Variance
10-02-115-472-0000-0078–Subdivision Application Fees	$205,000	195,652	$9,348
10-02-115-472-0000-0079–Subdivision Final Approval	$65,000	$49,642	$15,358
10-02-115-472-0000-0080–Strata Conversion Applications	$2,000	$2,835	$835
10-02-115-472-0000-0081–Subdivision Onsite Eng Approval	$100,000	$83,375	$16,625
10-02-150-472-0000-0548–Latecomer Processing Charges	$1,000	$0	$1,000

SUBDIVISION APPLICATIONS RECEIVED

Sub Number	Location	Status	Application Date	SOC Issued Date	# of Lots
SUB17-0063	4342 West Shore Pky	Subdivision	29-Dec-2017		1
SUB17-0062	2250 Bear Mountain Pky (Seacliff)	Subdivision	14-Dec-2017		32
SUB17-0061	1445, 1450, 1950 Bear Mountain Pky, 2118, 2133 Champions Way	Subdivision	11-Dec-2017		10
SUB17-0060	1270, 1950 Bear Mountain Pky, 2030 Country Club Way, 1294 Academy Way	Subdivision	11-Dec-2017		15
SUB17-0059	924 Walfred Rd	Subdivision	30-Nov-2017		9
SUB17-0058	Bear Mountain, Phase 10 Amenity Lot	Park Dedication	28-Nov-2017	n/a	1
SUB17-0057	1311 Lakepoint Way	Road Dedication	27-Nov-2017	n/a	0
SUB17-0056	681 Rockingham Rd	Subdivision	21-Nov-2017		2
SUB17-0055	4342 West Shore Pky	Bulk subdivision	20-Nov-2017		4
SUB17-0054	2486 Jeanine Dr	Subdivision	17-Nov-2017		1
SUB17-0053	1431 Grand Forest Cl	Subdivision	17-Nov-2017	14-Dec-2017	10
SUB17-0052	4366, 4370, 4373, 4386, 4400 West Shore Pky	Subdivision/road closure and dedication	01-Nov-2017		10
SUB17-0051	765 Willing Dr	Subdivision	19-Oct-2017	27-Nov-2017	29
SUB17-0050	656 Frederic Rd	Subdivision	19-Oct-2017	27-Nov-2017	23
SUB17-0049	3690 Happy Valley Rd	Subdivision	10-Oct-2017	1-Dec-2017	1
SUB17-0048	1256 Landing Lane	Subdivision for multi-family	13-Oct-2017		1
SUB17-0047	3130 Jacklin Rd	Park Dedication	25-Sep-2017	n/a	1
SUB17-0046	3445 and 3530 Horizon Terr	Subdivision	19-Sep-2017		12
SUB17-0045	525 and 529 Langvista Dr	Subdivision	14-Sep-2017	25-Oct-2017	6
SUB17-0044	Land Transfer from CRD and Road Dedication	Road Dedication	13-Sep-2017		0
SUB17-0043	3003 Irwin Road – Constellation Ave	Road Dedication	8-Sep-2017		0
SUB17-0042	3690 and 3694 Happy Valley Rd, Centre Mountain	Bulk Subdivision	21-Aug-2017	22-Sep-2017	4
SUB17-0041	Westhills Phase 6 Townhouse Site 3	Subdivision	14-Aug-2017		3
SUB17-0040	Westhills Phase 6 Townhouse Site 2	Subdivision	14-Aug-2017		15
SUB17-0039	1290 Langford Pky	Road Dedication	3-Aug-2017		0
SUB17-0038	2174 Bellamy Rd	Subdivision	31-Jul-2017	11-Sep-2017	1
SUB17-0037	892 Klahanie Dr	Subdivision	26-Jul-2017	11-Sep-2017	6
SUB17-0036	2949, 2953, 2957 Sooke Rd	Subdivision	20-Jul-2017		2
SUB17-0035	1067 Braeburn, Honeycrisp	Subdivision	20-Jul-2017	31-Jul-2017	2
SUB17-0034	2165, 2167 Bellamy Dr	Subdivision	12-Jul-2017		2
SUB17-0033	3003 Irwin Rd, Westhills Phase 7B	Subdivision/Strata	10-Jul-2017	6-Oct-2017	70
SUB17-0032	2920, 2930 Amy Rd	Lot Line Adjustment	6-Jul-2017	11-Sep-2017	0
SUB17-0031	2309 Echo Valley Dr	Phased Strata	5-Jul-2017	1-Nov-2017	3
SUB17-0030	West Shore Pky and Irwin Rd	Road Dedication	21-Jun-2017		0

SUBDIVISION APPLICATIONS RECEIVED CONT'

SUB17-0029	3296 Jacklin Rd	Subdivision	19-Jun-2017	19-Jul-2017	3
SUB17-0028	1067 Braeburn Ave, McCormick Meadows, Phases 5 and 6	Subdivision	14-Jun-2017	8-Nov-2017	59
SUB17-0027	2402 Fleetwood Crt	Subdivision	7-Jun-2017	14-Jul-2017	5
SUB17-0026	2169 Trans Canada Highway	Subdivision	6-Jun-2017	5-Jul-2017	56
SUB17-0025	1950 Bear Mountain Pky	Subdivision	6-Jun-2017		35
SUB17-0024	1270 Bear Mountain Pky and 2030 Country Club Way	Subdivision	6-Jun-2017	14-Jul-2017	1
SUB17-0023	2280 Bellamy Rd	Subdivision	31-May-2017	5-Jul-2017	1
SUB17-0022	1218 Goldstream Ave	Subdivision	17-May-2017	14-Jul-2017	5
SUB17-0021	2740 Leigh Rd	Subdivision	17-May-2017	7-Jul-2017	25
SUB17-0020	751 Goldstream Ave	Strata Subdivision	12-May-2017		5
SUB17-0019	Westshore Pky	Subdivision and Road Dedication	10-May-2017	n/a	0
SUB17-0018	2192 Bellamy Rd	Strata Subdivision	18-Apr-2017	19-May-2017	4
SUB17-0017	2647 Crystalview Dr	Strata Subdivision	11-Apr-2017	5-Jun-2017	3
SUB17-0016	2839 Jacklin Rd, 862, 864, 866 Orono Ave	Subdivision	2-May-2017		2
SUB17-0015	2559 Millstream Rd	Subdivision	28-Mar-2017	12-May-2017	1
SUB17-0014	935 Walfred Rd	Subdivision	23-Mar-2017	1-May-2017	24
SUB17-0013	1270 Bear Mountain Pky	Subdivision	16-Mar-2017	19-Apr-2017	1
SUB17-0012	721 Station Ave	To dissolve strata, Lot 2	24-Feb-2017		0
SUB17-0011	2854, 2856 Peatt Rd and 815, 819 Hockley Ave	Lot consolidation	23-Feb-2017		0
SUB17-0010	925, 927, 931 Walfred Rd	Subdivision	2-Feb-2017	22-Mar-2017	44
SUB17-0009	2190 and 2220 Spirit Ridge Dr	Subdivision	14-Feb-2017	20-Mar-2017	19
SUB17-0008	3348 Vision Way	Subdivision	9 Feb-2017	3-Apr-2017	2
SUB17-0007	2913 Kettle Lake Dr, 3300 Kettle Creek Cres	Subdivision	2-Feb-2017	7-Apr-2017	3
SUB17-0006	1067 Braeburn Ave, Phase 4, McCormick Meadows	Subdivision	2-Feb-2017	17-Feb-2017	1
SUB17-0005	3003 Irwin Rd, Westhills Phase 7	Subdivision	27-Jan-2017	24-Apr-2017	32
SUB17-0004	733 Goldstream Ave, Westwind Apartments	Subdivision	26-Jan-2017	Not required	1
SUB17-0003	2326 and 2350 Millstream Rd	Boundary Adjustment	16-Jan-2017	28-Feb-2017	
SUB17-0002	2133 Champions Way	Subdivision	13-Jan-2017	23-Feb-2017	1
SUB17-0001	1067 Braeburn Ave, Phase 4	Subdivision	13-Jan-2017	1-Mar-2017	45

Lots Under Consideration 4th Quarter	149
Lots Under Consideration 3rd Quarter	127
Lots Under Consideration 2nd Quarter	204
Lots Under Consideration 1st Quarter	174
Year To Date	654

2017 CITY OF LANGFORD
Consolidated Financial Statements
For the fiscal year ending December 31, 2017

City of Langford, British Columbia, Canada

City of Langford

www.cityoflangford.ca

Mayor:	Stewart Young
Councillors:	Denise Blackwell Matt Sahlstrom Lanny Seaton Winnie Sifert Lillian Szpak Roger Wade
Chief Administrative Officer:	Darren Kiedyk, CPA, CGA
Director of Finance:	Michael Dillabaugh, CPA, CA
City Engineer:	Michelle Mahovlich, M.Eng., P.Geo., P.Eng.
City Planner:	Matthew Baldwin, MCIP, RPP
Fire Chief:	Christopher Aubrey
Auditors:	KPMG
Solicitors:	Young Anderson
Bankers:	Bank of Montreal
Police:	RCMP - West Shore

CITY OF LANGFORD

Consolidated Financial Statements

Year ended December 31, 2017

Financial Statements

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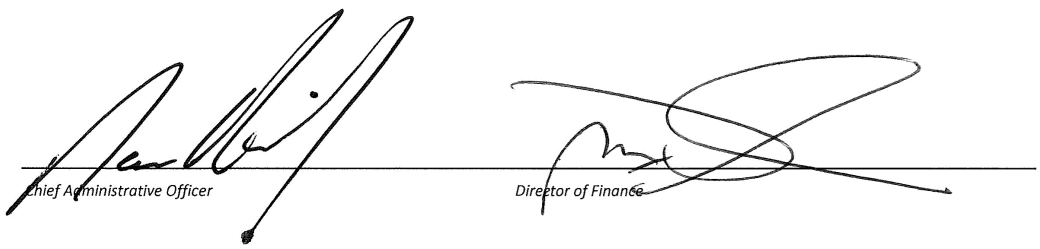
Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of the City of Langford (the "City") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board of The Chartered Professional Accountants of Canada. A summary of the significant accounting policies are described in note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The City's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

The Administration and Finance Committee meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the City. The accompanying Independent Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the City's consolidated financial statements.



Chief Administrative Officer *Director of Finance*

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INDEPENDENT AUDITORS' REPORT

To the Mayor and Councilors of The City of Langford

We have audited the accompanying consolidated financial statements of The City of Langford, which comprise the consolidated statement of financial position as at December 31, 2017, the consolidated statements of operations, change in net debt and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

KPMG LLP is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity. KPMG Canada provides services to KPMG LLP.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of The City of Langford as at December 31, 2017, and its consolidated results of operations, its consolidated change in net debt and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

KPMG LLP

Chartered Professional Accountants

Victoria, Canada
May 7, 2018

CITY OF LANGFORD

Consolidated Statement of Financial Position

December 31, 2017, with comparative information for 2016

	2017	2016
Financial assets:		
Cash and cash equivalents (note 2)	$ 30,104,181	$ 18,384,331
Property taxes receivable	1,776,488	1,865,244
Accounts receivable	15,419,279	14,483,545
Other assets	457,858	357,073
	47,757,806	35,090,193
Financial liabilities:		
Accounts payable and accrued liabilities	14,130,138	7,071,128
Prepaid property taxes and licences	869,584	789,171
Deferred revenue (note 3)	15,137,871	12,221,202
Refundable deposits	11,994,649	8,246,229
Debt (note 4):		
Short-term	19,576,700	20,610,000
Long-term	6,242,000	5,630,800
	67,950,942	54,568,530
Net debt	(20,193,136)	(19,478,337)
Non-financial assets:		
Tangible capital assets (note 5)	420,864,088	377,097,407
Sewer franchise agreement (note 6)	27,756,706	21,819,791
Land held for resale	-	1,854,499
Prepaid expenses	825,010	526,094
	449,445,804	401,297,791
Accumulated surplus (note 7)	**$ 429,252,668**	**$ 381,819,454**

Commitments and contingencies (note 11)

The accompanying notes are an integral part of these consolidated financial statements.

Director of Finance

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CITY OF LANGFORD

Consolidated Statement of Operations

Year ended December 31, 2017, with comparative information for 2016

	Financial Plan (note 12)	2017	2016
Revenue:			
Taxation, net (note 8)	$ 28,297,300	$ 28,355,032	$ 26,807,311
Development cost charges	3,923,167	940,607	2,281,856
Sewer capital recovery fees	-	6,578,787	5,587,102
Utility charges	5,000	5,000	5,000
Other	4,842,821	5,365,708	5,409,116
Licences and permits	2,739,800	3,796,031	3,288,777
Penalties and interest	388,200	411,905	461,973
Government transfers (note 9)	15,582,534	11,576,670	11,510,428
Commercial leasing	3,113,500	3,450,797	3,028,023
Casino	1,300,000	1,297,414	1,292,015
Investment earnings	152,000	306,682	222,110
Developer and property owner contributions	15,616,199	38,637,333	27,377,577
Total revenue	75,960,521	100,721,966	87,271,288
Expenses:			
General government services:			
Legislative	471,500	425,089	324,830
Administrative	2,391,900	3,218,745	2,909,069
Other	1,954,800	1,692,367	1,763,932
	4,818,200	5,336,201	4,997,831
Protective services:			
Police and bylaw enforcement	8,575,600	8,586,455	7,512,319
Fire protection and emergency response	3,088,100	3,460,384	3,333,487
Building inspection and other	716,400	729,321	704,798
	12,380,100	12,776,160	11,550,604
Engineering and public works:			
Common services	1,002,000	1,015,649	920,642
Land development services	464,200	647,033	626,358
Roads, streets and storm drainage	6,620,300	15,454,331	13,386,560
	8,086,500	17,117,013	14,933,560
Community services:			
Environmental and development services	888,200	1,046,342	795,931
Recreation and cultural services	7,621,400	10,486,901	8,404,628
West Shore Parks and Recreation Society (note 13)	5,797,213	5,884,263	5,659,153
	14,306,813	17,417,506	14,859,712
Utility and enterprise services:			
Sewer infrastructure	-	641,872	626,241
Total expenses	39,591,613	53,288,752	46,967,948
Annual surplus	36,368,908	47,433,214	40,303,340
Accumulated surplus, beginning of year	381,819,454	381,819,454	341,516,114
Accumulated surplus, end of year	$ 418,188,362	$ 429,252,668	$ 381,819,454

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Changes in Net Debt

Year ended December 31, 2017, with comparative information for 2016

	Financial Plan (note 12)	2017	2016
Annual surplus	$ 36,368,908	$ 47,433,214	$ 40,303,340
Acquisition of tangible capital assets	(21,369,993)	(29,306,645)	(20,124,108)
Decrease (Increase) in land held for resale	-	1,854,499	3,531,715
Amortization of tangible capital assets	-	7,783,322	7,163,980
Loss on sale of tangible capital assets	-	1,418,359	134,590
Proceeds on sale of tangible capital assets	-	1,929,272	162,291
Sewer capital recovery fees	-	(6,578,787)	(5,587,102)
Developer contributions of tangible capital assets	-	(24,949,117)	(19,479,380)
Change in proportionate share of West Shore Parks & Rec Society	-	-	(275,402)
	14,998,915	(415,883)	5,829,924
Consumption of prepaid expenses	-	(298,916)	121,223
Change in net debt	14,998,915	(714,799)	5,951,147
Net debt, beginning of year	(19,478,337)	(19,478,337)	(25,429,484)
Net debt, end of year	$ (4,479,422)	$ (20,193,136)	$ (19,478,337)

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Cash Flows

Year ended December 31, 2017, with comparative information for 2016

	2017	2016
Cash provided by (used in):		
Operating activities:		
Annual surplus	$ 47,433,214	$ 40,303,340
Items not involving cash:		
Amortization of tangible capital assets	7,783,322	7,163,980
Loss on sale of tangible capital assets	1,418,359	134,590
Developer contributions of tangible capital assets	(24,949,117)	(19,479,380)
Sewer capital recovery fees	(6,578,787)	(5,587,102)
Actuarial adjustment on debt	-	(23,347)
Change in proportionate share of West Shore Parks & Rec Society	-	(275,402)
Changes in non-cash operating assets and liabilities:		
Property taxes receivable	88,756	1,199,294
Accounts receivable	(935,734)	(8,025,998)
Other assets	(100,785)	(210,623)
Accounts payable and accrued liabilities	7,059,010	1,738,996
Prepaid property taxes and licences	80,413	124,923
Deferred revenue	2,916,669	1,654,493
Refundable deposits	3,748,420	1,401,656
Prepaid expenses	(298,916)	121,223
	37,664,824	20,240,643
Capital activities:		
Acquisition of tangible capital assets	(29,306,645)	(20,124,108)
Decrease (increase) in land held for resale	1,854,499	3,531,715
Proceeds on sale of tangible capital assets	1,929,272	162,291
	(25,522,874)	(16,430,102)
Financing activities:		
Debt proceeds	2,000,000	700,000
Debt payments	(2,422,100)	(2,686,885)
	(422,100)	(1,986,885)
Increase (decrease) in cash and cash equivalents	11,719,850	1,823,656
Cash and cash equivalents, beginning of year	18,384,331	16,560,675
Cash and cash equivalents, end of year	$ 30,104,181	$ 18,384,331
Supplemental cash flow information:		
Cash paid for interest	$ 505,352	$ 494,067
Cash received from interest	385,210	303,020

The accompanying notes are an integral part of these consolidated financial statements.

The City of Langford (the "City") is incorporated and operates under the provisions of the British Columbia Local Government Act and the Community Charter of British Columbia.

1. **Significant accounting policies:**

The consolidated financial statements of the City are prepared by management in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the City are as follows:

(a) Reporting entity:

The consolidated financial statements include the assets, liabilities, revenues and expenses of the City. The consolidated financial statements also include the City's proportionate interest in the West Shore Parks and Recreation Society ("West Shore"), an organization jointly controlled by the City. The City does not administer any trust activities on behalf of external parties.

(b) Basis of accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(c) Revenue recognition:

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made, except when and to the extent the transfer gives rise to an obligation that meets the definition of a liability.

Property tax revenue is recognized on an accrual basis using approved tax rates and the anticipated assessment for the current year. Parcel tax revenues are recognized in the year that they are levied.

(d) Deferred revenue:

Deferred revenue includes grants, contributions and other amounts received from third parties pursuant to legislation, regulation and agreement which may only be used in certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed, or the tangible capital assets are acquired thereby extinguishing any liability to the City.

Development cost charges are amounts which are restricted by government legislation or agreement with external parties. When qualifying expenditures are incurred, development cost charges are recognized as revenue in amounts which equal the associated expenses.

(e) Refundable deposits:

Receipts restricted by third parties are deferred and reported as refundable deposits under certain circumstances. Refundable deposits are returned when the third party meets their obligations or the deposits are recognized as revenue when qualifying expenditures are incurred.

(f) Investment income:

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to the investment and forms part of the deferred revenue balance.

(g) Cash equivalents:

Cash equivalents include short-term, highly liquid investments that are cashable on demand or have a term to maturity of 90 days or less at acquisition.

(h) Long-term debt:

Long-term debt is recorded net of related repayments and actuarial earnings.

(i) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Land improvements	10-50
Buildings	25-70
Vehicles, machinery, equipment	5-25
Sewer and storm infrastructure	75-100
Road infrastructure	10-75

Non-financial assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

(ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value and are recorded as revenue at the date of receipt.

(iii) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(iv) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(v) Inventory of supplies

Inventory of supplies held for consumption is recorded at the lower of cost and replacement cost.

(vi) Contaminated sites

Contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceeds an environmental standard. A liability for remediation of contaminated sites is recognized, net of any expected recoveries, when all of the following criteria are met:

1) an environmental standard exists
2) contamination exceeds the environmental standard
3) the City is directly responsible or accepts responsbility for the liability
4) future economic benefits will be given up, and
5) a reasonable estimate of the liability can be made

(j) Employee benefits:

The City and its employees make contributions to the Municipal Pension Plan. These contributions are expensed as incurred. The costs of a multi-employer defined contribution pension plan, such as the Municipal Pension Plan, are the employer's contributions due to the plan in the period.

(k) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating historical cost and useful lives of tangible capital assets, estimating fair value of contributed tangible capital assets and in estimating provisions for accrued liabilities. Actual results could differ from these estimates.

2. **Cash and cash equivalents:**

	2017	2016
West Shore Parks and Recreation Society	$ 1,595,408	$ 1,571,268
Cash	11,449,226	6,813,102
Term deposits	17,059,547	9,999,961
	$ 30,104,181	$ 18,384,331

The City has an approved operating line of credit of $7,500,000.

3. **Deferred revenue:**

Deferred revenue, reported on the consolidated statement of financial position, is comprised of the following:

	2017	2016
Development cost charges	$ 13,462,079	$ 10,803,097
Hotel room tax	984,750	846,123
Other	691,042	571,982
	$ 15,137,871	$ 12,221,202

Development cost charges:

	2017	2016
Opening balance of unspent funds	$ 10,803,097	$ 9,288,738
Add:		
Development cost charges received during the year	3,479,383	3,717,218
Interest earned	120,206	78,997
	14,402,686	13,084,953
Less amount spent on projects and recorded as revenue	(940,607)	(2,281,856)
	$ 13,462,079	$ 10,803,097

4. **Debt:**

(a) Short-term debt:

Short-term debt is comprised of an interim financing facility through the TD Bank due on demand which bears interest at the Bankers Acceptance Rate plus stamping fee of 60 basis points.

(b) Long-term debt:

Long-term debt from the TD Bank consists of five year floating rate term loans maturing from 2018 to 2022, with a current interest rate of 1.93%.

(c) Principal payments on long term debt and budgeted repayments on short-term debt for the next five years are as follows:

2018	$	1,221,500
2019		535,200
2020		559,500
2021		555,100
2022		552,900

5. **Tangible capital assets:**

(a) Assets under construction:

Assets under construction have a value of $23,750,061 (2016 - $18,196,375) and have not yet been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed capital assets received during the year is $24,949,117 (2016 - $19,827,108) comprised of land $15,450,982 (2016 - $10,256,607), land improvements $NIL (2016 - $130,086), sewer and storm infrastructure $3,695,381 (2016 - $3,453,072) and roads infrastructure $5,802,754 (2016 - $5,987,343).

(c) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at City sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

(d) Write-down of tangible capital assets:

No tangible capital assets were written down in 2017 or 2016.

(e) West Shore Parks and Recreation Society:

The City's proportionate share of West Shore Parks and Recreation Society assets includes land, buildings, and equipment which are subject to amortization policies consistent with those of the City.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 5. Tangible Capital Assests (Continued)

	Land	Land Improvements	Buildings	Vehicles Machinery & Equipment	Sewer and Storm Infrastructure	Roads Infrastructure	Assets Under Construction	West Shore Parks & Recreation Society	2017	2016
Cost:										
Opening	$ 152,457,006	17,569,162	33,693,703	13,189,569	51,831,525	128,350,404	18,196,375	32,179,830	$ 447,467,574	$ 408,043,251
Additions	18,604,425	1,237,445	-	908,760	5,599,964	10,503,500	17,307,013	94,655	54,255,762	46,436,246
Transfers	346,301	-	-	21,414	-	11,385,612	(11,753,327)	-	-	-
Disposals	(2,418,154)	(563,036)	(100,992)	(464,640)	-	(333,407)	-	(25,072)	(3,905,301)	(7,386,432)
Change in share	-	-	-	-	-	-	-	-	-	374,509
Balance, end of year	168,989,578	18,243,571	33,592,711	13,655,103	57,431,489	149,906,109	23,750,061	32,249,413	497,818,035	447,467,574
Accumulated Amortization:										
Opening	-	5,500,093	6,477,634	6,682,456	9,578,005	33,062,642	-	9,069,337	70,370,167	63,990,114
Disposals	-	(84,466)	(19,188)	(328,743)	-	(102,223)	-	(23,050)	(557,670)	(256,793)
Amortization	-	760,446	705,583	886,186	887,365	3,294,710	-	607,160	7,141,450	6,537,739
Change in share	-	-	-	-	-	-	-	-	-	99,107
Balance, end of year	-	6,176,073	7,164,029	7,239,899	10,465,370	36,255,129	-	9,653,447	76,953,947	70,370,167
Net book value, end of year	**$ 168,989,578**	**12,067,498**	**26,428,682**	**6,415,204**	**46,966,119**	**113,650,980**	**23,750,061**	**22,595,966**	**$ 420,864,088**	**$ 377,097,407**

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6. Sewer franchise agreement:

During 2004, the City entered into a franchise and partnering agreement with West Shore Environmental Services Inc. ("WSES") and Terasen Utility Services Inc. The term of the agreement is 21 years, with a single 21 year renewal. Under the agreement, the City grants an exclusive franchise to WSES to design, construct, finance, own, and operate and maintain sanitary sewers in the City. The City also grants an exemption from municipal property tax for sewer infrastructure and WSES has been granted an Order in Council to extend that exemption to property taxes for all other jurisdictions. Upon termination of the agreement, the sewer infrastructure constructed by WSES will be acquired by the City for a nominal payment.

WSES will recover its capital costs by imposition of a sewer capital recovery fee ("SCRF") on owners of property who wish to connect to the sewer. WSES will also bill and collect all user fees. Fees were frozen for five years ended in 2009. WSES will pay the City franchise fees that are estimated to total $11 million over the 21 year term of the agreement.

The City records the costs of sewer infrastructure constructed by WSES $833,452 (2016 - $939,042) and corresponding remaining cost to be recovered. The remaining cost to be recovered is reduced as SCRF's are collected by WSES.

The cost of WSES sewer infrastructure, less residual value, is amortized on a straight line basis over their estimated useful lives, 60 to 70 years.

	Opening	Increase	Decrease	Closing
WSES sewer infrastructure				
Cost	$ 38,581,998	1,249,294	(415,842)	$ 39,415,450
Accumulated amortization	(6,078,640)	(641,872)	-	(6,720,512)
	32,503,358	607,422	(415,842)	32,694,938
Remaining cost to be recovered	(10,683,567)	(1,249,294)	6,994,629	(4,938,232)
	$ 21,819,791	(641,872)	6,578,787	$ 27,756,706

7. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2017	2016
Surplus:		
Invested in tangible capital assets	$ 422,802,094	$ 372,676,398
Invested in land held for resale	-	1,854,499
Other	(7,888,920)	(4,726,408)
Total surplus	414,913,174	369,804,489
Reserves set aside by Council:		
Future operational contingencies	502,378	491,352
Future capital contingencies	175,000	-
Federal Gas Tax	1,245,229	365,004
West Shore Parks & Rec Society	1,025,356	960,018
Total reserves	2,947,963	1,816,374
Reserve funds set aside for specific purposes by Council:		
Capital works	1,392,747	2,025,354
Affordable housing	1,462,952	1,263,270
Parks and open space	2,152,130	2,229,712
Parkland improvement	2,927	2,899
General amenity	4,628,431	2,839,904
Equipment replacement	203,679	259,055
Sidewalk capital	26,274	132,538
Bear Mountain fire hall	1,299,281	1,216,156
Special police capital	175,653	182,704
Downtown parking	47,457	46,999
Total reserve funds	11,391,531	10,198,591
	$ 429,252,668	$ 381,819,454

8. Taxation:

Taxation revenue, reported on the consolidated statement of operations, is comprised of the following:

	2017	2016
General	$ 26,225,351	$ 24,690,205
Parcel tax	1,629,410	1,629,410
Revenue in lieu of taxes	95,896	90,023
Collections for other governments	27,474,664	27,034,843
1% utility taxes	404,375	397,673
	55,829,696	53,842,154
Less taxes levied for other authorities:		
Capital Regional District - General Operating	5,752,105	5,013,116
Revenue in lieu of taxes	73,602	65,413
Capital Regional Hospital District	2,356,725	2,345,170
School Authorities	16,344,816	16,481,609
BC Assessment Authority	439,453	469,542
Municipal Finance Authority	1,797	1,623
BC Transit	2,506,166	2,658,370
	27,474,664	27,034,843
	$ 28,355,032	$ 26,807,311

9. Government transfers:

The City recognizes the transfer of government funding as revenue when received and all related eligibility criteria and stipulations have been satisfied.

	2017	2016
Operating transfers:		
Federal	$ 164,546	$ 409,326
Provincial	370,199	452,477
Other	605,637	553,612
	1,140,382	1,415,415
Capital transfers:		
Federal	6,901,023	4,976,309
Provincial	3,462,816	5,060,066
Other	72,449	58,638
	10,436,288	10,095,013
	$ 11,576,670	$ 11,510,428

During the year, the City transferred $4,282,964 of assets under construction to other governments, representing project costs incurred to design, engineer, construct and commission roads infrastructure crossing into other government jurisidictions, based on terms of the agreement between the City and Ministry of Transportation of the Province of BC. The transfer is recorded as an expense in the consolidated statement of operations.

10. Municipal pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteed pension plan. The board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. The plan has about 193,000 active members and approximately 90,000 retired members. Active members include approximately 38,000 contributors from local government.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation as at December 31, 2015 indicated a $2,224 million funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2018 with results available later in 2019.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The City paid $696,187 (2016 - $625,934) for employer contributions while employees contributed $609,185 (2016 - $560,228) to the Plan in fiscal 2017.

11. Commitments and contingencies:

(a) Contingent liabilities:

The CRD debt, under provisions of the Local Government Act, is a direct, joint and several liability of the CRD and each member municipality within the CRD, including the City of Langford.

The City is a shareholder and member of the Capital Region Emergency Service Telecommunications (CREST) Incorporated who provides centralized emergency communications, and related public safety information services to municipalities, regional district, the provincial and federal governments and their agencies, and emergency services organizations throughout the Greater Victoria region and the Gulf Islands. Members' obligations to share in funding ongoing operations and any additional costs relating to capital assets are to be contributed pursuant to a Members' Agreement.

(b) Litigation liability:

From time to time, the City is subject to claims and other lawsuits that arise in the ordinary course of business, some of which may seek damages in substantial amounts. Liability for these claims and lawsuits are recorded to the extent that the probability of a loss is likely and it is estimable. It is considered that the potential claims against the City resulting from such litigation will be covered by insurance and therefore will not materially affect the consolidated financial statements of the City.

(c) Commitments:

The City entered into a long-term contract with the Royal Canadian Mounted Police (RCMP) for the provision of police services effective October 1, 1994. Under the terms of this contract, the City is responsible for 90% of policing costs. The 2018 estimated cost of this contract is $6,979,100.

On February 7, 2013, the City entered into a purchase of service agreement with the YMCA/YWCA of Greater Victoria to provide access for Langford residents to an aquatic facility to be built in Langford. The City agreed to pay $750,000 per year to be indexed by population every two years from the opening date to a maximum of $950,000 per year for a period of 25 years.

On December 20, 2017, the City entered into an agreement to purchase property at 3020 Glen Lake Rd and provided a downpayment of $30,000. The City agreed to pay $600,000 total for the purchase of the property.

As at December 31, 2017, the following major contracts were in progress:

	Total Amount of Contract	Paid or Accrued
Operaing	$ 15,443,809	$ 11,084,945
Capital	5,666,535	3,373,015

12. Financial plan:

The financial plan data presented in these consolidated financial statements is based upon the 2017 operating and capital financial plans approved by Council on May 1, 2017. Amortization expense was not contemplated on development of the financial plan and, as such, has not been included. The chart below reconciles the approved financial plan to figures reported in these consolidated financial statements.

		Financial plan amount
Revenues:		
Operating	$	41,237,000
Capital		44,071,500
West Shore Parks & Rec Society		3,163,121
Less:		
Transfers from own funds		7,476,100
Proceeds on debt issue		5,035,000
Total revenue		75,960,521
Expenses:		
Operating		41,237,000
Capital		44,071,500
West Shore Parks & Rec Society		3,203,813
Less:		
Capital expenditures		44,071,500
Transfer to own funds		2,522,600
Debt principal payments		2,326,600
Total expenses		39,591,613
Annual surplus	$	36,368,908

13. West Shore Parks and Recreation Society:

(a) Capital asset transfer:

The Capital Regional District (the "CRD") transferred the lands and facilities comprising the Juan de Fuca Recreation Centre to the following municipal members (the "Municipalities") effective January 2, 2002; City of Langford, City of Colwood, District of Highlands, District of Metchosin and the CRD (on behalf of a portion of the Juan de Fuca Electoral Area). Effective January 1, 2007 the Town of View Royal became a member of the Society.

In 2002 the lands and facilities were transferred to the Municipalities in their proportionate share, as specified in the Co-Owners' Agreement. The lands and facilities were reallocated amongst the members on January 1, 2007 when the Town of View Royal became a member. Future improvements are allocated among the members as per the cost sharing formula in effect each year for each service or facility, as outlined in a Members' Agreement. For 2017, the City's share of improvements purchased by the Society on its behalf is $NIL.

Because the cost sharing formula in the Members' Agreement produces different cost shares for the members from year-to-year, there is a gain or loss on the opening fund balances. In 2017, there was no change in the cost sharing formula.

The Municipalities have each become members in the Society, which was incorporated to provide parks, recreation and community services to the Municipalities under contract. Under terms of an Operating, Maintenance and Management Agreement, the Society is responsible to equip, maintain, manage and operate the facilities located at the recreation centre.

(b) Consolidation:

Financial results and budget for the Society are consolidated into the City's financial statements proportionately, based on the cost sharing formula outlined in the Members' Agreement. In 2017 the City's proportion for consolidation purposes was 50.55% (2016 - 50.55%).

Condensed financial information for the Society is as follows:

		2017		2016
Financial assets	$	3,501,452	$	3,356,046
Financial liabilities		2,260,252		2,065,793
Net financial assets		1,241,200		1,290,253
Non-financial assets		976,001		996,842
Accumulated surplus	$	2,217,201	$	2,287,095
Invested in tangible capital assets	$	919,061	$	974,690
Reserve funds		2,088,460		1,970,345
Other		(790,320)		(657,940)
	$	2,217,201	$	2,287,095
Revenues	$	5,639,648	$	6,210,461
Requisition from members		4,968,939		4,968,945
		10,608,587		11,179,406
Expenses		5,709,542		5,820,785
Requisition from members		4,968,939		4,968,945
		10,678,481		10,789,730
Annual surplus (deficit)	$	(69,894)	$	389,676

14. Segmented information:

The City is a diversified municipal government institution that provides a wide range of services to its citizens, including General Government Services, Protective Services, Engineering and Public Works Services, Community Services and Utility and Enterprise Services. Service Areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions or limitations.

City services are provided by departments and their activities are reported in these Service Areas. Departments disclosed in the Segmented Information, along with the services they provide are as follows:

General Government Services

The Departments within General Government Services are responsible for adopting bylaws; adopting administrative policy; levying taxes; acquiring, disposing and managing City assets; ensuring effective financial management; monitoring performance and ensuring that high quality City services standards are met.

Protective Services

The Departments within Protective Services are Police and Bylaw Enforcement; Fire Protection and Emergency Response; and Building Inspection. The mandates of these departments are to enforce laws, prevent crime, maintain peace, order and security by protecting life, property and the environment.

Engineering and Public Works

The Engineering Department is responsible for the transportation services within the City. This includes roads, storm drains, sidewalks, street lighting and trolley.

Community Services

The Departments within Community Services include Environmental and Development Services and Recreation and Cultural Services. The Environmental and Development Services Department is responsible for preparing land use plans, bylaws and policies for sustainable development of the City and for reviewing and approving new development. The Recreation and Cultural Services Department is responsible for providing, facilitating the development of, and maintaining high quality parks, recreation facilities and cultural services.

Utility and Enterprise Services

This Department is responsible for administering the Sewer Franchise Agreement (note 6) for the City.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1. The following table provides additional financial information for the foregoing segments. Taxation and grants in lieu of taxes are apportioned to the functions based on their share of the net budgeted expenditures in the Financial Plan.

Note 14 2017 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	$ 3,576,300	$ 9,343,900	$ 5,064,632	$ 10,370,200	$ -	$ 28,355,032
Utility charges	-	-	-	-	5,000	5,000
Government transfers	202,049	757,714	8,251,535	2,365,372	-	11,576,670
Commercial leasing	41,411	139,341	-	3,270,045	-	3,450,797
Other	2,898,240	60,951	130,812	2,994,292	6,578,787	12,663,082
Licences and permits	23,540	2,278,713	742,632	751,146	-	3,796,031
Developer and property owner contributions	670,262	70,800	30,526,421	3,674,469	3,695,381	38,637,333
Development cost charges	-	-	488,859	451,748	-	940,607
Casino	139,400	-	1,158,014	-	-	1,297,414
Total Revenue	7,551,202	12,651,419	46,362,905	23,877,272	10,279,168	100,721,966
Expenses:						
Salaries, wages and employee benefits	2,654,238	3,787,928	1,797,715	3,219,514	-	11,459,395
Contracted and general services	1,065,119	7,630,291	9,916,722	9,282,595	-	27,894,727
Materials, goods, supplies and utilities	539,886	573,966	441,203	955,951	-	2,511,006
Other	783,520	337,140	854,104	1,665,538	-	3,640,302
Amortization	293,438	446,835	4,107,269	2,293,908	641,872	7,783,322
Total Expenses	5,336,201	12,776,160	17,117,013	17,417,506	641,872	53,288,752
Annual surplus (deficit)	$ 2,215,001	$ (124,741)	$ 29,245,892	$ 6,459,766	$ 9,637,296	$ 47,433,214

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 14 2016 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	$ 5,281,500	$ 8,564,000	$ 4,961,300	$ 8,000,511	$ -	$ 26,807,311
Utility charges	-	-	-	-	5,000	5,000
Government transfers	150,737	739,450	9,992,122	628,119	-	11,510,428
Commercial leasing	39,279	200,308	-	2,788,436	-	3,028,023
Other	2,488,542	71,388	143,124	3,390,145	5,587,102	11,680,301
Licences and permits	23,650	1,859,886	887,482	517,759	-	3,288,777
Developer and property owner contributions	588,000	97,500	23,838,860	1,449,623	1,403,594	27,377,577
Development cost charges	-	-	2,243,739	38,117	-	2,281,856
Casino	139,400	-	1,152,615	-	-	1,292,015
Total Revenue	8,711,108	11,532,532	43,219,242	16,812,710	6,995,696	87,271,288
Expenses:						
Salaries, wages and employee benefits	2,475,378	3,605,831	1,774,564	2,586,534	-	10,442,307
Contracted and general services	1,334,050	6,710,310	8,618,122	8,235,263	-	24,897,745
Materials, goods, supplies and utilities	556,889	506,815	371,711	995,937	-	2,431,352
Other	330,930	300,983	564,407	836,244	-	2,032,564
Amortization	300,584	426,665	3,604,756	2,205,734	626,241	7,163,980
Total Expenses	4,997,831	11,550,604	14,933,560	14,859,712	626,241	46,967,948
Annual surplus (deficit)	$ 3,713,277	$ (18,072)	$ 28,285,682	$ 1,952,998	$ 6,369,455	$ 40,303,340

CITY OF LANGFORD
BYLAW NO. 1653

A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE CITY OF LANGFORD FROM TAXATION FOR THE YEAR 2017

WHEREAS Council may exempt land and improvements from taxation under Section 224 of the Community Charter;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

1. The buildings and improvements together with certain lands surrounding the buildings and improvements and more particularly described as:

   a) Roll No. 01-62-327-06159.000
      Lot 7, Pl 6190, Section 79, Esquimalt District
      Juan de Fuca Cadet Youth Society
      948 Dunford Road

   b) Roll No. 01-62-327-07522.001
      Lot 10, Pl 10901, Section 111, Esquimalt District
      Langford Fifty and Up Club
      2637 Sunderland Road

   c) Roll No. 01-62-327-06411.005
      Section 84, Esquimalt District, All that portion of the Hollywood Road (renamed Hazelwood Road by Gazette notice dated February 22, 1956), as dedicated by Pl 1718 and extending northerly from the extension easterly of the south boundary of Block 2, Pl 1718, Section 84, Esquimalt District to the extension north-easterly of the north-west boundary of Lot A, Pl 13728
      Metchosin Farmers' Institute
      1040 Marwood Avenue

   d) Roll No. 01-62-327-06411.008
      Lot 1, Pl EPP26925, Section 84 Esquimalt District, Section 90, 86 and 87 Metchosin District
      (PID #029-207-908)
      Metchosin Farmers' Institute
      1040 Marwood Avenue

e) Roll No. 01-62-327-06439.250
Esquimalt District, LD 30 & 21 PT Sections 83, 84, 85, 86 Metchosin District & Sections 83 & 84 Esquimalt District except parcel M (DD15125) shown outlined in red on Pl 82 RW Part held under licence of occupation by the Metchosin Farmers' Institute
Metchosin Farmers' Institute
1040 Marwood Avenue

f) Roll No. 01-62-327-13906.060
Esquimalt District, Lot 1 of Pl 17393, Sections 79 Metchosin District, 83, 84 and 90, Esquimalt District (PID #003-908-968)
South Vancouver Island Rangers
3498 Luxton Road

g) Roll No. 01-62-327-04124.001
Lot 4, Pl 9088, Section 5, Esquimalt District
Trustees United Church of Canada (Gordon United Church)
929 Goldstream Avenue

h) Roll No. 01-62-327-04125.001
Lot 1, Pl 14459, Section 5, Esquimalt District
Gordon United Church of Canada
935 Goldstream Avenue

i) Roll No. 01-62-327-06299.010
Lot 1, Pl 15933, Section 88 & 89, Esquimalt District
Trustees – Lighthouse Christian Academy
1289 Parkdale Drive

j) Roll No. 01-62-327-04250.003
Lot A, Pl 28120, Esquimalt District
Grace Baptist Church of Victoria
2731 Matson Road

k) Roll No. 01-62-327-05647.010
Lot A, Pl 42956, Esquimalt District
Society of St. Vincent De Paul
2784 Claude Road

l) Roll No. 01-62-327-05790.021
Lot B, Pl VIP64037, Esquimalt District
West Shore Chamber of Commerce
2830 Aldwynd Road

m) Roll No. 01-62-327-05646.100
Lot 1, Pl VIP69262, Esquimalt District
Bishop of Victoria Corp
798 Goldstream Avenue

n) Roll No. 01-62-327-06694.030
Lot 1, Pl 44619, Esquimalt District
The Forge (formerly the Western Community Baptist Church)
2610-2612 Sooke Road

o) Roll No. 01-62-327-05709.202
Lot 2, Pl VIS6677, Section 72, Esquimalt District
Westwind Plaza (JV) Properties Ltd. (Goudy Library)
119-755 Goldstream Avenue

p) Roll No. 01-62-327-05709.203
Portion of Lot 3, Pl VIS6677, Section 72, Esquimalt District
Westwind Plaza (JV) Properties Ltd. (Goudy Library)
115-755 Goldstream Avenue

q) Roll No. 01-62-327-04188.140
Lot 4, Pl VIS4874, Section 5 Esquimalt District
Habitat for Humanity Victoria
849 Orono Avenue

r) Roll No. 01-62-327-05731.100
Lot 1, Pl VIP78559, Section 72, Esquimalt District
Royal Canadian Legion
761 Station Road

s) Roll No. 01-62-327-06385.006
Portion of Lot 1, Pl EPP38718, Section 86 and 87, Esquimalt District
Westhills Land Corp (Victoria Conservatory of Music)
210-1314 Dumont Avenue

t) Roll No. 01-62-327-05886.008
Lot 8, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
157-2745 Veterans Memorial Parkway

u) Roll No. 01-62-327-05886.144
Lot 144, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P44-2745 Veterans Memorial Parkway

v) Roll No. 01-62-327-05886.145
Lot 145, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P45-2745 Veterans Memorial Parkway

w) Roll No. 01-62-327-05886.146
Lot 146, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P46-2745 Veterans Memorial Parkway

x) Roll No. 01-62-327-05886.147
Lot 147, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P47-2745 Veterans Memorial Parkway

y) Roll No. 01-62-327-05886.148
Lot 148, Pl VIS6662, Section 72, Esquimalt District
Victoria Association for Community Living
P48-2745 Veterans Memorial Parkway

z) Roll No. 01-62-327-05764.000
Lot 23, Pl VIP7235, Section 72, Esquimalt District
Goldstream Masonic Hall
679 Goldstream Ave

aa) Roll No. 01-62-327-18809.000
Lot A, Pl VIP65123, Section 1,2,4 &5, Lot A, Pl VIP65129, Section 7980, 86 & 87, Esquimalt Land District, Sections 79, 80, 86 and 87, Lot A Plan VIP65130, Section 72, Esquimalt Land District, Except Plan VIP86164, Lot 2, Plan VIP45768, Section 73 Esquimalt Land District
Island Corridor Foundation
E&N Railway

Shall hereby be exempt from taxation for the year 2016.

2. This bylaw may be cited for all purposes as "City of Langford Permissive Tax Exemption Bylaw No. 1653, 2016."

READ A FIRST TIME this 19th day of September, 2016.

READ A SECOND TIME this 19th day of September, 2016.

READ A THIRD TIME this 19th day of September, 2016.

ADOPTED this 3rd day of October, 2016.



MAYOR

(Certified Correct)
CORPORATE OFFICER

ANNUAL DEVELOPMENT COST CHARGE

CITY OF LANGFORD
ANNUAL DEVELOPMENT COST CHARGES REPORT
FOR THE YEAR ENDED DECEMBER 31, 2017

		Opening Balance	DCC's Received		Expenditures	Interest Earned	Closing Balance
Parks	$	9,537,915	1,868,912	-	451,748	101,258	11,056,337
Sewer		28,317	-		-	276	28,593
Storm Drainage		166,705	259,866		-	3,210	429,781
Roads		1,070,158	1,350,605	-	488,859	15,462	1,947,366
	$	**10,803,095**	**3,479,383**	**-**	**940,607**	**120,206**	**13,462,077**

There were no waivers or reductions of development cost charges under Section 933.1(2) of the Local Government Act.

City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: July 30, 2018

Department: **Administration**

Subject: 2018 Municipal Election Chief and Deputy Chief Election Officer Appointments

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Background / Comments

As Council is aware, a municipal election will be held on Saturday, October 20th. Prior to the election, Council is required to appoint a Chief election Officer and a Deputy Chief Election Officer(s) to oversee the municipal election. These appointments are responsible to ensuring that the election is run in a fair and open manner, and that all legislative requirements of the election are met.

For this election, Council has appointed Mr. Tom Moore of Tom Moore and Associates as Chief Election Officer. Council has also appointed Kerry Fedosenko, associate of Tom Moore and Associates, Director of Corporate Services Braden Hutchins and Manager of Legislative Services Stacie Barclay as Deputy Chief Election Officers for this election.

However, as Stacie Barclay has recently left the City, it is now recommended that her appointment be rescinded, and that Legislative Coordinator Christina Bell be appointed as Deputy Chief Election Officer in her place.

Options:

1. That Council rescind the appointment of Manager of Legislative Services Stacie Barclay from the Deputy Chief Election Officer role for the 2018 Municipal Elections, and in her place appoint Legislative Coordinator Christina Bell as a Deputy Chief Elections Officer.

Respectfully submitted,

Submitted by:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

City of Langford
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Staff Report

to

Council

Date: July 30, 2018

Department: **Finance**

Subject: Bylaw No. 1802 Building Bylaw No. 1160, Amendment No. 11, 2018

Background Commentary

This is a housekeeping matter in reference to Bylaw No. 1776. We have attached an updated version which clarifies the fees to be charged.

Options

That Council give Bylaw No. 1802 first 3 readings.

AND

That Council repeal Bylaw No. 1776.

Respectfully submitted,

Submitted by:	Audrey Kryklywyj-Shortreid
Concurrence:	Jerry Worobec, Manager, Building Department
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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Staff Report to Council

Date:	**July 30, 2018**
Department:	**Planning**
Application No.:	**Z17-0051**
Subject:	**Bylaw No. 1762 - Application to Rezone 2158 Millstream Road from the R2, One and Two Family, Zone to the RS4, Residential Small Lot, Zone to Allow a 33 lot subdivision**

At their Regular Meeting of 19 March 2018, Council passed the following resolution with respect to the property at 2158 Millstream Road:

1. *Give First Reading of Bylaw 1762, a Bylaw to amend the zoning designation of the property located at 2158 Millstream Road from the R2 (One and Two Family Residential) Zone to the RS4 (Residential Small Lot 4) Zone, subject to the following terms and conditions:*

    a) *That the owner agrees to provide, **as a bonus for increased density**, the following contributions per lot, prior to issuance of a building permit:*

        i. *$3,960 per small lot single family home towards the General Amenity Reserve Fund less the cost to construct the additional 77.4 m of sidewalk beyond the property frontage;*

        ii. *$660 per small lot single family home towards the Affordable Housing Reserve Fund;*

    b) *That the developer provides, prior to **Public Hearing** the following:*

        i. *A technical Stormwater Management Memo to the satisfaction of the Director of Engineering; **(COMPLETED)***

c) *That the applicant provides, prior to **Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title that agrees to the following: **(COMPLETED)***

i. *That the developer agrees to implement the approved storm water management plan and to complete any required improvements and/or upgrades to on site and off site infrastructure necessary to facilitate proper drainage on the subject property at the developer's expense;*
ii. *That the developer will construct full frontage improvements, including, but not limited to, boulevard planting, and light standards within the frontages of all internal roads and along the Millstream Road frontage. The installation of sidewalks on one side of internal roads as well as along the frontage of Millstream Road that connects the entrance of Bear Mountain Parkway to Nirwan Place. All frontage improvements shall be in accordance with Bylaw No.1000 and to the satisfaction of the Director of Engineering. These improvements shall be installed prior to subdivision approval or building permit issuance, whichever is first, or be the subject of a development servicing agreement to the satisfaction of the Director of Engineering;*
iii. *That any necessary above or underground infrastructure or servicing upgrades, extensions or other required servicing requirements are to be fulfilled to the standards of Bylaw No. 1000 and the Director of Engineering, and that costs incurred will be the responsibility of the developer;*
iv. *That the developer agrees to register a road dedication along Millstream Road as is necessary to accommodate any and all required frontage improvements prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;*
v. *That developer agrees to register statutory right of way over the utility corridor to serve as a pedestrian path connection to Bear Mountain Parkway, prior to the issuance of any building permits or subdivision approvals, whichever is first, on the Lands;*
vi. *That the developer agrees to construct a pedestrian path, approximately 4 m wide and 30 m long that is accessible and inclusive to those with mobility issues, to the satisfaction of the Manager of Parks and Recreation, prior to the issuance of any building permits on the Lands;*
vii. *That the applicant will submit a construction parking management plan, to the satisfaction of the Director of Engineering prior to building permit issuance;*
viii. *That the developer will endeavor to alert the future property owners of the proximity to Western Speed Way Recreation Park, and the nuisance this location may cause;*
ix. *To extend the sidewalk from Bear Mountain Parkway to Nirwan Place, an additional 77.4 m of sidewalk that is not within the subject property frontage.*
x. *That the applicant submit FUS calculations to the satisfaction of the Director of Engineering prior to subdivision approval or building permit issuance, whichever is first.*

COMMENTS

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1. c) i. – x. in Council's resolution of March 19th, 2018. As there were no additional conditions placed on the approval of Bylaw No. 1762, Council may wish to give the Bylaw fourth and final reading.

OPTIONS

That Council:

1. Adopt Bylaw No. 1762;

2. Take no action at this time with respect to Bylaw No. 1762;

Respectfully Submitted,

Submitted by:	Lauren Morhart, MCIP, RPP Planner
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Cory Manton, Manager of Parks and Recreation
Concurrence:	George Henshall, Deputy Director of Engineering
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

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CITY OF LANGFORD
BYLAW NO. 1762

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R2 (Rural Residential 2) Zone** and adding to the **RS4 (Residential Small Lot 4) Zone** the properties legally described as LOT 4, SECTION 2, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 8864; PID No.: 005-476-020 (2158 Millstream Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding the following line to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD (Column 5)
RS4	1762	LOT 4, SECTION 2, RANGE 3 WEST, HIGHLAND DISTRICT, PLAN 8864 (2158 Millstream Rd)	a) $660 per small lot towards the Affordable Housing Reserve Fund; b) $3,960 per small lot towards the General Amenity Reserve Fund;	No

c) This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 524, (2158 Millstream Rd), 2018".

READ A FIRST TIME this 19th day of March, 2018.

PUBLIC HEARING held this 7th day of May, 2018.

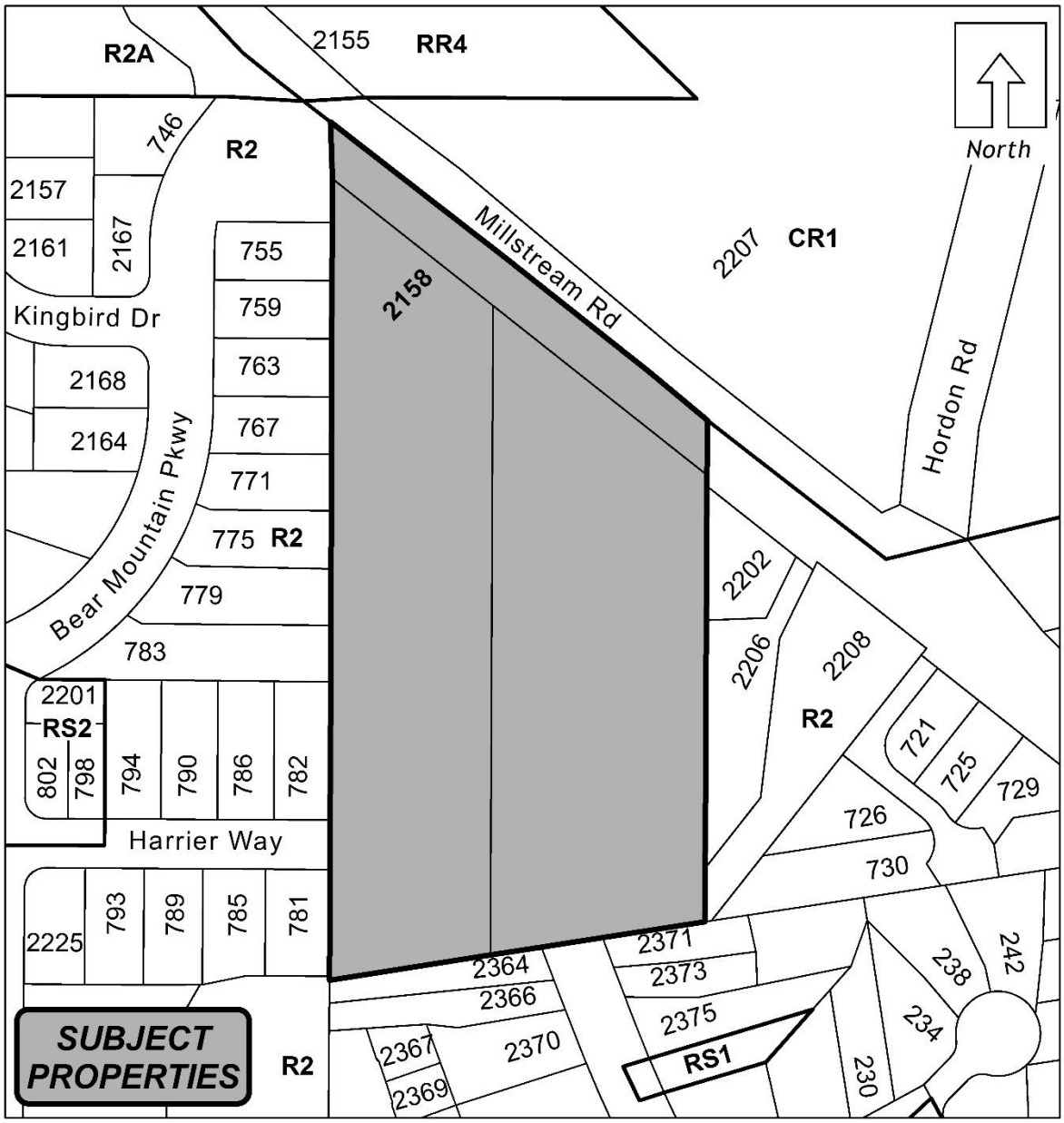
READ A SECOND TIME this 7th day of May, 2018.

READ A THIRD TIME this 7th day of May, 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Document Name: Bylaw_1762

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1762

_____
MAYOR

ADOPTION: _____

_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/25/2018

CITY OF LANGFORD
BYLAW NO. 1788

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting Article 6.95A.04(6) and replacing it with the following:

   "Under no circumstances may the total number of dwelling units in each Area shown on the CD6A Zone Density Map attached as Schedule O-3 exceed:

   (a) 473 dwelling units in Area A;
   (b) 102 dwelling units in Area B;
   (c) 16 dwelling units in Area C;
   (d) 19 dwelling units in Area D;
   (e) 500 dwelling units in Area E1;
   (f) 18 dwelling units in Area E2;
   (g) 209 dwelling units in Area E3;
   (h) 60 dwelling units in Area E4;
   (i) 15 dwelling units in Area E5;
   (j) 39 dwelling units in Area E6;
   (k) 800 dwelling units in Area E7; and
   (l) 1,049 dwelling units in Area E8."

2. By adding the following as Article 6.95A.04(8):

   "Despite Article 6.95A.04(6), an application may be made to Council to amend the maximum permitted number of dwelling units in an Area shown on the CD6A Zone Density Map attached as Schedule O-3, if the owner of the land or the applicant for a density amendment provides amenity contributions in accordance with Council's Affordable Housing and Amenity Contribution Policy, as amended from time to time."

3. By adding the following as Article 6.95A.04(9):

   "Despite Article 6.95A.04(6), more than 16 dwelling units but not more than 500 dwelling units may be constructed on Area C, as shown on the CD6A Zone Density Map attached as Schedule O-3, if the owner of the land or the applicant provides the following for each dwelling unit over and above 16, in addition to the requirements of Subsection 6.95A.04(2):

   (a) $1,000 per Single Family Equivalent (SFE) toward the Affordable Housing Reserve Fund; and
   (b) $6,000 per SFE toward the General Amenity Reserve Fund."

4. By adding the CD6A Zone Density Map attached to this Bylaw as Appendix B to the CD6A Zone as Schedule O-3.

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 538, (Density Allocation CD6A Text Amendment), 2018".

READ A FIRST TIME this 18th day of June, 2018.

PUBLIC HEARING held this 16th day of July, 2018.

READ A SECOND TIME this 16th day of July, 2018.

READ A THIRD TIME this 16th day of July, 2018.

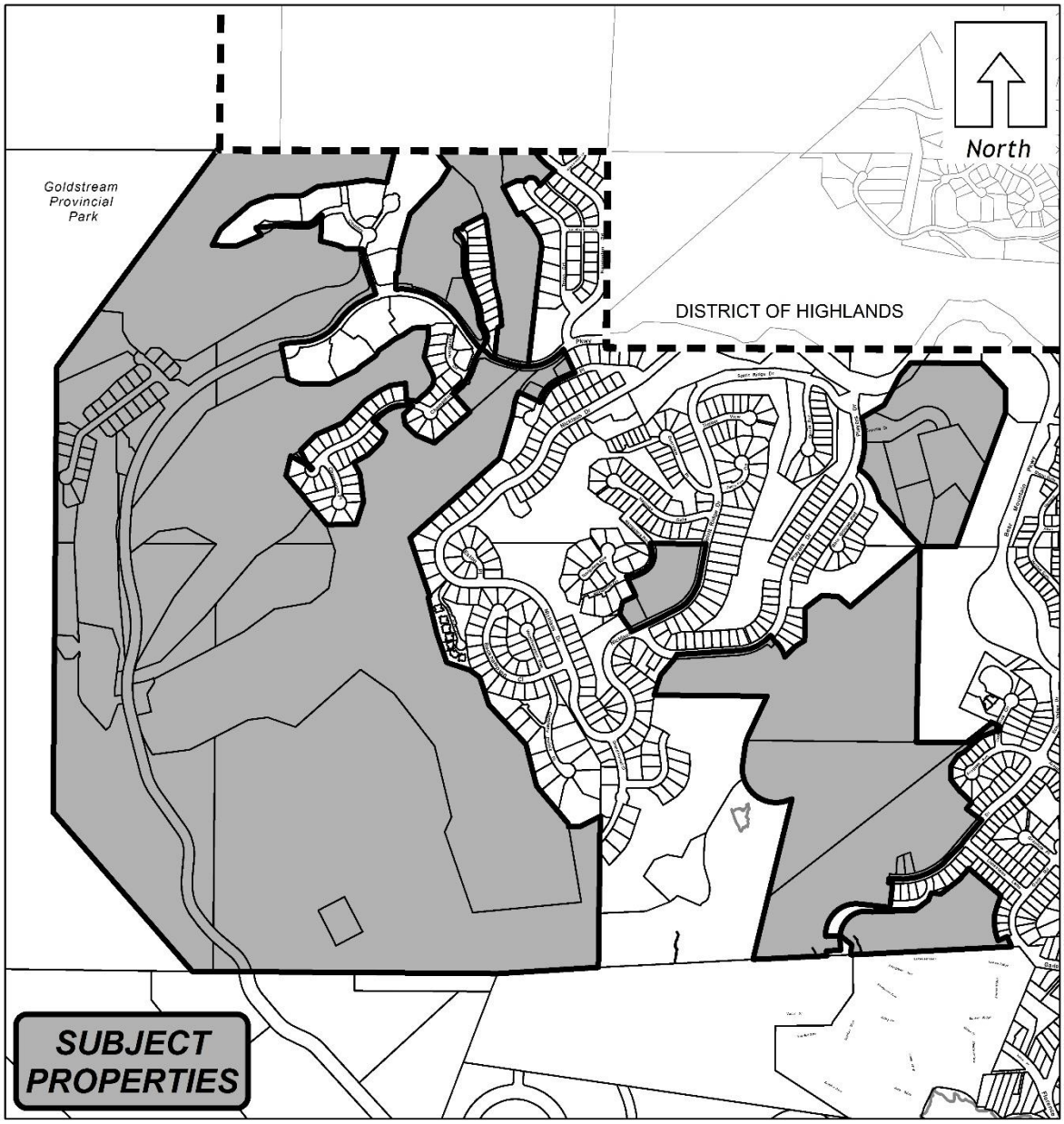
APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 20th day of July, 2018.

ADOPTED this of, 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A



Document Name: Bylaw_1788

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1788

_____
MAYOR

ADOPTION: _____

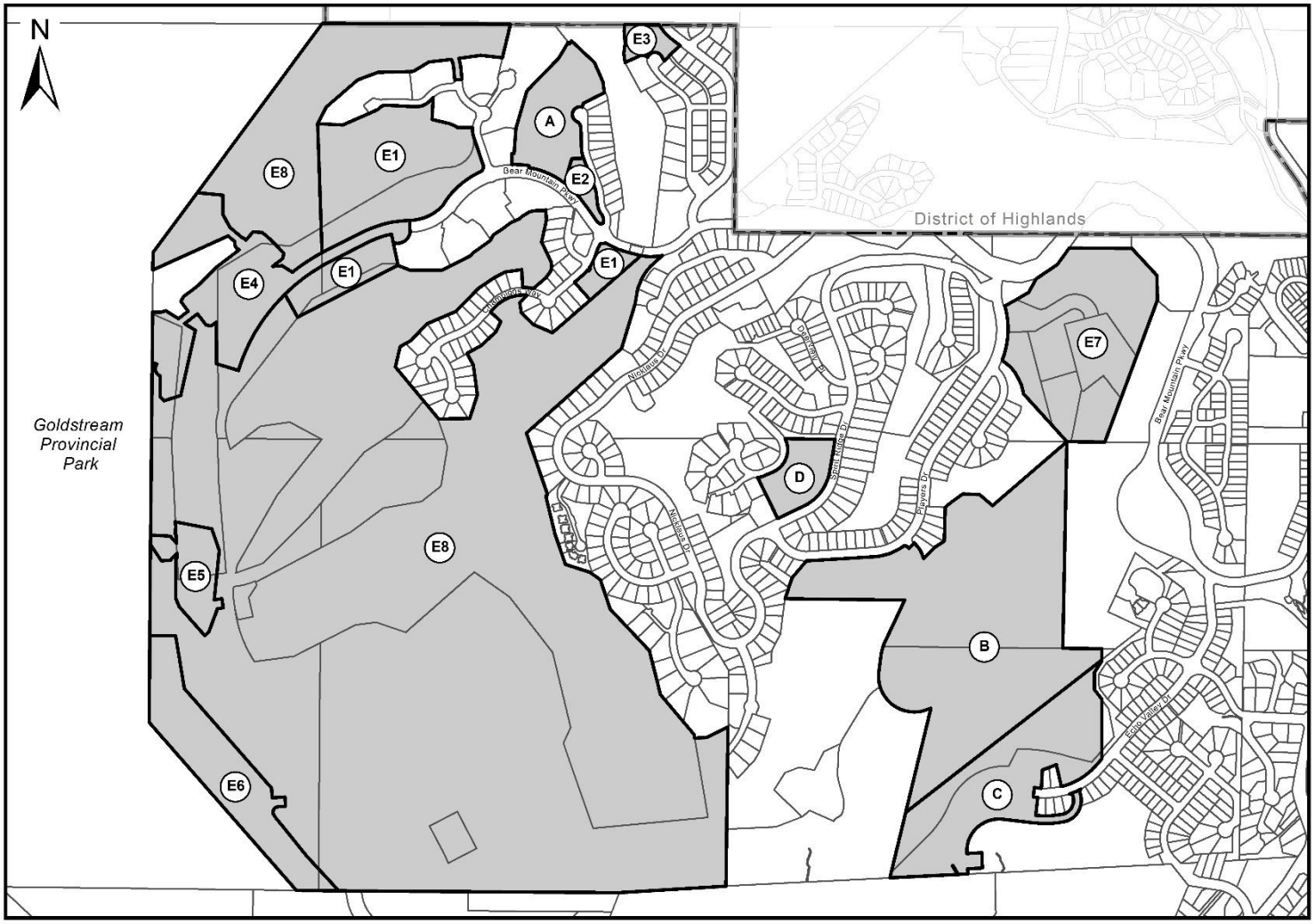
_____
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 5/28/2018

Schedule O-3

Schedule "O-3" to Bylaw No.300
CD6A Zone Map



City of Langford
www.cityoflangford.ca

Staff Report

to

Council

Date: **July 30, 2018**

Department: **Planning**

Subject: **Bylaw No. 1797; Changing the Name of the CD6 and CD6A (Bear Mountain Comprehensive Development) Zones to RCBM1 and RCBM2 (Resort Community of Bear Mountain) Zones.**

Background
At the regular meeting of Council on Monday, July 16th, 2018, Council gave first reading to Bylaw No. 1797 and resolved to waive the requirement for a public hearing with respect to Bylaw No. 1797.

The purpose of Bylaw No. 1797 is to change the title of the CD6 and CD6A (Bear Mountain Comprehensive Development) Zones to Resort Community of Bear Mountain 1 and 2 respectively.

Commentary
The copy of Bylaw No. 1797 that was provided to Council on July 16th contained an error in the citation, which read "This Bylaw may be cited for all purposes as 'Langford Zoning Bylaw, Amendment No. 543, (Revision Bylaw No. 1 – Bear Mountain Zones), 2018". The term "Revision Bylaw No. 1", should not have been included in this citation, and the wording in Bylaw No. 1797 has been changed to read: "This Bylaw may be cited for all purposes as 'Langford Zoning Bylaw, Amendment No. 543, (Bear Mountain Zones), 2018".

Council may wish to correct this errata with an amendment of the bylaw at first reading.

Financial Implications
None.

Legal Implications
None. Council may amend a bylaw at first reading before giving the same bylaw second and third reading.

Options

That Council:

1. Amend Bylaw No. 1797 at first reading, and give Bylaw No. 1797 second and third reading;

   OR

2. Take no action at this time with respect to Bylaw No. 1797;

Respectfully submitted,

Submitted by:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Michael Dillabaugh, CPA, CA, Director of Finance
Concurrence:	Braden Hutchins, Director of Corporate Services
Concurrence:	Darren Kiedyk, Chief Administrative Officer

:mgsb

CITY OF LANGFORD
BYLAW NO. 1797

A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By replacing the term "Comprehensive Development (CD6) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1 Zone";

2. By replacing the term "Comprehensive Development (CD6A) Zone – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2 Zone";

3. By replacing the term "CD6 (Bear Mountain)" in Table 1 of Section 4.01.01 with "RCBM1 and RCBM2 (Bear Mountain)";

4. By replacing "Comprehensive Development – Bear Mountain CD6" in Section 5.04 with "Resort Community of Bear Mountain RCBM1";

5. By replacing the term "Comprehensive Development 6 – Bear Mountain" in every instance with "Resort Community of Bear Mountain 1";

6. By replacing the term "CD6" in every instance with "RCBM1";

7. By replacing the term "Comprehensive Development 6A – Bear Mountain" in every instance with "Resort Community of Bear Mountain 2";

8. By replacing the term CD6A in every instance with "RCBM2"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 543, (Bear Mountain Zones), 2018".

READ A FIRST TIME this 16th day of July, 2018.

READ A SECOND TIME this day of , 2018.

READ A THIRD TIME this day of , 2018.

ADOPTED this day of , 2018.

MAYOR

(Certified Correct)
CORPORATE OFFICER

CITY OF LANGFORD

BYLAW NO. 1802

A BYLAW TO AMEND BYLAW NO. 1160,
"LANGFORD BUILDING BYLAW NO. 1160, 2008"

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Bylaw No. 1160 cited as "Building Bylaw No. 1160, 2008" is amended as follows:

1. By replacing Appendix "A" to Bylaw No. 1160 and replacing it with Appendix "A" attached to this bylaw.

B. This Bylaw may be cited for all purposes as "Langford Building Bylaw No.1160, Amendment No 11, 2018".

READ A FIRST TIME this th day of , 2018.

READ A SECOND TIME this th day of , 2018.

READ A THIRD TIME this th day of , 2018.

FINALLY PASSED AND ADOPTED this th day of , 2018.

_____
MAYOR

_____
(Certified Correct)
CORPORATE OFFICER

APPENDIX "A"

A. GENERAL

1. **Double Permit Fee** - if any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fee payable as determined in the above schedule shall be doubled.

2. **Refunds** - At any time before the work has commenced in respect to which a permit has been issued, the permit holder may apply for cancellation of the permit. Upon receipt of such application, the Chief Building Inspector, if satisfied that the work has not commenced, shall cancel the permit and shall refund to the permit holder 50% of the fee paid in respect of the permit, but not less than the application fee.

3. **Re-inspection Fees** - Where any inspection carried out pursuant to this bylaw discloses faulty work and a subsequent inspection is made necessary, the fee for such subsequent inspection shall be $54.29 Where a permit holder fails to have the work to be inspected accessible and ready at the time the inspection is called for, the Chief Building Inspector may charge an additional fee of $54.29 for each subsequent call for inspection made necessary. Re-inspection fees must be paid prior to the re-inspection.

4. **Reduction of Fee Where a Certified Registered Professional Reviews -** Where a registered professional engineer or architect reviews and certifies an application for a building permit as being in compliance with this bylaw and the Building Code, and where the City of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.

B. SCALE OF FEES - BUILDING PERMITS

1. The charge for permits issued in accordance with this Bylaw, shall be based on the value of construction as determined by the Chief Building Inspector and the fee shall be calculated in accordance with the following scale:

   (a) For permits $1,000.00 or less in value: $54.29

   (b) For permits in excess of $1,000.00, the fees shall be $54.29 for the first thousand, plus $10.85 per thousand or part for the next $99,000.00, plus $8.70 per thousand, or part thereof, for the next $900,000, plus $4.35 per thousand, or part thereof, for the next $14,000,000, plus $2.20 per thousand or part thereof for all values in excess of $15,000,000

(c) For extension of permit: $54.29

(d) Application Fee, non-refundable, included in Building Permit Fee, paid at the time of building permit application.

(1) For permits with a construction value of $200,000 or less: $105.52
(2) For permits with a construction value more than $200,000: $1,055.23

(e) Revision fees

(1) For permits with a construction value of $500,000 or less: $54.29
(2) For permits with a construction value of more than $500,000: $108.59

2. The value of construction shall be the greater of:

(a) the contract price including taxes and a reasonable allowance for extras, or

(b) the estimated value as determined by the Chief Building Inspector in accordance with the Marshall & Swift, "Marshall Valuation Service" or "Residential Cost Handbook".

3. The fee for a permit to wreck, demolish or remove a building from a lot shall be: $54.29 plus deposits and fees as required.

4. The fee for a permit to move a building on to a site shall be based on the value of the building and the value of work required on site. The minimum permit fee shall be $108.59.

C. SCALE OF FEES - PLUMBING PERMITS

1. Plumbing Fixtures:

(a)	For each fixture	$16.39
(b)	For any alteration or replacement not involving installation of a fixture	$27.14
(c)	For each internal roof leader	$10.85
(d)	Hydronic Heating System	$54.29

2. Sewer Connections

(a)	House storm drain	$27.14
(b)	House sanitary sewer	$27.14

	(c)	House sanitary sewer and removal or de-commission of septic tank	$54.29
	(d)	For private storm drains or sanitary sewers larger than 100 mm (4 in) or longer than 76 m (250 ft) per 30.5 m (100 ft)	$27.14
	(e)	Manholes, catch-basins or interceptors	$54.29
	(f)	Pumping stations	$54.29
3.	Fire Protection Equipment		
	(a)	Sprinkler system 1 to 8 sprinkler heads	$32.57
	(b)	Each additional 20 sprinkler heads	$21.71
	(c)	Standpipe hose outlets	$21.71
	(d)	Fire Hydrants	$21.71
4.	Hot water storage tank		$16.39
5.	Residential irrigation system		$32.57
6.	Commercial irrigation system		$108.59
7.	Floor drain for hot water tank		$16.39
8.	Water and drain connections for a swimming pool (each)		$16.39
9.	Minimum plumbing permit fee		$16.39
10.	Water service connection to property line		$27.14

D. SCALE OF FEES - CHIMNEY, FIREPLACE AND SOLID FUEL BURNING APPLIANCE PERMITS AND OIL BURNING EQUIPMENT

1.	Chimney	$27.14
2.	Fireplace Including Chimney	$43.54
3.	Unused Solid fuel burning stove, range, furnace,	

	boiler, or space heating appliance (existing chimney***)***	$27.14
4.	Unused Solid fuel burning stove, range, furnace, boiler or space heating appliance (new Chimney)	$43.54
5.	Installation or replacement of a residential oil burning furnace	$27.14
6.	Removal and/or replacement of a residential oil supply tank	$27.14
7.	Installation or replacement hydronic heating boiler	$27.14