

City of Langford

Annual Report 2020



Langford
where it all happens.



TABLE OF CONTENTS

Langford Corporate Philosophy Statement	
Message from the Mayor	
Message from the Chief Administrative Officer	
Departmental Overview	1
Council Advisory Committees.....	3
Organizational Chart.....	4
Corporate Services	5
Department Overview	
Results from Past Year (2020)	
Legislative Services	6
Bylaw Enforcement	7
Department Overview	
Results from Past Year (2020)	
Objectives and Measures for Coming Year (2021)	
CRD Animal Care Services.....	10
Department Overview	
Building Department	12
Department Overview	
Results from Past Year (2020)	
Objectives and Measures for Coming Year (2021)	
Engineering Department	14
Department Overview	
Results from Past Year (2020)	
Objectives and Measures for Coming Year (2021)	
Fire Department	19
Department Overview	
Results from Past Year (2020)	
Objectives and Measures for Coming Year (2021)	
Parks and Recreation Department	22
Department Overview	
Results from Past Year (2020)	
Objectives and Measures for Coming Year (2021)	
Planning Department	24
Department Overview	
Results from Past Year (2020)	
Objectives and Measures for Coming Year (2021)	
Consolidated Financial Statements	CFS-1
Permissive Tax Exemptions	PTE-1
Annual Development Cost Charges.....	DCC-1





Community pride and service excellence through
innovation, flexibility and teamwork



MESSAGE FROM THE MAYOR



City of Langford

I am proud to present the City of Langford's 2020 Annual Report to you on behalf of Langford Council and City staff. 2020 has been a year like no other, and despite the hardships people have endured throughout the COVID-19 pandemic, I commend the citizens of Langford for their strength and resiliency.

Throughout the pandemic, City staff have continued to work efficiently to keep business going as usual. A similar number of development applications were submitted and processed in 2020 when compared to 2019, and building permit numbers held steady as well, with a continued increase in multi-family dwellings. I want to send out a special thank you to the West Shore development community, whose contributions to our community always, but especially throughout the pandemic, have not gone unnoticed.

Langford remains one of the best places to live, work and raise a family, which was recognized both Provincially and Nationally in 2020 and 2021. Langford's impressive list of awards won includes:

- Best Community in BC (#18 in Canada) – Maclean's Magazine
- Most Resilient City and Best Place to Work – BC Business Magazine
- Most Livable City – RATESDOTCA
- Economic Resiliency and Recovery Award (I Am Langford campaign) – BC Economic Development Association
- National Christmas Lighting Award – Dekra-Lite
- Light Up the City Christmas Lighting Contest Winner (Bear Mountain Tinsel Tunnel) – Times Colonist and Greater Victoria Festival Society.

In true Langford fashion, Council and City staff will continue to work to ensure that Langford exceeds the standards set by these recognitions. We continue to have some of the lowest taxes in the region while completing an array of important infrastructure and other City projects, including the Jordie Lunn Bike Park (opening Spring 2021), the addition of 1.6 kilometres of pathways and trails, and the completion and improvement of two playgrounds, just to name a few. Additionally, four new police officers were hired in 2020.

Looking forward to 2021, we are excited for the grand opening of the Jordie Lunn Bike Park and the Langford Boulder House location. Once the pandemic has passed, and it is safe to do so, we'll be ready to welcome you all back to Starlight Stadium to see our local teams, Rugby Canada, Pacific FC and the West Shore Rebels, take on their opponents. While Council continues to seek new recreation opportunities for our City, we now plan to pivot our attention to arts and culture, providing new and exciting family-friendly options for residents and visitors alike. Stay tuned for some exciting announcements next year!

In closing, I am very proud of the progress Langford has made over the past 28 years. This last year has been extremely tough on our residents and local businesses, but I know that our community will come out of this stronger and more resilient than ever.

Sincerely,

Stewart Young
Mayor



MESSAGE FROM THE CAO



City of Langford

On behalf of myself and City staff, I am pleased to present the City of Langford's 2020 Annual Report. Although 2020 was a challenging year for many, as a community we came together and showed our resilience like never before. While we are still navigating through the COVID-19 pandemic, we can see the light at the end of the tunnel and can look forward to getting back to normal. I commend the efforts made by our residents to keep themselves, their neighbours and our community safe. Langford Council and City staff remained focused and dedicated to keeping City Hall operational, and I am pleased to report that City business and services have continued without interruption. I am grateful for all the hard work and determination City staff have shown over the past year, as I know it has made a real difference in our community.

When the pandemic was declared, the City took a hands-on, proactive approach and quickly formed an Emergency On Call Centre, planning and coordinating to ensure that a quick response would be available in any situation. The City partnered with Forbes Pharmacy to establish the Langford COVID-19 hotline, making it faster and easier for Langford and West Shore residents to obtain answers to their COVID-19 questions. City staff also spent months stationed around Langford in the City's Mobile COVID-19 Information Centre, providing important information to residents. Beach Ambassadors and Bylaw Officers travelled around the City, reminding residents of COVID-19 safety measures. Difficult to source personal protective equipment, including thousands of masks, gloves and face shields, were made available for sale at cost to residents and businesses. In addition to all of these important services, a team of staff phoned residents and businesses to identify those isolated or in critical need of assistance. I am immensely proud of the efforts Council and City staff have made to support Langford's residents throughout the pandemic.

2020 has been considerably challenging for our Langford business community. Many businesses were forced to pivot, or in some cases, completely alter their business models to stay afloat. I applaud the resiliency and creativity displayed by Langford businesses in the face of such uncertainty. In support of the Langford business community, the City launched the "I Am Langford" (winner of the BC Economic Development Association award) and "Taste of Langford" campaigns as a way of encouraging residents to show their support for businesses. Both campaigns were greeted with immense appreciation and support. A City of Langford COVID-19 Business Resource Guide was created and regularly updated, and made available to Langford businesses via the City website and by email. Langford Council passed a bylaw allowing businesses to expand outdoors onto the surrounding area and sidewalks, and directional and lineup floor decals were made available to businesses at no cost. These are just some of the ways the City stepped up to support our business community, and I thank City Council and staff for making these things happen quickly and effectively.

Throughout the pandemic, City business has continued. Roadwork projects, such as the Florence Lake Road Improvement project and the new left-turn lane into the Quality Foods entrance on Langford Parkway were completed. The Langford sewer system continues to extend throughout the City, and 1.8 km of new sidewalks, 1.6km of multi-use pathways and 360 m of new bike lanes were installed. These are just some of the many projects initiated and completed in 2020, and we look forward to the progress that will be made in 2021 as well.

Despite the challenges we have all faced this year, Langford continues to be one of the best places to live, work and raise a family. I'm honoured to say that Maclean's Magazine has taken note of that and has named Langford the Best Community in BC and #18 in Canada, something we should all be very proud of. Looking forward, I know that Council and staff will continue their work to make Langford an even better place to live in 2021.

Sincerely,

Darren Kiedyk
Chief Administrative Officer



DEPARTMENTAL OVERVIEW

Corporate Services

Corporate Services encompasses Administration, Legislative Services, Bylaw Enforcement, and CRD Animal Control.

- The Administration Department receives, analyzes and resolves citizen concerns, complaints and inquiries; provides clerical and staff support for Mayor, Council and CAO; and is responsible for the human resources, communications, the City's land portfolio, contractual matters and other special projects for the City.
- The Legislative Services department is responsible for Langford's corporate administration under the Community Charter, including maintaining City records, agendas, minutes and bylaws. It also manages or supports numerous other legislative and corporate functions, such as information access, privacy, Council and committee administration, elections, contracts, agreements and policies.
- Bylaw Enforcement (Community Safety and Municipal Enforcement) 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.
- The City of Langford operates its Animal Control function through an annual contract with Capital Regional District Animal Care Services. These services have been reliably provided to our residents for a number of years, and the Animal Control Officers are based out of an office located on Veterans' Memorial Parkway right in the core area of Langford.

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 Bylaw requirements 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.

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.

DEPARTMENTAL OVERVIEW

Finance Department

The Finance Department is responsible for the day to day financial activities of the City. The department provides financial information to Council and staff. The department administers accounts payable, receivable, payroll, benefits, insurance and risk management, annual property tax notice distribution and collection, information technology, budget and preparation of the annual financial statements. The department works close with other city departments to ensure fiscal responsibility of the City's operations and assets.

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, subdivision and social policy.

MAYOR AND COUNCIL

Mayor Stewart Young
Councillor Denise Blackwell

Councillor Matt Sahlstrom
Councillor Lanny Seaton
Councillor Roger Wade

Councillor Norma Stewart
Councillor Lillian Szpak

COUNCIL ADVISORY COMMITTEES

Administration and Finance Committee

Councillor Matt Sahlstrom, Chair
Councillor Lillian Szpak, Vice-Chair

David Adair
Brett Border
Jennifer Paget

Sam Auerbach
Frank Hudson

Parks, Recreation, Culture and Beautification Committee

Councillor Lanny Seaton, Chair
Councillor Roger Wade, Vice-Chair

Norman Arden
Randy Pretty
Morry Stearns
Jennifer Whitehouse

Graham Harrison
Karen Reece
Allen Sturgeon

Planning, Zoning and Affordable Housing Committee

Councillor Denise Blackwell, Chair
Councillor Roger Wade, Vice-Chair

Cheryl Brown
Malcolm Hall
David Horner
Kent Sheldrake

Art Creuzot
Steve Harvey
Jenn Raappana

Protective Services Committee

Councillor Lillian Szpak, Chair
Councillor Lanny Seaton, Vice-Chair

Dan Darche
Jeff Simpson
Mike Wignall

Hans Frederiksen
Tim Stevens

Transportation and Public Works Committee

Councillor Roger Wade, Chair
Councillor Norma Stewart, Vice-Chair

Les Bjola
Christine Lervold

Nicholas Johal
Brad Sifert

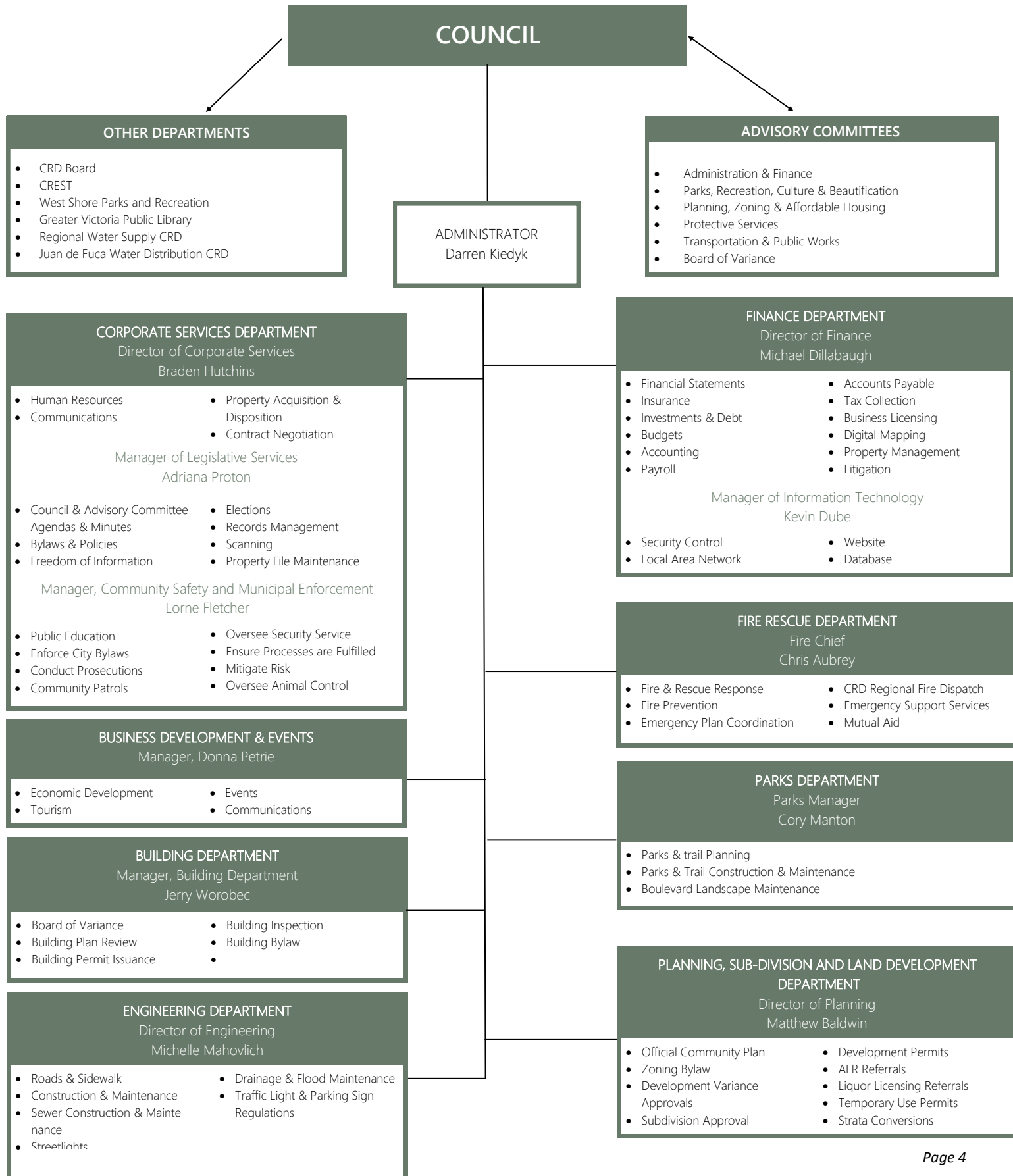
Board of Variance

Cliff Curtis
Rachel Sansom

Hans Frederiksen
Terry Young

Jim Hartshorne

ORGANIZATIONAL CHART



Results from Past Year (2020)

Council Meetings

Regular Council Meetings	5
Special Council Meetings	6
Committee of the Whole	1

Committee Meetings

Planning, Zoning and Affordable Housing	8
Protective Services	2
Transportation & Public Works	3
Administration & Finance	1
Park, Recreation, Culture & Beautification	4

Bylaws

New Bylaws in 2020	66
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Types of Bylaws

OCP Amendments	6
Zoning Amendments	31
Road Closure	6
Financial	10
Regulatory Amendments	8
Sewer	1
Other	4

Personnel

143 active employees working as of December 31, 2020

0 employees on Long Term Disability in 2020

46 new employees recruited in 2020

Property

Property Purchases	\$ 4,150,000.00
Property Dispositions	\$ 2,800,000.00

Results from 2020

- ◇ 72272 pages scanned (33 % decrease)
- ◇ 35 FOI requests (no significant change from the previous year)
- ◇ 586 Property Records requests (35% increase)
- ◇ 1206 New addresses created (32 % decrease)
- ◇ Completed training of all staff for FOI, training, privacy records and training
- ◇ Implemented electronic recording of Council and Committee meetings

Objectives and Measures for 2021

- ◇ Continue to ensure that the City fulfills its corporate administration responsibilities in an ethical manner
- ◇ Continue to provide prompt and thorough responses to all records inquiries, including FOI, property requests and other legislative services inquiries
- ◇ Continue to review and update bylaws and policies as needed
- ◇ Continue to convert paper records to electronic, reducing our need for offsite storage of material
- ◇ Implement Agenda Management Software

BYLAW ENFORCEMENT

Department Overview

The Community Safety and Municipal Enforcement Department addresses a wide range of issues, ensures the public is well informed of Bylaw requirements 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.

As in past years, the duties our Officers performed in 2020 were both varied and rewarding. The wide range of our effort is of direct and measurable benefit to the community.

The advent of COVID-19 brought to our department a significant and dedicated focus on public health. To do our best work, we increased our collaboration with the Vancouver Health Authority, Langford's specifically established EOC and to a smaller degree, the Provincial Health Office. To better meet the demands of providing strong public education and in some cases, intervention to dangerous health practices, Council supported expansion of seasonal staffing levels to include six Officers, rather than our historical addition of two summer bike patrol Officers. Our team used our patrol presence in the Parks and on Trails to engage members of the public to promote safe and resistive COVID-19 practices, assisted business operators to establish safer work-places for both customers and staff, and we followed up on various public complaints and concerns submitted to our office throughout the year.

In addition, our Officers addressed complaints and violations of City Bylaws in the standard 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 BC Hydro, the Fire Department and the West Shore RCMP at a number of emergency incidents like motor vehicle accidents, trees down on power lines, gas line ruptures and others - mainly by providing on scene 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 appreciate.



Mayor Young and Bylaw Enforcement Staff

Results from 2020



Parks and Trail Patrols – Despite the presence of COVID-19, our department delivered another very rewarding and safe summer for our residents and visitors, particularly within the scope of our Officer conducted bike patrols of City Parks, beaches and the expanding Trails network. Far more people were using City Trails especially due to encouragement of health authorities to reduce gatherings and instead take advantage of the outdoors. The significance of this community safety presence as provided to the public was frequently commented on as Park and Trail users thanked our Officers for being present with watchful eyes and to offer educative tips and enforcement intervention where needed in these public spaces. Our activities also included engagement with a number of the unhoused segment of the population to assist where possible, and to reduce potential conflict with other residents and users of Parks and public spaces.

Traffic/Parking Issues

On-street parking issues continue to be a significant area of public complaint in our quickly growing community, and therefore something that needs regular attention from our Officers. In practice, we primarily 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 previously issued warning(s). Our Officers wrote 1,601 parking warning notices in 2019 and that number increased to 2,108 in 2020. Actual ticket/penalty issuance following such warning was minimal, so we are convinced people respond to, and appreciate those initial educational/warning notices.

Bike Lanes - As in past years, a small number of files were opened to proactively defend the many new and existing bike lanes where vehicles were seen parked in violation. Our efforts continue to deliver a remarkable reduction in bike lane impediment violations which helps to keep cyclists safer. Our department recognizes the significance to the community the expanding cycling network provides, and our efforts continue to ensure these lanes remain an accessible and safe part of Langford's infrastructure.



"You got how many warning notices?"

Objectives and Measures for 2021

Our Officers will continue to offer the high levels of service to our residents by responding to incoming complaints, mediating where necessary, 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. Plans to implement a new Parking Enforcement Policy as well as a revised Secondary Suite Enforcement Policy will assist our Officers in becoming more effective and efficient in our work as well as provide clarity for residents and visitors to Langford. Most importantly we anticipate doing our part into 2021 as BC generally overcomes the effects of COVID-19 and like most, we look forward to the very positive outcomes this will bring.

Fig. 1: 2020 Bylaw Enforcement Departmental Activity by Complaint Type

Complaint Type	2020	2019
ANIMAL CONTROL (in house)	19	15
ASSIST LANGFORD FIRE DEPARTMENT		4
ASSIST RCMP (total)		49
- Squatters camps / Panhandlers	26	8
B&E VANDALISM		
BUILDING (total)	24	18
- No Permit	13	2
BURNING & FIRE REGULATIONS	218	130
BUSINESS LICENCE	6	1
CLANDERSTINE LAB (grow ops)	-	-
CYCLE NO HELMET	17	6
DAMAGE TO CITY PROPERTY	11	8
DEVELOPMENT PERMIT (includes Home and Industry)	-	-
FALSE ALARM	148	222
FIREARMS & BOWS	5	1
FIREWORKS	26	6
GRAFFITI	28	95
NOISE (total)	429	120
- Construction	42	30
Social	80	56
PARKS (total)	93	45
- Possess / Consume Liquor	13	3
SIGN	5	5
SOIL REMOVAL / DISPOSAL	9	2
TRAFFIC (total)	2864	2436
- BVWN'S (warning notices issued)	2108	1601
TRUCK ROUTE	14	15
UNSIGHTLY PREMISES (total)	163	150
- Deposit Rubbish / Debris	59	62
WATERCOURSE PROTECTION	3	5
ZONING (total)	105	111
- Suites	13	10
- Land Use	18	30
- Occupy Accessory	8	15
- Unlicensed vehicles or parts (on private land)	14	7
- Home Occupation	4	2

CRD ANIMAL CARE SERVICES

Department Overview

This is a vital service that for years has been provided under contract to Langford and its citizens through the Capital Regional District Animal Care Department. The CRD Animal Control Officers provide a high level of service and communicate regularly with the Community Safety and Municipal Enforcement Department here at the City of Langford. This communication includes regular statistical reporting and collaboration for certain files or Court based activities.

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 2020

Animal Control Services	2020	2019
PATROL HOURS	1052	1112
COMPLAINTS	424	493
Cats	56	73
Livestock	7	1
Dogs (total)	260	319
At large	144	164
Attack - Domestic	14	20
Attack- Human	18	16
Attack – Livestock	1	3
Barking	62	85
In Vehicle	13	8*
Licence	-	1
Excrement	1	10
On Beach	-	-
Safe Keeping	5	3
Too Many	1	1
Unsanitary Pens	-	-
Welfare/Abuse	1	8
Other Animals	2	6
ENFORCEMENT ACTIONS	88	99
IMPOUNDS	95	94
Cats	40	43
Dogs	41	44
Other	14	7
POUND ACTIVITY:		
Dogs		
To rescue agency	2	2
- Adopted	1	1
- Euthanized	-	-
- Return to Owner	38	39
- In Shelter	-	-
Cats		
- To rescue agency	-	5
- Adopted	16	20
Deceased	1	3
Euthanized	1	5
Return to Owner	18	10

BUILDING DEPARTMENT

Department Overview

The Building Department provides building permits to residents and contractors who require new construction and/or alterations, additions, repairs, demolitions, removal or relocations of existing buildings within their property. The Owners of the property are 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 of Langford throughout the construction phase and/or upon completion

Results from 2020

- A review of the 2020 shows the Building Department experienced high volumes of multi-family type builds. Six-storey rental units remained consistent for permit application, while Single Family Dwelling (SFD) housing saw a slight increase in volume in comparison to 2019. Review of proposed land development for 2021 indicates signs of constant growth in this area.
- Commercial types of construction, consistent with warehousing, storage facilities and the new Belmont site, made up most of the commercial space. This included providing new units for small businesses, as well as alterations to existing commercial buildings. Further proposed development for industrial zoning shows signs of continued commercial growth in the West Shore Parkway / Sooke area.
- Residential home improvement applications were minor in volume and basically addressed alterations to decks and accessory buildings. Sewer connections became prevalent as the mandatory requirement to connect to the City's system was declared.

- As a result of the applications noted above, building inspections and plan reviews for the issuance of permits were at a constant level, keeping the Building Department staff very busy in order to maintain service levels. With the availability of relief Inspectors and short-term Building Assistants, we were able to maintain the volumes during the year. On-going monitoring of staffing levels in relation to projected and actual volumes have been undertaken. As a result, we have determined that an increase in staffing levels related to the Building

PERMITTING FEES	Fees this Month	Fees YTD
Additional Building Permit Fee		\$810.49
Additional Plumbing Permit Fee		\$51.36
Building Permit Fee	\$124,169.14	\$2,398,258.09
Chimney/SFBA Fee	\$56.68	\$1,014.39
Demolition Fee	\$113.40	\$2,633.87
Extension of Permit Fee		\$1,281.84
Plumbing Fee	\$23,257.28	\$318,874.04
Re-Inspection Fee		\$108.00
	\$147,596.50	\$2,723,032.08

- Assistants is required to ensure service levels do not diminish due to high volumes of application processing, counter/phone interaction with the public and clients, and the permit-document processing.
- During the year, the Building Department continued to work with our IT Department towards the implementation of the Electronic Plan Review (EPR). The process will eliminate the requirement to submit paper plans and subsequent documentation and will allow the complete application submission, plan review process and issuance of the permit to be done electronically. This is a proactive step forward to alleviate staff time in receiving and processing the paper documents, then prepare them for the scanning process. It will also lessen our impact on the environment by reducing the amount of paper we handle.

Objectives and Measures for 2021

- The tentative "Go Live" date for the EPR System is June 2021.
- 2020 experienced the COVID-19 year which had a considerable initial impact on the Building industry. The Province declared Building Departments and Building Officials essential services in order to maintain this avenue of on going business within Local Governments and Communities. As a result, the volume of construction initially slowed but resumed when COVID-19 protocols were established to maintain safe working environments to meet Provincial health orders. Even with this event 2020 recorded another record year for building permits and revenues.



Building Permit Monthly Report for December 2020

Report generated on Monday, May 31, 2021

Permit Type / WorkClass	Permits	YTD Permits	Construction Cost	YTD Construction Cost	Res. Units	YTD Res. Units	Non-Res. Units	YTD Non-Res. Units
Building								
Accessory Building		6		\$457,888.00				0
Additions and Alterations	8	85	\$594,000.00	\$7,860,000.00	1	5		1
Attached Duplex		5		\$7,948,745.00		8		0
Carriage House								
Commercial	1	8	\$4,994,000.00	\$22,331,812.00			1	18
Detached Duplex								
Foundation	2	19	\$2,035,000.00	\$12,279,974.00				0
Industrial		2		\$3,500,000.00				3
Institutional	1	6	\$1,000.00	\$1,327,526.00				0
Multi Family	1	10	\$12,000.00	\$96,284,567.00		341		1
Reno								
Residential Suite								
SFD	8	103	\$2,698,825.00	\$41,346,558.00	8	104		0
SFD with Suite	6	144	\$3,249,556.00	\$80,497,918.00	12	288		0
Tenant Improvement	6	29	\$335,500.00	\$11,893,776.00				1
Townhouse	2	53	\$2,225,052.00	\$55,034,570.00	8	193		0
Building totals	35	470	\$16,144,933.00	\$340,763,334.00	29	939	1	24
Chimney								
Chimney		3		\$4,800.00				0
Oil Furnace	1	6						0
Oil Tank	1	25						0
Solid Fuel Burning Appliance								
Woodstove		3						0
Chimney totals	2	37		\$4,800.00		0		0
Demolition								
Demolition	2	37						0
Demolition totals	2	37				0		0
Plumbing								
Irrigation		6						0
Plumbing								
Pools								
Regular Plumbing Permit	22	405		\$1,775,753.06				0
Sewer	1	95						0
Sprinkler	3	48						0
Townhouse								
Plumbing totals	26	554		\$1,775,753.06		0		0
Pre-Application								
Plumbing								
Pre-Application								
Pre-Application totals								
	65	1098	\$16,144,933.00	\$342,543,887.06	29	939	1	24

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 Peatt at Brock roundabout reconstruction and Florence Lake Road Improvements, as well as construction related items for land development/subdivision projects.

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. Public works staff are also responsible to oversee upgrades or replacements for such items as culverts.

Results from 2020

2020 Sewer Construction (West Shore Environmental Services):

1. Sewer System

- Completed construction on the Knotty Pine, Goldstream & Rodney Road sewer extensions.
- Completed construction of the Sooke Road Pump Station at the corner of West Shore Parkway and Sooke Road.
- Completed construction on the Sooke Road LPS mainline extension.
- Designed, tendered, and commenced construction of the Finney Road Sewer Project.
- Received approximately 369 new connections which was equivalent to 816 (SFE). This included 118 mandatory connections which consisted of 61 paying SCRF's and 57 in existing SSA's.
- 15 individual sewer services constructed, including connection of Strata 1321 (Skedans 15 lots) and Strata 3150 (Millstream/Jamie 5 lots).
- Attended 6 sewer back-ups at various Langford properties aiding ensure city infrastructure was clear.
- Repaired 2 damaged manhole frames and covers.
- Continued to update the 2008 Sewer Master Plan.
- Langford Sewer GIS Map was updated and current to the end of 2020, City of Langford has received this updated version. GIS map is being regularly updated, and quarterly updates will be sent to City of Langford moving forward to assist in consistent information sharing.
- Continued use of the Lucity Asset Management software and its integration with GIS. The asset management program continued to support operations well throughout 2020.
- Successfully transitioned the operations and maintenance team directly into WSES; with operations and maintenance activities now being completed by in house WSES Staff.

2. Inflow and Infiltration Program

- 45 sewer manholes inspected for inflow and infiltration.
- Rehabilitated 27 sewer inspection chambers.
- 2305m of sewer main CCTV videoed; approximately 1100 m of main power flushed and cleaned.

3. Pump Station Upgrade and Maintenance

- Completed annual maintenance and servicing of all pumping equipment including adjustments to 5 impellers. Pump guide rail repairs at one station,
- Rebuilt and/ or replaced 8 pump flush valves.
- Completed annual maintenance and servicing of all electrical controls and equipment.
- Completed Installation of the new Odour Control Equipment for Leigh Road Pump Station.

- Completed annual load testing and servicing of all 7 standby generators, resulting in repairs to two radiators, and one oil pressure gauge. All of the fuel in the generators was removed and refreshed with new fuel due to deteriorating quality noted during fuel testing and monitoring.
- Tested all backflow preventers, which all passed with no repairs needed.

General Operations:

The Engineering Department continues to take a lot of new inventory into our asset database. The exponential growth that has occurred, especially over the past ten years, has meant an increase in time and effort for our staff to manage the day-to-day maintenance and operations. For example, since 2012 we have added 28.4km of bikelanes and 26.8km of sidewalks. We have also completed construction or taken into inventory several large new roads including but not limited to:

- Bear Mountain Parkway from McCallum Road to Pebble Drive
- West Shore Parkway
- McCallum Road connector (Florence Lake Road to Millstream Road)
- Jacklin Road between Jenkins and the Colwood boundary
- New subdivisions that have produced new municipal roads (the current active subdivision list with Engineering staff is over 240 files)

Our wages and benefits budget has increased to reflect an increase to staffing in response to this increased workload. We continue to provide prompt response times, efficient asset repair strategies, short and long-term planning to best manage the City's budgets and to mitigate large impacts to the tax base in Langford.

Storm Drainage:

The Engineering Department storm drainage program includes operation and maintenance budgets with the goal to minimize long-term expenses to the taxpayers and maximize the lifetime of our storm drainage infrastructure. Our programs include:

- Annual Seepage Pit improvement program – installation of seepage pits on older roads that we inherited at the time of incorporation to improve road edge drainage.
- Lake and Pond Maintenance – Each year the City's stormwater ponds are inspected and invasive species and/or any blockages such as fallen trees are removed to provide ongoing drainage. In 2020 we completed a drainage improvement to the outlet of Langford Lake, in Langford Lake Creek, that leads from a culvert under the TCH down to Goldstream Creek into Goldstream Provincial Park. The MoTI partnered on this project as it incorporates some of their highway drainage. In 2020 the City undertook remediation and upgrades to the Desmond Drive pond located at the corner of Desmond Drive and Latoria Road to minimize potential flooding in the area.
- Miscellaneous Culverts and Drains – In 2020 we completed one large drain replacement project on Treanor Avenue following a drain collapse at this location. The new drainage system has been upsized recognizing the new climate change standards, is concrete and is designed for reliability and longevity.

Roadworks and Sustainability Initiatives

In 2020 the City completed:

- Bear Mountain Parkway Extension – The City contributed to part of the completion of a section of Bear Mountain Parkway through our Road DCC program. This is in the area generally between Pinehurst Terrace and Riviera Place.
- Finney Road Project – Westshore Environmental Services began a sewer extension project on Finney Road between Sooke Road and Happy Valley Road in 2020. The City constructed part of a drainage ditch along the new Finney Road extension as part of a condition of the Agricultural Land Commission (ALC) and for future road completion in this area. The remainder of the works will be completed in the Spring of 2021 as this project completes. Also included in this project, as another condition of the ALC, was the spreading of peat excavated for the new road alignment onto the adjacent farmland south of the new alignment.
- Florence Lake Road Improvements – This project was originally scheduled for design and tender in 2020 and construction in 2021. Due to the pandemic, the project construction was expedited to 2020. This project included reprofiling and repaving almost the entire road from Setchfield to McCallum. The informal pathway along the Florence Lake side of the road was improved by widening it as required and paving it, producing a very nice pedestrian, and cycling friendly area for residents. It also connects the path fully around the lake to Savory Road. Some work along the waters edge near McCallum Road will be required in the fish work window of 2021, but otherwise this project is completed. This project was funded by Road Development Cost Charges (Road DCCs).
- Langford Parkway @ Peatt/Phipps Road New Turnlane – The City constructed a new dedicated right turn lane on Langford Parkway travelling eastbound to turn south or right into the Westshore Town Centre. In 2021 we are proposing a signal upgrade at this same location.
- Langford Parkway @ Quality Foods Turnlane - The City added a new left turn lane on Langford Parkway just west of the Quality Foods entrance to improve traffic flow and safety in the area. The project included a new bus shelter (shelter arriving shortly) and concrete bus pad that is all-accessible.
- LED Streetlight Conversion – This was a five-year program converting streetlights to LED lighting and culminating in 2020 for all major corridors. The remaining areas are “infill” in older preexisting areas of Langford. Staff will work on a strategy to address these areas in 2021 and likely come to the committee in 2022 with some concepts for these areas.
- McCallum Road Improvements Citation to Millstream Road – This was primarily a developer funded project as part of the rezoning requirements for the large tract of land across the road from Costco. The City contributed partially to this project through the Road DCC program. The project included the installation of two new signal lights at the Costco driveways that line up with the two new access points for the development site across the road.
- Peatt at Brock Roundabout Improvement – This project is also part of the Road DCC program and was initially planned for design and tender in 2020, construction 2021. It too was expedited to construct in 2020. Improvements at the roundabout included making it larger to become a proper roundabout as opposed to a “button”. This makes the roundabout much more passable for our fire trucks, with Station No. 1 located just north of the roundabout. Pedestrian and cycling improvements were made with the installation of flashing pedestrian crosswalks. This project received a \$38,000 ICBC road safety improvement grant used towards the construction. The second phase of this project, the Larkhall Extension, will complete in 2021.

- Sidewalk Infill – This budget is used each year to infill areas, typically in the downtown core or near schools. In 2020, the Engineering department completed a small infill on Hockley Road, east of Peatt Road, on Claude Road between Danbrook Park and the Mall, and on Walfred Road.

West Shore Parkway Sewer Lifts Station – The City completed the last of the West Shore Parkway grant project being the new sewer lift station at the south end of West Shore Parkway near Sooke Road. This is where the Finney Road sewer extension will connect into.

- ICBC Cost Shared Projects – The Engineering department is very successful in obtaining funding from ICBC through two different streams, the pro-active stream that normally provides funding for such items as pedestrian flashers and school zone items and a reactive stream that funds safety improvements based on accident rates at a particular location. The reactive stream provides for a weighted funding. For example, areas of higher accidents usually get more funding. This year ICBC provided funding for:
 1. Peatt at Brock Roundabout Improvements (\$38,000)
 2. Installation of the red “School Zone” painted stamp on Treanor Road near Millstream Elementary School
 3. Contribution of \$16,500 to the improvement of the Goldstream at Jacklin Road signal
 4. Installation of a speed reader board on Goldstream Avenue at Spencer Middle school for eastbound travelers (a westbound one already existed)
 5. Production of bright yellow/green “School Zone” tabs that were installed on pedestrian crossings at five Langford elementary schools that had existing pedestrian crosswalks
 6. Installation of a flashing pedestrian light on Nicklaus Drive at the City’s playpark
- Annual Kiosk Wraps – this is an annual program to wrap various BC Hydro or other kiosks in the City to minimize graffiti and beautify the City
- Continued to work with BC Transit to install bus shelters



Operating – Added in 2019 were the following:

- 600m of new roads
- 181 signs
- 360m of bikelanes
- 1.8km of new sidewalks
- 76 new streetlights

Maintenance

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

Objectives and Measures for 2021

In 2021, the Engineering Department will continue to:

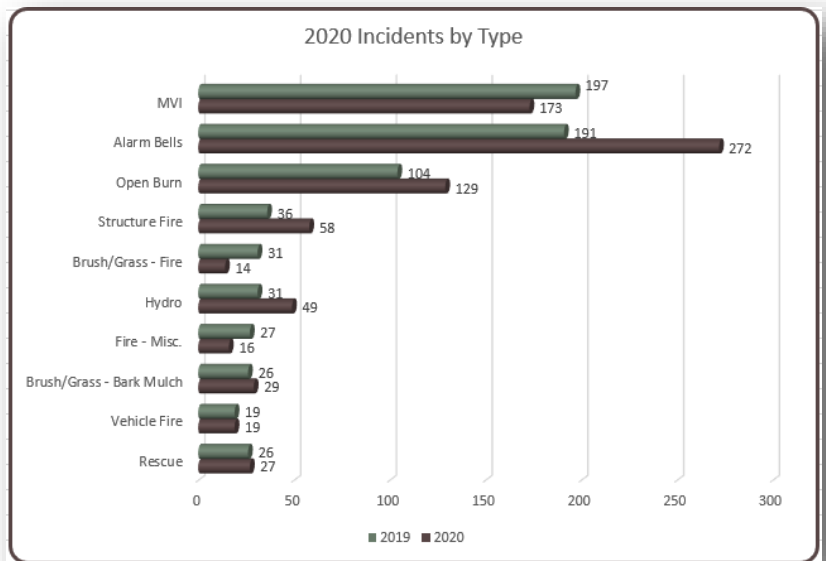
- Complete capital construction projects in accordance with the approved Annual Budget,
- Maintain City infrastructure, and
- Beautify the City.

FIRE RESCUE DEPARTMENT

Department Overview

Langford Fire Rescue provides emergency response to residents and visitors throughout the community. The department is considered full service providing resources for fire suppression, motor vehicle accidents, hazardous materials responses, technical and water rescue as well as emergency medical responses. In addition, members conduct Fire and Life Safety Education sessions, directed at a wide variety of community demographics and social groups, provides valuable information and exposure to the dangers of fire and other hazards. Pre-occupancy inspections as well as annual fire inspections of public and commercial properties are designed to educate owners of fire mitigation techniques as well as code requirements to prevent fires. The department also manages Langford's Emergency Program to help prepare for community-wide emergencies.

At the core of the department remains a highly dedicated and trained group of both volunteer and career firefighters. They perform all aspects of department operations related to fire suppression and public education. An Administrative Assistant provides technical and administrative support to all members of the department as well as to the Emergency Support Services volunteers, Amateur Radio, the Women's Auxiliary and the Volunteer Firefighters Association. The department also contains the CRD Fire Dispatch Center employing 8 dispatchers. The Center dispatches for 17 fire departments in the region as well as answering after-hours public works calls.



Results from 2020

- Continuation of the Emergency Response Optimization Plan**

Implementation of the plan was started in 2018 with the hiring of three firefighters annually. This had immediate benefits of a quicker response time during the day and additional personnel to handle the increasing call load. Most importantly, it provided for additional firefighters to be available when most of the volunteers are at work thus providing more capacity to respond to incidents. This proved especially beneficial during COVID by having the capacity to be available to respond 24/7.

- Enhance the Training Area**

A significant amount of work was completed on the Training Area in 2020 and is almost ready to begin training on the first and second floors. It is expected that by late Spring 2021, the training ground will be in use daily for our members to use. This area is shaping up to be a valuable training ground that enhances the capability of our career and volunteer members alike as the City continues to grow and incident-types become more challenging.

- **Evacuation Route Plan and Hazard Risk Vulnerability Assessment**

Behr Integrated Solutions was contracted and developed the Evacuation Plan and Hazards, Risks, Vulnerabilities Assessment. The HRVA will be used by the Emergency Program to develop mitigation strategies to reduce risks prevalent to Langford. The Evacuation Route Plan will be used both locally to evacuate neighborhoods in emergencies, but it will be also used integrated with a regional evacuation plan involving municipalities in the South Island.

Objectives and Measures for 2021

- **Langford Fire Rescue – Continuing the Emergency Response Optimization Plan**

This will be the fourth year of the five-year plan to enhance emergency response by increasing both career and volunteer members with the goal of providing an engine company at Station 1 and Station 2 by 2022. No additional firefighters will be hired in 2021, however by February the goal is to split the daytime response to have firefighters at both Station 1 and Station 2 to enhance our response to South Langford. Another three firefighters are anticipated to be hired in 2022 to give a 24/7 response from Station 2.

- **Training Area – Continue the Expand the Training Area**

For 2021, the plan is to continue expanding the training ground and equipment beyond the first and second floors. This year the focus will be on constructing the upper floors to simulate an apartment structure and to build props that will enhance firefighter safety and fire ground survival. The training ground is designed to be flexible so that it can be modified to simulate different structure types that firefighters may encounter and to help prepare them for fighting fires in larger and more complex buildings, such as high-rises or CLT apartments.

- **Emergency Program Assistant**

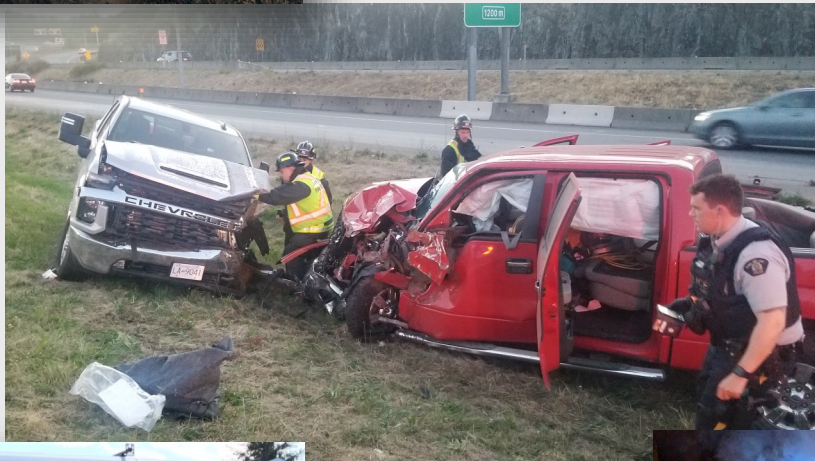
The Langford Emergency Program is managed through the Fire Department using the Fire Chief as Emergency Program Coordinator and Firefighters to operate. The Emergency Program has had an Emergency Operations Center active since December 2019 to coordinate responses to several local emergencies and COVID-19 demanding a lot of staff time. As the City continues to grow, it is becoming challenging to maintain and develop an active and comprehensive emergency program using fire department staff. In addition, in an emergency, fire department staff will be in the field responding to the emergency and therefore there is a benefit to having a non-firefighter staff member setup, assist and provide advice to staff in an EOC. A new FTE position will be able assist the Emergency Program Coordinator in managing the requirements of the Emergency Program, coordinate with regional projects and ensure that Langford is prepared to respond to any hazard.

- **Station 2 Renovations**

Renovations on Station 2 began in 2020 in preparation for a daytime crew to staff the Station to begin in 2021. Two offices are being constructed on the lower floor to shift career staff to operate out of this location by Spring. Once complete, the focus will be on building dorms with construction being completed by the end of the year for volunteers who will be staying at the station in the evening starting in 2022.



Mill Hill Brush Fire



Trans Canada Highway MVI



COVID-19 Information Van



Bridge Fire



Inter-Department Training
with View Royal FD

PARKS AND RECREATION DEPARTMENT

Department Overview

Despite being an unprecedented year, 2020 was full of activity with many projects undertaken. Most notably is the Jordie Lunn Bike Park which will open to the public in April 2021. One new playground, bike skills area and walking path were constructed at Southpoint Park and Goldie Park playground received a full renovation. New flooring and lighting was installed at Eagle Ridge Centre at City Centre Park. Dock replacements and beach improvements were made at Flute Lane and Scout's Point on Langford Lake and Glen Cove Park on Glen Lake. The Parks department also added two permanent team members in 2020 with Shelby Newcombe, Parks Technician I, joining in January and Megan Treleaven, Administrative Assistant, joining in September. Parks has also enlisted Dean Tennant, an Engineering employee, on a temporary one year basis to assist with the development of the Jordie Lunn Bike Park and new trail systems on lands to be dedicated under Comprehensive Development Agreements on Skirt Mountain, Westhills, Langdon/Wier, Olympic View and Centre Mountain.

Results from 2020

◇ **Jordie Lunn Bike Park**

Construction on the bike park started in the spring of 2020 and it will open to the public on April 1, 2021. The park is a one-of-a-kind recreational cycling facility that caters to cyclists of all ages and abilities. A Canada Infrastructure Program grant application has been submitted for the construction of the on-site Clubhouse, slated for construction in 2021/22.

◇ **Goldie Park Playground**

The playground was completely renovated, and the project was completed in September.

◇ **Southpoint Park and Playground**

A new park was built for the Skirt Mountain development. The park features a nature-inspired playground and children's bike skills area.

◇ **New Dry Floor and Lights at Eagle Ridge Centre**

The dry floor was replaced at Eagle Ridge Centre at City Centre Park, along with new LED lighting.

◇ **Dock Replacements and Beach Improvements**

Replaced the docks at Flute Lane, Scout's Point and Glen Cove and made beach improvements at Scout's Point and Glen Cove.

◇ **Parks, Recreation, Trail and Open Space Needs Assessment**

Staff worked with Consultants to review its parks, trails and open spaces to determine the connectivity throughout the community and assess future needs, as well as review the DCC Bylaw.

2020 Events at City Centre Park

<u>Westhills Arena</u>	
Jan 3 – 5	JDF Hockey Tournament
Jan 17 – 18	Pacific Cup Men's Hockey Tournament
Feb 7 – 9	Pacific Coast Hockey Academy Showcase
Feb 15 – 17	JDF Minor Hockey Atom Development T1 Tournament
Feb 21 – 23	<u>PacificCoast</u> Hockey Academy 5 th Annual E15 AAA Tournament-Elite 15
Eagle Ridge Centre	
All events cancelled due to COVID-19	
<u>Westhills Stadium</u>	
Sept 19	Vancouver Island Soccer League Cup Finals
Goudy Field	
All events cancelled due to COVID-19	
City Centre Grille & Patio	
Feb 2	Superbowl Sunday & Tailgate Party

Objectives and Measures for 2021

Key Initiatives for 2021 include:

- ◇ Completion and opening of the Jordie Lunn Bike Park
- ◇ Receiving the Canada Infrastructure Program grant results and begin planning for the Clubhouse at the Jordie Lunn Bike Park
- ◇ Park and playground improvements will be made at Ernhill, Chidlow, Kettle Creek and Echo Valley parks. Planning and construction of Gateway Park and Inspiration Point off Bear Mountain Parkway. Planning of hiking, biking trails and possible rock climbing on new lands dedicated from Westhills (Westhills Gravity Park)
- ◇ Formalizing a Volunteer Program with focus on invasive plant removal, restoration, weed harvester program and garbage cleanup
- ◇ Complete the Parks, Recreation, Trail and Open Space Needs Assessment and bring report and DCC Bylaw to Council
- ◇ Reviewing and renewing the VCMMC landscape maintenance contracts
- ◇ Continue to promote Langford as a national sport organization and recreation destination

PLANNING DEPARTMENT

Results from 2020

Table 1. Planning Applications

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
2018	1	69	0	20	2	49	0	0	4	31	176
2019	1	61	0	9	8	62	0	0	8	29	178
2020	2	65	0	16	6	43	0	0	7	34	173
Total	46	1361	170	575	224	908	14	3	53	761	4115

Table 2. Planning Applications

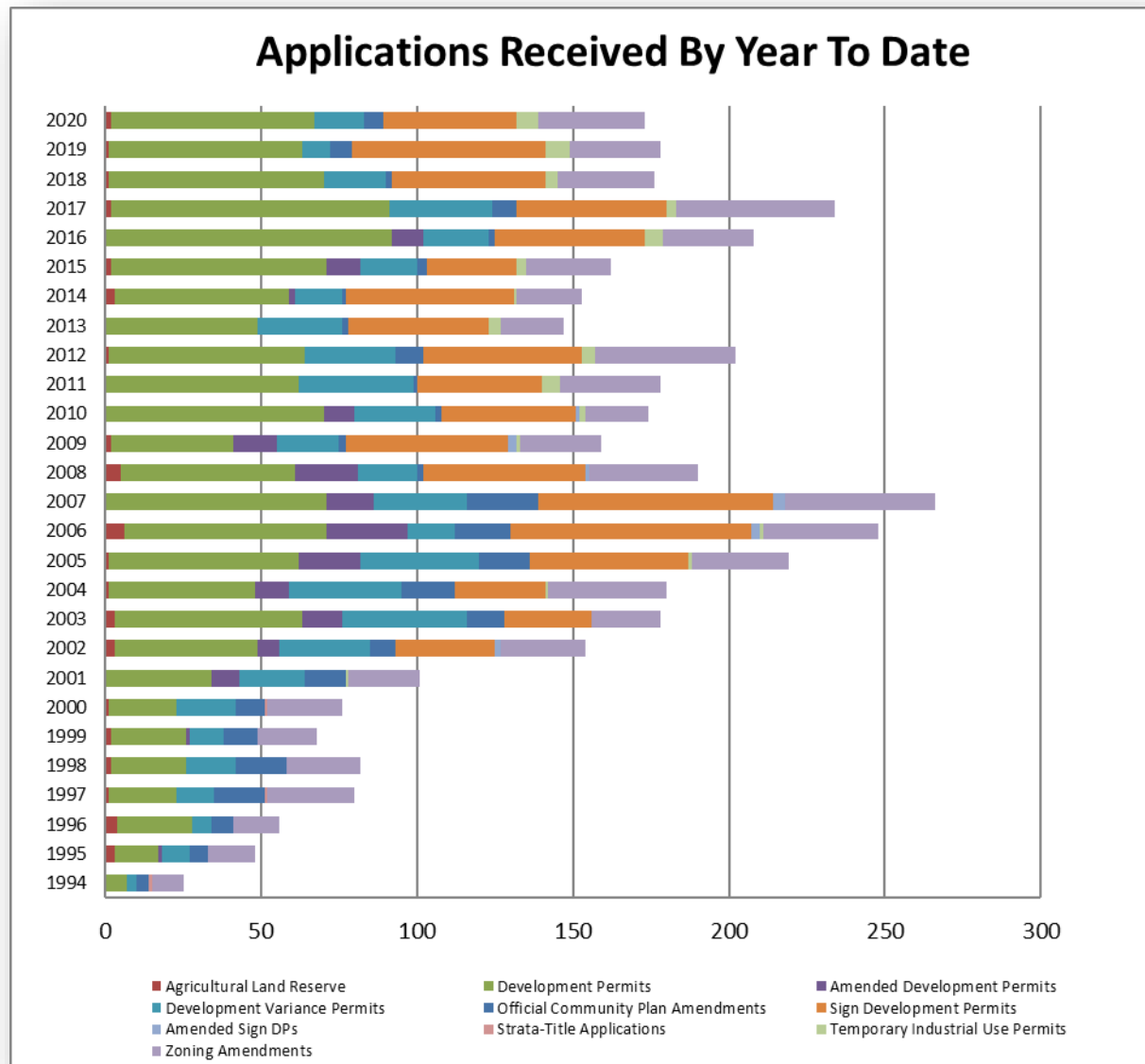


Table 3. Planning Applications—in Process, Issued, Approved

Type of Application	In Process 1st Q	In Process 2nd Q	In Process 3rd Q	In Process 4th Q	Issued or Approved							
					1st Q		2nd Q		3rd Q		4th Q	
					2019	2020	2019	2020	2019	2020	2019	2020
Agricultural Land Commission	2	2	2	2	0	0	0	0	1	0	0	3
Development Permits	10	16	20	14	13	20	18	10	15	11	17	20
Sign Development Permits	11	14	15	14	12	20	9	5	28	7	10	16
Development Variance Permits	6	6	13	12	2	1	1	5	4	2	0	12
Liquor Licenses	5	4	5	5	0	0	0	8	0	0	0	5
OCP Amendments	6	5	6	4	0	1	1	2	1	0	3	7
Temporary Use Permits	3	4	1	3	1	2	5	3	1	1	4	2
Zoning Amendments	33	33	31	36	4	6	4	6	8	5	8	2
TOTAL	76	84	93	90	32	50	38	39	58	26	42	67

Table 4. Planning Revenue

Fees Collected By Type of Application by Month and By Year									
	ALR	DP	DVP	Rezoning	PH	SDP	TUP	Monthly Total	Total to Date
Jan	\$ -	\$ 13,585	\$ 4,357	\$ 21,666	\$ 10,088	\$ 4,050	\$ 2,007	\$ 55,753	\$ 55,753
Feb	\$ -	\$ 20,225	\$ 2,864	\$ 25,106	\$ 5,044	\$ 750	\$ -	\$ 53,989	\$ 109,742
Mar	\$ -	\$ 26,427	\$ -	\$ 8,887	\$ 2,522	\$ 1,200	\$ -	\$ 39,036	\$ 148,778
Apr	\$ -	\$ 17,540	\$ -		\$ -	\$ 250	\$ -	\$ 17,790	\$ 166,568
May	\$ -	\$ 39,656	\$ 1,432	\$ 17,366	\$ 2,844	\$ 550	\$ -	\$ 61,848	\$ 228,416
Jun	\$ -	\$ 17,425	\$ 3,439	\$ -	\$ -	\$ 150	\$ -	\$ 21,014	\$ 249,430
Jul	\$ -	\$ 7,030	\$ -	\$ 2,294	\$ -	\$ 1,000	\$ -	\$ 10,324	\$ 259,754
Aug	\$ -	\$ 55,194	\$ -	\$ 3,619	\$ 5,140	\$ 150	\$ -	\$ 64,103	\$ 323,857
Sep	\$ -	\$ 22,570	\$ 4,377	\$ 7,380	\$ 7,507	\$ 600	\$ -	\$ 42,434	\$ 366,291
Oct	\$ 750	\$ 15,961	\$ 3,504	\$ -	\$ -	\$ 1,150	\$ -	\$ 21,365	\$ 387,656
Nov	\$ -	\$ 21,258	\$ 1,459	\$ 45,623	\$ 17,990	\$ 350	\$ -	\$ 86,680	\$ 474,336
Dec	\$ -	\$ 43,380	\$ -	\$ 16,450	\$ 5,140	\$ 350	\$ -	\$ 65,320	\$ 539,656
Total	\$ 750	\$ 300,251	\$ 21,432	\$ 148,391	\$ 56,275	\$ 10,550	\$ 2,007	\$ 539,656	\$ 539,656
2020	\$ 750	\$ 300,251	\$ 21,432	\$ 148,391	\$ 56,275	\$ 10,550	\$ 2,007		\$ 539,656
2019	\$ 1,500	\$ 274,024	\$ 10,515	\$ 178,335	\$ 51,442	\$ 12,550	\$ 3,916		\$ 528,555
2018	\$ 300	\$ 322,961	\$ 20,397	\$ 139,676	\$ 52,738	\$ 8,950	\$ 1,911		\$ 546,933
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	\$ 2,007		\$ 269,190
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

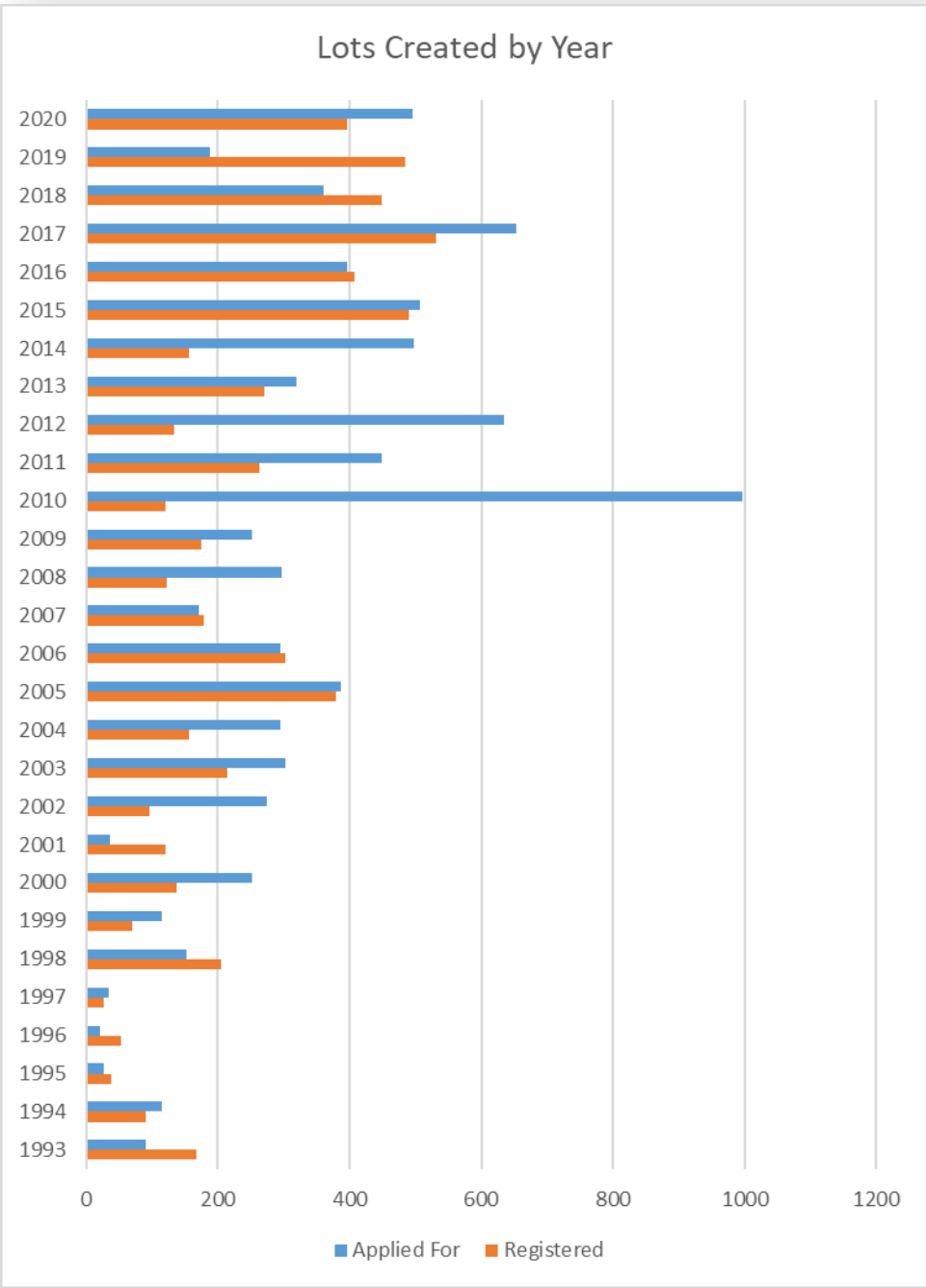
Table 5. Subdivision Applications

Year	Files	Active	Applied For	Registered
1993	20	0	91	167
1994	38	0	114	90
1995	15	0	27	37
1996	14	0	20	53
1997	18	0	34	27
1998	32	0	153	205
1999	49	0	114	69
2000	25	0	252	137
2001	9	0	36	120
2002	26	0	275	96
2003	34	0	302	214
2004	29	0	295	155
2005	39	0	387	379
2006	22	0	294	302
2007	39	0	170	178
2008	50	0	297	123
2009	32	0	251	175
2010	60	0	997	120
2011	43	0	448	262
2012	50	0	634	134
2013	37	0	320	271
2014	52	4	498	156
2015	37	3	507	490
2016	58	16	397	408
2017	63	28	654	531
2018	55	36	361	448
2019	32	27	188	484
2020	47	43	496	396
Total	1025	157	8612	6227

Table 6. Subdivision Revenue

Current Year Subdivision Revenue				
	Application Fees	Final Approval	Strata Conversion	Total
January	\$ 5,725	\$ 1,700	\$ 300	\$ 7,725
February	\$ 16,889	\$ 900	\$ -	\$ 17,789
March	\$ 2,940	\$ -	\$ -	\$ 2,940
April	\$ 12,631	\$ 820	\$ 1,060	\$ 14,511
May	\$ 2,750	\$ -	\$ -	\$ 2,750
June	\$ 7,340	\$ 10,460	\$ 2,560	\$ 20,360
July	\$ 10,687	\$ 19,936	\$ 300	\$ 30,923
August	\$ 6,937	\$ 9,300	\$ -	\$ 16,237
September	\$ 24,899	\$ 7,975	\$ 12,552	\$ 45,426
October	\$ 13,097	\$ 5,710	\$ -	\$ 18,807
November	\$ 17,294	\$ 1,660	\$ -	\$ 18,954
December	\$ 39,324	\$ 4,310	\$ -	\$ 43,634
Subtotal	\$ 160,513	\$ 62,771	\$ 16,772	\$ 240,056
Grand Total				\$ 240,056
2020	\$ 160,513	\$ 62,771	\$ 16,772	\$ 240,056
2019	\$ 93,148	\$ 47,271	\$ 8,374	\$ 148,793
2018	\$ 92,697	\$ 36,723	\$ -	\$ 129,420
2017	\$ 195,642	\$ 49,642	\$ 2,835	\$ 248,119
2016	\$ 231,964	\$ 69,242	\$ -	\$ 301,206
2015	\$ 178,179	\$ 58,590	\$ 3,750	\$ 240,519
2014	\$ 210,931	\$ 28,300	\$ 750	\$ 239,981
2013	\$ 120,731	\$ 25,500	\$ 1,650	\$ 147,881
2012	\$ 137,050	\$ 48,795	\$ 750	\$ 186,595

Table 7. Lots Applied For and Created



CONSOLIDATED FINANCIAL STATEMENTS

2020

CITY OF LANGFORD
Consolidated Financial Statements
For the fiscal year ending December 31, 2020

City of Langford, British Columbia, Canada



City of Langford

www.cityoflangford.ca

Mayor:	Stewart Young
Councillors:	Denise Blackwell Matt Sahlstrom Lanny Seaton Norma Stewart 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, 2020

Financial Statements

Management's Responsibility for the Consolidated Financial Statements	1
Independent Auditors' Report	2
Consolidated Statement of Financial Position	5
Consolidated Statement of Operations	6
Consolidated Statement of Change in Net Debt	7
Consolidated Statement of Cash Flows	8
Notes to Consolidated Financial Statements	9

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 2 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.

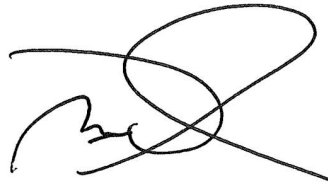
The City's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely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

City of Langford Council 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



KPMG LLP
St. Andrew's Square II
800-730 View Street
Victoria BC V8W 3Y7
Canada
Telephone 250-480-3500
Fax 250-480-3539

INDEPENDENT AUDITORS' REPORT

To the Mayor and Councillors of The City of Langford

Opinion

We have audited the consolidated financial statements of The City of Langford (the "City"), which comprise:

- the consolidated statement of financial position as at December 31, 2020
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net debt for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2020 and its consolidated results of operations, its changes in net financial debt and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "***Auditors' Responsibilities for the Audit of the Financial Statements***" section of our auditors' report.

We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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 financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit 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 City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the City to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

KPMG LLP

Chartered Professional Accountants

Victoria, Canada
May 10, 2021

CITY OF LANGFORD

Consolidated Statement of Financial Position

December 31, 2020, with comparative information for 2019

	2020	2019
Financial assets:		
Cash and cash equivalents (note 3)	\$ 54,580,004	\$ 17,869,648
Short term investments	15,138,042	32,979,782
Property taxes receivable	1,048,130	1,788,931
Accounts receivable	10,376,933	12,598,020
Other assets	634,830	527,786
	81,777,939	65,764,167
Financial liabilities:		
Accounts payable and accrued liabilities	22,795,533	13,115,466
Prepaid property taxes and licences	1,944,850	1,513,367
Deferred revenue (note 4)	20,808,221	21,267,347
Refundable deposits	13,866,337	14,586,054
Debt (note 5)	21,103,809	23,300,825
	80,518,750	73,783,059
Net debt	1,259,189	(8,018,892)
Non-financial assets:		
Tangible capital assets (note 6)	506,019,439	474,752,059
Sewer franchise agreement (note 7)	39,064,234	36,684,622
Prepaid expenses	569,382	765,798
	545,653,055	512,202,479
Commitments, contingencies and contractual rights (note 12 and 13)		
Accumulated surplus (note 8)	\$ 546,912,244	\$ 504,183,587

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

Director of Finance

CITY OF LANGFORD

Consolidated Statement of Operations

Year ended December 31, 2020, with comparative information for 2019

	Financial Plan (note 14)	2020	2019
Revenue:			
Taxation, net (note 9)	\$ 35,253,548	\$ 35,177,890	\$ 32,920,719
Development cost charges (note 4)	8,605,112	4,419,756	3,413,466
Sewer capital recovery fees	-	7,148,962	10,784,310
Utility charges	5,000	5,000	5,000
Other	5,532,384	7,151,795	7,869,272
Licences and permits	2,870,500	4,021,854	3,734,870
Penalties and interest	438,000	281,422	468,191
Government transfers (note 10)	23,865,845	8,750,632	5,890,905
Commercial leasing	5,154,800	3,921,434	5,763,156
Casino	1,300,000	277,283	1,433,991
Investment earnings	350,000	606,955	888,676
Developer and property owner contributions	6,843,500	34,645,468	24,570,701
Total revenue	90,218,689	106,408,451	97,743,257
Expenses:			
General government services:			
Legislative	596,841	547,469	660,626
Administrative	3,691,311	4,295,487	4,130,226
Other	2,350,310	2,063,369	1,948,191
	6,638,462	6,906,325	6,739,043
Protective services:			
Police and bylaw enforcement	11,300,704	13,107,352	9,625,086
Fire protection and emergency response	4,073,575	4,671,062	3,998,699
Building inspection and other	836,281	753,449	796,415
	16,210,560	18,531,863	14,420,200
Engineering and public works:			
Common services	1,607,400	1,391,223	1,139,431
Land development services	502,661	741,821	758,318
Roads, streets and storm drainage	5,712,100	10,766,075	10,638,058
	7,822,161	12,899,119	12,535,807
Community services:			
Environmental and development services	1,062,141	1,057,688	1,047,989
Recreation and cultural services	13,305,517	14,593,329	15,360,480
West Shore Parks and Recreation Society (note 15)	5,826,862	4,922,120	5,962,005
	20,194,520	20,573,137	22,370,474
Utility and enterprise services:			
Sewer infrastructure	-	4,769,350	9,956,964
Total expenses	50,865,703	63,679,794	66,022,488
Annual surplus	39,352,986	42,728,657	31,720,769
Accumulated surplus, beginning of year	504,183,587	504,183,587	472,462,818
Accumulated surplus, end of year	\$ 543,536,573	\$ 546,912,244	\$ 504,183,587

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, 2020, with comparative information for 2019

	Financial Plan (note 14)	2020	2019
Annual surplus	\$ 39,352,986	\$ 42,728,657	\$ 31,720,769
Acquisition of tangible capital assets	(21,369,993)	(13,347,653)	(24,345,013)
Amortization of tangible capital assets	-	9,747,860	9,042,171
Loss on sale of tangible capital assets	-	(470,545)	168,710
Proceeds on sale of tangible capital assets	-	3,737,500	1,381,647
Sewer capital recovery fees	-	(7,148,962)	(10,784,310)
Sewer capital agency fee	-	4,020,753	9,241,729
Developer contributions of tangible capital assets	-	(29,945,883)	(19,116,957)
Change in proportionate share of West Shore Parks & Rec Society	-	(240,062)	(573,588)
	17,982,993	9,081,665	(3,264,842)
Consumption of prepaid expenses	-	196,416	208,181
Change in net debt	17,982,993	9,278,081	(3,056,661)
Net debt, beginning of year	(8,018,892)	(8,018,892)	(4,962,231)
Net debt, end of year	\$ 9,964,101	\$ 1,259,189	\$ (8,018,892)

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

CITY OF LANGFORD

Consolidated Statement of Cash Flows

Year ended December 31, 2020, with comparative information for 2019

	2020	2019
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 42,728,657	\$ 31,720,769
Items not involving cash:		
Amortization of tangible capital assets	9,747,860	9,042,171
Loss (gain) on sale of tangible capital assets	(470,545)	168,710
Developer contributions of tangible capital assets	(29,945,883)	(19,116,957)
Sewer capital recovery fees	(7,148,962)	(10,784,310)
Sewer capital agency fee	4,020,753	9,241,729
Change in proportionate share of West Shore Parks & Rec Society	(240,062)	(573,588)
Changes in non-cash operating assets and liabilities:		
Property taxes receivable	740,801	(89,754)
Accounts receivable	2,221,087	(1,001,629)
Other assets	(107,044)	14,419
Accounts payable and accrued liabilities	9,680,067	4,646,389
Prepaid property taxes and licences	431,483	(223,717)
Deferred revenue	(459,126)	2,414,070
Refundable deposits	(719,717)	301,814
Prepaid expenses	196,416	208,181
	30,675,785	25,968,297
Capital activities:		
Acquisition of tangible capital assets	(13,347,653)	(24,345,013)
Proceeds on sale of tangible capital assets	3,737,500	1,381,647
	(9,610,153)	(22,963,366)
Financing activities:		
Debt payments	(2,197,016)	(2,126,025)
Sale (purchase) of investments	17,841,740	(27,979,782)
	15,644,724	(30,105,807)
Increase (decrease) in cash and cash equivalents	36,710,356	(27,100,876)
Cash and cash equivalents, beginning of year	17,869,648	44,970,524
Cash and cash equivalents, end of year	\$ 54,580,004	\$ 17,869,648
Supplemental cash flow information:		
Cash paid for interest	\$ 463,040	\$ 739,169
Cash received from interest	618,904	888,676

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2020

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. Covid-19

In March 2020, the Covid-19 outbreak was declared a pandemic by the World Health Organization. The pandemic impacted the City's operations resulting in a decrease in certain types of revenue, and changes in expenses and cash flows. At this time this presents uncertainty over future cash flows. The City is closely monitoring the impact of the pandemic on all aspects of its operations and responding accordingly.

2. 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.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

(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.

(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 responsibility for the liability
- 4) future economic benefits will be given up, and
- 5) a reasonable estimate of the liability can be made

CITY OF LANGFORD

Notes to Consolidated Financial Statements

(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. 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.

3. Cash and cash equivalents:

	2020	2019
West Shore Parks and Recreation Society	\$ 2,226,266	\$ 1,444,846
Cash	37,302,356	9,024,949
Term deposits	15,051,382	7,399,853
	\$ 54,580,004	\$ 17,869,648

The City has an approved and undrawn operating line of credit of \$10,500,000.

4. Deferred revenue:

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

	2020	2019
Development cost charges	\$ 18,151,483	\$ 19,434,367
Hotel room tax	907,893	1,114,556
Other	1,748,845	718,424
	\$ 20,808,221	\$ 21,267,347

Development cost charges:

	2020	2019
Opening balance of unspent funds	\$ 19,434,367	\$ 17,000,931
Add:		
Development cost charges received during the year	2,964,979	5,521,742
Interest earned	171,893	325,160
	22,571,239	22,847,833
Less amount spent on projects and recorded as revenue	(4,419,756)	(3,413,466)
	\$ 18,151,483	\$ 19,434,367

CITY OF LANGFORD

Notes to Consolidated Financial Statements

5. Debt:

(a) Debt:

Debt from the TD Bank is comprised of an interim financing facility which bears interest at Bankers Acceptance Rate plus stamping fee of 60 basis points. The current rate of interest is 1.18%.

(b) Principal payments on debt for the next five years and thereafter are as follows:

2021	\$	1,496,400
2022		1,491,400
2023		1,490,500
2024		1,498,100
2025 and thereafter		15,127,409

Interest expense on debt during the year was \$445,585 (2019 - \$687,084).

6. Tangible capital assets:

(a) Assets under construction:

Assets under construction have a value of \$5,635,799 (2019 - \$6,417,023) 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 \$29,945,883 (2019 - \$19,116,957) comprised of land \$16,275,416 (2019 - \$12,717,447), land improvements \$1,102,129 (2019 - \$118,240), Vehicles, machinery, equipment \$55,000 (2019 - \$NIL), sewer and storm infrastructure \$4,775,992 (2019 - \$2,525,206) and roads infrastructure \$7,737,346 (2019 - \$3,756,064).

(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 2020 or 2019.

(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.

Notes to Consolidated Financial Statements

Page CFS-13

CITY OF LANGFORD

Notes to Consolidated Financial Statements

7. 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. 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 \$3,128,209 (2019 - \$2,256,983) 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. During the 2020 year, the remaining costs to be recovered were in excess of the amount owing. In accordance with the agreement, the City has recorded an agency fee of the excess in the amount of \$4,020,753 (2019 - \$9,241,729).

	Opening	Increase	Decrease	Closing
WSES sewer infrastructure				
Cost	\$ 44,797,874	3,614,746	(486,537)	\$ 47,926,083
Accumulated amortization	(8,113,252)	(748,597)	-	(8,861,849)
	36,684,622	2,866,149	(486,537)	39,064,234
Remaining cost to be recovered	-	(3,614,746)	3,614,746	-
	\$ 36,684,622	(748,597)	3,128,209	\$ 39,064,234

8. Accumulated surplus:

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

	2020	2019
Surplus:		
Invested in tangible capital assets	\$ 523,979,864	\$ 488,135,856
Other	(7,096,134)	(5,171,115)
Total surplus	516,883,730	482,964,741
Reserves set aside by Council:		
Future operational contingencies	3,745,671	855,630
Future capital contingencies	1,279,734	1,208,946
Federal Gas Tax	4,662,989	3,607,840
West Shore Parks & Rec Society	500,927	931,594
Total reserves	10,189,321	6,604,010
Reserve funds set aside for specific purposes by Council:		
Capital works	8,153,786	4,166,876
Affordable housing	2,929,981	2,598,091
Parks and open space	1,458,309	1,157,991
Parkland improvement	3,054	3,029
General amenity	3,725,940	3,738,423
Equipment replacement	1,156,798	950,758
Sidewalk capital	21,215	49,234
Bear Mountain fire hall	1,434,969	1,400,559
Special police operating	905,586	500,735
Downtown parking	49,555	49,140
Total reserve funds	19,839,193	14,614,836
	\$ 546,912,244	\$ 504,183,587

CITY OF LANGFORD

Notes to Consolidated Financial Statements

9. Taxation:

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

	2020	2019
General	\$ 32,676,780	\$ 30,401,773
Parcel tax	1,914,496	1,953,825
Revenue in lieu of taxes	129,586	115,241
Collections for other governments	31,196,447	31,934,124
1% utility taxes	457,028	449,880
	66,374,337	64,854,843
Less taxes levied for other authorities:		
Capital Regional District - General Operating	8,567,642	7,490,488
Revenue in lieu of taxes	74,939	93,988
Capital Regional Hospital District	2,631,540	2,613,170
School Authorities	15,997,226	18,317,177
BC Assessment Authority	586,180	508,356
Municipal Finance Authority	2,700	2,497
BC Transit	3,336,220	2,908,448
	31,196,447	31,934,124
	\$ 35,177,890	\$ 32,920,719

10. Government transfers:

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

	2020	2019
Operating transfers:		
Federal	\$ 33,908	\$ 102,027
Provincial	5,740,676	709,574
Other	828,442	813,219
	6,603,026	1,624,820
Capital transfers:		
Federal	1,542,306	2,883,317
Provincial	605,300	1,179,165
Other	-	203,603
	2,147,606	4,266,085
	\$ 8,750,632	\$ 5,890,905

CITY OF LANGFORD

Notes to Consolidated Financial Statements

11. Municipal pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustees 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. As at December 31, 2019, the plan had about 213,000 active members and approximately 106,000 retired members. Active members include approximately 41,000 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, 2018 indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis. The next valuation will be as at December 31, 2021 with results available in 2022.

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 \$945,970 (2019 - \$877,689) for employer contributions while employees contributed \$792,681 (2019 - \$740,612) to the Plan in fiscal 2020.

12. 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 2020 estimated cost of this contract is \$9,599,500.

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.

In 2020, the City entered into agreements for various property purchases. The estimated commitment as of December 31, 2020 is \$1,327,000.

Operating contracts includes a cost of living factor for subsequent years. These have not been included in the total amount of the contract as the cost of living factor for subsequent years is currently not determinable. As at December 31, 2020, the following major contracts were in progress:

	Total Amount of Contract	Paid or Accrued
Operating	\$ 22,609,334	\$ 14,386,114
Capital	905,328	-

CITY OF LANGFORD

Notes to Consolidated Financial Statements

13. Contractual rights:

The City has entered into various contracts for rental revenue within the normal course of operations. The estimated contractual rights under these contracts for the years ending December 31 are as follows:

2021	\$	521,247
2022		510,000
2023		410,000
2024		410,000
2025		410,000
	\$	2,261,247

In addition to these contractual rights, the City has agreements with other parties that provide payments to the City based on a percentage earned throughout the year.

14. Financial plan:

The financial plan data presented in these consolidated financial statements is based upon the 2020 operating and capital financial plans approved by Council on May 4, 2020. 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	\$ 52,316,533
Capital	55,122,750
West Shore Parks & Rec Society	3,340,984
Less:	
Transfers from own funds	17,561,578
Proceeds on debt issue	3,000,000
Total revenue	90,218,689
Expenses:	
Operating	52,316,533
Capital	55,122,750
West Shore Parks & Rec Society	3,158,270
Less:	
Capital expenditures	53,837,350
Transfer to own funds	4,423,000
Debt principal payments	1,471,500
Total expenses	50,865,703
Annual surplus	\$ 39,352,986

CITY OF LANGFORD

Notes to Consolidated Financial Statements

15. 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 Metchosis 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. Effective January 1, 2018, the CRD is no longer 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 2020, the City's share of improvements purchased by the Society on its behalf is \$799,681.

Under the terms of an Operating, Maintenance and Management Agreement with the Members, the Society is responsible for the equipping, maintenance, management and operation of the facilities comprising the Juan de Fuca Recreation Centre and Centennial Park Recreation Centre. The current agreement has a term of March 1, 2020 to February 28, 2025.

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 2020, the City of Langford's change in cost share is \$240,062.

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 2020 the City's proportion for consolidation purposes was 52.62% (2019 - 52.07%).

Condensed financial information for the Society is as follows:

	2020	2019
Financial assets	\$ 4,767,787	\$ 3,480,294
Financial liabilities	4,211,496	2,362,813
Net financial assets	556,291	1,117,481
Non-financial assets	1,042,698	1,308,209
Accumulated surplus	\$ 1,598,989	\$ 2,425,690
Invested in tangible capital assets	\$ 987,218	\$ 1,041,200
Reserve funds	1,098,559	1,921,597
Other	(486,788)	(537,107)
	\$ 1,598,989	\$ 2,425,690
Revenues	\$ 4,439,706	\$ 7,330,284
Requisition from members	5,071,039	4,947,539
	9,510,745	12,277,823
Expenses	5,266,407	7,337,752
Requisition from members	5,071,039	4,947,539
	10,337,446	12,285,291
Annual deficit	\$ (826,701)	\$ (7,468)

CITY OF LANGFORD

Notes to Consolidated Financial Statements

16. 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 7) 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 2. 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.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 16 2020 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 3,489,051	\$ 13,595,380	\$ 6,366,900	\$ 11,726,559	\$ -	\$ 35,177,890
Utility charges	-	-	-	-	5,000	5,000
Government transfers	5,390,586	1,013,014	1,921,888	425,144	-	8,750,632
Commercial leasing	56,470	183,162	-	3,681,802	-	3,921,434
Other	4,754,378	76,935	442,278	2,766,581	7,148,962	15,189,134
Licences and permits	32,490	2,684,436	454,694	850,234	-	4,021,854
Developer and property owner contributions	2,998,972	22,500	21,197,181	5,812,403	4,614,412	34,645,468
Development cost charges	-	-	2,368,340	2,051,416	-	4,419,756
Casino	-	-	277,283	-	-	277,283
Total Revenue	16,721,947	17,575,427	33,028,564	27,314,139	11,768,374	106,408,451
Expenses:						
Salaries, wages and employee benefits	3,494,105	5,988,438	2,022,459	2,128,984	-	13,633,986
Contracted and general services	2,135,604	11,068,399	4,627,576	13,364,109	4,020,753	35,216,441
Materials, goods, supplies and utilities	723,590	807,162	556,548	1,013,724	-	3,101,024
Other	249,144	191,553	548,680	991,106	-	1,980,483
Amortization	303,882	476,311	5,143,856	3,075,214	748,597	9,747,860
Total Expenses	6,906,325	18,531,863	12,899,119	20,573,137	4,769,350	63,679,794
Annual surplus (deficit)	\$ 9,815,622	\$ (956,436)	\$ 20,129,445	\$ 6,741,002	\$ 6,999,024	\$ 42,728,657

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 16 2019 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 6,045,281	\$ 11,986,866	\$ 4,018,592	\$ 10,869,980	\$ -	\$ 32,920,719
Utility charges	-	-	-	-	5,000	5,000
Government transfers	498,000	914,110	3,232,928	1,245,867	-	5,890,905
Commercial leasing	51,608	98,974	-	5,612,574	-	5,763,156
Other	4,811,065	80,525	56,949	4,277,600	10,784,310	20,010,449
Licences and permits	29,610	2,750,445	180,389	774,426	-	3,734,870
Developer and property owner contributions	3,513,105	20,000	15,236,123	3,257,067	2,544,406	24,570,701
Development cost charges	-	-	839,629	2,573,837	-	3,413,466
Casino	-	-	1,433,991	-	-	1,433,991
Total Revenue	14,948,669	15,850,920	24,998,601	28,611,351	13,333,716	97,743,257
Expenses:						
Salaries, wages and employee benefits	3,117,907	5,019,730	1,995,821	2,976,949	-	13,110,407
Contracted and general services	1,866,532	8,149,154	4,265,372	14,227,278	9,241,729	37,750,065
Materials, goods, supplies and utilities	595,214	566,021	575,728	1,036,906	-	2,773,869
Other	887,521	230,058	818,461	1,409,936	-	3,345,976
Amortization	271,869	455,237	4,880,425	2,719,405	715,235	9,042,171
Total Expenses	6,739,043	14,420,200	12,535,807	22,370,474	9,956,964	66,022,488
Annual surplus (deficit)	\$ 8,209,626	\$ 1,430,720	\$ 12,462,794	\$ 6,240,877	\$ 3,376,752	\$ 31,720,769

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Safe Restart Grant Schedule (Unaudited)

The City of Langford received \$4,878,000 under the COVID-19 Safe Restart Grant for Local Governments.

	2020
Funds Received, November 19, 2020	\$ 4,878,000
Utilized in 2020 to cover reduced revenues and increased expenses	
Transferred to Capital Works Reserve (loss of Casino Funds)	\$ 1,130,000
Direct Expenses related to Covid Compliance	580,000
Lost Operating Revenues (estimate)	150,000
Reduced Hotel Tax - due to reduced travel	215,000
Total Grant Funds Recognized	2,075,000
Balance December 31, 2020	\$ 2,803,000

The balance remaining at December 31, 2020 has been transferred for use in future years to compensate for reduction in revenues and increased expenditures as a result of Covid Compliance.

PERMISSIVE TAX EXEMPTIONS

2020 Tax Rates for Permissive Tax Exemptions				Class	Assessment	Mill Rate	Tax Exemption
Bylaw 1540							
Roll No	Lot	PID	Address				
01-62-327-04269.010	Lot: 1, Plan VIP75906, Section 5, Esquimalt District	025-757-814	817 Goldstream Avenue	1	13,823,000	4.87768	\$ 67,424.17
Bylaw 1587							
Roll No	Lot	PID	Address				
01-62-327-05731.110	Lot 2, PI VIP78559, Section 72, Esquimalt District	026-232-588	753 Station Avenue	1	20,590,000	4.87768	\$ 100,431.43
Bylaw 1656							
Roll No	Lot	PID	Address				
01-62-327-03584.006	Lot: A, Plan EPP28662, Section 1, Esquimalt District	029-895-715	550 Goldstream Avenue	1	3476000	4.87768	\$ 16,954.82
01-62-327-03584.006	Lot: A, Plan EPP28662, Section 1, Esquimalt District	029-895-715	550 Goldstream Avenue	6	2753000	11.03881	\$ 30,389.84
Bylaw 1799							
Roll No	Lot	PID	Address				
01-62-327-05829.021	A, Plan EPP679000, Section 72, Esquimalt District	030-449-502	616 Goldstream Avenue	1	7,065,000	4.87768	\$ 34,460.81
Bylaw 1866							
Roll No	Lot	PID	Address				
01-62-327-06352.012	Lot 1, PI EPP64456, Section 81, Esquimalt District	029-923-514		8	5,768,000	4.79972	\$ 27,684.78
Bylaw 1867							
Roll No	Lot	PID	Address				
01-62-327-06159.000	Lot 7, PI 6190, Section 79, Esquimalt District		948 Dunford Ave	8	653,000	4.79972	\$ 3,134.22
01-62-327-07522.001	Lot 10, PI 10901, Section 111, Esquimalt District		2637 Sunderland Rd	6	347,000	11.03881	\$ 3,830.47
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 PI 1718 and extending northerly from the extension easterly of the south boundary of Block 2, PI 1718, Section 84, Esquimalt District to the extension north-easterly of the north-west boundary of Lot A, PI 13728		1040 Marwood Ave	6	12,700	11.03881	\$ 140.19
01-62-327-06411.008	Lot 1, PI EPP26925, Section 84 Esquimalt District, Section 90, 86 and 87 Metchosin District	029-207-908	1040 Marwood Ave	6	117,000	11.03881	\$ 1,291.54
01-62-327-06411.008	Lot 1, PI EPP26925, Section 84 Esquimalt District, Section 90, 86 and 87 Metchosin District		1040 Marwood Ave	8	1,892,000	4.79972	\$ 9,081.07
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 PI 82 RW Part held under licence of occupation		1040 Marwood Ave	6	184,000	11.03881	\$ 2,031.14
01-62-327-13906.060	Esquimalt District, Lot 1 of PI 17393, Sections 79 Metchosin District, 83, 84 and 90, Esquimalt District	003-908-968	3498 Luxton Road	8	2,273,000	4.79972	\$ 10,909.76
01-62-327-04124.001	Lot 4, PI 9088, Section 5, Esquimalt District		929 Goldstream	8	374,000	4.79972	\$ 1,795.10
01-62-327-04125.001	Lot 1, PI 14459, Section 5, Esquimalt District		935 Goldstream	8	1,383,800	4.79972	\$ 6,641.85
01-62-327-06299.010	Lot 1, PI 15933, Section 88 & 89, Esquimalt District		1289 Parkdale Drive	6	3,523,000	11.03881	\$ 38,889.73
01-62-327-04250.003	Lot A, PI 28120, Esquimalt District		2731 Matson Road	8	877,400	4.79972	\$ 4,211.27
01-62-327-05647.010	Lot A, PI 42956, Esquimalt District		2784 Claude Rd	6	1,810,000	11.03881	\$ 19,980.25
01-62-327-05790.021	Lot B, PI VIP64037, Esquimalt District		2830 Aldwynd Road	6	924,000	11.03881	\$ 10,199.86
01-62-327-05628.001	Lot A, PI EPP81038, Section 72, Esquimalt Land District	030-498-805	Peatt Rd	1	444,000	4.87768	\$ 2,165.69
01-62-327-05628.001	Lot A, PI EPP81038, Section 72, Esquimalt Land District	030-498-805	Peatt Rd	6	1,481,000	11.03881	\$ 16,348.48
01-62-327-05628.002	Lot B, PI EPP81038, Section 72, Esquimalt Land District	030-498-821	Claude Rd	1	2,218,000	4.87768	\$ 10,818.69
01-62-327-05628.002	Lot B, PI EPP81038, Section 72, Esquimalt Land District	030-498-821	Claude Rd	6	552,000	11.03881	\$ 6,093.42
01-62-327-05628.003	Lot C, PI EPP81038, Section 72, Esquimalt Land District	030-498-830	Peatt Rd	6	3,315,000	11.03881	\$ 36,593.66
01-62-327-05628.004	Lot D, PI EPP81038, Section 72, Esquimalt Land District	030-498-856	Goldstream Ave	8	5,154,000	4.79972	\$ 24,737.76
01-62-327-06694.030	Lot 1, PI 44619, Esquimalt District		2610-2612 Sooke Road	8	1,176,800	4.79972	\$ 5,648.31
01-62-327-05709.202	Lot 2, PI VIS6677, Section 72, Esquimalt District		119-755 Goldstream	6	745,000	11.03881	\$ 8,223.91
01-62-327-05709.203	Portion of Lot 3, PI VIS6677, Section 72, Esquimalt District		115-755 Goldstream	6	217,700	11.03881	\$ 2,403.15
01-62-327-04188.140	Lot 4, PI VIS4874, Section 5 Esquimalt District		849 Orono Avenue	6	2,525,000	11.03881	\$ 27,873.00
01-62-327-05731.100	Lot 1, PI VIP78559, Section 72, Esquimalt District		761 Station Road	6	1,221,000	11.03881	\$ 13,478.39
01-62-327-05731.100	Lot 1, PI VIP78559, Section 72, Esquimalt District		761 Station Road	8	2,263,000	4.79972	\$ 10,861.77
01-62-327-05886.008	Lot 8, PI VIS6662, Section 72, Esquimalt District		157-2745 Veterans Memorial	6	420,000	11.03881	\$ 4,636.30
01-62-327-05886.144	Lot 144, PI VIS6662, Section 72, Esquimalt District		P44-2745 Veterans Memorial	1	8,600	4.87768	\$ 41.95
01-62-327-05886.145	Lot 145, PI VIS6662, Section 72, Esquimalt District		P45-2745 Veterans Memorial	1	8,600	4.87768	\$ 41.95
01-62-327-05886.146	Lot 146, PI VIS6662, Section 72, Esquimalt District		P46-2745 Veterans Memorial	1	8,600	4.87768	\$ 41.95
01-62-327-05886.147	Lot 147, PI VIS6662, Section 72, Esquimalt District		P47-2745 Veterans Memorial	1	8,600	4.87768	\$ 41.95
01-62-327-05886.148	Lot 148, PI VIS6662, Section 72, Esquimalt District		P48-2745 Veterans Memorial	1	8,600	4.87768	\$ 41.95
01-62-327-05764.000	Lot 23, PI VIP7235, Section 72, Esquimalt District		679 Goldstream Avenue	8	831,000	4.79972	\$ 3,988.57
01-62-327-18809.000	Lot A, PI VIP65130, Section 72, Esquimalt Land District, Except Plan VIP86164; Lot A, Plan VIP65123, Section 1,2,4 & 5, Goldstream Land District, Lot A, PI VIP65129, Section 7980, 86 & 87, Esquimalt Land District, Sections 79, 80, 86 and 87, Lot 2, Plan VIP45768, Section 73, Esquimalt Land District, Except Plan VIP86164; Lot 1, Plan VIP67118, Section 105, Esquimalt Land District; Lot 1, Plan VIP70605, Section 5, Esquimalt Land District, Except Plan VIP86164; ET		E&N Railway	2	2,005,000	36.05648	\$ 72,293.24
01-62-327-06220.000	Lot 1, Block A, PI VIP1139, Section 90, Metchosin Land District		1152 Uppincott Road	1	585,000	4.87768	\$ 2,853.44
01-62-327-06221.000	Lot 2, Block A, PI VIP1139, Section 89/90, Metchosin Land District		1152 Uppincott Road	1	75,400	4.87768	\$ 367.78
01-62-327-06221.000	Lot 2, Block A, PI VIP1139, Section 89/90, Metchosin Land District		1152 Uppincott Road	9	19,786	10.45428	\$ 206.85
01-62-327-06559.000	Lot 9, PI VIP12500, Section 81, Esquimalt Land District		1072 Jenkins Avenue	1	640,000	4.87768	\$ 3,121.72
01-62-327-03581.110	Lot 3, PI VIP20139, Section 1, Esquimalt Land District		2770 Penelope Place	1	730,000	4.87768	\$ 3,560.71
01-62-327-06001.005	Section 81, PI EPP55301, Esquimalt Land District		3024 Jacklin	6	947,200	11.03881	\$ 10,455.96

PERMISSIVE TAX EXEMPTIONS

01-62-327-06001.005	Section 81, PI EPP55301, Esquimalt Land District	3024 Jacklin	8	1,236,000	4.79972	\$	5,932.45
01-62-327-05816.000	Lot 4, Block 1, PI VIP1739, Section 72, Esquimalt Land District	664 Granderson Rd	6	1,740,000	11.03881	\$	19,207.53
Bylaw 1913							
Roll No	Lot	PID	Address				
01-62-327-06385.084	Lot A, PI EPP58443, Section 86 and 87, Esquimalt District	029-892-449	1319 Westhills Dr	6	27,936,000	11.03881	\$ 308,380.20

DEVELOPMENT COST CHARGES

CITY OF LANGFORD ANNUAL DEVELOPMENT COST CHARGES REPORT FOR THE YEAR ENDED DECEMBER 31, 2020

	Opening Balance	DCC's Received	Expenditures	Interest Earned	Closing Balance
Parks	\$ 15,336,646	1,467,145	- 1,051,415	135,108	15,887,484
Sewer	29,606	-	-	250	29,856
Storm Drainage	1,007,377	233,160	- 104,020	8,794	1,145,311
Roads	3,060,738	1,297,274	- 2,384,094	27,930	2,001,848
	\$ 19,434,367	2,997,579	- 3,539,529	172,082	19,064,499

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