



Council Agenda

Monday, April 20, 2026, 7:00 PM

Council Chambers & Electronic Meeting

Electronic Meeting Instructions

To Join a Meeting:

Log into Zoom.us or the Zoom app on your device.

Enter the Meeting ID: 897 0956 7061

Dial In: 1-855-703-8985 (Canada Toll Free) or 1-778-907-2071 Meeting ID: 897 0956 7061

To Participate: During the public participation period, press **Star (*) 9** to "raise your hand".

Participants will be unmuted one by one when it is their turn to speak.

When called upon, you will have to press *6 to unmute the phone from your side as well.

We may experience a delay in opening the meeting due to technical difficulties, please stay on the line.

Public Dial-In Details are also posted at [Council & Committee Meetings - City of Langford](#)

Pages

1.	CALL TO ORDER	
2.	TERRITORIAL ACKNOWLEDGEMENT	
3.	MEETING CONDUCT RULES	
4.	APPROVAL OF THE AGENDA	
5.	PRESENTATIONS	
5.1	Step Code Information - (Approx. 45 min)	
6.	PUBLIC PARTICIPATION	
7.	CONSENT AGENDA	3
	Minutes of the Special Council Meeting - April 7, 2026 (ADOPT)	
	Minutes of the Council Meeting - April 7, 2026 (ADOPT)	
	Draft Minutes of the Sustainable Development Advisory Committee Meeting - April 13, 2026 (RECEIVE)	
8.	CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA	
9.	COMMITTEE RESOLUTIONS	
9.1	Sustainable Development Advisory Committee Meeting Resolutions - April 13, 2026	
9.1.1	TUP26-0003 - 101-977 Langford Parkway (Flight Cannabis)	21
9.1.2	Rezoning Application - 2609 Sooke Road	31
9.1.3	Text Amendment - 2773 Strathmore Road	73
9.1.4	Rezoning Application - 3084, 3088, 3094/3096 Jacklin Road	81

10.	NOTICES OF INTENT	
10.1	TUP26-0001 - 2899 Sooke Lake Rd	131
11.	REPORTS	
11.1	Step Code Information and Proposed Implementation Timeline	135
12.	BYLAWS	
12.1	BYLAW NO. 2237 "City of Langford Park Dedication Bylaw No. 2237, 2026". (ADOPTION)	142
12.2	BYLAW NO. 2255 "Community Standards Bylaw No. 2255, 2026". (FIRST, SECOND AND THIRD READINGS)	152
12.3	BYLAW NO. 2262 "Community Standards Miscellaneous Amending Bylaw, No. 2262, 2026". (FIRST, SECOND AND THIRD READINGS)	172
12.4	BYLAW NO. 2267 "Elections Bylaw No. 1819, Amendment No. 2, Bylaw No. 2267, 2026". (FIRST, SECOND AND THIRD READINGS)	178
12.5	BYLAW NO. 2272 (Background report attached) "Langford Zoning Bylaw No. 300, Amendment No. 759 (Off-Street Parking), Bylaw No. 2272, 2026". (FIRST, SECOND AND THIRD READINGS)	180
12.6	BYLAW NOS. 2281 & 2282 (Background report attached) "City of Langford 2026-2030 Financial Plan Bylaw No. 2281, 2026". (FIRST, SECOND AND THIRD READINGS) AND "City of Langford Tax Rates Bylaw No. 2282, 2026". (FIRST, SECOND AND THIRD READINGS)	204
13.	ADJOURNMENT	



City of Langford

Special Council Minutes

April 7, 2026, 6:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:

- Mayor S. Goodmanson
- Councillor K. Guiry
- Councillor C. Harder
- Councillor M. Morley
- Councillor L. Szpak
- Councillor M. Wagner
- Councillor K. Yacucha

ATTENDING:

- D. Kiedyk, Chief Administrative Officer
- M. Watmough, Director of Legislative & Protective Services
- L. Stohmann, Director of Community Planning & Development
- M. Dillabaugh, Director of Finance
- K. Balzer, Director of Engineering and Public Works
- Y. Nielsen, Director of Parks, Recreation and Facilities
- D. Petrie, Senior Manager of Business Development and Events
- C. Aubrey, Fire Chief
- C. Staniforth, Manager of Budgets & Revenue
- K. Bevan, GIS Technologist I
- B. Boisvert, Legislative Services Administrative Coordinator
- D. Gann, Consultant

Meeting available by teleconference

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 6:00 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Wagner read the City of Langford's Territorial Acknowledgment.

3. APPROVAL OF THE AGENDA

MOVED BY: GUIRY

SECONDED: HARDER

THAT Council approve the agenda as presented.

Motion CARRIED.

4. PRESENTATIONS

4.1 Economic Development Strategy (Approx. 1hr)

Colleen Bond and Dale Wheeldon from EDCD Consulting presented the City of Langford's Economic Development Strategy to Council.

5. ADJOURNMENT

MOVED BY: HARDER
SECONDED: WAGNER

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 6:55 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Council Minutes

April 7, 2026, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	<p>Mayor S. Goodmanson Councillor K. Guiry Councillor C. Harder Councillor M. Morley Councillor L. Szpak Councillor M. Wagner Councillor K. Yacucha</p>
ATTENDING:	<p>D. Kiedyk, Chief Administrative Officer M. Watmough, Director of Legislative & Protective Services L. Stohmann, Director of Community Planning & Development M. Dillabaugh, Director of Finance K. Balzer, Director of Engineering and Public Works Y. Nielsen, Director of Parks, Recreation and Facilities K. Dube, Senior Manager of Information Technology and GIS D. Petrie, Senior Manager of Business Development and Events C. Aubrey, Fire Chief C. Staniforth, Manager of Budgets & Revenue B. Boisvert, Legislative Services Administrative Coordinator K. Bevan, GIS Technologist I</p>

Meeting available by teleconference.

1. CALL TO ORDER

Mayor Goodmanson called the meeting to order at 7:04 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Councillor Wagner read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Watmough, Corporate Officer, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: GUIRY

SECONDED: HARDER

THAT Council approve the agenda as presented.

Motion CARRIED.

5. PRESENTATIONS

5.1 Victoria Regional Transit Plan Update (Approx. 30 min)

Levi Megenbir, Manager of Service Planning and Elise Wren, Government Relations Manager, BC Transit presented an update of the Victoria Regional Transit Plan to Council.

6. PUBLIC PARTICIPATION

D. Peterson, Langford Resident - re: Item 12.2 - The speaker expressed support the road closure and the expansion of the park but has expressed concerns regarding the increased traffic on Fairway Avenue as a result. The speaker expressed concern for safety in the area. The speaker inquired about parking availability at the park.

K. Bekkema, Langford Resident - re: Item 9.3.1 - The speaker requested grant support for the proposed Habitat for Humanity project.

P. H, Langford Resident - re: Item 9.3.3 - The speaker expressed concerns regarding the proposed bylaws. The speaker supports resolution Option 2 of the report. re: Item - 5.1 - The speaker expressed gratitude for Mayor Goodmansons' s comments during the Victoria Regional Transit Plan Update presentation.

C. Rempel, Langford Resident - re: Item 9.3.1 - The speaker requested grant support for the proposed Habitat for Humanity project.

L. Plomp, Langford Resident - re: Item 9.3.3 - The speaker expressed concerns regarding the proposed bylaws. re: Item 9.3.1 - The speaker expressed support for a grant for the proposed Habitat for Humanity project.

7. CONSENT AGENDA

MOVED BY: HARDER

SECONDED: GUIRY

THAT Council adopt the recommendations for each item of the Consent Agenda as presented.

- Minutes of the Committee of the Whole Committee Meeting - December 8, 2025 (RECEIVE)
- Minutes of the Committee of the Whole Committee Meeting - February 10, 2026 (RECEIVE)
- Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting - February 19, 2026 (RECEIVE)
- Minutes of the Committee of the Whole Committee Meeting - February 19, 2026 (RECEIVE)
- Minutes of the Committee of the Whole Committee Meeting - February 23, 2026 (RECEIVE)
- Minutes of the Council Meeting - March 16, 2026 (ADOPT)
- Draft Minutes of the Committee of the Whole Committee Meeting - March 17, 2026 (RECEIVE)

- Minutes of the Special Council Meeting - March 23, 2026 (ADOPT)
- Draft Minutes of the Committee of the Whole Committee Meeting - March 23, 2026 (RECEIVE)
- Minutes of the Special Council Meeting - March 30, 2026 (ADOPT)
- Draft Minutes of the Community Advisory Committee Meeting - March 31, 2026 (RECEIVE)

Motion CARRIED.

8. CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

None were removed.

9. COMMITTEE RESOLUTIONS

9.1 Committee of the Whole Meeting Resolution - February 10, 2026

9.1.1 Reduction Options for the 2026 Tax Increase

MOVED BY: YACUCHA

SECONDED: GUIRY

THAT Council direct staff to include the proposed increase to Council Renumeration in the five-year financial plan with a pro-rated amount in 2026 for the period commencing with the new Council term, November 2, 2026.

Motion CARRIED.

9.2 Committee of the Whole Meeting Resolution - March 17 & 23, 2026

MOVED BY: YACUCHA

SECONDED: GUIRY

THAT Council approve the 2026-2030 5-year Financial Plan as presented, factoring in the resolutions from the March 17th and March 23rd Committee of the Whole meetings.

Motion CARRIED.

9.3 Community Advisory Committee Meeting Resolutions - March 31, 2026

9.3.1 Habitat for Humanity Presentation

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council direct staff to prepare a report that sets out the history of the Affordable Housing Reserve Fund and grant expenditures therefrom.

Amendment on the Main Motion:

Amendment:

MOVED BY: GUIRY

SECONDED: WAGNER

THAT the report include commentary on the Habitat for Humanity presentation of March 31, 2026.

Motion CARRIED.

On the Main Motion as amended:

THAT Council direct staff to prepare a report that sets out the history of the Affordable Housing Reserve Fund and grant expenditures therefrom;

AND

THAT the report include commentary on the Habitat for Humanity presentation of March 31, 2026.

Motion DEFEATED.

Mayor Goodmanson and Councillors Wagner, Harder, Morley, Szpak, Guiry and Yacucha opposed.

MOVED BY: YACUCHA

SECONDED: WAGNER

THAT Council directs staff to enter into a grant agreement with Habitat for Humanity in the amount per unit as dictated by the Attainable Home Ownership Policy;

AND

THAT staff bring forward a housing agreement bylaw prior to the issuance of a building permit.

Motion CARRIED.

9.3.2 Application for Change in Operating Hours - 103-2323 Millstream Road

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council direct staff to inform the Liquor and Cannabis Regulation Branch that the City of Langford will opt out of the public notification for the application to change the hours of operation for an existing Liquor Licence for the Ryes & Shine Craft Distillery located at 103- 2323 Millstream Road.

Motion CARRIED.

9.3.3 Bylaw No. 2255 and Bylaw No. 2262 - Community Standards Bylaws

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council consider giving first, second and third reading to "Community Standards Bylaw No. 2255, 2026" with the following amendments:

- i. Adding a new Section 30(7) to the end of Division 2 - Construction and Commercial Noise Regulations that reads: "(7) All approved permits

must be made available on the City's website in an easily accessible location before the date(s) of the activities. The information provided must include the applicant, the applicant's company, contact information, exact location using the municipal address and PID, the times and date(s) of the activities, the precise nature of the activity that will create the noise, and the detailed reasons why the exception of the permitted hours in the Community Standards Bylaw is warranted."; and

- ii. Adding "and has committed in writing to follow" after "of" and before "all" in Section 34 titled "Responsibility for Sub-contractors.";

AND

THAT Council consider giving first, second and third reading to "Community Standards Miscellaneous Amending Bylaw No. 2262, 2026" with the following amendment:

- i. Replacing the \$700 fine for "Construction noise outside permitted times" within Schedule 26 with a \$1000 fine.;

AND

THAT Council rescind "Noise Regulation Permit Policy (POL-0168-ADMIN)" and "Removal of Graffiti Policy (POL-0081-ENG)".

Motion CARRIED.

9.3.4 Bylaw No. 2237 - City of Langford Park Dedication

MOVED BY: YACUCHA

SECONDED: HARDER

THAT Council consider giving first, second, and third reading to proposed "City of Langford Park Dedication Bylaw No. 2237, 2026".

Motion CARRIED.

10. NOTICE OF INTENT

10.1 TUP26-0002 - 116-1064 Gala Court

MOVED BY: WAGNER

SECONDED: GUIRY

THAT Temporary Use Permit No. TUP26-0002 be issued by the Council for the City of Langford to Laura Hutchinson to permit a personal service home occupation in a townhome at 116-1064 Gala Court, subject to the following terms and conditions:

1. Conditions

The following conditions are imposed pursuant to section 493 of the Local Government Act:

- a) That the Temporary Use Permit be issued for a period of three years from

time of issuance;

b) That the operator of the business obtains a Business Licence from the City of Langford; and

c) That the garage must be used for parking.

Motion CARRIED.

11. REPORTS

11.1 Proposed 2026-2030 Financial Plan

MOVED BY: WAGNER

SECONDED: GOODMANSON

THAT Council amend the 2026-2030 Financial Plan as follows:

THAT Council directs staff to reduce the Capital Budget - Admin Property Purchase budget item from \$1,000,000 to \$845,000 and fund the \$155,000 for the Bear Mountain Parkway temporary power issue from this reduced budget;

AND

THAT Council approve the 2026-2030 Financial Plan as amended and direct staff to prepare the 2026-2030 Financial Plan Bylaw and 2026 Tax Rates Bylaw.

Councillor Wagner withdrew the motion with approval from the secondar.

MOVED BY: GUIRY

SECONDED: HARDER

THAT Council approve the 2026-2030 Financial Plan and direct staff to prepare the 2026-2030 Financial Plan Bylaw and 2026 Tax Rates Bylaw.

Amendment to the Main Motion:

Amendment:

MOVED BY: YACUCHA

SECONDED: WAGNER

THAT the main motion be amended to include that Council:

1. Authorize the funding equal to four (4) additional RCMP officers within the 2026 Five-Year Financial Plan;
 2. Direct staff to immediately proceed with the hiring of two (2) of the four authorized officers;
 3. The remaining funding for the final two (2) officers be held in abeyance, to be redistributed or released only upon further direction of Council following the receipt of recommendations from the Community Safety Working Groups;
- AND
4. Direct staff to convene three (3) Staff or RCMP led Working Groups focused on:
 - a. Property Crime;
 - b. The Unhoused; and;
 - c. Improving Safety in Parks, Trails, and Downtown tasked with identifying

proactive, interventions within the municipalities domain to reduce crime and anti-social behavior (including but not limited to public intoxication, littering, and disturbances);

AND

The Working Groups include the appropriately affected community partners and report back to Council with actionable recommendations within a four-to-six-month timeline, no later than October 2026.

Motion CARRIED.

Amendment to the Main Motion:

Amendment:

MOVED BY: WAGNER

SECONDED: YACUCHA

THAT the main motion be amended to include that Council direct staff to reduce the Capital Budget - Admin Property Purchase budget item from \$1,000,000 to \$845,000 and fund the \$155,000 for the Bear Mountain Parkway temporary power issue from this reduced budget.

Motion CARRIED.

On the Main Motion as Amended:

THAT Council approve the 2026-2030 Financial Plan and direct staff to prepare the 2026-2030 Financial Plan Bylaw and 2026 Tax Rates Bylaw;

AND

THAT Council

1. Authorize the funding equal to four (4) additional RCMP officers within the 2026 Five-Year Financial Plan;
 2. Direct staff to immediately proceed with the hiring of two (2) of the four authorized officers;
 3. Direct staff to hold the remaining funding for the final two (2) officers in abeyance, to be redistributed or released only upon further direction of Council following the receipt of recommendations from the Community Safety Working Groups;
- AND
4. Direct staff to convene three (3) Staff or RCMP led Working Groups focused on:
 - a. Property crime;
 - b. The unhoused; and;
 - c. Improving safety in Parks, Trails, and Downtown, identifying proactive interventions within the municipalities domain to reduce crime and anti-social behavior (including but not limited to public intoxication, littering, and disturbances);

AND

The Working Groups include the appropriately affected community partners and

report back to Council with actionable recommendations within a four-to-six-month timeline, no later than October 2026;

AND

THAT Council direct staff to reduce the Capital Budget - Admin Property Purchase budget item from \$1,000,000 to \$845,000 and fund the \$155,000 for the Bear Mountain Parkway temporary power issue from this reduced budget.

Motion CARRIED.

MOVED BY: WAGNER

THAT Council direct staff to bring back a report that outlines options for how the West Shore RCMP detachment partners can work together to ensure a collaborative approach to ensure equitable funding by all participants of the West Shore Detachment.

The motion died on the floor for want of a seconder.

12. BYLAWS

12.1 BYLAW NO. 2237

"City of Langford Park Dedication Bylaw No. 2237, 2026". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: HARDER
SECONDED: YACUCHA

THAT Council give "City of Langford Park Dedication Bylaw No. 2237, 2026" first, second and third readings.

Motion CARRIED.

12.2 BYLAW NO. 2246 (Background report attached)

"Road Closure Bylaw No. 2246, 2026, (a portion of Aldwynd Road)". (FIRST, SECOND AND THIRD READINGS)

MOVED BY: GUIRY
SECONDED: SZPAK

THAT Council at 9:55 pm extend the meeting to 10:15 pm

Motion CARRIED.

MOVED BY: HARDER
SECONDED: SZPAK

THAT Council give Road Closure Bylaw No. 2246, 2026 (a portion of Aldwynd Road), first, second and third readings;

AND

THAT Council instruct staff to proceed with the notification process.

Motion CARRIED.

13. ADJOURNMENT

MOVED BY: HARDER

SECONDED: GUIRY

THAT Council adjourn the meeting.

Mayor Goodmanson adjourned the meeting at 10:07 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer



City of Langford

Sustainable Development Advisory Committee Minutes

April 13, 2026, 7:00 p.m.

Council Chambers & Electronic Meeting

PRESENT:	Councillor M. Wagner - Chair Councillor K. Guiry - Vice-Chair Councillor L. Szpak B. Benbow S. Cotter	V. Dumitru B. Gordon M. McNaughton M. Rodgers
ATTENDING:	L. Stohmann, Director of Community Planning and Development K. Balzer, Director of Engineering and Public Works M. Miles, Manager of Legislative Services	L. Zetaruk, Analyst N. Johnston, Legislative Services Administrative Coordinator

Meeting available by teleconference.

1. CALL TO ORDER

The Chair called the meeting to order at 7:03 pm.

2. TERRITORIAL ACKNOWLEDGEMENT

Committee Member Rodgers read the City of Langford's Territorial Acknowledgment.

3. MEETING CONDUCT RULES

M. Miles, Manager of Legislative Services, read the City of Langford's meeting conduct rules.

4. APPROVAL OF THE AGENDA

MOVED BY: SZPAK
SECONDED: GORDON

THAT the Committee approve the agenda as presented.

Motion CARRIED.

5. ADOPTION OF THE MINUTES

5.1 Sustainable Development Advisory Committee Minutes - March 9, 2026

MOVED BY: COTTER
SECONDED: GUIRY

THAT the minutes of the Sustainable Development Advisory Committee meeting held March 9, 2026, be adopted as circulated.

Motion CARRIED.

6. REPORTS

6.1 Temporary Use Permit - 101-977 Langford Parkway (Flight Cannabis)

L. Stohmann, Director of Community Planning and Development provided an overview of the application.

The Chair opened the floor to questions and comments from the public. L. Stohmann, Director of Community Planning and Development responded.

The Chair opened the floor to questions and comments from the Committee. L. Stohmann, Director of Community Planning and Development responded.

MOVED BY: SZPAK
SECONDED: MCNAUGHTON

THAT the Sustainable Development Advisory Committee recommend that Council direct staff to provide notice that Council will consider issuing a Temporary Use Permit to allow Flight Cannabis Co. to continue to operate a non-medical cannabis retail store at Unit 101-977 Langford Pkwy.

Motion CARRIED.

6.2 Rezoning Application - 2609 Sooke Road

L. Stohmann, Director of Community Planning and Development provided an overview of the application.

K. Tetlow, Principal, Kilo Architecture, provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the public. The Applicant, K. Balzer, Director of Engineering and Public Works, and L. Stohmann, Director of Community Planning and Development responded.

The Chair opened the floor to questions and comments from the Committee. The Applicant, L. Stohmann, Director of Community Planning and Development, and K. Balzer, Director of Engineering and Public Works responded.

MOVED BY: COTTER
SECONDED: GORDON

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Langford Zoning Bylaw, Amendment No. 740 (2609 Sooke Road), Bylaw No. 2211, 2026 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the zoning designation of the property located at 2609 Sooke Road from 'One- and Two-Family Residential' (R2) to 'Community Town Centre Pedestrian 9' (C9), subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$610 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,074 towards the General Amenity Reserve Fund;

subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

- b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan to the satisfaction of the Director of Engineering and the Ministry of Transportation and Transit;
- c. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements, in accordance with Design Guidelines for Sooke Road Commercial Revitalization Development Permit Area and Ministry of Transportation and Transit standards;
 2. A storm water management plan; and
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alterations
 1. A construction parking and delivery management plan; and
 2. A mitigation plan;
 - iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
 - iv. That the building be constructed with electric heat pumps for each unit, or an equivalent electric centralized system that allow each unit to control their own temperature, be installed prior to issuance of an occupancy permit;
 - v. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that

the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;

2. Direct staff to amend section 6.44B.06 of Zoning Bylaw No. 300 to limit the maximum allowable height of a building or structure on the subject property to six (6) storeys.

Motion CARRIED.

6.3 Application to Amend the Text of the One-and Two-Family Residential (R2) Zone - 2773 Strathmore Road (Z25-0011)

L. Stohmann, Director of Community Planning and Development provided an overview of the application.

M. Stella, Applicant provided comments regarding the application.

The Chair opened the floor to questions and comments from the public. K. Balzer, Director of Engineering and Public Works responded.

The Chair opened the floor to questions and comments from the Committee. L. Stohmann, Director of Community Planning and Development responded. K. Balzer, Director of Engineering and Public Works and L. Stohmann, Director of Community Planning and Development responded.

MOVED BY: SZPAK

SECONDED: RODGERS

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2252 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the text of the R2 (One- and Two-Family Residential) Zone to allow for a group daycare without the proprietor living in the dwelling unit at 2773 Strathmore Road, subject to the following terms and conditions:
 - a. That, **prior to Bylaw Adoption**, the applicant completes the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering and Public Works:
 1. Full frontage improvements;
 2. A Stormwater Management Plan;
 3. A Mitigation Plan; and
 4. A Construction Parking and Delivery Management Plan.

Motion CARRIED.

6.4 Application to Rezone 3084, 3088, 3094/3096 Jacklin Road from One-and Two-Family Residential (R2) to Mixed Use Residential Commercial (MU1A)

L. Stohmann, Director of Community Planning and Development provided an overview of the application.

J. Bourcet, Woodsmere Holdings, provided a presentation to the Committee.

The Chair opened the floor to questions and comments from the public. The applicant, K. Balzer, Director of Engineering and Public Works, and L. Stohmann, Director of Community Planning and Development responded.

The Chair opened the floor to questions and comments from the Committee. The Applicant, L. Stohmann, Director of Community Planning and Development, and K. Balzer, Director of Engineering and Public Works responded.

MOVED BY: GUIRY

SECONDED: GORDON

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2278 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the zoning designation of the properties located at 3084, 3088, and 3094/3096 Jacklin Road from One-and Two-Family Residential (R2) to Mixed Use Commercial Residential (MU1A) subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$610 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,660 towards the General Amenity Reserve Fund;

Subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

- b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;
- c. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements; and
 2. A storm water management plan.
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering and Public Works, prior to any land alteration:
 1. A construction and parking management plan; and

2. A mitigation plan.
- iii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
- iv. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
- v. That a separate covenant is registered, prior to issuance of a building permit, that agrees that the strata be responsible for maintaining the boulevard landscaping from the back of the sidewalk, with the exception of boulevard trees;
- vi. That tree protection measures are implemented prior to commencement of work to protect the trees identified for retention in the arborist report, prepared by Talmack Urban Forestry, dated May 8, 2025, throughout the construction period;
- vii. That individual electric heat pumps for each unit, or an equivalent central system, be installed prior to issuance of an occupancy permit;
- viii. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- ix. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that secures a commitment to one of the following:
 1. A minimum 5% of units constructed be directed to and sold in accordance with terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN); or
 2. A minimum 10% of units constructed be rented for at least 10% below the benchmark rent for the unit type for a term not less than 25 years; or
 3. A compatible alternative that meets or exceeds the affordability benchmark previously established by Council;

Provided that for every option above, the developer shall identify the Attainable Units on the plans submitted for the required Development Permit application;

2. Direct staff to include a site-specific Floor Area Ratio of 2.5 for the properties located at 3084, 3088, and 3094/3096 Jacklin Road within Bylaw No. 2278; AND

3. Direct staff to amend section 5.51A.06 of Zoning Bylaw No. 300 to reduce the maximum allowable height of the building or structure within the MU1A Zone to six (6) storeys.

Motion CARRIED.

7. ADJOURNMENT

MOVED BY: MCNAUGHTON

SECONDED: DUMITRU

THAT the Sustainable Development Advisory Committee meeting adjourn at 8:48 pm.

Motion CARRIED.

Presiding Council Member

Certified Correct - Corporate Officer

DRAFT



City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Monday, April 13, 2026

DEPARTMENT: Planning

APPLICATION NO.: TUP26-0003

SUBJECT: Application for a Temporary Use Permit to allow for a non-medical cannabis retail store at #101-977 Langford Parkway

EXECUTIVE SUMMARY:

Keith Barbon of Flight Cannabis Co. has applied on behalf of Jim Pattison Developments Ltd. for a new Temporary Use Permit (TUP) to continue a non-medical cannabis retail store at Unit 101-977 Langford Parkway. This application follows the expiration timeline of the previously granted TUP20-0002 and its one-time extension, which is set to conclude on July 17, 2026.

The applicant intends to continue conducting operations at their current location. The site meets the City's preferred siting criteria for cannabis retail, including appropriate distance from schools, parks, and residential zones. While the proximity to the nearest daycare does not meet the preferred siting criteria, this was not considered a concern given its location within a commercial shopping center that hosts numerous businesses. Flight Cannabis Co. has demonstrated ongoing adherence to regulatory standards, including security, public safety, and community impact mitigation.

PREVIOUS APPLICATIONS:

The City received a Temporary Use Permit application (TUP20-0002) for the operation of a non-medical cannabis retail store. The permit was issued on June 2, 2020, authorizing the use for a period of up to three years.

A subsequent Temporary Use Permit (TUP21-0004) was issued in August 2021 to amend the operating hours and increase the permitted signage.

In 2023, Flight Cannabis Co. was granted an extension to TUP20-0002, allowing continued operation at Unit 101-977 Langford Parkway for an additional three years. This extension is set to expire July 17, 2026.

BACKGROUND:

Following the Federal government's decision to legalize non-medical cannabis, the City of Langford launched a pilot project in 2018, initiating a Request for Proposals (RFP) process. This process led to the selection of several applicants to operate non-medical cannabis retail stores within the city.

Section 3.02.02(5) of Zoning Bylaw No. 300 prohibits the retail sale of non-medical cannabis in Langford. Instead of amending this Section to broadly permit cannabis retailing, the City determined that the preferred approach would be to issue a limited number of Temporary Use Permits (TUPs) on a case-by-case basis. Flight Cannabis Co. was one of the successful candidates in this process and has received the necessary provincial approvals. They were issued a Temporary Use Permit (TUP20-0002), which was valid for a three-year term.

Upon the Permit's expiration, Flight Cannabis Co. applied for and was granted a one-time extension for an additional three-year term. As noted, this extension is set to expire on July 17, 2026. In accordance with the *Local Government Act*, only one extension of a Temporary Use Permit is permitted. As a result, Flight Cannabis Co. must now re-apply for a new TUP to continue their operations.

The Liquor and Cannabis Regulation Branch of British Columbia (LCRB) completed the required financial integrity checks and security screening for Flight Cannabis Co. and all individuals associated with the original TUP application.

To issue a Non-Medical Cannabis Retail Store (CRS) license under the *Cannabis Control and Licensing Act*, the Province requires a positive recommendation from the local government. This recommendation was provided by the City of Langford for Flight Cannabis Co. under TUP20-0002.

COMMENTARY:

The location is currently zoned CD2 – Hull's Field, which is a mixed-use zone comprising commercial, institutional, recreational, and light industrial uses. The Official Community Plan designates this location as Corridor. The closest related permitted use in the zone is Licensed Premises, controlled under the *Liquor and Licensing Act*. East and west of the subject site consists of a variation of predominantly retail, commercial, and office use buildings. North of the subject site is a general industrial use site, and residential uses are present to the south. There is some separation between the subject site and the neighboring residential uses due to an existing fence, and multi-use path abutting the lot.

As part of the RFP process, several guiding principles were established to help determine acceptable locations for non-medical cannabis retail stores and to inform the issuance of Temporary Use Permits.

The preferred siting criteria specifies that cannabis retail stores should not be located within:

1. 500 metres of another authorized non-medical cannabis retail location;
2. 300 metres of any school;
3. 300 metres of any group daycare;
4. 150 metres of Centennial Park, Veterans Memorial Park, City Centre Park, Westhills YMCA, any regional or provincial park, or Langford, Glen, or Florence Lakes; and
5. 50 metres of any land zoned R1 (One-Family Residential) or R2 (One- and Two-Family Residential), except within the designated City Centre.

Applicants were required to submit a detailed business plan outlining how they intended to operate the retail sale of non-medical cannabis within the City. Proposals were expected to address compliance with several key factors, including:

- Adherence of the regulatory framework and all applicable City bylaws;
- Implementation of appropriate security measures for the premises;
- Minimization of neighborhood impacts;
- Management of public nuisance issues related to cannabis use;
- Mitigation of public impairment concerns; and
- Provision of educational initiatives and materials addressing the above impacts and related social concerns.

These requirements can be found in the *Cannabis Retail Store Terms and Conditions handbook*, which reflects the provisions of the *Cannabis Control and Licensing Act of British Columbia*.

In response to the City's request for RFPs, Flight Cannabis Co. submitted their proposal. Their location at Unit 101-977 Langford Parkway is approximately:

- 1117 metres from the closest authorized non-medical cannabis retail location located at #105 and #111 945 Reunion Avenue;
- 1160 metres from Belmont Secondary School (nearest school);
- 232 metres from the nearest daycare (Kids & Company 965 Langford Parkway);
- 840 metres from Langford Lake Southeast end beach;
- 1000 metres from Westhills YMCA;
- 135 metres South from the closest land zoned R1 or R2;

The applicant's original proposal demonstrated how they would meet all the criteria outlined in the RFP. Compliance with these criteria was a condition of the original Temporary Use Permit (TUP20-0002).

Following Council's approval of TUP20-0002, a Business License was issued under the Permit and remains valid.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this application.

LEGAL IMPLICATIONS:

Pursuant to Section 497 of the *Local Government Act*, the City may issue a Temporary Use Permit (TUP) for a period of three years. The Act allows for one extension of the Permit, for a maximum of an additional three years. If the Permit holder wishes to continue the temporary use beyond this six-year period, they must submit a new application to Council for a TUP or apply for a rezoning.

Council regulates TUPS through Part 3 of the Zoning Bylaw No. 300, specifically Sections 3.27.03(1) and 3.27.04. These sections authorize Council to require that the form and character of the building align with commercial property guidelines. Council may request additional information related to the property, such as stormwater management plan or parking plan, as part of the application process.

Both the Official Community Plan and the General Commercial Development Permit Area provide guidance to Council in making decisions about appropriate land use and design for the subject property.

The West Shore RCMP identified they do not have any concerns regarding the continued operation of Flight Cannabis Co.

The City's Bylaw Department has reported that during the current Temporary Use Permit period, there have been no public complaints about this business.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council direct staff to provide notice that Council will consider issuing a Temporary Use Permit to allow Flight Cannabis Co. to continue to operate a non-medical cannabis retail store at Unit 101-977 Langford Pkwy.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application for a Temporary Use Permit at Unit 101-977 Langford Pkwy until such time as

the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Kelsey Hutt, Planning Technician

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Development

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

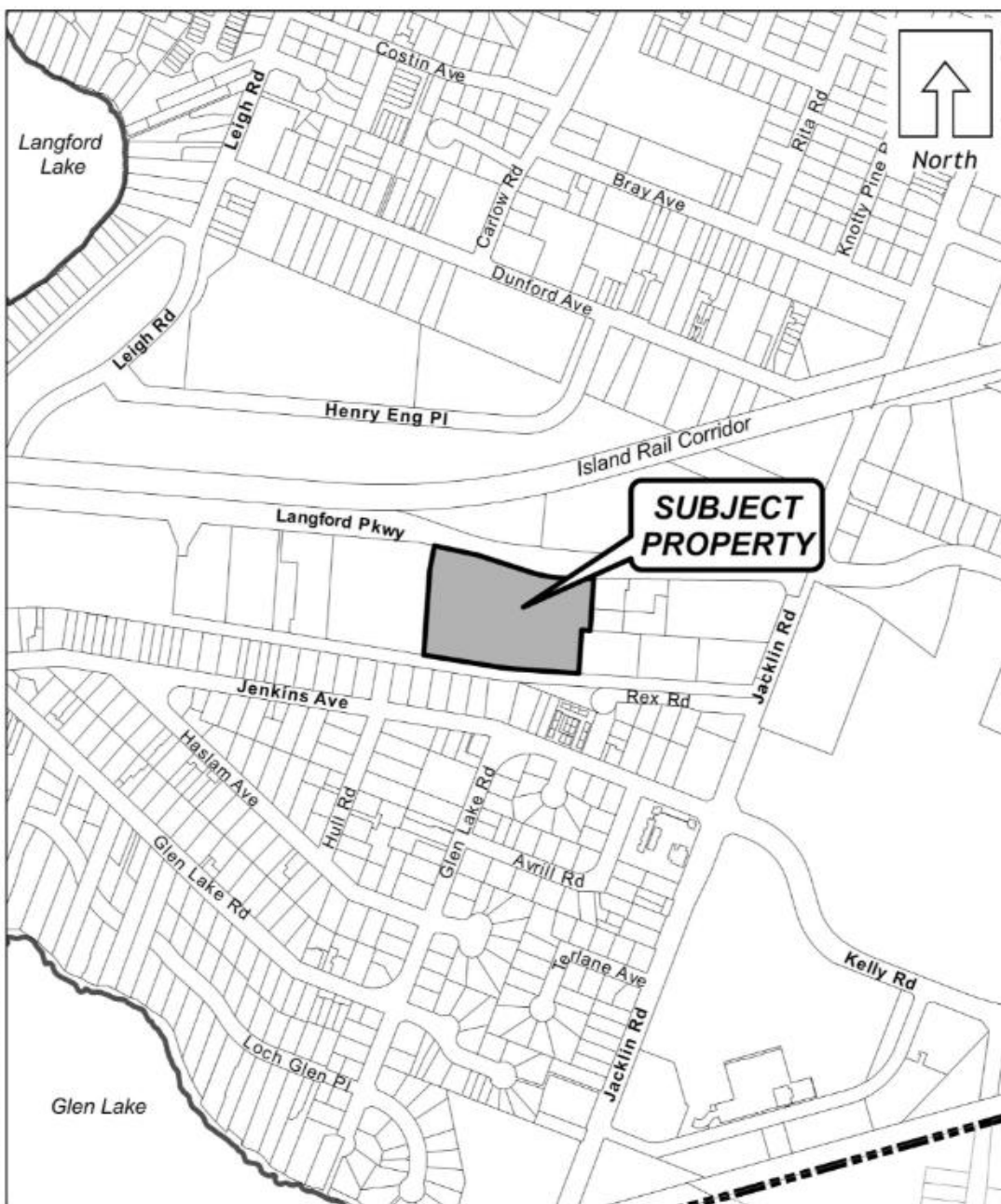
Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments: Draft TUP26-0003 – Flight Cannabis Co.

Appendix B – Location Map

**TEMPORARY USE PERMIT
(TUP26-0003)
101 977 Langford Pkwy**



Document Name: TUP26-0003_Location_Map

Scale: N.T.S.

Last Revised: 2026-03-03



City of Langford

www.cityoflangford.ca

Temporary Use Permit No. TUP26-0003

Temporary Use Permit No. TUP26-0003 is issued by the Council for the City of Langford to **Flight Cannabis Co.** to operate a **non-medical cannabis retail store** on the property legally described as Lot C, Section 80, Esquimalt District, Plan VIP80959, PID No. 026-668-271 (**101-977 Langford Pkwy**), in accordance with Section 493 of the *Local Government Act*, subject to the following terms and conditions, and notwithstanding Sec. 3.02.02(5) of Zoning Bylaw No. 300:

1. Conditions

- a) Exterior walls shall be treated in a manner and colour that is consistent with other parts of the building which the business occupies. If the non-medical cannabis retail store occupies a stand-alone building, then the exterior of the building will exhibit colours from a muted, earth tone palette with contrasting accent colours for windows, trim and doors. Bold or vivid colours that are intended to be distinctive and eye-catching (e.g.: lime green or fire engine red) may be used on signage, but not on the building façade or trim to the satisfaction of the Director of Development Services;
- b) All windows shall be opaque or constructed with spandrel panels behind. Windows and spandrels may not be embellished with any form of imagery;
- c) Security devices, such as window bars or roll shutters, shall be deployed on the inside of doors or windows so as to be unobtrusive and invisible from the street;
- d) The applicant shall provide security measures associated with the premises from which the non-medical cannabis retail store will operate in accordance with the applicant's proposal in response to the City of Langford Request for Proposal for the Retail Sales of Cannabis and Cannabis Related Products (RFP), as determined by the Chief Administrative Officer;
- e) The applicant shall address issues of nuisance with respect to odours, smoke and noise relating to public use of cannabis and cannabis products in accordance with the applicant's proposal in response to the RFP and the regulations, terms and conditions outlined in the Cannabis Control and Licencing Act of B.C.;
- f) The applicant shall address impairment issues relating to public use of cannabis and cannabis products for non-medical purposes in accordance with the applicant's proposal in response to the RFP and the regulations, terms and conditions outlined in the *Cannabis Control and Licencing Act of B.C.*;

TUP26-0003 – 101-977 Langford Pkwy

May 19, 2026

Page 2 of 3

- g) The non-medical cannabis retail store must be a stand-alone business;
- h) The hours of operation of the non-medical cannabis retail store shall be limited to 9am to 9pm Sunday through Wednesday and 9am to 10pm Thursday through Saturday;
- i) The applicant shall provide educational initiatives and materials associated with the impacts and related social concerns of the non-medical use of cannabis and cannabis products in accordance with the applicant's proposal in response to the RFP and as outlined in the *Cannabis Retail Store Terms and Conditions, a handbook for the sale of non-medical cannabis in British Columbia*;
- j) The applicant shall conform to the regulations stipulated in the *Cannabis Control and Licencing Act of British Columbia B.C. Reg.202/2018*;
- k) The Applicant shall ensure that the non-medical cannabis retail sale is in compliance with all applicable laws, including all City bylaws;

SIGNAGE

- l) All signage shall be subject to a subsequent Sign Development Permit application process and shall be constructed and placed in accordance with Langford Sign Bylaw No.1250 and to the satisfaction of the Director of Development Services;
- m) All signage shall be architecturally compatible with the style, composition, materials, colours, and details of the buildings within the development;
- n) The location and size of signs shall be architecturally integrated with the overall design of the buildings;
- o) As a condition of issuance of this permit, and notwithstanding what is permitted by Bylaw No. 1250, the business is limited to three signs only. This signage shall indicate the name of the business only, and shall not display company slogans, and may not employ any play on words with respect to cannabis or drug culture. This signage may be internally illuminated in accordance with City guidelines, but may not be animated in any way or have variable messaging;
- p) Notwithstanding article o), the business may have one illuminated sign which indicates that the business is open, provided that this signage is affixed to the interior of a door or window visible from the street and does not exceed an area of 0.2m² (2ft²);
- q) Sandwich board type signs are prohibited;

If a previous Development Permit has been issued with respect to Form and Character and no new buildings or exterior renovations are being proposed some of these conditions may be waived.

TUP26-0003 – 101-977 Langford Pkwy

May 19, 2026

Page 3 of 3

2. Whereas

- a) The non-medicinal use of cannabis and cannabis related products has historically been prohibited by federal law in Canada and, as a result, has historically been prohibited by the City under its Zoning Bylaw No. 300;
- b) On October 17, 2018, the Federal Government legalized the non-medicinal use of cannabis and cannabis products;
- c) The Federal Government and the Provincial Government have developed a regulatory framework for the retail sale of cannabis and cannabis products for non-medicinal use;
- d) The City wishes to authorize the retail sale of cannabis and cannabis products within its boundaries, but recognizes that there are challenges associated with it doing so;
- e) The City issued the Request for Proposals for the Retail Sales of Cannabis and Cannabis Related Products to seek proposals from individuals and organizations interested in undertaking the retail sale of cannabis and cannabis products for non-medicinal use within the City's boundaries, and required that proposals include details as to how the challenges with the retail sale of cannabis and cannabis products would be addressed;
- f) The City received and reviewed over 30 proposals in response to the Request for Proposals, and identified Clarity Cannabis BC Ltd.'s proposal as one that best addressed the challenges with the retail sale of cannabis and cannabis products; and,
- g) Flight Cannabis Co. is committed to assisting the City and taking positive steps to address the challenges with the retail sale of cannabis and cannabis products;

Now therefore be it resolved that Council issue Temporary Use Permit TUP26-0003 to Flight Cannabis Co. for it to operate a Cannabis Retail Store at 101-977 Langford Parkway for a three-year term subject to the terms and conditions listed within.

3. Expiry

That the Temporary Use Permit be issued for a period of 36 months and will expire on May 19, 2029.

Authorized Resolution passed by the Council of the City of Langford on May 19, 2026.

Permit issued on May 19, 2026.

Marie Watmough, Corporate Officer

:kh



City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Monday, April 13, 2026

DEPARTMENT: Planning

APPLICATION NO.: Z23-0012

SUBJECT: Bylaw No. 2211 – Application to Rezone 2609 Sooke Road from the ‘One- and Two-Family Residential (R2)’ Zone to the ‘Community Town Centre 9 (C9)’ Zone to allow for a 5-Storey, 16 Unit Residential Building

EXECUTIVE SUMMARY:

KILO Architecture Inc. has applied on behalf of Zila Properties Ltd. to rezone 2609 Sooke Road from the One- and Two-Family Residential (R2) Zone to the Community Town Centre 9 (C9) Zone in order to construct a 5-storey residential building that will contain 16 residential units and one commercial retail unit. The ground floor would contain the commercial retail unit, the lobby, a bicycle room, and the required parking. The remaining four storeys above would be comprised of the 16 residential units.

BACKGROUND:

Previous Applications

The City has not received any previous planning applications on the subject property.

Table 1: Site Data

<i>Applicant</i>	KILO Architecture Inc., Keith Tetlow	
<i>Owner</i>	Zila Properties Ltd.	
<i>Civic Address</i>	2609 Sooke Road	
<i>Legal Description</i>	Lot A, Section 83, Esquimalt District, Plan 21003	
<i>Size of Property</i>	1,045 m ² (0.26 acres)	
<i>DP Areas</i>	Sooke Road Commercial Revitalization Area	
<i>Zoning</i>	Existing: R2	Proposed: C9
<i>OCP Designation</i>	Existing: Corridor	Proposed: Corridor

Site and Surrounding Area

The subject property is located within the Sooke Road Commercial Revitalization Development Permit Area and is approximately 130 metres from the intersection of Sooke Road and Jacklin Road. Currently, there is a two-family dwelling on the property. No trees exist on site, but there is a stand of bushes located in the front of the property, near Sooke Road.

To the east is a 4-storey mixed-use building that is part of a larger strata that includes three 4-storey buildings. That development wraps around this site such that it is located to the south as well. Immediately to the west is a vacant lot that has recently been rezoned to allow for a 6-storey mixed-use building. To the north, across Sooke Road, is a single-story building that contains a church and a daycare.

Overall, this stretch of Sooke Road has started to see many new developments proposed and constructed that range from townhouses to 6-storey buildings. The vision of creating a mixed-use corridor has started to become more noticeable with each new development within this corridor as each development has been including ground-floor oriented commercial units.

School District No. 62 has been made aware of this application such that they can consider the proposed increase in density in this area as part of their long-range facility planning.

Figure 1: Subject Property



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	P2 (Community Institutional)	Church and Daycare
<i>East</i>	CD7 (Comprehensive Development 7)	Mixed-Use Residential
<i>South</i>	CD7 (Comprehensive Development 7)	Mixed-Use Residential
<i>West</i>	C9 (Community Town Centre Pedestrian)	Vacant (future residential)

COMMENTARY:Development Proposal

The proposal is to construct a 5-storey, 16-unit residential building with one ground floor commercial retail unit (CRU). A rendering of the proposal is included in Appendix C. The ground level would consist of a CRU, the lobby, a bicycle room, and parking. The four storeys above this level would include all the residential units, comprised of eight 2-bedroom units and eight 2-bedroom units with a den.

Given the size of this property and the fact that it is surrounded by other multi-storey developments, there are limitations to what can be built. The proposed C9 Zone does allow for unrestricted height, but the cost to dig down and construct an underground parkade that fits within the size constraint of this site was deemed not feasible beyond the proposed 5-storeys that includes ground level parking. Council may wish to restrict the potential height on this site to 6-storeys to ensure anything greater than 6-storeys is brought back to Council for consideration.

There would be one driveway access to the proposed development that would be located in the centre of the property. The driveway would be approximately 18 metres (59 feet) in length before it reaches the security gate to the underbuilding parking. This length of driveway allows for vehicles to fully enter the site without impacting the traffic on Sooke Road or pedestrians on the sidewalk. The site plan (Appendix D) illustrates this configuration. The two portions of the building (Lobby and Commercial Retail Unit) that would be located closest to Sooke Road would be set back 4.5 metres from the front property line, which complies with the Ministry of Transportation and Transit's requirements, and is greater than required setback in the C9 Zone.

To create a visually interesting and active frontage, the lobby area has been designed on an angle and includes additional windows surrounding the lobby door. Windows have also been included up the stairwell, and a larger single window has been proposed as part of the CRU facing Sooke Road. These additional and larger windows provide for 'eyes on the street' and an active frontage feel that is more appropriately aligned with City guidelines.

To address future bike stall requirements, the applicant has provided 1.5 bike stalls per unit, including two cargo bikes stalls and charging outlets for e-bikes. A repair station has also been included in the bike room. Two additional stalls near the lobby have been included as short-term parking for the CRU.

With respect to heat pumps, Council may wish to remain consistent with other rezoning applications and require that individual heat pumps, or an equivalent electric central system, be installed with this development.

Parking

The applicant is proposing to provide vehicle parking that aligns with what may be the City's new parking requirements through a pending bylaw. This will include 0.9 stalls per residential unit, 0.1 stalls per unit for visitors, and 1.0 stall for the CRU. This totals 17 stalls and includes one accessible stall. The development is proposing to provide 18 stalls overall, with the additional stall that could be used for visitors or possibly assigned to a residential unit.

Both vehicle parking and bike parking will be reviewed against the new parking regulations at the time of the Development Permit application.

Table 3: Proposed Date

	Permitted by R2 (Current Zoning)	Permitted by C9 (Proposed Zoning)	Proposed by Rezoning Application
Permitted Uses	One- or Two-Family Townhouse Group Daycare	Apartment Offices Retail	Apartment Retail
Density (Units or FAR)	3-6 Dwellings	6.0 FAR	1.71 FAR
Height	11 m (36 ft)	n/a*	5-storeys
Site Coverage	50%	40% min 90% max	48%
Front Yard Setback	3.0 m (9.8 ft)	2.0 m (6.5 ft)	4.5 m (14.8 ft)
Interior Side Yard Setback	1.5 m (4.9 ft)	2.0 m (6.5 ft)	2.0 m (6.5 ft)
Rear Yard Setback	3.0 m (9.8 ft)	2.0 m (6.5 ft)	6.0 m (19.7 ft)
Vehicle Parking	1 per dwelling	1.5 per unit	0.9 per unit
Bicycle Parking	0-1 per dwelling	1.0 per unit	1.5 per unit

**text amendment proposed to limit height to 6 storeys on the subject property within the zone.*

Trees

As previously noted, there are no trees located on this site and the trees that existed along the property line to the east have been removed by the neighbouring development. The front of the property does have some large bushes, but nothing that would be retained. The landscape plan associated with this development is proposing five onsite trees, two offsite trees, and several hundred shrubs and accent plants. A copy of the proposed landscape plan has been attached. An image of current site conditions is included in Figure 1 below.

Figure 1: Current Site Condition



Multi-Modal Network

FRONTAGE IMPROVEMENTS

Due to the size of the development, a Transportation Impact Study has not been requested by the Ministry of Transportation and Transit or by the Director of Engineering and Public Works. Full frontage improvements along Sooke Road will be required and will need to comply with the Ministry's standards, Bylaw No. 1000 standards, and the Design Guidelines.

The improvements would include, but are not limited to, a separated boulevard with irrigation, street trees, streetlights, and a 2.2 m wide red brick paver sidewalk abutting the front property line.

Additionally, road dedication of approximately 3.0m will be required, which Council may wish to secure prior to bylaw adoption.

PEDESTRIAN, CYCLING, AND MOTORIST NETWORKS

Sidewalks and bike lanes exist along Sooke Road, but are sporadic, as these are primarily installed with each development as they occur. This project would connect the sidewalk that exists to the east with the sidewalk that will occur to the west as part of the neighbouring development. A designated bike lane is not anticipated along the frontage of this site as Sooke Road widens at this location in order to accommodate a bus lane, which doubles as a bike lane.

Infrastructure

DRAINAGE AND STORMWATER

The applicant has submitted a stormwater technical memo, which was prepared by a civil engineer and outlines how the onsite storm drainage would be dealt with in order to comply with Bylaw No. 1000 standards. This has been reviewed and approved by the Director of Engineering and Public Works.

SEWER

A sewer main exists within Sooke Road fronting this development site, and a connection from the building will be required. Any improvements, extensions, or modifications needed to the sewer main within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

FIRE ACCESS AND PROTECTION

There are two fire hydrants located within 90 m of the development site. The installation of another hydrant is not anticipated, but the submission of a Fire Underwriters Survey Report prior to a building permit issuance will provide a professional determination of whether another hydrant is necessary and confirm that sufficient water pressure is available.

Construction Impact Mitigation

Council may wish to require a Construction Parking and Delivery Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering and Public Works prior to any land alteration. This would be secured within a covenant prior to Bylaw Adoption.

CONSTRUCTION STAGING/ENCROACHMENTS

Any construction staging beyond the property limits would require a construction license with the City and/or Ministry, including but not limited to, temporary above or below ground occupancy of any public

lands or rights-of-way. Construction licenses must be executed prior to any land alteration and are subject to non-negotiable terms, conditions, and one-time and/or daily fees. All permanent encroachments and above ground temporary construction licenses on public lands or rights-of-way are subject to Council approval.

Council Policy

OFFICIAL COMMUNITY PLAN

The newly adopted Official Community Plan (OCP) Bylaw No. 2200 designates this property as ‘Corridor’, which is defined by the following text:

Corridors	<ul style="list-style-type: none"> • Multi-family residential, commercial, institutional, and compatible light industrial uses are permitted. • Maximum height of six storeys,* including choice of residential and/or non-residential uses.
------------------	--

Additional components relating to Corridors include the following sections:

Desired Outcome #1: Urban Centres and Corridors will serve as key transit-supported areas with densities and land-use mixes that actively support walking, biking, rolling, and public transit.

6.3.4. Corridors support and/or connect Urban Centres and the City Centre along key arterial streets, collector streets, and transit routes. Corridors permit a range of land uses, including multi-family residential, commercial, institutional, and light industrial uses that are compatible with and appropriate to co-locate with residential uses.

6.3.5. Buildings up to 6 storeys are permitted and may include single-use buildings (e.g. multi-family residential only or commercial only) or mixed-use buildings, except that buildings fronting Sooke Road must include mandatory ground floor commercial uses.

6.3.9. Incorporate additional vegetation and design approaches that mitigate sound and pollution to enhance livability and support a healthy environment in Urban Centres and Corridors.

The proposed development aligns with the OCP vision for this Corridor designation, in spite of the constraints with the site. The CRU was added midway through the design phase of the project in order to address the active frontage objectives for the Sooke Road corridor and comply with the Policy 6.3.5 of the OCP, as quoted above. This change will benefit the active frontage aspect, and the planting of trees where none currently exist will help mitigate sound and pollution while supporting a healthy environment.

DEVELOPMENT PERMIT AREAS

The subject property is not located within any Environment or Hazard Development Permit Area. However, it is located within the Sooke Road Commercial Revitalization Development Permit Area and since the proposal is for a multi-family development, a Development Permit for Form and Character will be required. This Development Permit will be needed prior to issuance of a Building Permit to ensure the design is consistent with the City's Design Guidelines and specifically ones that stem from the Sooke Road Development Permit Area.

LOW CARBON CONCRETE

In accordance with Council's Low Carbon Concrete Policy POL-0167-PLAN, Council may wish to require the applicant to utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data for the construction of the proposed development.

ATTAINABLE HOUSING POLICY

The Attainable Housing Policy sets out criteria for which a development is to enter into an agreement with the City in order to provide attainable housing. The first criteria is simply that it applies to developments that create buildings with five or more residential storeys. As this development is only creating four storeys of residential units, the policy does not apply and therefore, no attainable housing is required to be provided with this development.

FINANCIAL IMPLICATIONS:

Rezoning the subject property to permit higher density of development will increase the assessed value of the land and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

Council's Amenity Contribution Policy

The amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based on the proposed 16 residential units and one commercial retail unit that is 18.5 square metres (199 square feet) in size.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per Unit / Area Contribution	Total
<i>General Amenity Reserve Fund</i>	\$2,074 per residential unit (1 st through 4 th storeys)	\$24,888.00
	\$1,037 per residential unit (5 th & 6 th storeys)	\$4,148.00
<i>Affordable Housing Reserve Fund</i>	\$610 per residential unit (1 st through 4 th storeys)	\$7,320.00
	\$305 per residential unit (5 th and 6 th storeys)	\$1,220.00
TOTAL POLICY CONTRIBUTIONS		\$37,576.00

Table 5 - Development Cost Charges

Development Cost Charge		Per Unit / Area Contribution	Total
<i>Roads</i>	Residential	\$3,092.39	\$49,478.24
	Commercial	\$54.12	\$1,001.22
<i>Storm Drainage</i>	Residential	\$635.00	\$10,160.00
	Commercial	\$4.58	\$84.73
<i>Park Improvement</i>	Residential	\$1,348.00	\$21,568.00
	Commercial	\$0.00	\$0.00
<i>Park Acquisition</i>	Residential	\$90.00	\$1,440.00
	Commercial	\$0.00	\$0.00
<i>ISIF</i>	Residential	\$331.65	\$5,306.40
	Commercial	\$1.51	\$27.94
Subtotal (DCC's to Langford)			\$89,066.53
<i>CRD Water</i>	Residential	\$1,644.00	\$26,304.00
	Commercial	\$10.48	\$193.88
<i>School Site Acquisition</i>	Residential	\$700.00	\$11,200.00
	Commercial	\$0.00	\$0.00
TOTAL DCC's (estimated)			\$126,764.41

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2211, the application will be prohibited from being the subject of a Public Hearing as per the changes made by the Province to the Local Government Act through The Housing Statutes (Residential Development) Amendment Act, 2023.

The amenity contributions specified in Table 4 above are incorporated into Bylaw No. 2211 and will be payable at the time of building permit along with the current Development Cost Charges specified in the various DCC Bylaws.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

OPTIONS:**Option 1**

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Langford Zoning Bylaw, Amendment No. 740 (2609 Sooke Road), Bylaw No. 2211, 2026 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the zoning designation of the property located at 2609 Sooke Road from 'One- and Two-Family Residential' (R2) to 'Community Town Centre Pedestrian 9' (C9), subject to the following terms and conditions:
 - a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$610 towards the Affordable Housing Reserve Fund; and
 - ii. \$2,074 towards the General Amenity Reserve Fund;subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.
 - b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan to the satisfaction of the Director of Engineering and the Ministry of Transportation and Transit;
 - c. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:

- 1. Full frontage improvements, in accordance with Design Guidelines for Sooke Road Commercial Revitalization Development Permit Area and Ministry of Transportation and Transit standards;
 - 2. A storm water management plan; and
- ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to any land alterations:
 - 1. A construction parking and delivery management plan; and
 - 2. A mitigation plan;
 - iii. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;
 - iv. That the building be constructed with electric heat pumps for each unit, or an equivalent electric centralized system that allow each unit to control their own temperature, be installed prior to issuance of an occupancy permit;
 - v. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- 2. Direct staff to amend section 6.44B.06 of Zoning Bylaw No. 300 to limit the maximum allowable height of a building or structure on the subject property to six (6) storeys.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 2609 Sooke Road under Bylaw 2211 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Robert Dykstra, RPP, MCIP, Manager of Development Services

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Development

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

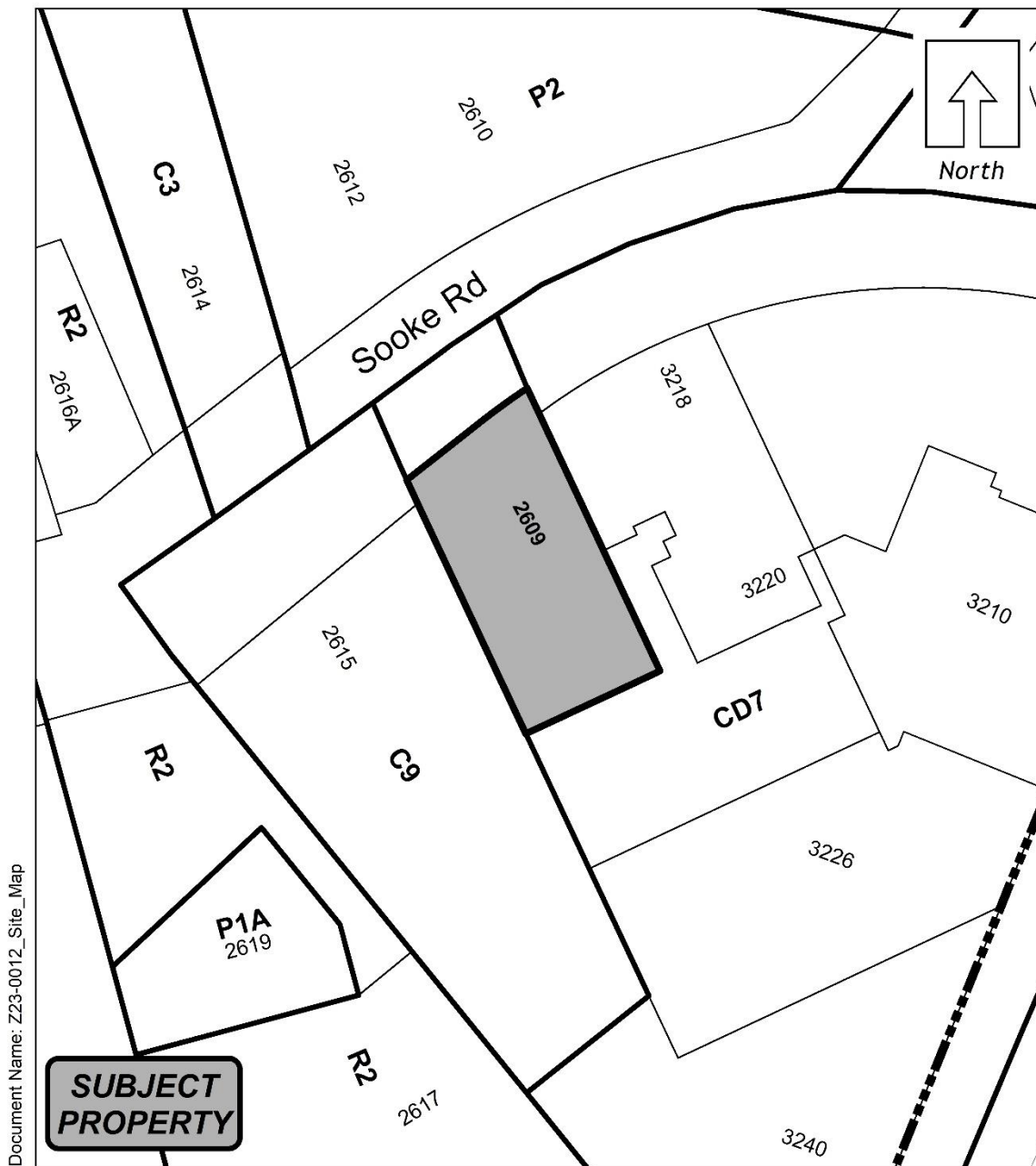
Attachments:

Attachment 1: Landscape Plan

Attachment 2: Bylaw No. 2211

Appendix A – Site Map

**REZONING BYLAW AMENDMENT
(Z23-0012)
2609 Sooke Rd**



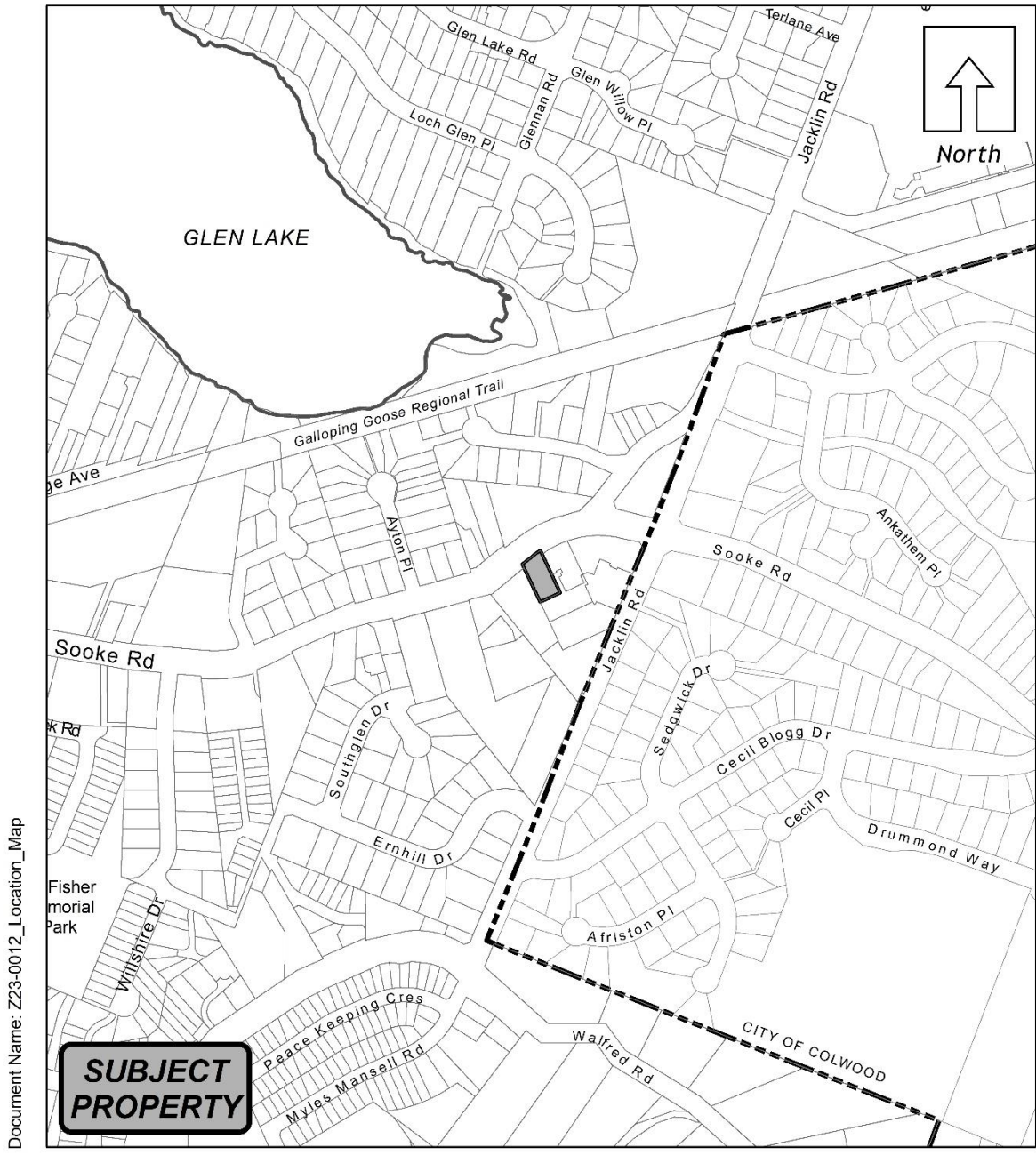
Document Name: Z23-0012_Site_Map

Scale: N.T.S.

Last Revised: 2023-08-29

Appendix B – Location Map

**REZONING BYLAW AMENDMENT
(Z23-0012)
2609 Sooke Rd**



Scale: N.T.S.

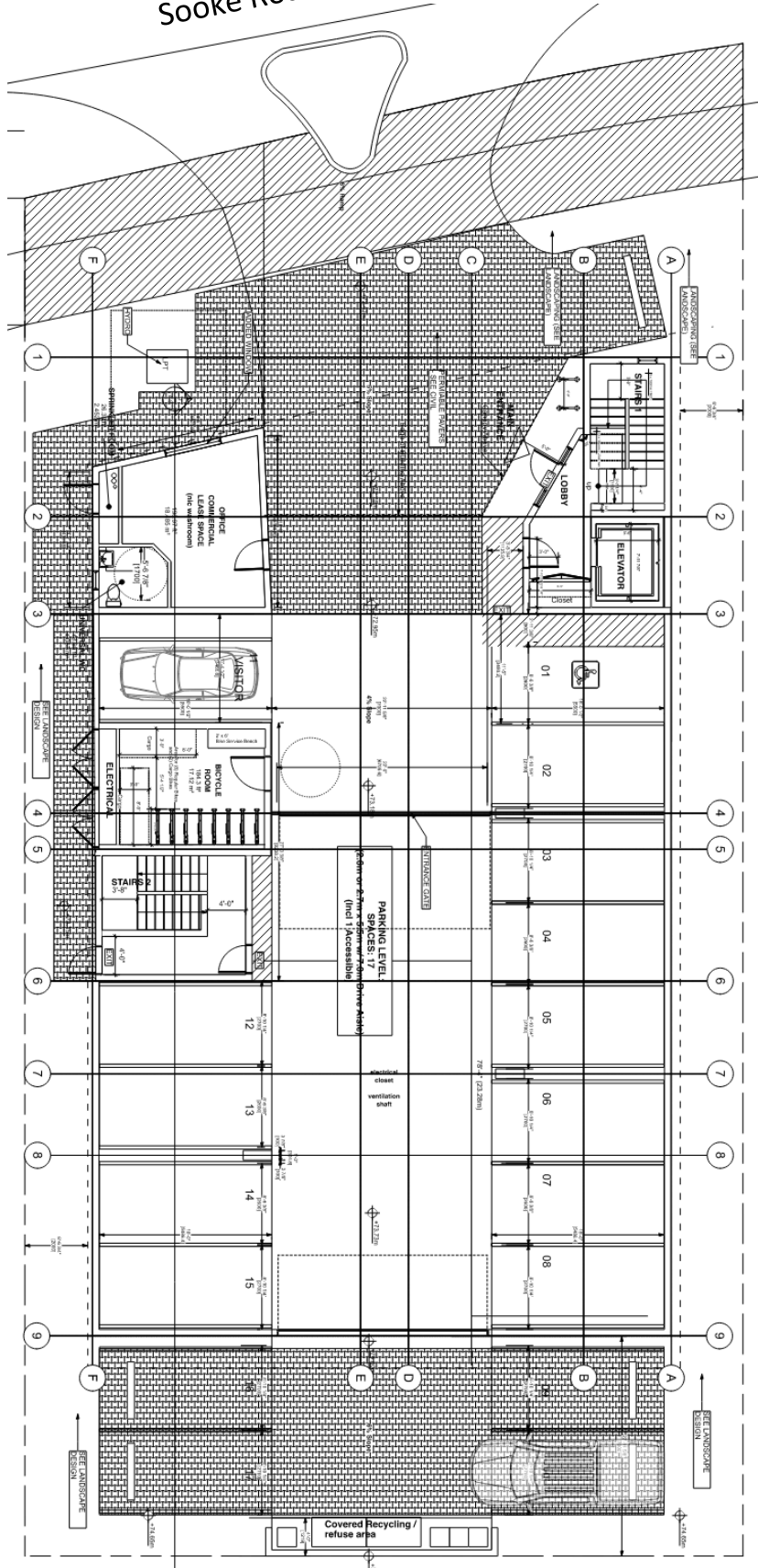
Last Revised: 2023-08-29

Appendix C – Rendering



Sooke Road

Appendix D – Site Plan

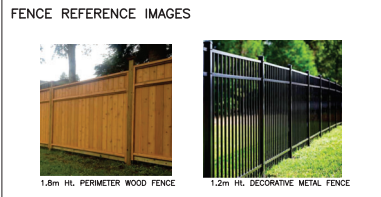




KEY NOTES

- A PROP. BOULEVARD TREE IN SOO LAWN, STREET TREES & SOO BOULEVARD TO BE IRRIGATED VIA MUNICIPAL IRRIGATION SYSTEM.
- B 2.2m WIDE FRONTAGE SIDEWALK C/W UNIT PAVING. REFER TO CALD SERVICES LTD. CIVIL DRAWING SET FOR DETAILED DESIGN. (PAVER COLOUR & TYPE TO LANGFORD STANDARD SIDEWALK PAVER TO MATCH EXISTING.)
- C BUILDING ENTRANCE C/W PRE-FABRICATED PLANTERS & BROOM FINISHED CONCRETE. VISITOR BIKE BACK TO BE MOUNTED TO CONCRETE WITH TAMPER-PROOF HARDWARE.
- D PLANTING BED C/W SPECIMEN SHRUB & ACCENT PLANTS.
- E PROP. 1.8m HL PERIMETER WOOD FENCE ON PROPERTY LINE.
- F PERIMETER PLANTING BED C/W COLUMNAR FORM TREES & NATIVE PLANTS BELOW.
- G BROOM FINISHED CONCRETE ACCESS TO BIKE ROOM. REFER TO CALD CIVIL DRAWINGS FOR INFORMATION.
- H EXISTING UNIT PAVEMENT SIDEWALK & ASPHALT TRANSITION RAMP AT BACK OF CURB TO BE REMOVED AND BOULEVARD RESTORED TO LAWN PAVERS TO BE SALVAGED & RE-USED AT PROJECT FRONTAGE.
- I EXISTING HYDRO/TEL. POLE TO BE RELOCATED OUT OF DRIVEWAY. PLANS TO BE PREPARED BY DEVELOPER'S ELECTRICAL DESIGNER IN CONSULTATION WITH BC HYDRO & TELUS.
- J EX. TEMPORARY SIDEWALK TRANSITION TO SOOKE ROAD TO BE REMOVED, NEW SIDEWALK TO EXTEND TO MEET EXISTING UNIT PAVEMENT SIDEWALK AT NEIGHBOURING SITE'S FRONTAGE.
- K RIVER ROCK BORDER AT BC HYDRO PMT. PLANTERS TO INCLUDE LARGE SPECIMEN ORNAMENTAL GRASSES & TREILING GROUNDCOVER. STEPPING SLAB PAVERS REQUIRED AT PMT FOR MAINTENANCE ACCESS. WEED BARRIER FABRIC REQUIRED. TIMBER EDGER TO BE PLACED AT PLANTING BED TO RETAIN SOIL.
- L PLAZA C/W UNIT PAVERS. SEATING BENCH TO BE DISCUSSED WITH DEVELOPER.
- M PROP. BC HYDRO PMT. ALL WORK TO BC HYDRO STANDARDS. ANTI-GRAFFITI VINYL WRAP REQUIRED. IMAGE TO BE SELECTED BY DEVELOPER.
- N PROP. DELIVERY VEHICLE PARKING/TURN AROUND C/W UNIT PAVING.
- O PET RELIEF LAWN AREA.
- P PROP. 1.0m WIDE CRUSHED ROCK GRAVEL MAINTENANCE BORDER AT BUILDING. TIMBER EDGER & WEED BARRIER FABRIC REQUIRED.
- Q EX. SHRUB BED & ORNAMENTAL TREES TO BE REMOVED. AREA RE-GRADED FOR NEW MUNICIPAL SIDEWALK CONNECTION.

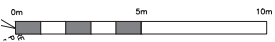
SITE FURNISHINGS SCHEDULE:
 COLUMNAR PLANTER (AT END):
 ROO GRANDE 30"x32" H. FIBRE GLASS PLANTER
 QUANTITY: 2
 COLOUR: BLACK
 CONTACT: GREENWALL PLANTERS (1-905-361-1368) (OR APPROVED EQUAL)
 BIKE BACK:
 RELIANCE FOUNDRY INVERTED U-RACK R-8238
 QUANTITY: 2
 POWDER COAT COLOUR: BLACK
 CONTACT: RELIANCE FOUNDRY (1-800-447-0460)



GENERAL NOTES

1. ALL PLANTING, TREE PIT SOIL VOLUMES, CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH LANGFORD SPECIFICATIONS, BY-LAW 1000 (SUBDIVISION DEVELOPMENT SERVICES), AND STANDARD DRAWINGS, MAND SPECIFICATIONS, AND BC NURSERY TRADES. ALL LANDSCAPING WORK TO BE REVIEWED BY CALD SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF ALL LAWNS AND PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 5.0%.
4. CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
6. EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
7. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
8. CONTRACTOR TO NOTIFY CALD SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
9. 150mm DIAM. PVC IRRIGATION SLEEVES REQUIRED AT PLANTER WALLS, SIDEWALKS, DRIVEWAYS, ETC. TO ENSURE ALL PLANTING AREAS MAY BE SERVICED BY SITE IRRIGATION SYSTEM. FAILURE BY CONTRACTOR TO PROVIDE IRRIGATION SLEEVES WILL RESULT IN WORK NEEDING TO BE REDONE AT CONTRACTOR'S EXPENSE.
10. NEW AUTOMATIC IRRIGATION SYSTEM TO LANGFORD BY LAW 1000 REQUIRED FOR ALL ONSITE PLANTING AREAS, SOO LAWNS & TREES.
11. SOO LAWN BOULEVARD & BOULEVARD TREES TO BE IRRIGATED VIA THE EXISTING MUNICIPAL IRRIGATION SYSTEM. POINT OF CONNECTION FOR MUNICIPAL IRRIGATION SYSTEM TO BE REVIEWED WITH LANGFORD PARKS.
12. HIGH ORGANIC CONTENT, LOW WOOD CONTENT MULCH REQUIRED FOR ALL PLANTING BEDS. MULCH BEDS REQUIRED FOR ANY TREES IN LAWN.

LANDSCAPE PLAN
SCALE 1:100



ATTENTION: IRRIGATION SLEEVES REQUIRED AT SIDEWALKS, WALLS, DRIVEWAYS, ETC. TO ENSURE ALL LANDSCAPE AREAS ARE CONNECTED TO SITE IRRIGATION SYSTEM. SLEEVES TO EXTEND 1.0m PAST HARD SURFACES.

ATTENTION: REFER TO DRAWINGS BY OTHERS FOR SITE GRADING, RETAINING WALLS, FENCING, HARD SURFACE FINISHING, ETC.

FOR MUNICIPAL APPROVAL ONLY
Not for Construction



THE CONTRACTOR IS TO CALL B.C. ONE CALL AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION.

NOTICE: EXISTING & PROPOSED MUNICIPAL SERVICES SHOWN ON THIS DRAWING ARE FROM CALD CIVIL PLANS DATED AUGUST 1, 2025. THE MOST RECENT CALD SERVICES LTD. CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THE LANDSCAPE DRAWINGS.

REF. NO.	DATE	DESCRIPTION

SYMBOL	DESCRIPTION
	PROP. DECIDUOUS TREE
	PROP. CONIFER TREE
	PROP. SHRUBS
	1.8m H.L. PERIMETER FENCE (DESIGN BY OTHERS)
	1.2m H.L. DECORATIVE METAL FENCE (DESIGN BY OTHERS)
	CRUSHED ROCK BORDER
	ASPHALT TRANSITION
	PERMEABLE UNIT PAVERS
	STANDARD UNIT PAVERS

REV.	DATE	ISSUED/REVISION	BY	APPROVED
4	FEB 03/26	TO DRIVEWAY CHANGES	DP	
5	AUG 01/25	TO BUILDING CHANGES	DP	
4	FEB 05/25	TO BUILDING ENTRANCE CHANGES	DP	
3	OCT 03/24	TO NEW ARCHITECT'S BUILDING CHANGES	DP	
2	APR 24/23	REVISED FOR BUILDING CHANGES	DP	
1	MAR 08/23	ISSUED FOR REZONING	DP	



2609 SOOKE RD. DEVELOPMENT
 Landscape Concept Plan
 Client: Rajeev & Jesse Puralwal

CALD Services Ltd.
 207-2798 QUADRIS ST.
 VICTORIA, B.C. V8T 4E8
 PHONE: 250-366-6919
 FAX: 250-361-6919
 www.cald.ca

Drawn	by	Date
		February 3, 2023
Checked		Project # 0508
Approved		Scale
Designed		AS NOTED

L1

TY OF LANGFORD BYLAW NO. 2211

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

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

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

1. By deleting from the R2 (One- and Two-Family Residential) Zone and adding to the C9 (Community Town Centre) Zone legally described as Lot A, Section 83, Esquimalt District, Plan 21003, PID No. 003-495-647 (2609 Sooke Road); as shown shaded on Schedule A attached to and forming part of this Bylaw.
2. By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
C9	2211	Lot A, Section 83, Esquimalt District, Plan 21003, PID No. 003-495-647 (2609 Sooke Road)	a) \$610 per residential unit on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund b) \$305 per residential unit on the 5 th and 6 th storeys of the building towards the Affordable Housing Reserve Fund; c) \$2,074 per residential on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; and d) \$1,037 per residential unit on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund.	No

B. By adding the following to Section 6.44B.06:

- 1) No building or structure on the property legally described as Lot A, Section 83, Esquimalt District, Plan 21003, PID No. 003-495-647 (2609 Sooke Road) may exceed a height of six storeys.

C. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 740 (2609 Sooke Road), Bylaw No. 2211, 2026".

READ A FIRST TIME this day of, 2026.

READ A SECOND TIME this day of, 2026.

READ A THIRD TIME this day of, 2026.

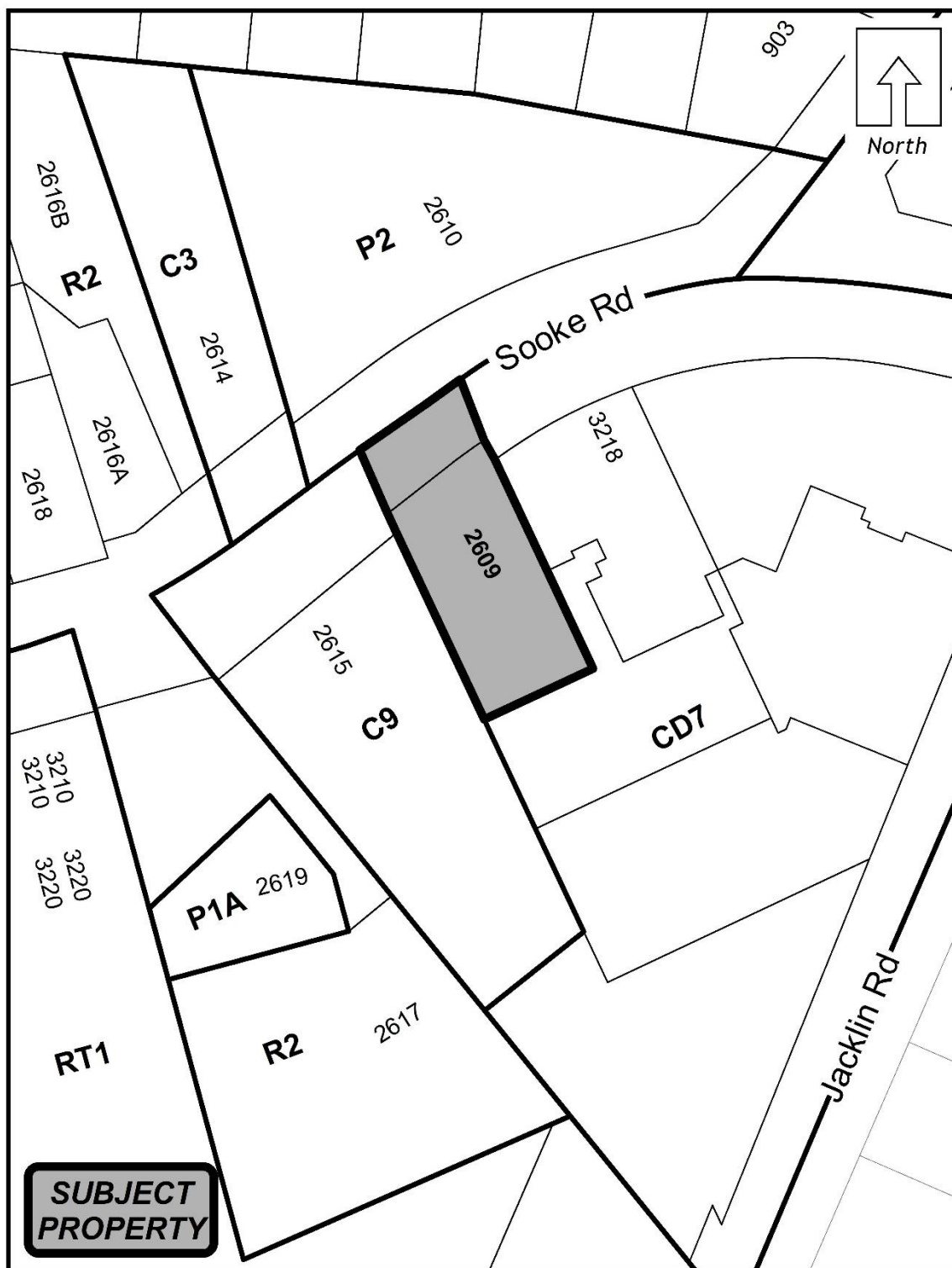
APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT this day of , 2026.

ADOPTED this day of , 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



2609 Sooke Rd. Rezoning - 16 Unit Rental Multifamily

2026-04-07

CITY OF LANGFORD |



PRESENTATION BEFORE The Sustainable
Development Advisory Committee

By Keith Alexander Tetlow, KILO Architecture Inc.



Project Data

Unit Mix

- 16 Rental Units:
- (8) 2 bedroom and
- (8) 2 bedroom plus Den from
- Units range from (800s.f. to 1,100 s.f.)
- Generous hallways
- 18 Parking Stalls incl. one Accessible
- One stall per Unit, plus (2) Visitor Parking
- (10) Bike Parking and Repair Area in Parking Level.
- (8) Bike Parking @ Entrance.
- Bike Parking Proposed within Units (8).

Site Data

Site Area:	1,048.709m2	(11,288.25ft2)
Residential Floor Area:		
Typical (Gross):	437.877m2	(4,713.27 ft2)
x(4):	1751.51m2	(18,853.08 ft2)
Lobby:	38.248m2	(411.7 ft2)
Building Area (per BP):	505.705m2	(5,443.3 ft2)
SUB TOTAL (FOR FSR):	1,789.76m2	(19,264.78 ft2)
Bike Storage:	19.137m2	(206.0 ft2)
FSR: 1.71		
Site Coverage: 0.48		
Parking:	Required (Pending): 17 Including 1 Accessible Stall	
	Proposed: 18 Including 1 Accessible Stall	
Bike Parking:	Required: 24 Proposed: 26: (8) regular plus (2) Cargo bike stalls in Bike Room, (8) units Bike Parking within the units, (8) Bike Parking @ Lobby	

Green Indicators

Category Green Items:

~ Minimum Step 3 BC Step Code.

Site Selection and Design

~ Thermally efficient building form and orientation.

~ Large south facing windows.

~ High performance windows and thermal insulation.

Innovation and Design

~ Pre-demolition architectural, mechanical and appliance salvage. Demolition salvage of wood, brick, asphalt and concrete.

Transportation

~ Walkable neighbourhood.

~ Excellent access to bus and bicycle networks.

Renewable Energy

~ Rough-in for future solar PV.

~ Retention of energy advisor.

~ Water conservation per BCBC Step code 3.

Site Permeability

~ Permeable paving system Landscaping and Added Trees

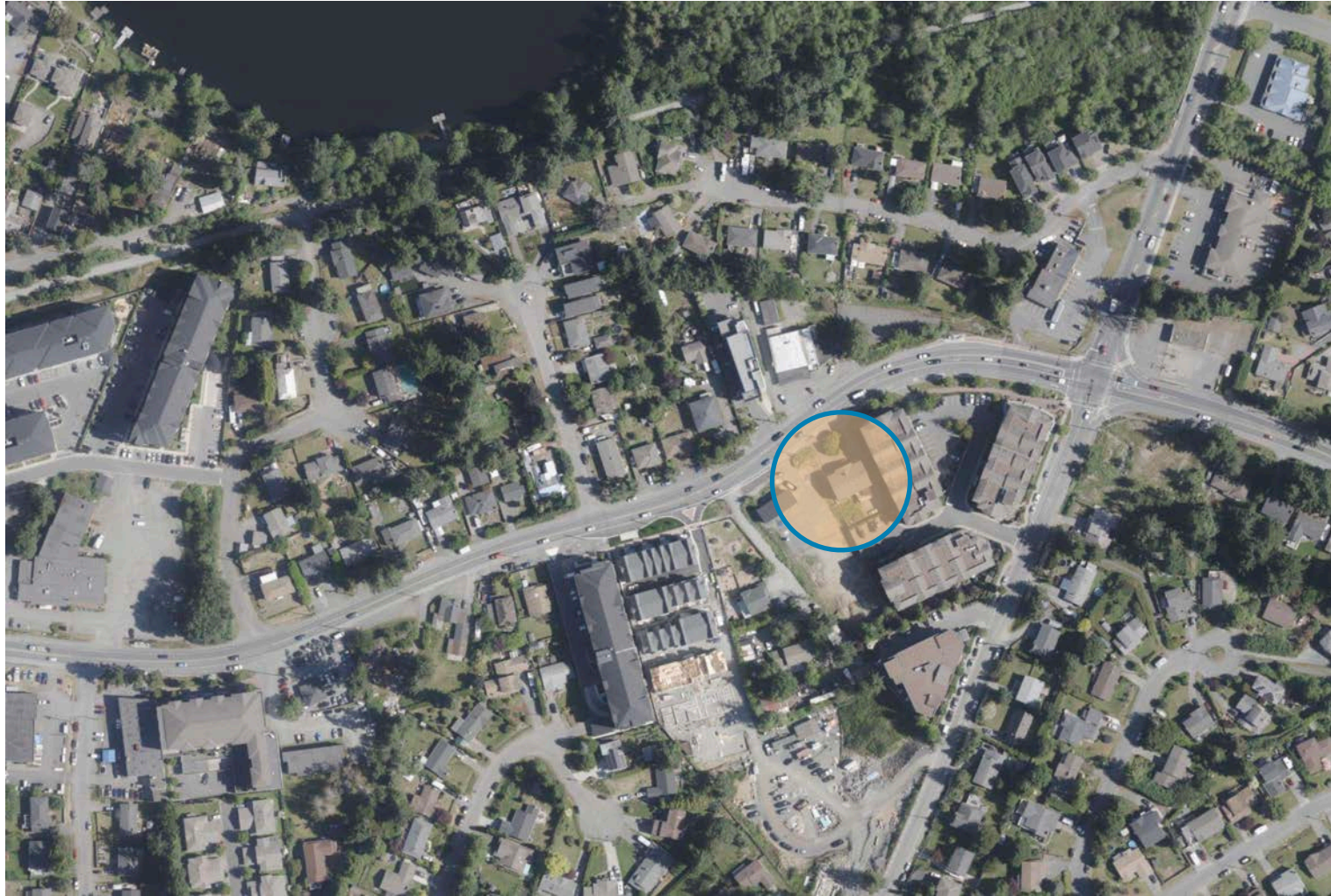
~ Dramatic Increase in overall number of trees on Site.

~ Local Varieties front yard landscaping. Urban Agriculture

~ Limited, flexible parking space to garden plot.

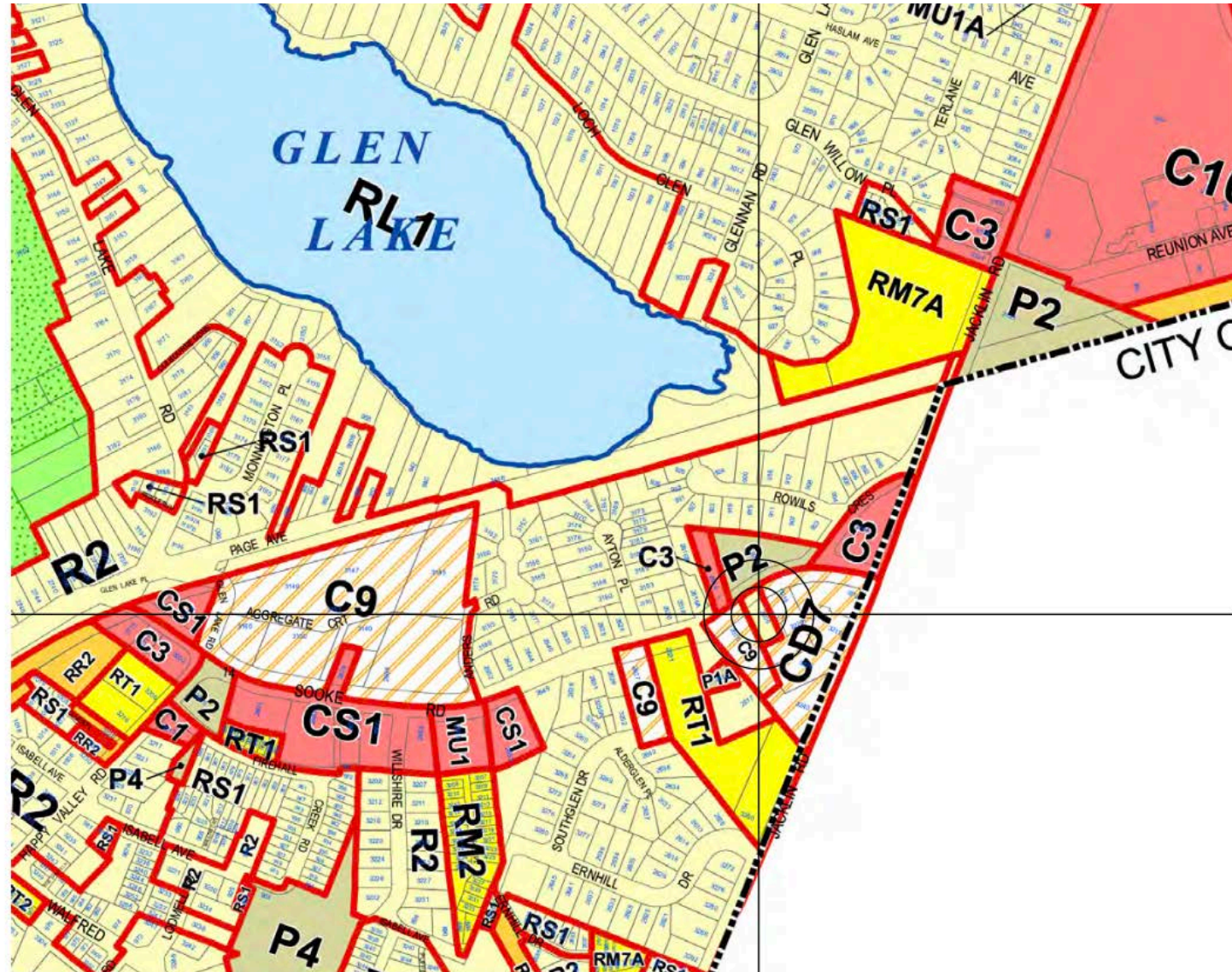
~ 1 in 25 year Storm Retention

Areal Photo



2609 Sooke Rd. | 2026-04-07

Location Information : Zoning Map - current R2 zoning



2609 Sooke Rd. | 2026-04-07

Proximity to Transit



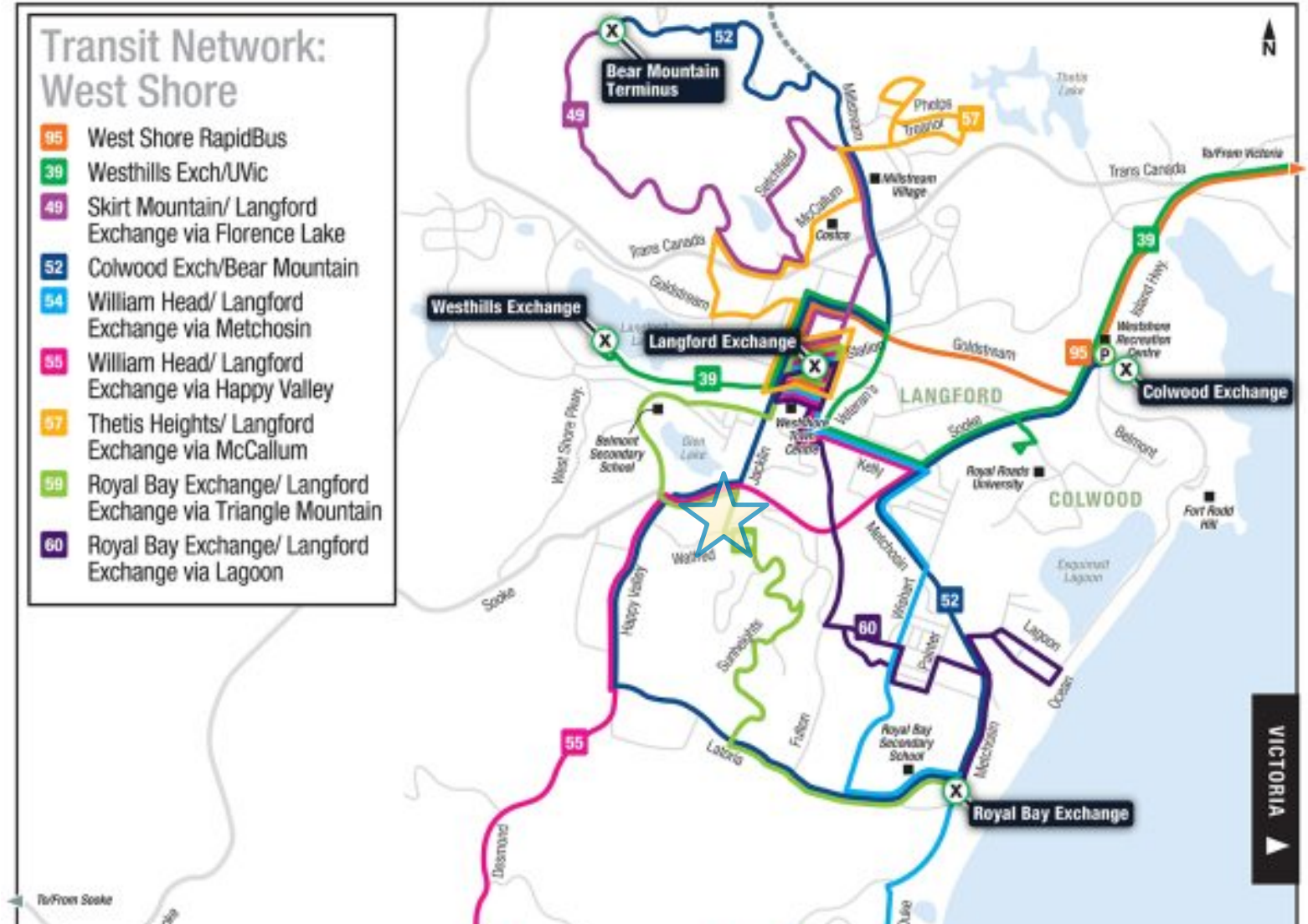
The Star indicates Location of Site, and is on the following Routes:

- 52 Colwood Exchange / Bear Mountain
- 55 William Head Happy Valley
- 59 Royal Bay Exchange / Langford Exchange via Triangle Mountain

The Langford Exchange is 1.8kms away.

Sooke Rd. is also the main road to Sooke, BC

West Shore Transit Network Changes



Proximity to Amenities

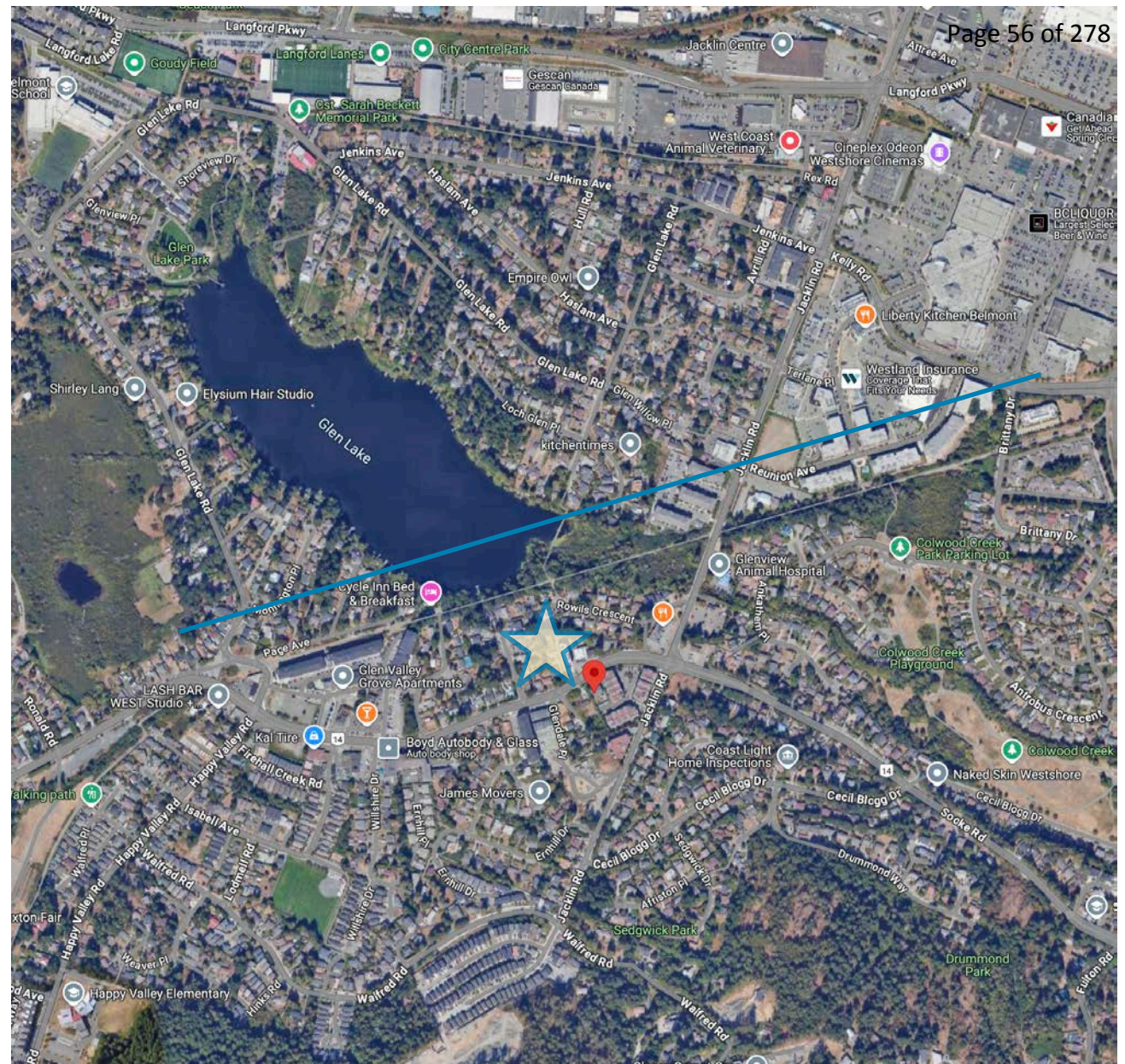


As mentioned before, this site is:

- 1.8kms from The Langford Exchange.
- Sooke Rd. is also the main road to Sooke, BC and other West Coast Amenities.



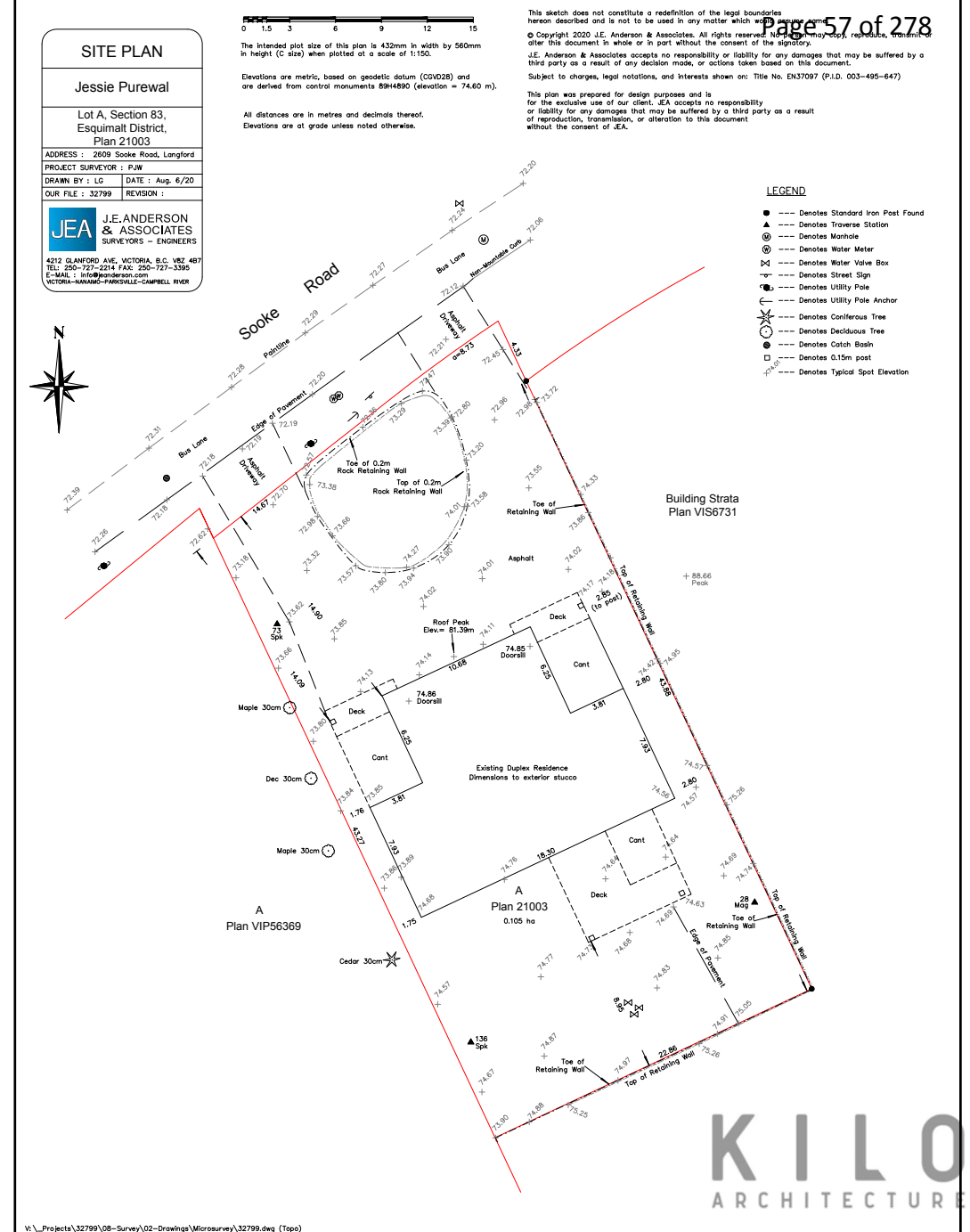
- .5 km from Galloping Goose Trail
- .6km from Glen Lake
- 100m from Jacklin Road
- 1km from Westshore Mall
- Theatres
- Schools
- Animal Hospital
- Langford Lanes
- Goudy Field



Subject Property - 2609 Sooke



2609 Sooke Rd. | 2026-04-07



Neighbouring Properties - same side of Sooke Rd



2609 Sooke Rd | 2026-04-07



Neighbouring Properties - other side of Sooke Rd

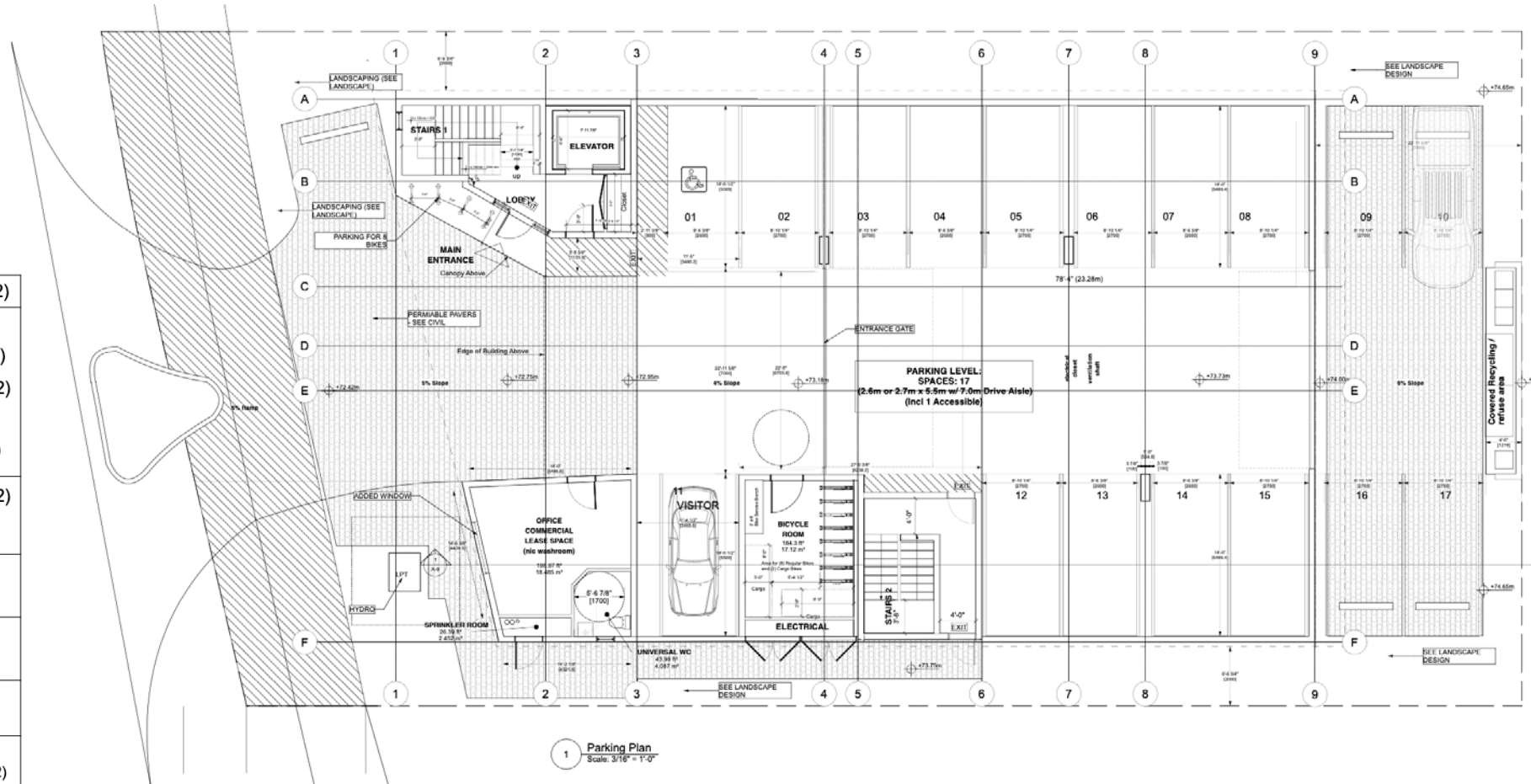


2609 Sooke Rd | 2026-04-07

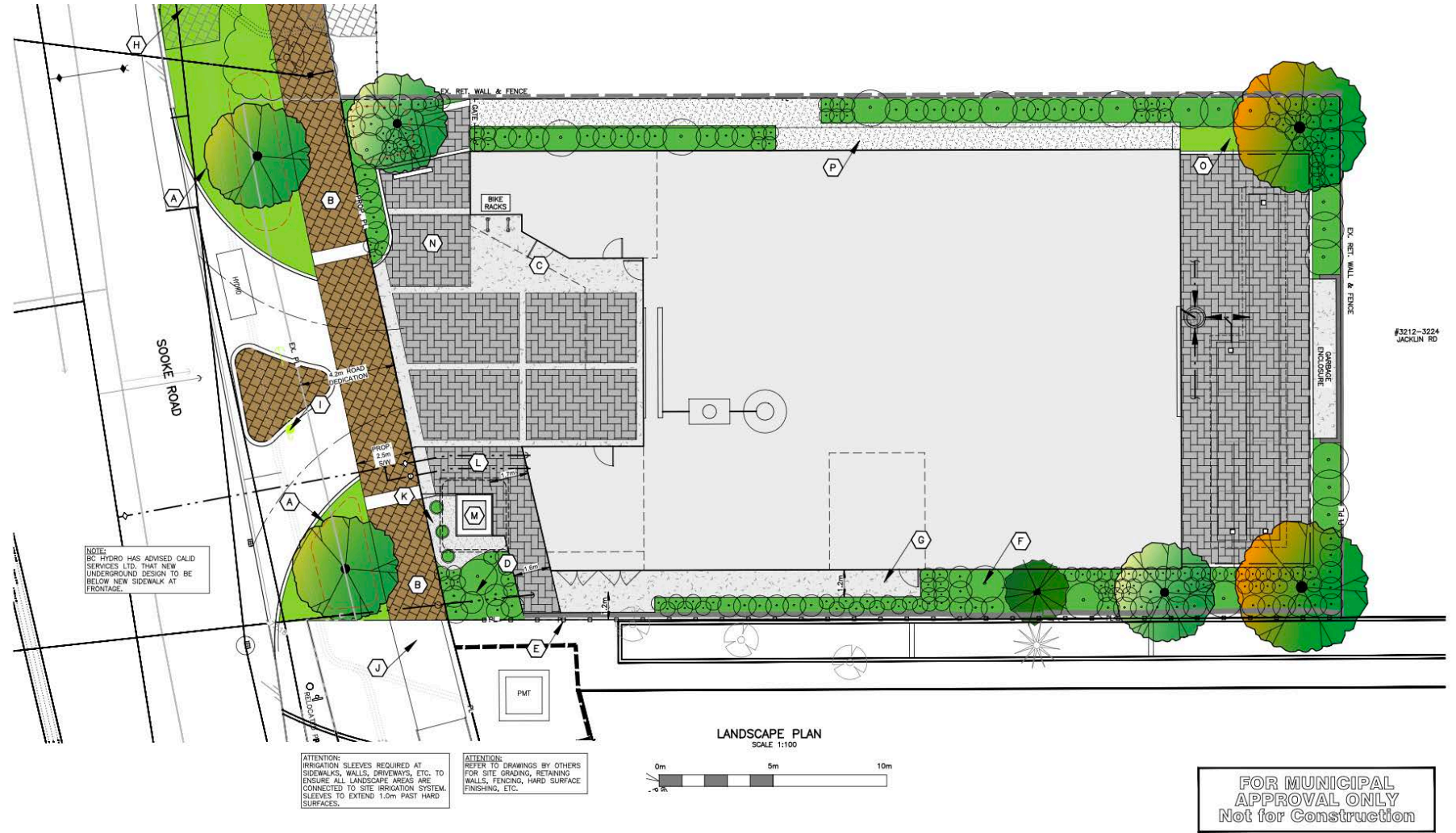
Site Plan

Site Data

Site Area:	1,048.709m ²	(11,288.25ft ²)
Residential Floor Area:		
Typical (Gross):	437.877m ²	(4,713.27 ft ²)
x(4):	1751.51m ²	(18,853.08 ft ²)
Lobby:	38.248m ²	(411.7 ft ²)
Building Area (per BP):	505.705m ²	(5,443.3 ft ²)
SUB TOTAL (FOR FSR):	1,789.76m ²	(19,264.78 ft ²)
Bike Storage:	19.137m ²	(206.0 ft ²)
FSR:	1.71	
Site Coverage:	0.48	
Parking:	Required (Pending): 17 Including 1 Accessible Stall	
	Proposed: 18 Including 1 Accessible Stall	
Bike Parking:	Required: 24 Proposed: 26: (8) regular plus (2) Cargo bike stalls in Bike Room, (8) units Bike Parking within the units, (8) Bike Parking @ Lobby	



Landscape Plan



Landscape Plan

NEW MUNICIPAL SIDEWALK PAVERS TO MATCH EXISTING PAVERS AT #3218 JACKLIN RD. FRONTAGE.



1.2m H. DECORATIVE METAL FENCE C/W GATE

NATIVE PLANT GARDEN WITH PERENNIAL ACCENT PLANTS & SPECIMEN TREE



FRONTAGE PLANTINGS WITH DROUGHT TOLERANT SHRUBS, PERENNIALS & ORNAMENTAL GRASSES. SPECIMEN TREE TO BE NATIVE DOGWOOD..



FRONTAGE PLANTINGS WITH DROUGHT TOLERANT SHRUBS & ORNAMENTAL GRASSES AND SPECIMEN CONIFER SHRUB.



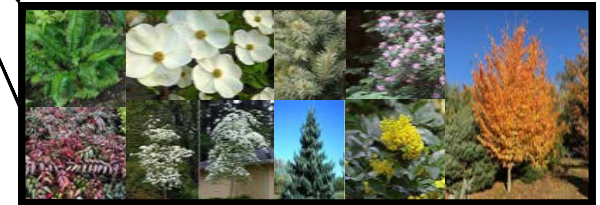
1.8m H. PERIMETER WOOD FENCE



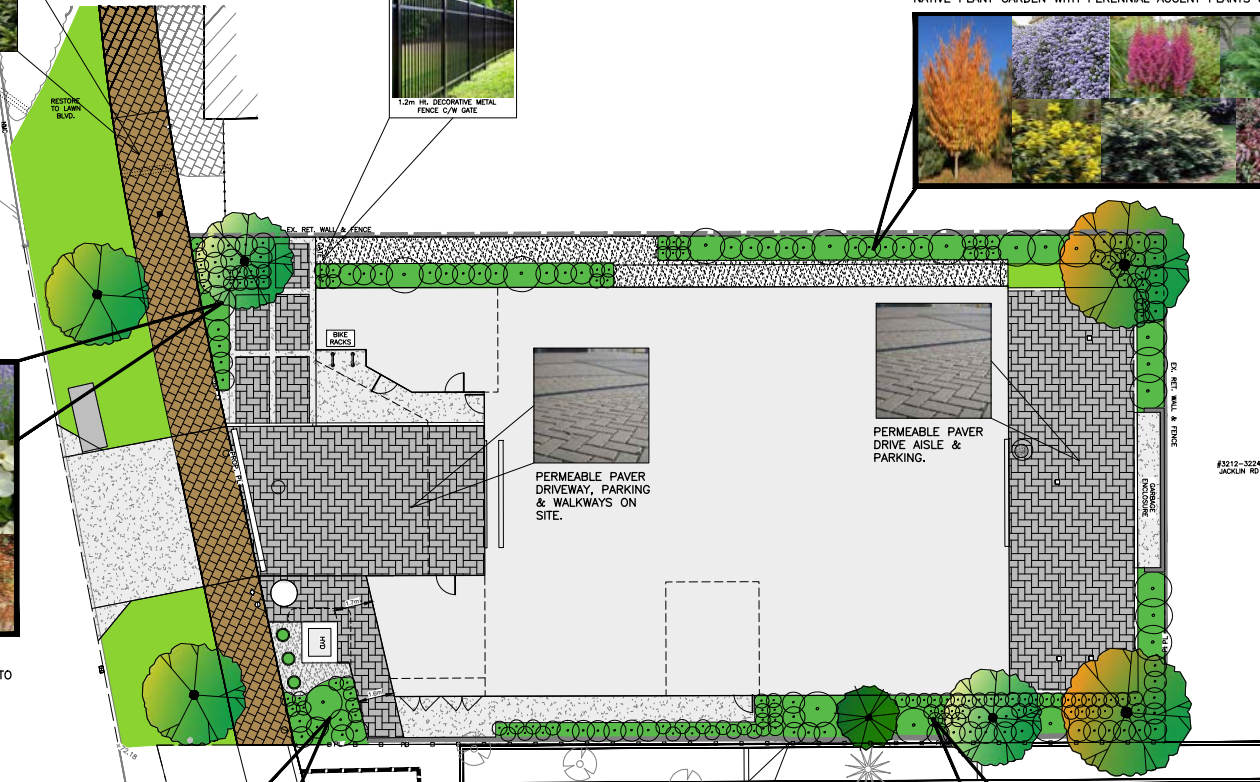
PERMEABLE PAVER DRIVE AISLE & PARKING.



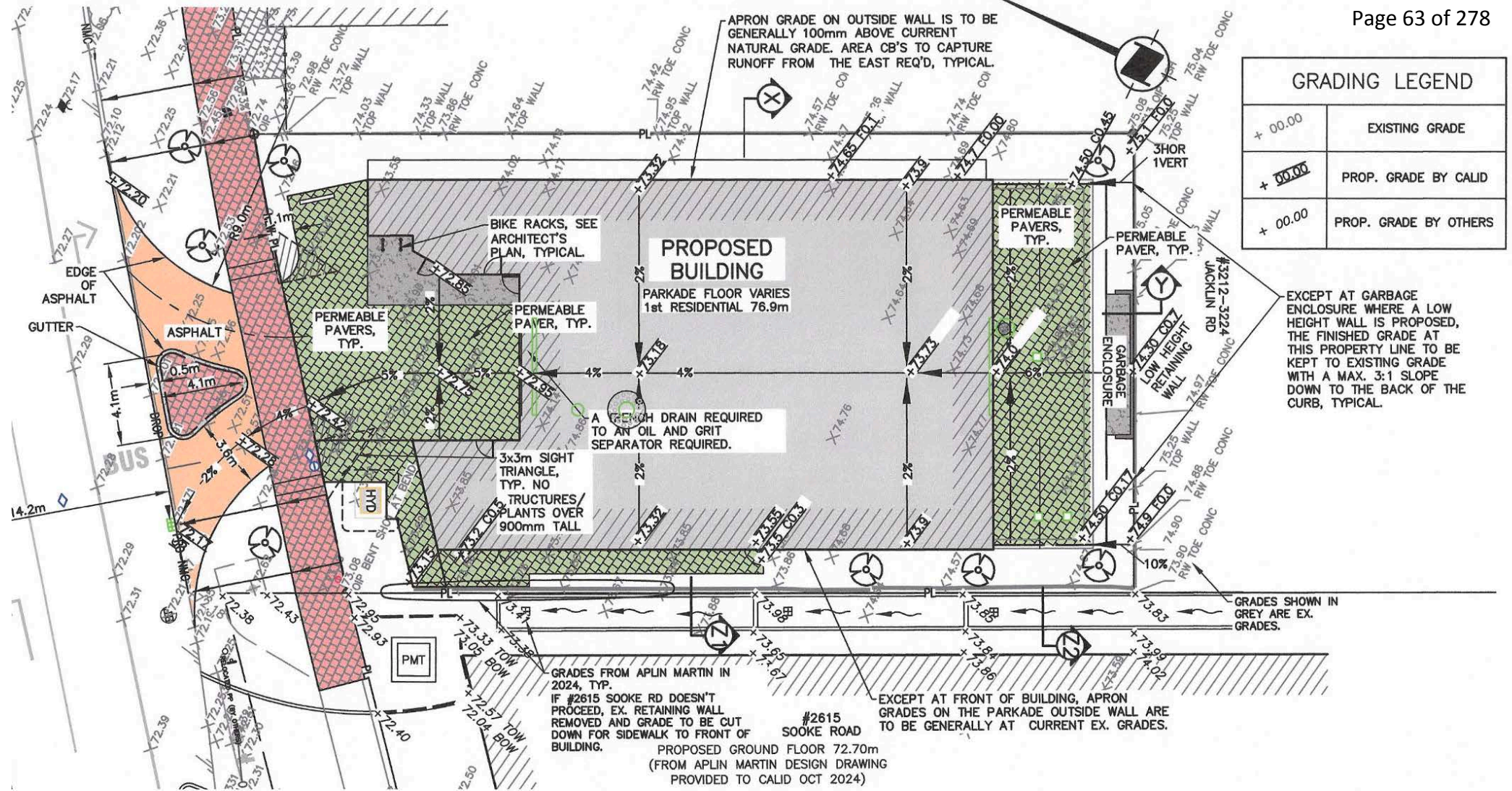
PERMEABLE PAVER DRIVEWAY, PARKING & WALKWAYS ON SITE.



NATIVE PLANT GARDEN WITH SPECIMEN TREES



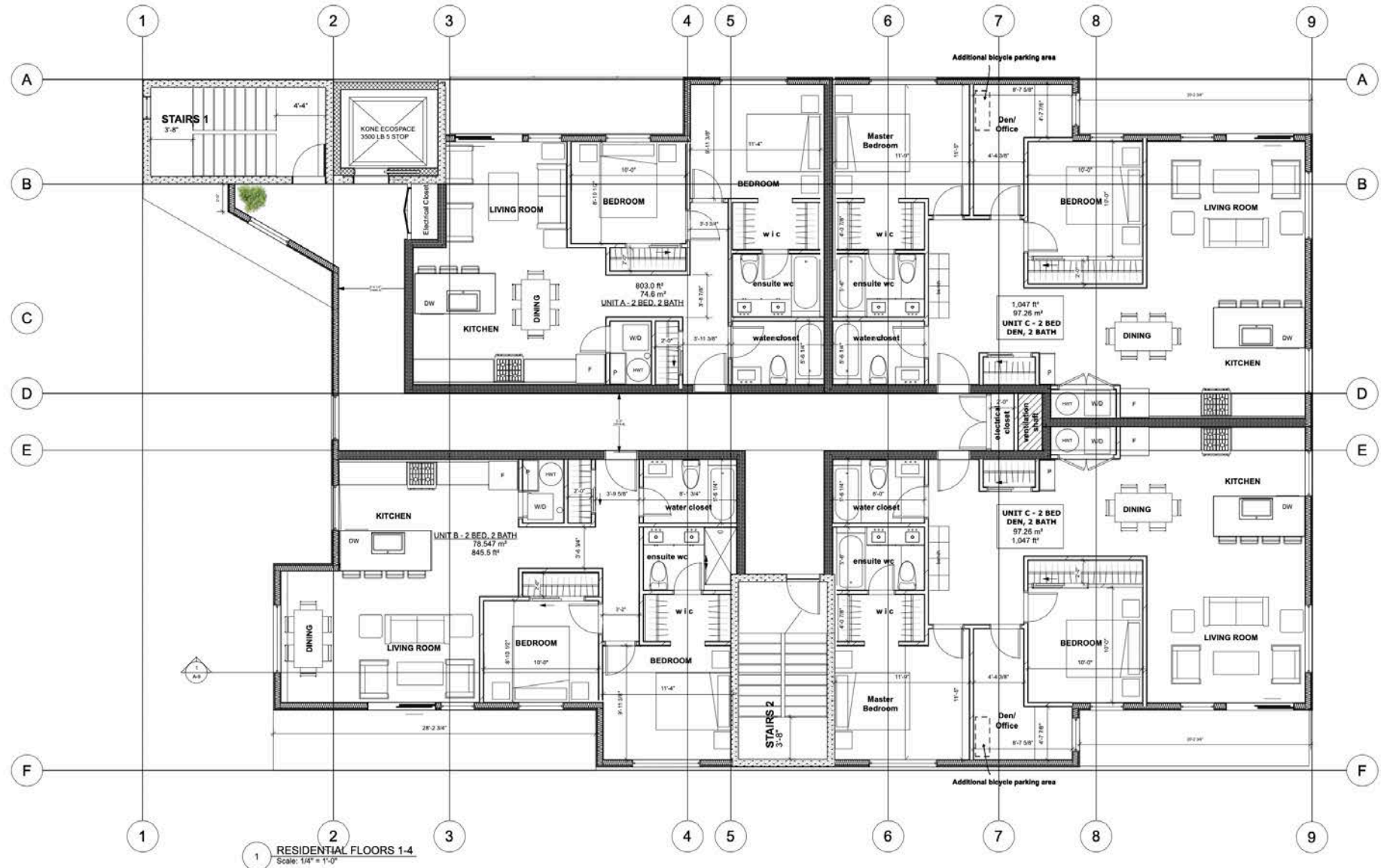
Civil Plan



GRADING LEGEND	
+ 00.00	EXISTING GRADE
+ 00.00	PROP. GRADE BY CALID
+ 00.00	PROP. GRADE BY OTHERS

GRADING PLAN CONCEPT
SCALE 1:200

Floor Plan - Floors 2-5



Renderings

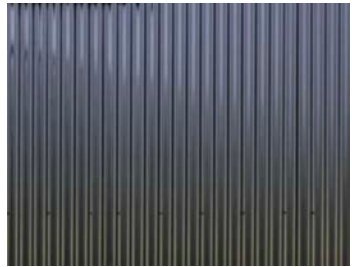




Fir Soffit



Stucco - Lighter Grey



Dark Grey Corrugated Siding



Stucco - Darker Grey



Stone



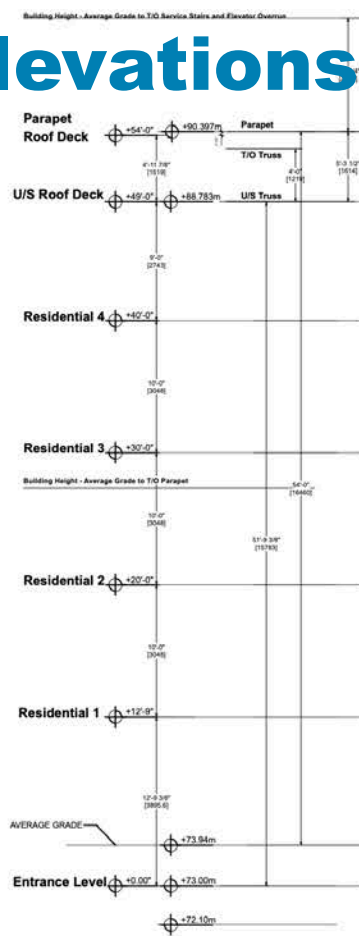
Windows / Doors

Elevations



2 North Elevation
Scale: 3/32" = 1'-0"

Elevations



3 South Elevation
Scale: 3/32" = 1'-0"

Elevations



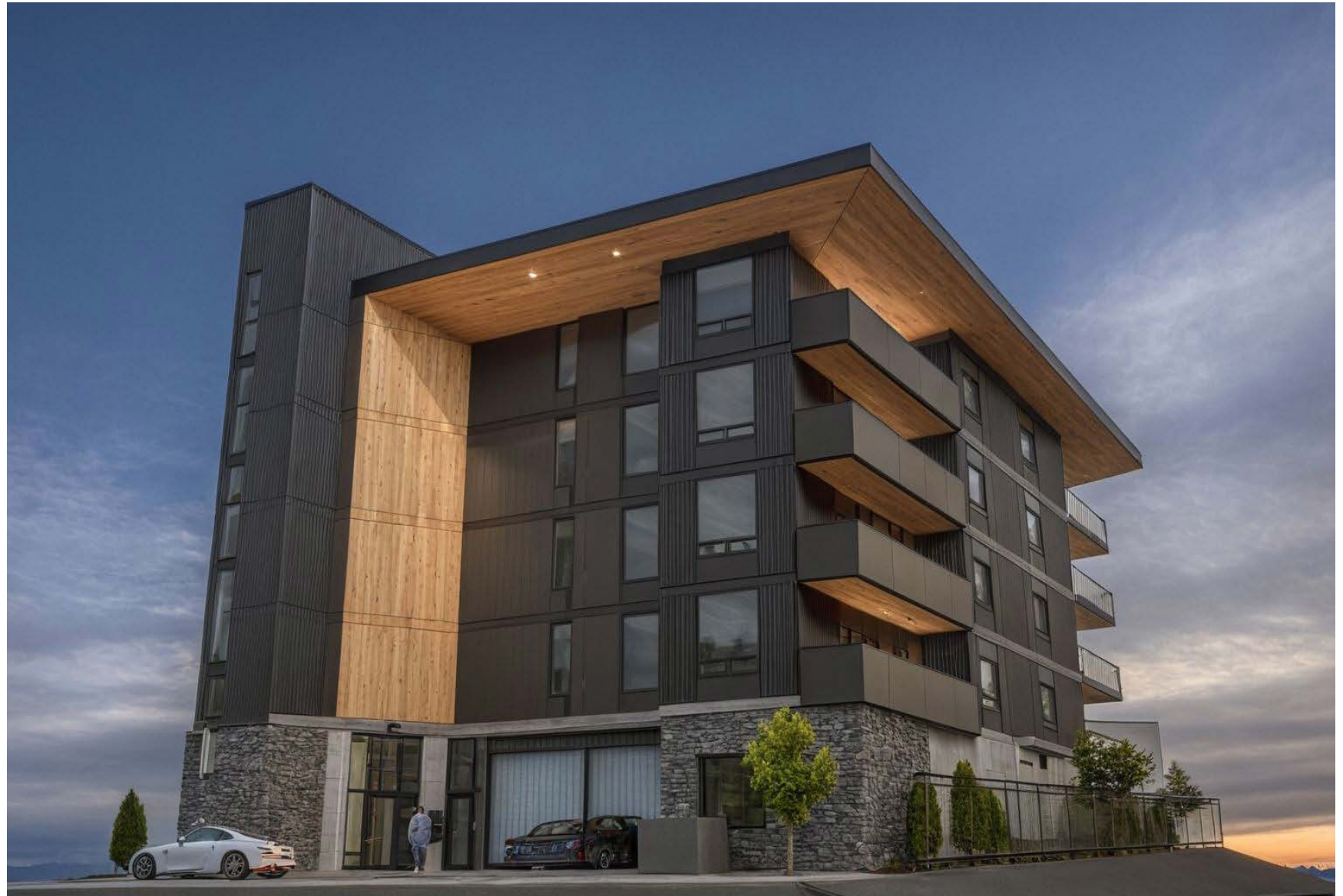
4 **West Elevation**
Scale: 3/32" = 1'-0"

Renderings



2609 Sooke Rd. Presentation | 2026-04-07

Questions?





City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Monday, April 13, 2026

DEPARTMENT: Planning

APPLICATION NO.: Z25-0011

SUBJECT: Bylaw No. 2252 – Application to Amend the Text of the One-and Two-Family Residential (R2) Zone to allow a standalone group daycare at 2773 Strathmore Road

EXECUTIVE SUMMARY:

Marie Stella and Francis Joseph Kumar have applied on behalf of Primjose Holdings Inc. to amend the text of the R2 (One- and Two-Family Residential) Zone to allow a standalone group daycare at 2773 Strathmore Road. Currently, group daycares in the R2 Zone are only permitted if the proprietor lives in the home. The 28-child daycare is currently operating as a standalone facility under a Temporary Use Permit (TUP) issued by Council that expires on July 17, 2026. The applicant is not proposing to make any exterior changes to the facility.

BACKGROUND:

Previous Applications

TUP23-0003 – In July 2023, Council issued a Temporary Use Permit for 2773 Strathmore Road to allow a group daycare for 28 children to operate as a standalone facility without the proprietor living in the dwelling unit, as is required by Zoning regulations. Council issued this permit for a period of three years and requested that the applicant make an application for rezoning before the permit expires on July 17, 2026.

As per Council direction, the applicants are now applying for a text amendment rezoning to continue the use.

Table 1: Site Data

<i>Applicant</i>	Marie Stella and Francis Joseph Kumar
<i>Owner</i>	Primjose Holdings Inc.
<i>Civic Address</i>	2773 Strathmore Road

<i>Legal Description</i>	LOT 27, SECTION 5, ESQUIMALT DISTRICT, PLAN 16167	
<i>Size of Property</i>	697 m ²	
<i>DP Areas</i>	City Centre Development Permit Area	
<i>Zoning</i>	Existing: R2 (One- and Two-Family Residential)	Proposed: R2 (One- and Two-Family Residential)
<i>OCP Designation</i>	Existing: City Centre	Proposed: City Centre

Site and Surrounding Area

The existing property, shown below in Figure 1, currently contains a single-family home that was converted into a group daycare space in 2023 after the issuance of a Temporary Use Permit. The site contains seven surface parking stalls and an outdoor play area at the rear of the site. The lot is located on Strathmore Road between Goldstream Avenue and Scafe Road and is surrounded by a mix of newer apartments and older single-family homes.

Figure 1: Subject Property



Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2 (One- and Two-Family Residential)	Single-family dwellings
<i>East</i>	R2 (One- and Two-Family Residential) C8 (Community Town Centre Pedestrian)	Single-family dwellings Mixed-Use Apartment
<i>South</i>	R2 (One- and Two-Family Residential) MU1A (Mixed-Use Residential Commercial)	Single-family dwellings Apartment
<i>West</i>	C8 (Community Town Centre Pedestrian)	Mixed-Use Apartment

COMMENTARY:Development Proposal

The applicant wishes to amend the text of the R2 Zone in order to continue the operation of their group daycare at 2773 Strathmore Road as a standalone facility (without the proprietor living in the dwelling). As noted previously, the group daycare has been in operation for nearly three years, under a Temporary Use Permit issued by Council that expires in July of 2026. As per Council's direction in their 2023 resolution, the applicant has applied to formalize this use through a text amendment rezoning, as they wish to continue operating at this location.

Council may wish to note that while group daycares are already a permitted use within the R2 zone, the Zoning Bylaw requires the proprietor of a group daycare within a residential zone to live within the home, to ensure that a residential use is still associated with the property. As the proprietor does not wish to live within the home, this rezoning is required.

The applicant is not proposing to make any exterior changes to the site, as this work was done when the TUP was issued in 2023. The works that were done previously included creating on-site parking for employees and parents as per the Zoning Bylaw, creating an outdoor play area, and making façade upgrades to the converted single-family home.

Frontage Improvements

The Director of Engineering and Public Works has requested that full frontage improvements be installed as per Bylaw 1000, inclusive of a sidewalk. The applicant submitted a preliminary frontage plan that has been reviewed and approved by the Director of Engineering and Public Works. While this work is typically required or bonded for prior to the issuance of a Building Permit, Council may wish to request that this occur prior to bylaw adoption as the applicant has no need for a Building Permit and City staff would have no other way to secure the work.

Council may wish to note that while the applicant will be responsible for installing the sidewalk in their frontage, the sidewalk network along Strathmore Road is very patchy. In the short term, the new sidewalk will not be very useable, but it is a step towards the ultimate goal of a continuous sidewalk along Strathmore Road.

Stormwater Management

The applicant provided a stormwater technical memo that was reviewed and approved by the Director of Engineering. Council may wish to require a full stormwater management plan prior to bylaw adoption.

Construction Impact Mitigation

Council may wish to require a Construction Parking and Delivery Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering and Public Works prior to bylaw adoption. They may also wish to request a Mitigation Plan as per Bylaw No. 1000. Both items would address the construction associated with installing the frontage works.

Council Policy

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 2200 designated the subject properties as “City Centre – Moderate High-Rise”, which is defined by the following text:

City Centre – Moderate High-Rise	<ul style="list-style-type: none"> • Multi-family residential, commercial, and institutional uses are permitted. • Maximum height of 12 storeys,* including optional ground floor commercial.
---	---

One of the objectives of the City’s OCP, is to “support and enhance local-level livability with community features such as parks, playgrounds, community centres, libraries, schools, daycares as well as local shops, services, grocery stores, and restaurants within a 15-minute walk or roll of all homes”. The downtown location of 2773 Strathmore Road will help to provide daycare opportunities for the growing population of downtown residents.

Another objective of the OCP is to “encourage new group childcare, public schools, and senior serving facilities to be located in close proximity to each other to foster intergenerational learning opportunities”. 2773 Strathmore is located within close walking distance of Ruth King Elementary School and the Jesken Aerie Assisted Living facility on Goldstream Ave.

DEVELOPMENT PERMIT AREAS

The subject property falls within the City Centre Form and Character Development Permit Area. While the applicant is not intending to make any exterior changes that would trigger the need for a development permit, one would be required if they wanted to make changes in the future.

FINANCIAL IMPLICATIONS:

This proposal is not subject to any Amenity Contributions or Development Cost Charges as no new floor area is being proposed. Should this site be rezoned in the future to allow for other uses or higher density, additional fees may apply at that time. As the developer is responsible for completing all frontage improvements, the direct capital costs to the City associated with this development will be negligible.

LEGAL IMPLICATIONS:

As the application aligns with the City’s Official Community Plan, the Public Hearing is waived in accordance with the Local Government Act and the City’s Public Notification Procedures Bylaw.

OPTIONS:

Option 1

THAT the Sustainable Development Advisory Committee recommend that Council:

- 1. Consider bringing forward Bylaw No. 2252 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the text of the R2 (One- and Two-Family Residential) Zone to allow for a group daycare without the proprietor living in the dwelling unit at 2773 Strathmore Road, subject to the following terms and conditions:
 - a. That, **prior to Bylaw Adoption**, the applicant completes the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering and Public Works:
 - 1. Full frontage improvements;
 - 2. A Stormwater Management Plan;
 - 3. A Mitigation Plan; and
 - 4. A Construction Parking and Delivery Management Plan.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to amend the text of the R2 (One- and Two-Family Residential) Zone to allow for a group daycare without the proprietor living in the dwelling unit at 2773 Strathmore Road under Bylaw 2252 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Julia Buckingham, Senior Planner

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Development

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

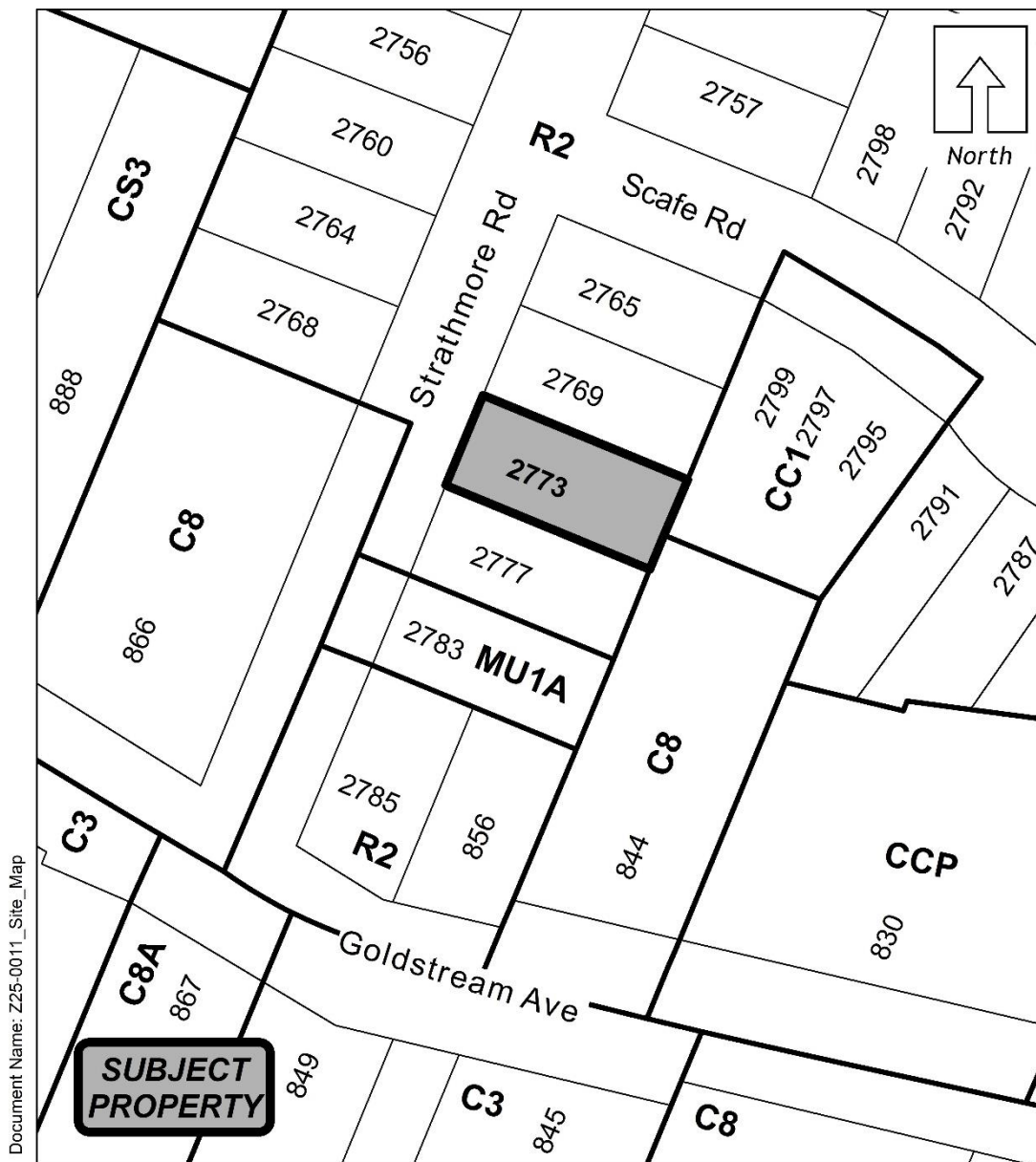
Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

Attachment 1: Bylaw No. 2252

Appendix A – Site Map

**REZONING BYLAW AMENDMENT
(Z25-0011)
2773 Strathmore Rd**



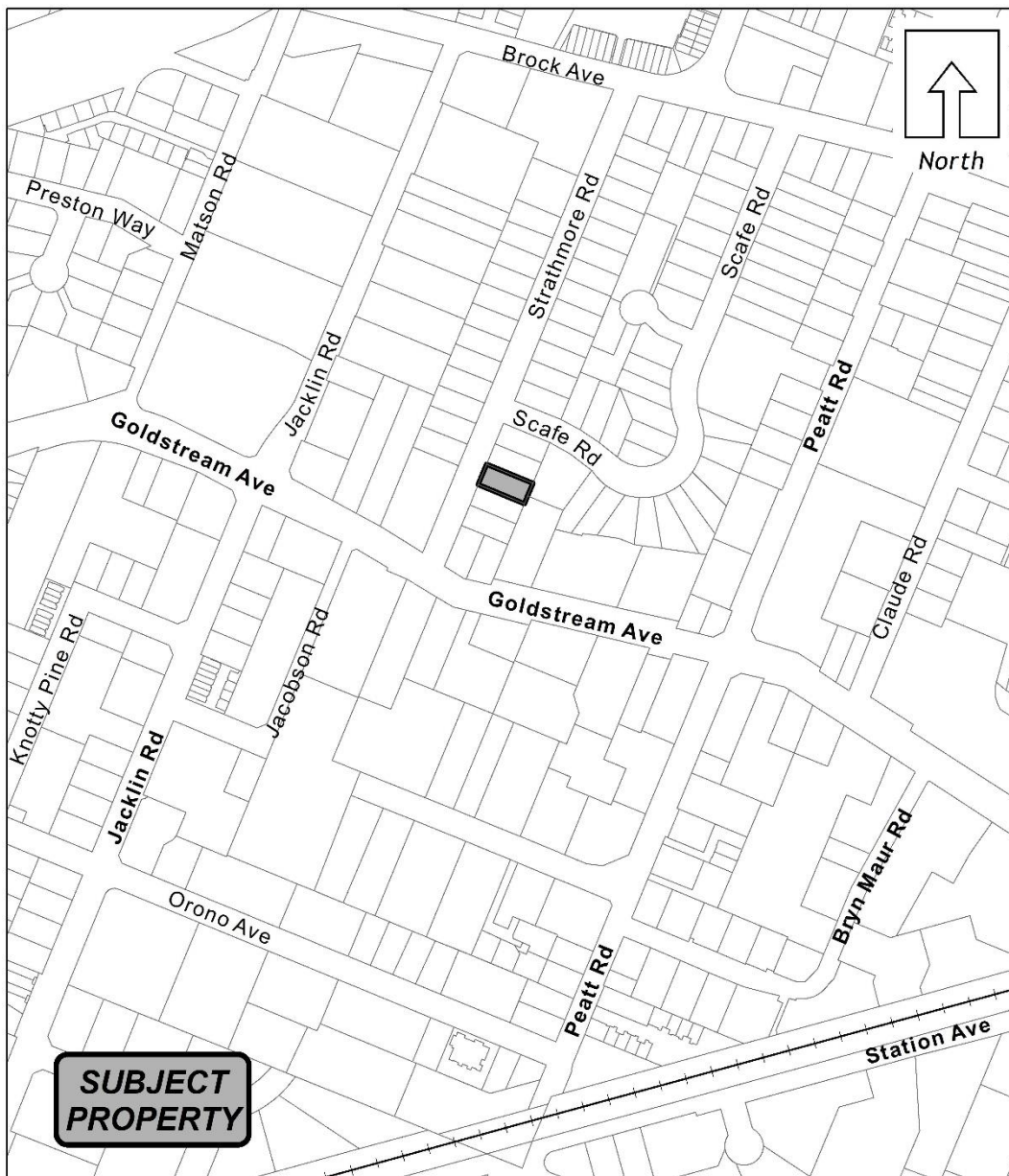
Document Name: Z25-0011_Site_Map

Scale: N.T.S.

Last Revised: 2025-12-03

Appendix B – Location Map

**REZONING BYLAW AMENDMENT
(Z25-0011)
2773 Strathmore Rd**



Document Name: Z25-0011_Location_Map

Scale: N.T.S.

Last Revised: 2025-12-03



City of Langford

Staff Report to Sustainable Development Advisory Committee

DATE: Monday, April 13, 2026

DEPARTMENT: Planning

APPLICATION NO.: Z25-0004

SUBJECT: Bylaw No. 2278 – Application to Rezone 3084, 3088, and 3094/3096 Jacklin Road from One-and Two-Family Residential (R2) to Mixed Use Residential Commercial (MU1A) to allow a six-storey residential building.

EXECUTIVE SUMMARY:

John Bourcet of Woodsmere Holdings Corp. has applied to rezone 3084, 3088, and 3094/3096 Jacklin Road from One-and Two Family Residential (R2) Zone to Mixed Use Residential Commercial (MU1A) Zone. The proposal is to consolidate the three parcels and construct a 6-storey residential rental building containing 76 units. The proposal includes 2 m of road dedication and frontage improvements along Jacklin Road. The applicant is not meeting the current parking requirements; however, they are not seeking any variances at this time. They intend to meet the regulations that may be adopted in the future through the ongoing parking bylaw rewrite, or alternatively, seek a variance through a Development Variance Permit (DVP) once they are able to review their design against the future regulations.

BACKGROUND:

Previous Applications

The City has not received any previous applications on the subject properties.

Table 1: Site Data

<i>Applicant</i>	John Bourcet, Woodsmere Holdings Corp.
<i>Owner</i>	Woodsmere Holdings Corp.
<i>Civic Address</i>	3084, 3088, and 3094/3096 Jacklin Road
<i>Legal Description</i>	LOT 5, SECTION 81, ESQUIMALT DISTRICT, PLAN 23575, PID 003-127-141 LOT 6, SECTION 81, ESQUIMALT DISTRICT, PLAN 23575, PID 003-127-150 LOT 7, SECTION 81, ESQUIMALT DISTRICT, PLAN 23575, PID 003-127-168
<i>Size of Property</i>	2,245 m ² (combined area, before road dedication)

<i>DP Areas</i>	None	
<i>Zoning</i>	Existing: R2	Proposed: MU1A
<i>OCP Designation</i>	Existing: Corridor	Proposed: Corridor

Site and Surrounding Area

The subject properties are located on the west side of Jacklin Road, across from Belmont Market. The lots are flat in nature and contain a few trees at the periphery of the proposed development site. An arborist report has been submitted for the property and will be discussed later in this report. Two of the lots contain established single-family homes, and one of the lots contains an existing duplex, none of which are proposed to be retained as part of this proposal.

East from the subject site, across Jacklin Road, Belmont Market provides broad range of retail and commercial services, as well as potential employment opportunities. An access point to the Galloping Goose Regional Trail is located approximately 200 m south of the site. Victor Chen Memorial Park is located approximately 300 m away from the site. Happy Valley Elementary and Belmont Secondary School are both located approximately 25-minute walk, 6-minute bike ride, or 3-minute car drive away. School District No 62 has been made aware of this application such that they can consider the proposed increase in density in this area as part of their long-range facility planning.

Figure 1: Subject Properties (2025 Ortho)



The proposed development is also located within 800 m of a controlled access highway under the jurisdiction of Ministry of Transportation and Transit (MOTT) and is therefore subject to their review and approval.

Table 2: Surrounding Land Uses

	Zoning	Use
<i>North</i>	R2 (One-and Two-Family Residential)	Single-family residential
<i>East</i>	C10 (Belmont Market and Residences)	Various commercial Future multi-family residential
<i>South</i>	C3 (District Commercial)	Commercial (fitness centre)
<i>West</i>	R2 (One-and Two-Family Residential)	Single-family residential

COMMENTARY:Development Proposal

The proposal is to construct a 6-storey building on the consolidated lot with approximately 76 units and a one level below-grade parkade. The breakdown of the unit composition includes 27 studio units (36%), 33 one-bedroom units (43%), and 16 two-bedroom units (21%). A total of 16 units are adaptable, in accordance with the requirements of the BC Building Code.

The ground-floor residential units along Jacklin Road feature elevated patios with direct pedestrian access to the street. The elevated nature of the patio, as well as strategically placed landscaping will help provide privacy for those units, while maintaining an active street presence. The drive aisle for the vehicular access to the site is located on the north side of the consolidated parcel, with a porte-cochere covering the drive aisle and limited surface parking situated beneath the upper stories.

For reference, the site plan has been attached to this report. While each unit is provided with a private balcony or a ground-level patio, the proposal also includes 114 m² rooftop amenity lounge (representing 5% of the total lot area) for residents, featuring various seating areas and perimeter plantings.

Additionally, in order to demonstrate the intended form and character of the proposed development, the applicant has provided a conceptual rendering, shown below in Figure 2.

Figure 2: Conceptual Rendering (view from Jacklin Road)



To remain consistent with other recent rezoning applications, Council may wish to require that individual heat pumps be installed with the development.

Table 3: Proposal Data

	Permitted by R2 (Current Zoning)	Permitted by MU1A (Proposed Zoning)	Proposed by Rezoning Application
<i>Permitted Use</i>	Single-family homes, duplexes, townhomes	Apartment and commercial uses	Apartment, no commercial uses
<i>Density (FAR and/or min. lot size)</i>	400 m ² min. lot size	2.0 to 4.0 FAR	2.29 FAR
<i>Height</i>	11 m	7 storeys	6 storeys
<i>Site Coverage</i>	50%	Min. 50% Max. 90%	50%
<i>Front Yard Setback</i>	3 m/ 5.5 for a garage or carport	2 m	2.5 m
<i>Interior Side Yard Setback</i>	1.5 m	n/a	2.0 m north side, 2.35 m south side

<i>Exterior Side Yard Setback</i>	3 m/ 5.5 m for a garage or carport	2 m	n/a
<i>Rear Yard Setback</i>	3 m	7.5 m	7.90 m

Density and Height

It is important to note that, due to the forthcoming mandatory provincial density bonusing framework updates, the Zoning Bylaw provision that would allow this property to achieve a Floor Area Ratio (FAR) of 4.0 by providing a percentage of the required vehicular parking within an enclosed parking structure will need to be removed. As a result, should Council wish to proceed with this proposal, a site-specific maximum density of 2.5 FAR is proposed to be incorporated into the Zone.

In addition, it is proposed to amend the maximum permitted height within the MU1A Zone from seven (7) storeys to six (6) storeys to ensure alignment with the height limits set out by the Official Community Plan for this designation.

Parking

As noted previously, the proposal does not meet the parking regulations currently outlined in Zoning Bylaw No. 300. Although the applicant originally requested a parking variance for the project, the parking bylaw is currently undergoing a comprehensive review and rewrite, and requesting a variance to the existing standards may not align with the forthcoming regulatory framework. As such, no variances are requested as part of this rezoning application.

At the time of writing this report, the details of the proposed draft bylaw have not been presented to Council, therefore the particulars of the future parking regulations are unknown. Nevertheless, the applicant has worked to align their design with the information presented publicly by the City's parking bylaw consultant at the December 15, 2025 Council meeting, anticipating that only minor adjustments will be required for the project to fully comply at the time of the Development Permit application. Alternatively, if compliance is not possible once the new provisions are adopted, the applicant may apply for a Development Variance Permit.

The applicant is proposing a total of 80 parking stalls (1.05 stalls per unit), of which 31 are surface stalls and 49 are located within one level of underground parkade. All residential parking stalls, except visitor parking stalls, will have to be, at a minimum, roughed in for the Electric Vehicle charging, in accordance with Part 4 of Zoning Bylaw No. 300. To prevent parking spaces being offered separate from a unit for additional compensation, Council may wish to make it a condition within a Section 219 covenant that each unit be allocated a parking stall and that no parking stalls will be offered for compensation separately from that of the residential unit.

The applicant has also indicated that, consistent with their other residential projects in Langford, the development will provide one electric vehicle through their carshare program, available exclusively to tenants. This amenity is intended to support alternatives to private vehicle ownership and accommodate non-conventional trip needs.

The proposal includes a total of 165 bike stalls (2.12 per unit), located primarily across four secure rooms. Six of these stalls are designed to accommodate oversized cargo stalls. A dedicated bicycle repair and wash bay is also proposed within the underground parkade to support the daily cycling needs of future tenants. As with the vehicle parking, the number of bike parking spaces will be reviewed against the new parking regulations at the time of the Development Permit application.

Trees and Landscaping

As noted previously, the applicant submitted an arborist report that assessed all existing trees on, and in proximity to, the subject properties whose root systems could be impacted by the proposed development. The arborist identified 12 trees that would need to be removed to accommodate the proposal. One off-site private tree located near the development area is proposed to be retained through protection of its critical root zone during the construction phase. The full arborist report provided by the applicant has been attached for reference.

It is important to note that since no environmentally sensitive Development Permit Areas apply to these three parcels, tree removal is regulated by Tree Protection Bylaw No. 2206. Under this Bylaw, tree removal may occur in accordance with a Development Permit issued by the City.

The applicant has also prepared a landscaping plan to accompany their proposal. The landscaping plan includes the planting of 14 new trees on site, with selected species including dogwoods, flowering cherries, hawthorns, Douglass fir, and Garry oaks. A copy of the landscaping plan has been attached to this report for reference.

The Parks Department has requested that the Section 219 Covenant require the owner to maintain the boulevard landscaping from the back of the sidewalk, excluding the street trees which will be maintained by the City.

Multi-Modal Network

FRONTAGE IMPROVEMENTS

As part of this application, the applicant will dedicate 2 m of road along the Jacklin Road frontage. The Director of Engineering and Public Works has reviewed and approved the preliminary frontage drawing for this proposal and noted that full frontage improvements to Bylaw No. 1000 will be required,

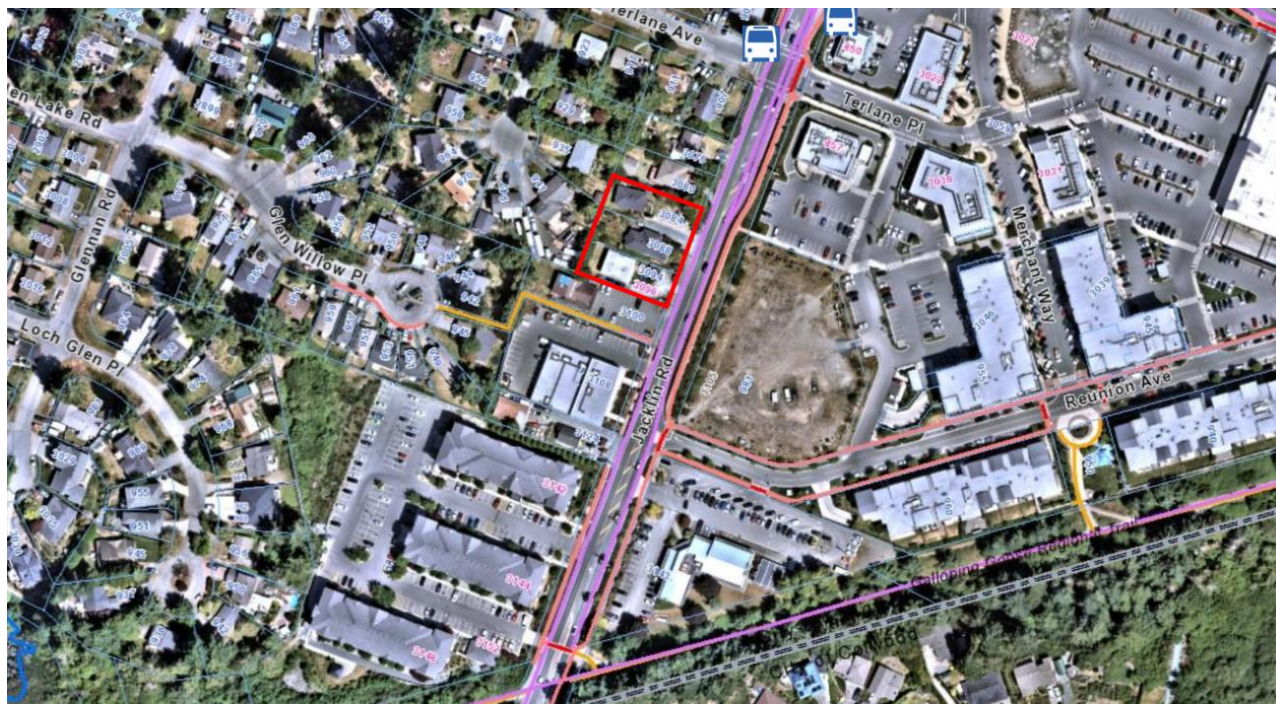
including but not limited to 1.8 m red brick paver sidewalk, separated boulevard with street trees, irrigation, streetlight, and maintenance of the existing bike lane. The Director of Engineering and Public Works did not request a traffic study for the proposed development.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

The subject properties are located with good access to shops, services, and transit options, and the frontage improvements to be constructed as part of this development will contribute to greater pedestrian connectivity in the neighbourhood.

Bike lanes exist on both sides of Jacklin Road, providing bicycle access to the downtown core and beyond. The Galloping Goose Trail is located within 200 m from the project site, offering cycling connections throughout the Greater Victoria region.

Figure 3: Ortho Map Showing Bike Lanes (purple lines), sidewalks (pink lines), Trails (orange lines), and Bus Stops (blue icons)



The nearest bus stops are located on Jacklin Road and Terlane Avenue, approximately 100 m from the subject site. The area is currently served by routes 48, 52, 59, 61, and 64. Route 48 offers service to and from downtown Victoria during peak commuting hours. Route 52 runs throughout the day to provide service between Colwood Exchange and Bear Mountain. Route 61 operates in an east-west direction

between the District of Sooke and the Victoria Downtown Core, primarily travelling along Sooke Road. Route 64 travels from Langford Exchange to Sooke Town Centre via Happy Valley Road.

In the response to City's referral, BC Transit noted that there is a proposed extension of the Route 96 West Shore RapidBus line to the Belmont Market terminus, which will introduce Blink RapidBus service in the area.

Infrastructure

DRAINAGE AND STORMWATER

The applicant has submitted a stormwater technical memo, which was prepared by a Project Engineer and outlines how the onsite storm drainage would be dealt with in order to comply with Bylaw No. 1000 standards. The memo has been reviewed and approved by the Director of Engineering and Public Works. A detailed storm water management plan will be required prior to the Building Permit issuance.

SEWERS

A sewer main exists along Jacklin Road and a connection from the building to this main would be required. Any improvements, extensions, or modifications needed to the sewer main within the municipal road right-of-way will be completed by West Shore Environmental Services at the applicant's expense.

Construction Impact Mitigation

Council may wish to require a Construction Parking and Delivery Management Plan as a condition of rezoning and require that it be provided to the satisfaction of the Director of Engineering and Public Works prior to any land alterations. Additionally, as per Section 2.5 of Bylaw No. 1000, a Mitigation Plan is required prior to land alterations to the satisfaction of the Director of Engineering and Public Works. A Mitigation Plan is required where there are reasonable grounds to anticipate any discharge of contaminants, pollutants, silts, airborne particulates (dust) or materials (toxic or natural) to watercourses, municipal ditches and sewage systems, public or private lands, waters or the atmosphere. These requirements should be secured within a Section 219 covenant prior to Bylaw Adoption.

CONSTRUCTION STAGING/ENCROACHMENTS

Any construction staging within the City's right-of-way would require a construction licence with the City, including but not limited to, temporary above or below ground occupancy of any public lands or rights-of-way. Construction licences must be executed prior to any land alteration and are subject to non-negotiable terms, conditions, and one-time and/or daily fees. All permanent encroachments and above ground temporary construction licenses on public lands or rights-of-way are subject to Council approval.

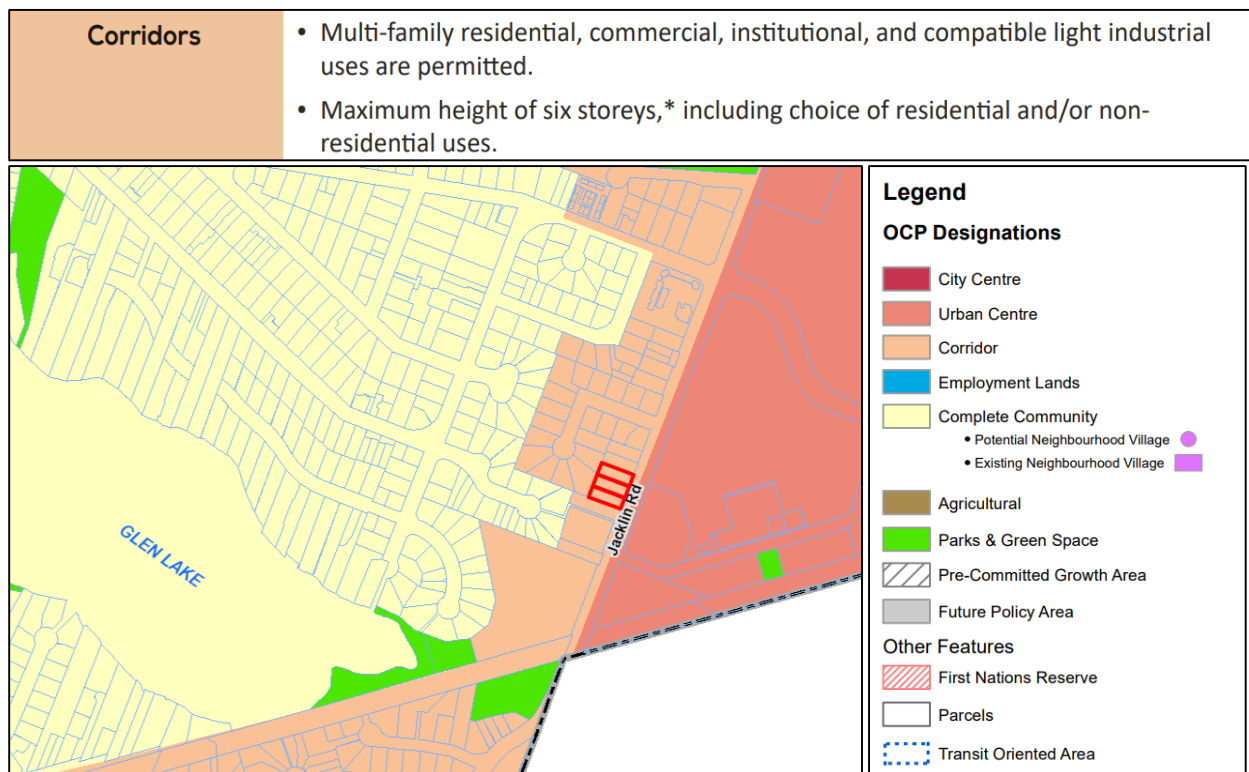
Neighbourhood Consultation

The applicant has informed the City that a community engagement letter has been distributed to the properties within a 100 m radius of the project site. The letter included a conceptual rendering of the building and outlined key statistics of the proposed development. The letter included contact information encouraging the residents to get in touch with the developer to share their feedback regarding the proposal or ask any questions. The applicant has shared that in response to the letter one resident has reached out to ask questions about the parking.

Council Policy

OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) Bylaw No. 2200 designated the subject properties as “Corridor”, which is defined by the following text:



Additional components relating to the Corridor designation include the following:

Desired Outcome #1: Urban Centres and Corridors will serve as key transit-supported areas with densities and land-use mixes that actively support walking, biking, rolling, and public transit.

6.3.4. Corridors support and/or connect Urban Centres and the City Centre along key arterial streets, collector streets, and transit routes. Corridors permit a range of land uses, including multi-family residential, commercial, institutional, and light industrial uses that are compatible with and appropriate to co-locate with residential uses.

6.3.5. Buildings up to 6 storeys are permitted and may include single-use buildings (e.g. multi-family residential only or commercial only) or mixed-use buildings, except that buildings fronting Sooke Road must include mandatory ground floor commercial uses.

6.3.9. Incorporate additional vegetation and design approaches that mitigate sound and pollution to enhance livability and support a healthy environment in Urban Centres and Corridors.

The proposed development aligns with the OCP vision for Corridor designation as it is densifying the existing area along the transportation corridor with infill development, thus supporting growth while alleviating urban sprawl. Further, the Corridor designation offers “choice of use” opportunities, allowing development to consist of multi-family residential, commercial, or both. As such, although the proposal is for residential use only, rezoning to a Mixed-Use zone supports the OCP vision for Corridor designation.

DEVELOPMENT PERMIT AREAS

The subject properties are not located within any Environmental or Hazard Development Permit Areas. However, since the proposal is for a multi-family development, a Development Permit for Form and Character will be required. This Development Permit is required prior to issuance of a Building Permit to ensure the design is consistent with the City’s Design Guidelines for multi-family residential development.

LOW CARBON CONCRETE

In accordance with Council’s Low Carbon Concrete Policy POL-0167-PLAN, Council may wish to require the applicant to utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data for the construction of the proposed development.

ATTAINABLE HOUSING POLICY

Council may wish to require the applicant to enter into a Housing Agreement, prior to issuance of a Building Permit, in order to meet the City's Attainable Home Ownership Policy or Council's resolution from February of 2023 that addresses purpose built rental buildings. This would require that either a minimum of 5% of the units constructed be directed to and sold in accordance with the terms of the Attainable Home Ownership Program Policy **OR** that a minimum of 10% of the units constructed be rented for at least 10% below the benchmark rent for the unit type for a term not less than 25-years. Further to this second option, Council has also accepted an alternative equivalency for rental projects, wherein 10% of the units are provided at a deeper affordability rate calculated as 30% of the median renter income for Langford, for a term of not less than 10-years, as this aligns with funding models available through the Canadian Mortgage Housing Corporation (CMHC).

The applicant has indicated that they intend to utilize one of the funding models available through CMHC; however, they will be pursuing this in more detail after the completion of this rezoning application. In order to ensure clarity that all of these options will be available, the applicant has requested that the rezoning covenant secure their commitment to provide an affordability component consistent with Council's resolution noted above **OR** an equivalent alternative that meets or exceeds the affordability benchmark previously established by Council.

The developer shall identify the Attainable Units on the plans submitted for the required Development Permit application, and the final affordability commitment will be secured through a Housing Agreement Bylaw prior to the issuance of a Building Permit, at which time Council will have an opportunity to review and consider proposed affordability terms.

FINANCIAL IMPLICATIONS:

Rezoning the subject properties to permit higher density of development will increase the assessed value of lands and eventually will increase municipal revenue due to the number of units created. As the developer is responsible to complete all frontage improvements, the direct capital costs to the City associated with this development will be negligible. A summary of Amenity Contributions and Development Cost Charges that the developer will be expected to pay, is outlined in Tables 4 and 5 below.

Council's Amenity Contribution Policy

The amenity contributions that apply as per Council's current Affordable Housing and Amenity Contribution Policy are summarized in Table 4 below, based the current floor plans and total density of 76 residential units.

Table 4 – Amenity Contributions per Council Policy

Amenity Item	Per unit contribution	Total (76 units)
<i>General Amenity Reserve Fund</i>	\$3,660 per residential unit (1st through 4 th storeys)	@48 units = \$175,680
	\$1,830 per residential unit (5 th & 6 th storeys)	@28 units = \$51,240
<i>Affordable Housing Reserve Fund</i>	\$610 per residential unit (1 st through 4 th storeys)	@48 units = \$29,280
	\$305 per residential unit (5 th and 6 th storeys)	@28 units = \$8,540
TOTAL POLICY CONTRIBUTIONS		\$264,740

Table 5 - Development Cost Charges

Development Cost Charge	Per Unit Contribution	Total
<i>Roads</i>	\$3,092.39	\$235,021.64
<i>Park Improvement</i>	\$1,348.00	\$102,448
<i>Park Acquisition</i>	\$90.00	\$6,840
<i>ISIF</i>	\$331.65	\$25,205.4
Subtotal (DCC's to Langford)		\$369,515
<i>CRD Water</i>	\$1,644.00	\$124,944
<i>School Site Acquisition</i>	\$600.00	\$45,600
TOTAL DCC's (estimated)		\$540,059

LEGAL IMPLICATIONS:

Should Council choose to proceed with consideration of Bylaw No. 2278, the application will be prohibited from being the subject of a Public Hearing as per the changes made by the Province to the *Local Government Act* through The Housing Statutes (Residential Development) Amendment Act, 2023.

The amenity contributions specified in Table 4 above are incorporated into Bylaw No. 2278 and will be payable at the time of building permit along with the current Development Cost Charges specified in the various DCC Bylaws.

Council's other conditions of approval would be registered in a Section 219 Covenant in priority of all other charges on title prior to consideration of Bylaw Adoption.

OPTIONS:**Option 1**

THAT the Sustainable Development Advisory Committee recommend that Council:

1. Consider bringing forward Bylaw No. 2278 for 1st, 2nd, and 3rd readings at a future Council meeting in order to amend the zoning designation of the properties located at 3084, 3088, and 3094/3096 Jacklin Road from One-and Two-Family Residential (R2) to Mixed Use Commercial Residential (MU1A) subject to the following terms and conditions:

- a. That the applicant provides, **as a bonus for increased density**, the following contributions per dwelling unit, **prior to the issuance of a building permit**:
 - i. \$610 towards the Affordable Housing Reserve Fund; and
 - ii. \$3,660 towards the General Amenity Reserve Fund;

Subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy and the Attainable Housing Policy depending on use and height.

- b. That the applicant registers, **prior to Bylaw Adoption**, a road dedication plan, if required, to the satisfaction of the Director of Engineering;
- c. That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following:
 - i. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering prior to the issuance of a building permit:
 1. Full frontage improvements; and
 2. A storm water management plan.
 - ii. That the following will be provided and implemented to Bylaw No. 1000 standards to the satisfaction of the Director of Engineering and Public Works, prior to any land alteration:
 1. A construction and parking management plan; and
 2. A mitigation plan.
 - iii. That the properties be consolidated prior to issuance of a Development Permit for Form and Character;
 - iv. That a separate covenant be registered prior to issuance of a building permit for the proposed development that ensures residential parking is allocated to each unit and visitors as required by the zoning bylaw and is not provided in exchange for compensation separate from that of a residential unit;

- v. That a separate covenant is registered, prior to issuance of a building permit, that agrees that the strata be responsible for maintaining the boulevard landscaping from the back of the sidewalk, with the exception of boulevard trees;
- vi. That tree protection measures are implemented prior to commencement of work to protect the trees identified for retention in the arborist report, prepared by Talmack Urban Forestry, dated May 8, 2025, throughout the construction period;
- vii. That individual electric heat pumps for each unit, or an equivalent central system, be installed prior to issuance of an occupancy permit;
- viii. That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;
- ix. That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement with the City that secures a commitment to one of the following:
 - 1. A minimum 5% of units constructed be directed to and sold in accordance with terms of the Attainable Home Ownership Program Policy (POL-0166-PLAN); or
 - 2. A minimum 10% of units constructed be rented for at least 10% below the benchmark rent for the unit type for a term not less than 25 years; or
 - 3. A compatible alternative that meets or exceeds the affordability benchmark previously established by Council;

Provided that for every option above, the developer shall identify the Attainable Units on the plans submitted for the required Development Permit application;

- 2. Direct staff to include a site-specific Floor Area Ratio of 2.5 for the properties located at 3084, 3088, and 3094/3096 Jacklin Road within Bylaw No. 2278; AND
- 3. Direct staff to amend section 5.51A.06 of Zoning Bylaw No. 300 to reduce the maximum allowable height of the building or structure within the MU1A Zone to six (6) storeys.

OR Option 2

THAT the Sustainable Development Advisory Committee recommend that Council take no action with respect to this application to rezone 3084 Jacklin Road, 3088 Jacklin Road, and 3094/3096 Jacklin Road under Bylaw No. 2278 until such time as the following items are addressed and reviewed by the Sustainable Development Advisory Committee:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Anastasiya Mysak, Planner I

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Development

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

Attachment 1: Proposed Site Plan

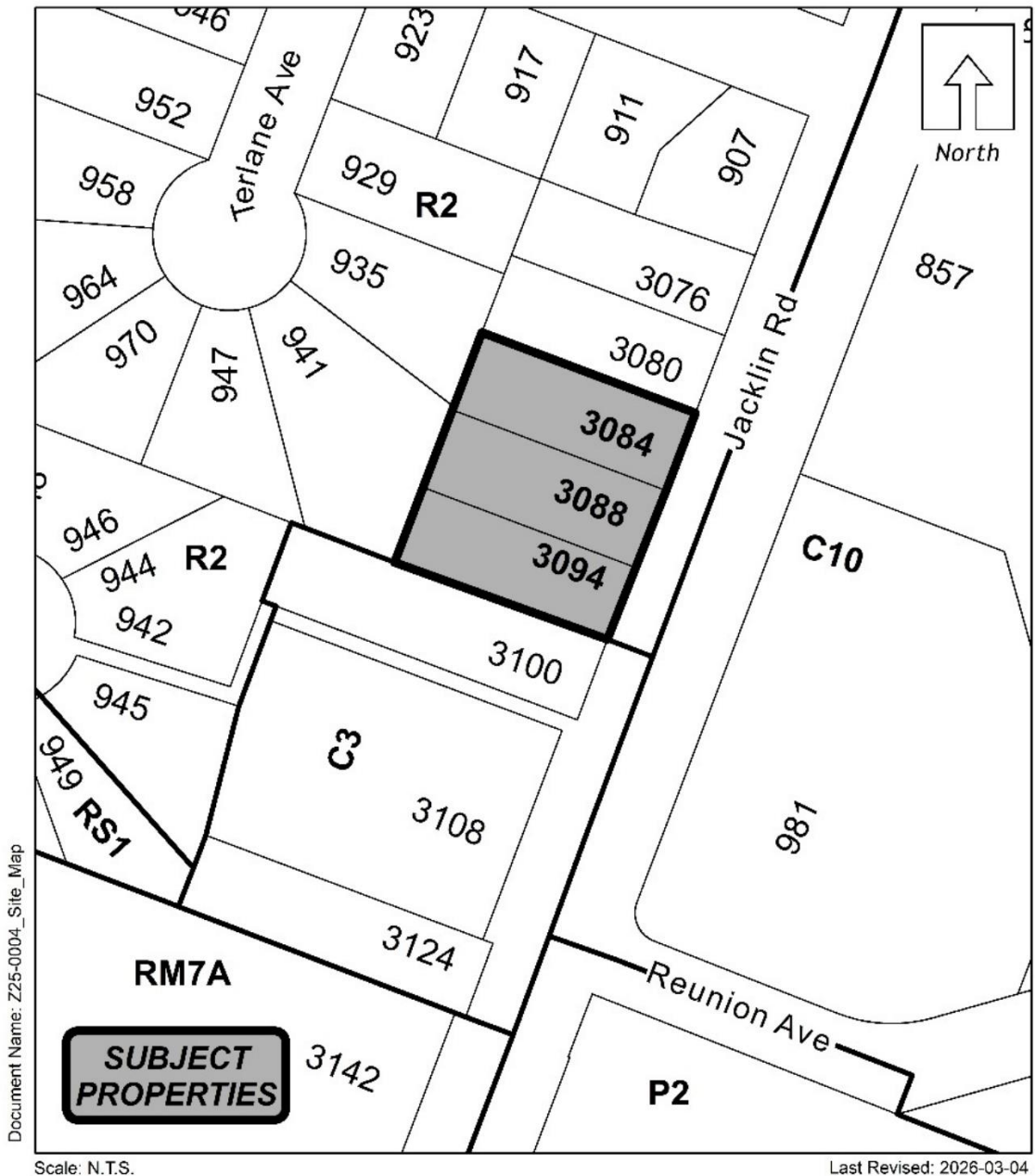
Attachment 2: Proposed Landscaping Plan

Attachment 3: Arborist Report

Attachment 4: Bylaw No. 2278

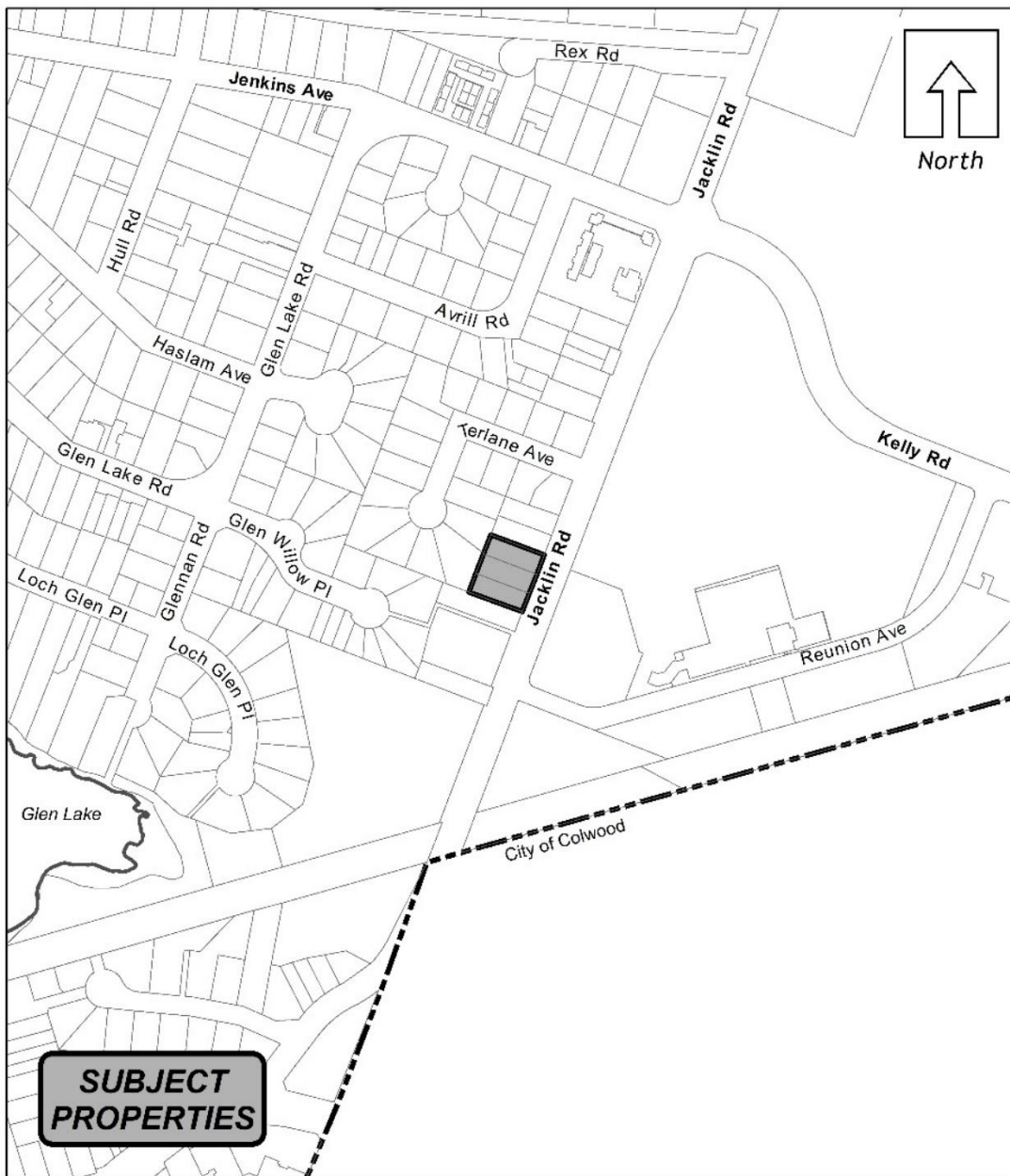
Appendix A – Site Map

**REZONING BYLAW AMENDMENT
(Z25-0004)
3084, 3088, 3094 Jacklin Rd**



Appendix B – Location Map

**REZONING BYLAW AMENDMENT
(Z25-0004)
3084, 3088, 3094 Jacklin Rd**



Document Name: Z25-0004_Location_Map

Scale: N.T.S.

Last Revised: 2026-03-04

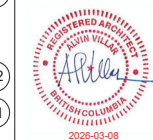


AV Architecture Ltd.
 27 Cougarstone Common SW
 Calgary, AB T3H 8P5
 Tel. No. 403.568.6037

Copyright of this drawing and design is reserved by AV ARCHITECTURE LTD. (the Designer).
 The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the work represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times that they can properly construct the work represented by these plans. All dimensions are in metric unless otherwise noted. Vary dimensions. Do not scale drawings.

DO NOT USE FOR CONSTRUCTION

CONSULTANT



GENERAL NOTES

No.	Date	Description
1	03/02/21	REVISION
2	03/02/21	REVISION
3	03/02/21	REVISION

WOODSMERE
 3088 Jacklin Road, Langford, BC

NO.	DATE	REVISION
1	03/02/21	11:17:58 AM
2	03/02/21	11:17:58 AM
3	03/02/21	11:17:58 AM

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
DP-106

3/10/2021 11:17:58 AM
 Autodesk Docs\Jacklin\3088_Bld_20200122.dwg

CURRENT ZONE CLASSIFICATION:
 Section 6.22 - ONE AND TWO-FAMILY RESIDENTIAL (R2) ZONE

SETBACKS:
 6.22.07 (1) No principal building may be located:
 (a) Within 3m (9.8ft) of any front lot line except that no garage or carport that faces a front lot line may be located within 5.5m (18ft) of the front lot line;
 (b) Within 3m (9.8ft) of any rear lot line; (Bylaw No. 2183)
 (c) Within 3m (9.8ft) of any exterior side lot line, except that no garage or carport that faces an exterior side lot line may be located within 5.5m (18 ft) of the exterior side lot line; or
 (d) Within 1.5m (4.9 ft) of any interior side lot line.

REZONING CLASSIFICATION:
 Section 6.51 - MIXED USE RESIDENTIAL COMMERCIAL (MU1) ZONE

SETBACKS:
 6.51.08 No building or structure may be located:
 (a) Within 2m (6.6 ft) of any front lot line; or
 (b) Within 2m (6.6 ft) of any exterior side lot line; or
 (c) Within 7.5m (24.6ft) of any rear lot line.

SITE DETAILS

SITE AREA:	2,240.00 m²
TOTAL GROSS FLOOR AREA:	5,148.62 m²
- Ground Floor Area	554.43 m ²
- Second Floor Area	682.19 m ²
- Typical 3rd - 6th Floor Area	(698.25 m ² x 4) = 3,713 m ²
- Rooftop Lounge	113.43 m ²
FLOOR AREA RATIO	2.28
OPEN SPACE AREA	384.52 m² / 2,240.00 m² = 17.16%
ROAD DEDICATION AREA	98.44 m²

SITE COVERAGE	
- Garbage & Waste Recycling Room Area	22.97 m ²
- Typical Floor Area	928.25 m ²
- Canopy	6.75 m ²
- Porch	10.67 m ²
- Ramp	13.08 m ²
- Stair 03	4.67 m ²
- Breeway Canopy	84.75 m ²
Total Area	1,071.14 m²
Post Road Dedication	1,071.14 m² / 2,142.00 m² = 50.00%

PROJECT INFORMATION

BUILDING HEIGHT = 16.588 m STOREY = 6

PARKING STALLS

- REGULAR SURFACE STALLS	= 31 STALLS	- REGULAR SURFACE STALLS	= 44 STALLS
- REGULAR UNDERGROUND STALLS	= 47 STALLS	- REGULAR UNDERGROUND STALLS	= 115 STALLS
- ACCESSIBLE UNDERGROUND STALLS	= 23 STALLS	- CARDO-BIKE UNDERGROUND STALLS	= 6 STALLS
TOTAL PARKING STALLS	= 80 STALLS	TOTAL BIKE STALLS	= 165 STALLS

PARKING & BIKE RATIOS

(80 PARKING STALLS / 76 UNITS) = 1.05 RATIO BIKE RATIO (161 stalls/76 units) = 2.12

NUMBER OF UNITS

MAIN FLOOR LEVEL	UNIT AREA	TOTAL
STUDIO UNIT A-1	41.5 m ²	2 UNITS
STUDIO UNIT A-2	38.1 m ²	1 UNIT
1 BEDROOM UNIT B-1	52.8 m ²	2 UNITS
1 BEDROOM UNIT B-3	55.20m ²	1 UNIT
2 BEDROOM UNIT C-1	69.2 m ²	2 UNITS
TOTAL UNITS		13 UNITS

SECOND FLOOR LEVEL	UNIT AREA	TOTAL
STUDIO UNIT A-1	41.5 m ²	2 UNITS
STUDIO UNIT A-2	38.1 m ²	2 UNITS
1 BEDROOM UNIT B-1	52.9 m ²	4 UNITS
1 BEDROOM/ADAPTABLE UNIT B-2	68.1 m ²	2 UNITS
2 BEDROOM UNIT C-1	69.2 m ²	1 UNIT
2 BEDROOM UNIT C-2	79.7 m ²	1 UNIT
2 BEDROOM/ADAPTABLE UNIT C-2A&2.9 m ²		1 UNIT
TOTAL UNITS		13 UNITS

3RD-6TH FLOOR LEVEL	UNIT AREA	TOTAL
STUDIO UNIT A-1	41.5 m ²	12 UNITS
STUDIO UNIT A-2	38.1 m ²	8 UNITS
1 BEDROOM B-1	52.9 m ²	16 UNITS
1 BEDROOM/ADAPTABLE B-2	68.1 m ²	8 UNITS
2 BEDROOM UNIT C-1	69.2 m ²	4 UNITS
2 BEDROOM UNIT C-2	79.7 m ²	4 UNITS
2 BEDROOM/ADAPTABLE UNIT C-2A&2.9 m ²		4 UNITS
TOTAL UNITS		56 UNITS

TOTAL NUMBER OF UNITS	ADAPTABLE	TOTAL
STUDIO UNIT A-1	16 UNITS	21.05%
STUDIO UNIT A-2	11 UNITS	14.47%
1 BEDROOM B-1	22 UNITS	28.94%
1 BEDROOM/ADAPTABLE B-2	11 UNITS	14.47%
2 BEDROOM UNIT C-1	8 UNITS	7.89%
2 BEDROOM UNIT C-2	5 UNITS	6.57%
2 BEDROOM/ADAPTABLE UNIT C-2A&2.9 m ²	5 UNITS	6.57%
TOTAL NUMBER OF UNITS	76 UNITS	
TOTAL ADAPTABLE	16 UNITS	21.05%

SETBACKS:

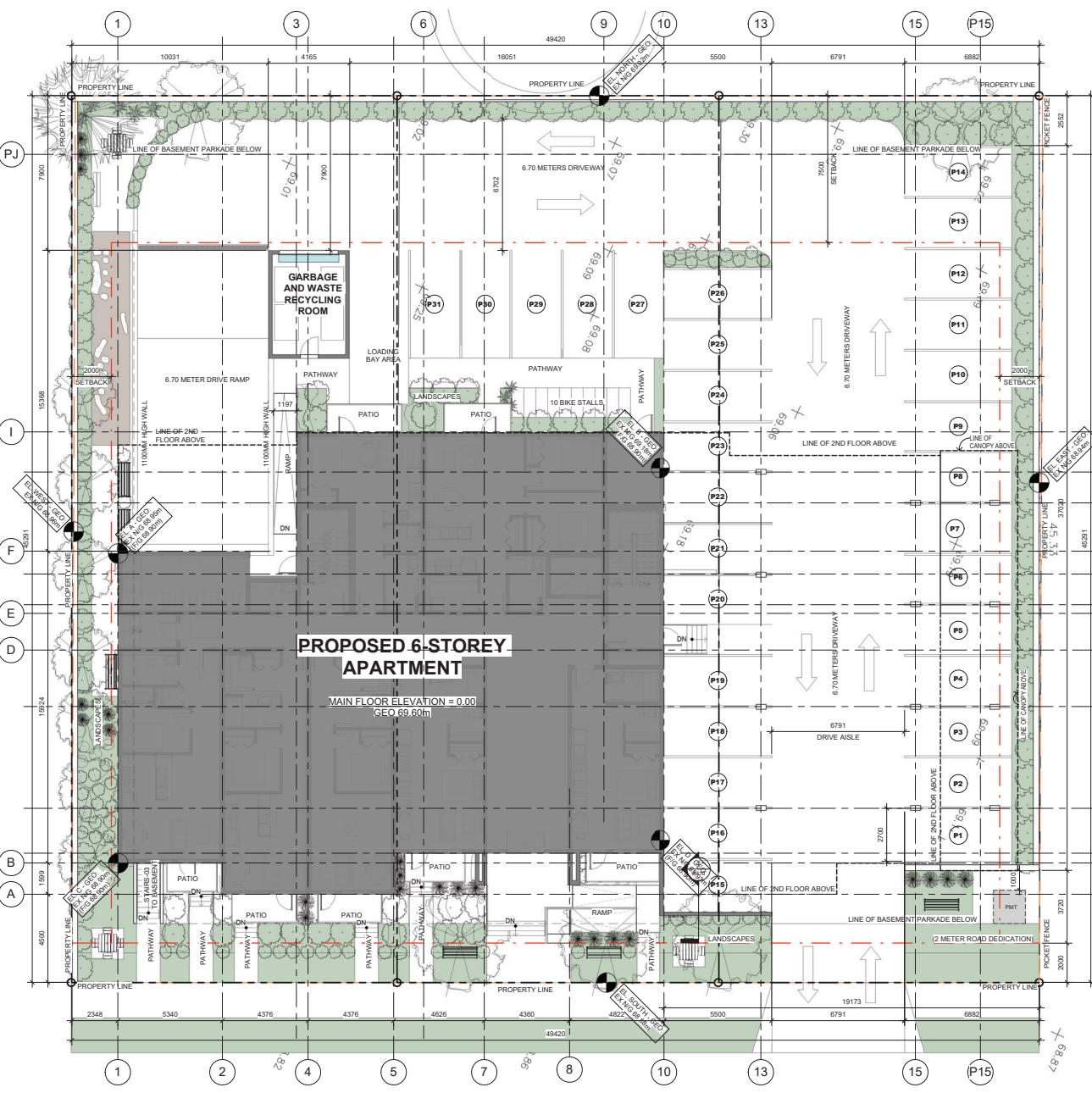
RECD (MU1)	PROVIDED
- EAST (FRONT)	2.00 meters / 4.50 meters
- SOUTH (LEFT)	2.00 meters / 2.35 meters
- NORTH (RIGHT)	2.00 meters / 2.00 meters
- WEST (REAR)	7.30 meters / 7.90 meters

BUILDING GEO GRADE

MARK	GRADES - GEO	HGT T/O RIDGE
A	68.95m	21.425m
B	69.19m	21.448m
C	68.89m	21.423m
D	69.93m	21.423m
Ave GRD = 68.99m (0.09m)	BLD HGT = 21.429m	

AVERAGE GRADE CALC (BCBC)

MARK	GRADES - GEO	HGT T/O RIDGE
A+C/2	68.92m	21.422m
C-C/2	68.91m	21.421m
D+B/2	69.05m	21.435m
B+AZ	69.05m	21.435m
Ave GRD = 68.98m (0.08m)	BLD HGT = 21.428m	



1 SITE PLAN
 SCALE: 1:100



- NOTES:**
- FOR EXISTING TREES REMOVED & PROPOSED
 - SOFTSCAPE TREES LEGEND REFER TO LANDSCAPING CONCEPT PLAN, SHEET L-001
 - FOR STREET GUTTER PROFILES REFER TO CIVIL DRAWINGS, SHEETS 3850-02 TO 03

PLANTING PLAN — PROPOSED REDEVELOPMENT - 3084, 3088, 3094 JACKLIN ROAD, LANGFORD BC



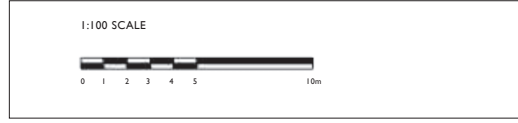
ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
CO	2	5cm	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
CD	3	5cm	CRATAEGUS DOUGLASII	BLACK HAWTHORN
MSJ	4	5cm	MAGNOLIA X SOULANGIANA 'JURMAGI'	BLACK TULIP MAGNOLIA
PS	4	5cm	PRUNUS SERULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY
PSM	1	1.5M(h)	PSUEDOTSUGA MENZIESII	DOUGLAS FIR
QG	4	5cm	QUERCUS GARRYANA	GARRY OAK
SHRUBS				
BA	10	#5	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE
CB	6	#5	CAMELLIA X 'BUTTERMINT'	BUTTERMINT CAMELLIA
CT	5	#5	CHOISYA TERNAUTA	MOCK ORANGE
LA	26	#1	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER
LP	20	#2	LONICERA PILEATA	BOX LEAFED HONEYSUCKLE
MC	57	#5	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE
OM	9	#5	OLEARIA MOSHATA	INCENSE PLANT
RC	9	#5	RHODODENDRON 'CUNNINGHAM'S WHITE'	CUNNINGHAM'S WHITE RHODODENDRON
VO	13	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
PERENNIALS, BULBS, FERNS AND GRASSES				
AM	15	#1	ACHILLEA MILLEFOLIUM	YARROW
CA	10	#1	CALAMAGROSTIS KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
BS	3	#1	BLECHNUM SPICANT	DEER FERN
DC	24	#1	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
PV	12	#1	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS
PM	11	#1	POLYSTICHUM MUNITUM	SWORD FERN
GROUNDCOVERS				
AU	106	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK
BN	30	#1	BERBERIS NERVOSA	CREeping OREGON GRAPE
GS	29	#1	GALTHERIA SHALLOON	SALAL
PT	46	4"	PACHYSANDRA TERMINALIS	JAPANESE SPURGE

TREE LEGEND

- CRITICAL ROOT ZONE
- DRIPLINE

*SEE TREE MANAGEMENT PLAN FOR TREE PROTECTION FENCING DETAILS



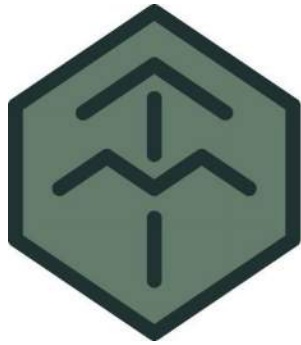
PROJECT TITLE :
 PROPOSED LANDSCAPE PLAN for
 3084, 3088, 3094 JACKLIN ROAD, LANGFORD BC

PAGE TITLE :
 PLANTING PLAN, PAGE THREE OF FOUR

DATE : APRIL 30, 2025
 Revised AUGUST 12, 2025
 Revised JANUARY 14, 2026
 Revised MARCH 4, 2026

SCALE :
 1:100





TALMACK
URBAN FORESTRY
— Consultants Limited —

3084-3094 Jacklin Rd, Langford, BC

Tree Protection Plan & Tree Management Plan

PREPARED FOR: Woodsmere Holding Corporation
c/o Kristian Harvey
778 Blackberry Avenue
Victoria, BC V8X 5J3

PREPARED BY: Talmack Urban Forestry Consultants Ltd.
Shannon Murray – Consulting Arborist
ISA Certified # PN-9024A
Tree Risk Assessment Qualified

Graham Mackenzie – Consulting Arborist
ISA Certified # PN-0428A
Tree Risk Assessment Qualified

DATE OF ISSUANCE: May 8, 2025

CONTENTS

- 1. INTRODUCTION 3**
- 2. EXECUTIVE SUMMARY 3**
- 3. TREE INVENTORY METHODOLOGY 3**
- 4. TREE INVENTORY DEFINITIONS 4**
- 5. SITE INFORMATION & PROJECT UNDERSTANDING 7**
- 6. FIELD OBSERVATIONS 7**
- 7. TREE RISK ASSESSMENT 7**
- 8. CONSTRUCTION IMPACT ASSESSMENT 8**
 - 8.1. Retention and Removal of Municipal Trees 8
 - 8.2. Retention an removal of private offsite trees 8
 - 8.3. Retention and removal of onsite trees 8
- 9. IMPACT MITIGATION 8**
- 10. DISCLOSURE STATEMENT 10**
- 11. IN CLOSING 12**
- 12. REFERENCES 12**
- 13. COMPANY INFORMATION 12**

TABLES

- Table 1. Tree Inventory 6

APPENDICES

- Appendix A Tree Management Plan
- Appendix B Site Photographs
- Appendix C Conceptual Landscape Plan

REVISION	DESCRIPTION	DATE (YYYY-MM-DD)	ISSUED BY
R0	Original Issuance	2025-05-08	SM

1. INTRODUCTION

Talmack Urban Forestry Consultants Ltd. was asked to complete a tree inventory, construction impact assessment and management plan for the trees at the following proposed project:

Site:	3084-3094 Jacklin Rd
Municipality	Langford
Client Name:	Woodsmere Holding Corporation
Dates of Site Visit(s):	March 17, 2025
Site Conditions:	Three residential lots with existing houses on each
Weather During Site Visit:	Sunny, Clear

The purpose of this report is to address the requirements of the City of Langford arborist report terms of service and Tree Protection Bylaw No. 2206. The construction impact assessment section of this report (section 8) is based on a site survey conducted by OnPoint project Engineers (April 25, 2025); civil servicing plan prepared by OnPoint project Engineers (April 25, 2025); and the architectural drawings prepared by AV Architecture Ltd. (April 23, 2025); and the conceptual landscape plan prepared by Greenspace Designs (April 30, 2025).

2. EXECUTIVE SUMMARY

There are twelve (12) bylaw protected trees located on the subject property, all of which are necessary for removal to accommodate the proposed development.

It is our understanding there are no municipal trees within influencing distance of the proposed development. One offsite private tree, located beyond the western property line which may be possible for retention provided the excavation for the proposed building foundation does not exceed beyond the property line (OS1). Excavation for the building foundation within the CRZ of OS1 is to be supervised by the project arborist.

Eighteen (18) replacement trees of various species and sizes at maturity have been proposed in the landscape plan prepared by Greenspace designs. The landscape plan is attached in Appendix C of this report for reference.

3. TREE INVENTORY METHODOLOGY

Prior to our site visit we were provided a survey of the site not including any tree locations (September 9, 2022). For reference in this report, numerated metal tags were attached to the lower stems of protected trees. Data for size, health, and structural condition of onsite trees and trees on adjacent private property (offsite) was recorded by Talmack during an onsite tree inventory (March 17, 2025). Each tree was visually examined on a limited visual assessment basis (level 1), in accordance with Tree Risk Assessment Qualification (TRAQ) methods (Dunster *et al.* 2017) and ISA Best Management Practices. On site inventoried trees were subsequently surveyed.

Trees located on neighbouring properties were not tagged. Offsite trees have been assigned off-site tree codes for ease of identification in this report (OS#= Off site). There are no municipal trees within influencing distance of this project. The approximate locations of offsite trees (not surveyed) were added to the plan for discussion purposes.

4. TREE INVENTORY DEFINITIONS

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

DBH: Diameter at breast height – diameter of trunk, measured in centimeters at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Dripline: Indicates the radius of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone (CRZ): A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the 3 largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor – significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair – signs of stress
- Good – no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor – Structural defects that have been in place for a long period of time to the point that mitigation measures are limited

- Fair – Structural concerns that are possible to mitigate through pruning
- Good – No visible or only minor structural flaws that require no to very little pruning

Suitability ratings are described as follows:

Rating: Suitable.

- A tree with no visible or minor health or structural defects, is tolerant to changes to the growing environment and is a possible candidate for retention provided that the critical root zone can be adequately protected.

Rating: Conditional.

- A tree with good health but is a species with a poor tolerance to changes to its growing environment or has a structural defect(s) that would require that certain measures be implemented, to consider it suitable for retention (ie. retain with other codominant tree(s), structural pruning, mulching, supplementary watering, etc.)

Rating: Unsuitable.

- A tree with poor health, a major structural defect (that cannot be mitigated using ANSI A300 standards), or a species with a poor tolerance to construction impacts, and unlikely to survive long term (in the context of the proposed land use changes).

Retention Status:

- Remove – Not possible to retain given proposed construction plans
- Retain – It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our recommended mitigation measures are followed
- Retain * - See report for more information regarding potential impacts

Table 1. Tree Inventory

Surveyed (Yes/No)	Location (On, Off, Shared, Municipal)	Bylaw protected (Yes/No)	Common Name	Botanical Name	DBH (cm)	Crown Diameter (m)	Critical Root Zone Radius (m)	Health Condition	Structural Condition	Relative Tolerance	General Field Observations & Remarks	Tree Retention & Location Comments	Retention Status
3650	On	Yes	Arbutus	<i>Arbutus menziesii</i>	5,5,3	2	1.95	Good	Good	Poor	Young tree, multiple stems from base	Located in proposed storm water service alignment, not suitable for retention`	Remove
3649	On	Yes	Deodara cedar	<i>Cedrus deodar</i>	89	15	8.9	Fair	Fair	Good	Multiple branch failure wounds and hangers suspended in crown. Historical pruning wounds with associated decay, codominant tops and approximately 10 m	Located in proposed storm water service alignment, not suitable for retention`	Remove
3648	On	Yes	European hawthorn	<i>Crataegus monogyna</i>	37	8	0.8	Fair	Fair	Good	Deadwood, Epicormics. Historical pruning wounds with associated decay. Measured below union	Located in proposed storm water service alignment, not suitable for retention`	Remove
3647	On	Yes	Holly	<i>Ilex aquifolium</i>	24,24, 20,35	5	10.0	Fair-poor	Fair	Moderate	Multiple stems from base, twig die back and Deadwood. Historical stem scars on lower trunk with associated decay	Located in proposed parking lot. Not suitable for retention	Remove
3646	On	Yes	Cherry	<i>Prunus sp</i>	13,15	7	3.7	Fair	Fair	Moderate	Union at base. Epicormics. Surface rooted towards existing house with mechanical damage and associated decay	Located in proposed parking lot. Not suitable for retention	Remove
3645	On	Yes	Apple	<i>Malus sp</i>	28,30	10	7.0	Fair	Fair-poor	Moderate	Historical limb failure wound at union with associated decay. Multiple cavities in lower stem. Epicormic. Surface roots	Located in proposed parking lot. Not suitable for retention	Remove
OS1	Off	Yes	Douglas-fir	<i>Pseudotsuga menziesii</i>	40	10	6.0	Good	Good	Poor	Approximately 5m from fence, stem deflection. Estimated due to lack of access	Minimal CRZ overlap with the property line. May be possible for retention provided excavation for building foundation not exceed beyond property line. Project arborist to supervise excavation within CRZ	Retain*
3644	On	Yes	Pyramidal cedar	<i>Thuja occidentalis</i>	8,9, 11	2	2.8	Fair	Fair	Good	Multiple stems at base,	Located in proposed parking lot. Not suitable for retention	Remove
3643	On	Yes	Leyland cypress	<i>Cupressus x leylandii</i>	36	7	3.6	Fair	Fair	Good	Hedge	Located in proposed parking lot. Not suitable for retention	Remove
3642	On	Yes	Leyland cypress	<i>Cupressus x leylandii</i>	20	4	2.0	Fair	Fair	Good	Hedge	Landscape consult	
3641	On	Yes	Leyland cypress	<i>Cupressus x leylandii</i>	20	4	2.0	Fair	Fair	Good	Hedge	Significant CRZ overlap with proposed parking lot, not suitable for retention	Remove
3640	On	Yes	Leyland cypress	<i>Cupressus x leylandii</i>	23	4	2.3	Fair	Fair	Good	Hedge	High impacts anticipated from underground parking excavation in CRZ, not suitable for retention.	Remove
3639	On	Yes	Leyland cypress	<i>Cupressus x leylandii</i>	24	4	2.4	Fair	Fair	Good	Hedge	High impacts anticipated from underground parking excavation in CRZ, not suitable for retention.	Remove

5. SITE INFORMATION & PROJECT UNDERSTANDING

The subject site consists of three residential lot in Langford, B.C., with existing houses on each lot. It is our understanding that the existing houses on each lot are proposed to be demolished, the three lots will be amalgamated and rezoned into one property and a new multi-unit building with underground parking and corresponding servicing is to be constructed on the amalgamated lot.

6. FIELD OBSERVATIONS

There are twelve (12) protected tree resources located on the subject site inventoried for this project. One (1) offsite private protected tree is located beyond the Western property boundary. It is our understanding there are no municipally owned trees within influencing distance of the project site.

The subject site is mostly flat with no signs of ongoing construction disturbance observed during our onsite visit.



Figure 1: Site context air photo: The approximate boundary of the subject site is highlighted in blue.

7. TREE RISK ASSESSMENT

Pursuant to the completion of the tree inventory for this site, all onsite trees were assessed for risk on a limited visual assessment basis (level 1) in consideration of the existing land uses. The time frame used for

the purpose of our assessment is one year (from the date of the tree inventory update). Unless otherwise noted herein, we did not conduct a detailed (level 2) or advanced (level 3) risk assessment, such as resistograph testing, increment core sampling, aerial examinations, or subsurface root/root collar examinations.

Based on our findings, there was one (1) tree identified to have moderate associated risk due to structural defects observed during the site work for the tree inventory. Deodara cedar #3649 has multiple hanging branches suspended in the canopy, over an occasional-use target area (front yard). Possible risk mitigation strategies for 3649 to reduce associated risk rating to low could be to remove hanging branches from the crown over the front yard area.

8. CONSTRUCTION IMPACT ASSESSMENT

8.1. RETENTION AND REMOVAL OF MUNICIPAL TREES

It is our understanding that there are no municipal-owned trees within influencing distance of the proposed project.

8.2. RETENTION AN REMOVAL OF PRIVATE OFFSITE TREES

The following private offsite trees (indicated by ID #) are located where they may be possible for retention provided their critical root zones are adequately protected during construction. The project arborist must be onsite to supervise any excavation required within the critical root zone of this tree (shown on the tree management plan in *Appendix A*).

Retain and protect 1 offsite trees

- OS1

8.3. RETENTION AND REMOVAL OF ONSITE TREES

The following private onsite protected trees (indicated by ID #) are located where they are necessary for removal to accommodate the proposed development.

Remove 12 bylaw protected onsite trees

- 3639, 3640, 3641, 3642, 3643, 3644, 3645, 3646, 3647, 3648, 3649, and 3650

9. IMPACT MITIGATION

Tree Protection Barrier: The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see *Appendix A* for municipal barrier specifications). Where possible, fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on

site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist Supervision: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound.

Underground Parking excavation: The excavation for the portions of the underground parking that encroaches into the critical root zones of trees to be retained must be supervised by the project arborist. This will be particularly important when excavating next to tree number OS1 if it is going to be successfully retained. No excavation can occur beyond the limits of property line. To minimize the extent of the excavation into the critical root zones, it may be necessary to use shoring techniques such as sheet piling, shotcrete or similar methods to reduce the requirements for cut slope and over excavation. Any roots critical to the tree's survival must be retained and any non-critical roots in direct conflict with the excavation must be pruned to sound tissue to encourage new root growth.

Methods to Avoid Soil Compaction: Root armoring can be used to mitigate construction impacts within the Critical root zone of trees to be retained. The purpose of root armoring is to reduce soil compaction by displacing the weight of machinery and vehicles for prolonged periods. This can be achieved by using the following recommended methods:

- Installing a layer of 30/30 combi-grid or porous geotextile fabric
- Above geogrid layer, Install hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition
- Optional: Place layer of 19mm plywood above hogfuel/woodchips.

Demolition of the Existing Buildings: The demolition of the existing houses, driveways, and any services that must be removed or abandoned, within the critical root zone of the trees to be retained must be supervised by the project arborist. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

Scaffolding: This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. To negate the need for clearance pruning from scaffolding on trees, we recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms.

Landscaping and Irrigation Systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising any excavation within the critical root zones of trees to be retained
 - Excavation for proposed building footing within the critical root zone of trees OS1
 - Excavation for capping or installation of servicing within the critical root zone of any protected tree intended for retention
- Reviewing and advising of any pruning requirements for machine clearances

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

10. DISCLOSURE STATEMENT

This arboricultural field review report was prepared by Talmack Urban Forestry Consultants Ltd. for the exclusive use of the Client and may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client without the prior written consent of Talmack Urban Forestry Consultants Ltd. Any unauthorized use of this report, or any part hereof, by a third party, or any reliance on or decisions to be made based on it, are at the sole risk of such third parties. Talmack Urban Forestry Consultants Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report, in whole or in part.

Arborists are professionals who examine trees and use their training, knowledge, and experience to recommend techniques and procedures that will improve a tree's health and structure or to mitigate associated risks. Trees are living organisms whose health and structure change and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. The arborist's review is limited to a visual examination of tree health and structural condition, without excavation, probing, resistance drilling, increment coring, or aerial examination. There are inherent limitations to this type of investigation, including, without limitation, that some tree conditions will inadvertently go undetected. The arborist's review followed the standard of care expected of arborists undertaking similar work in British Columbia under similar conditions. No warranties, either express or implied, are made as to the services provided and included in this report.

The findings and opinions expressed in this report are based on the conditions that were observed on the noted date of the field review only. The Client recognizes that passage of time, natural occurrences, and direct or indirect human intervention at or near the trees may substantially alter discovered conditions and that Talmack Urban Forestry Consultants Ltd. cannot report on, or accurately predict, events that may change the condition of trees after the described investigation was completed.

It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk. The only way to eliminate tree risk entirely is to remove the entire tree. All trees retained should be monitored on a regular basis. Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Immediately following land clearing, grade changes or severe weather events, all trees retained should be reviewed for any evidence of soil heaving, cracking, lifting or other indicators of root plate instability. If new information is discovered in the future during such events or other activities, Talmack Urban Forestry Consultants Ltd. should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein.

11. IN CLOSING

We trust that this report meets your needs. Should there be any questions regarding the information within this report, please do not hesitate to contact the undersigned.

Yours truly,

Talmack Urban Forestry Consultants Ltd.

Prepared by:



Shannon Murray
ISA Certified # PN-9024A
Tree Risk Assessment Qualified
Shannon@talmack.ca

12. REFERENCES

Dunster, J.A., E.T. Smiley, N. Matheny, and S. Lily. 2017. Tree Risk Assessment Manual, International Society of Arboriculture (ISA).

The City of Langford Tree Protection Bylaw No. 2206

13. COMPANY INFORMATION

General Liability: Intact Insurance, Policy No. 5V2147122: \$5,000,000

APPENDIX A - TREE MANAGEMENT PLAN

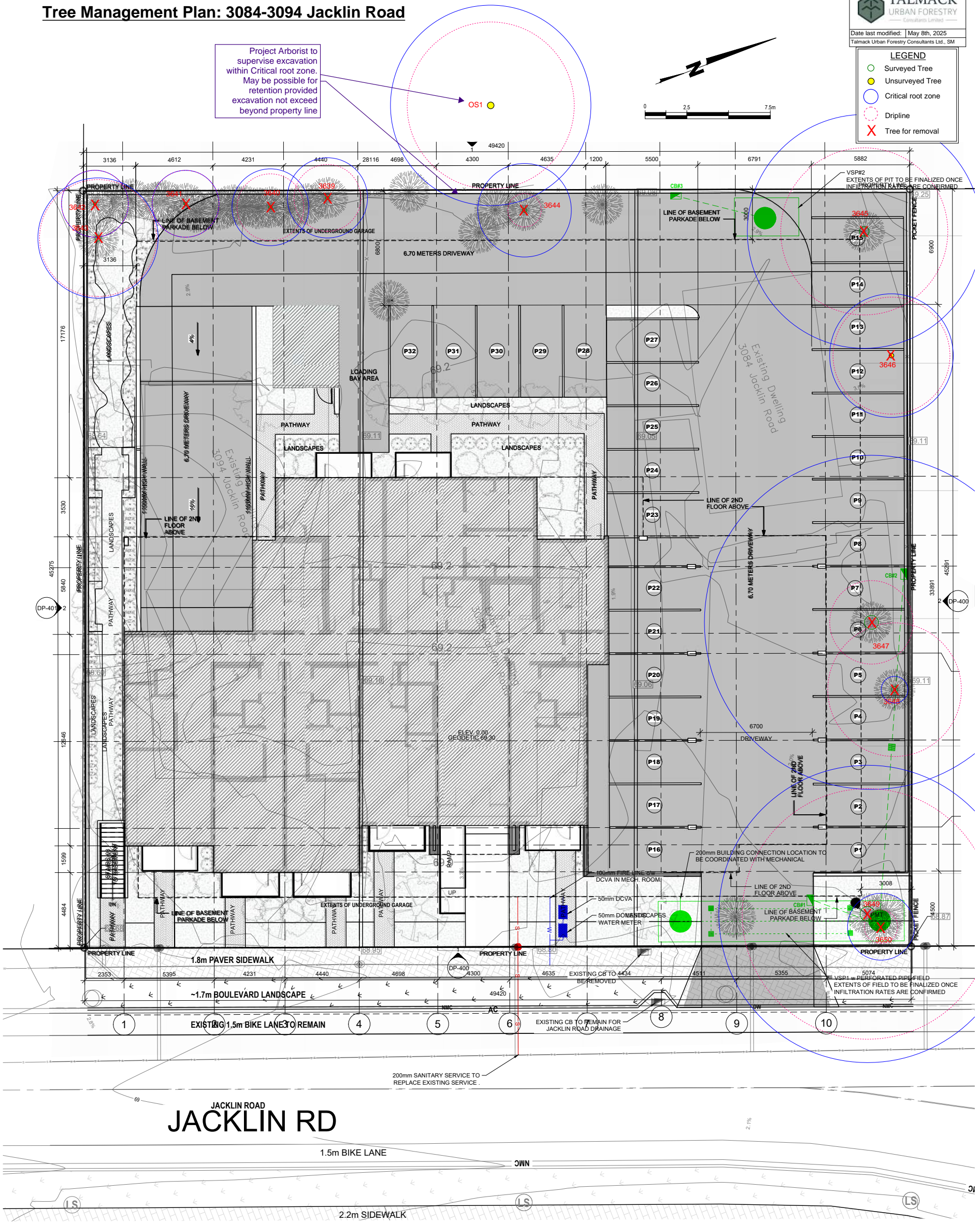
Tree Management Plan: 3084-3094 Jacklin Road

TALMACK URBAN FORESTRY
— Consultants Limited —

Date last modified: May 8th, 2025
Talmack Urban Forestry Consultants Ltd., SM

LEGEND

- Surveyed Tree
- Unserved Tree
- Critical root zone
- Dripline
- ✗ Tree for removal



IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see Appendix A for municipal barrier specifications). Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist Supervision: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

- Any excavations or additions of fill within the CRZs of protected trees to be retained.
- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Demolition of the Existing Buildings: The demolition of the existing houses, driveways, and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporary removal for demolition, barrier fencing must be erected immediately after the supervised demolition.

Paved Surfaces Above Tree Roots: If the new paved surfaces within the CRZ of tree to be retained require excavation down to bearing soil and roots are encountered in this area, this could impact their health and structural stability. If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The "paved surfaces above root systems" diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic. Blasting. Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Blasting: Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

Scaffolding: This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).

Landscaping and Irrigation Systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising any excavation within the critical root zones of trees to be retained
- Reviewing and advising of any pruning requirements for machine clearances

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

APPENDIX B – SITE PHOTOGRAPHS



Photograph 1: OS1 beyond Western property line.



Photograph 2: Tree 3645 in Northwest corner of project site.



Photograph 3: tree 3646 along Northern property boundary.

CITY OF LANGFORD BYLAW NO. 2278

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

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

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

a) By adding the following as Section 6.51A.04(7):

"Despite Article 6.51A.04(1) and (2), on lands legally described as Lot 5, Section 81, Esquimalt District, Plan 23575 (3084 Jacklin Road); Lot 6, Section 81, Esquimalt District, Plan 23575 (3088 Jacklin Road); and Lot 7, Section 81, Esquimalt District, Plan 23575 (3094 and 3096 Jacklin Road) the floor area ratio can be increased to 2.5 if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule "AD" prior to the issuance of a Building Permit."

b) By amending Section 6.51A.06 to read as follows:

"No **building** or **structure** may exceed a **height** of six (6) storeys."

c) By deleting from the One- and Two-Family Residential (R2) Zone and adding to the Mixed Use Residential Commercial (MU1A) Zone the properties legally described as:

- Lot 5, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-141 (3084 Jacklin Road);
- Lot 6, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-150 (3088A and 3088B Jacklin Road); and
- Lot 7, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-168 (3094 and 3096 Jacklin Road);

as shown shaded on Schedule A attached to and forming part of this Bylaw.

d) By adding the following to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
MU1A	2278	Lot 5, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-141 (3084 Jacklin Road); Lot 6, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-150 (3088A	a) \$610 per unit on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund ; b) \$305 per residential unit on the 5 th and 6 th storeys of the building towards the Affordable Housing Reserve Fund; c) \$3,660 per residential on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; and	No

	and 3088B Jacklin Road); and Lot 7, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-168 (3094 and 3096 Jacklin Road)	d) \$1,830 per unit on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund.	
--	--	--	--

2. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw No. 300, Amendment No. 762 (3084, 3088, 3094 Jacklin Road), Bylaw No. 2278, 2026”.

READ A FIRST TIME this day of, 2026.

READ A SECOND TIME this day of, 2026.

READ A THIRD TIME this day of, 2026.

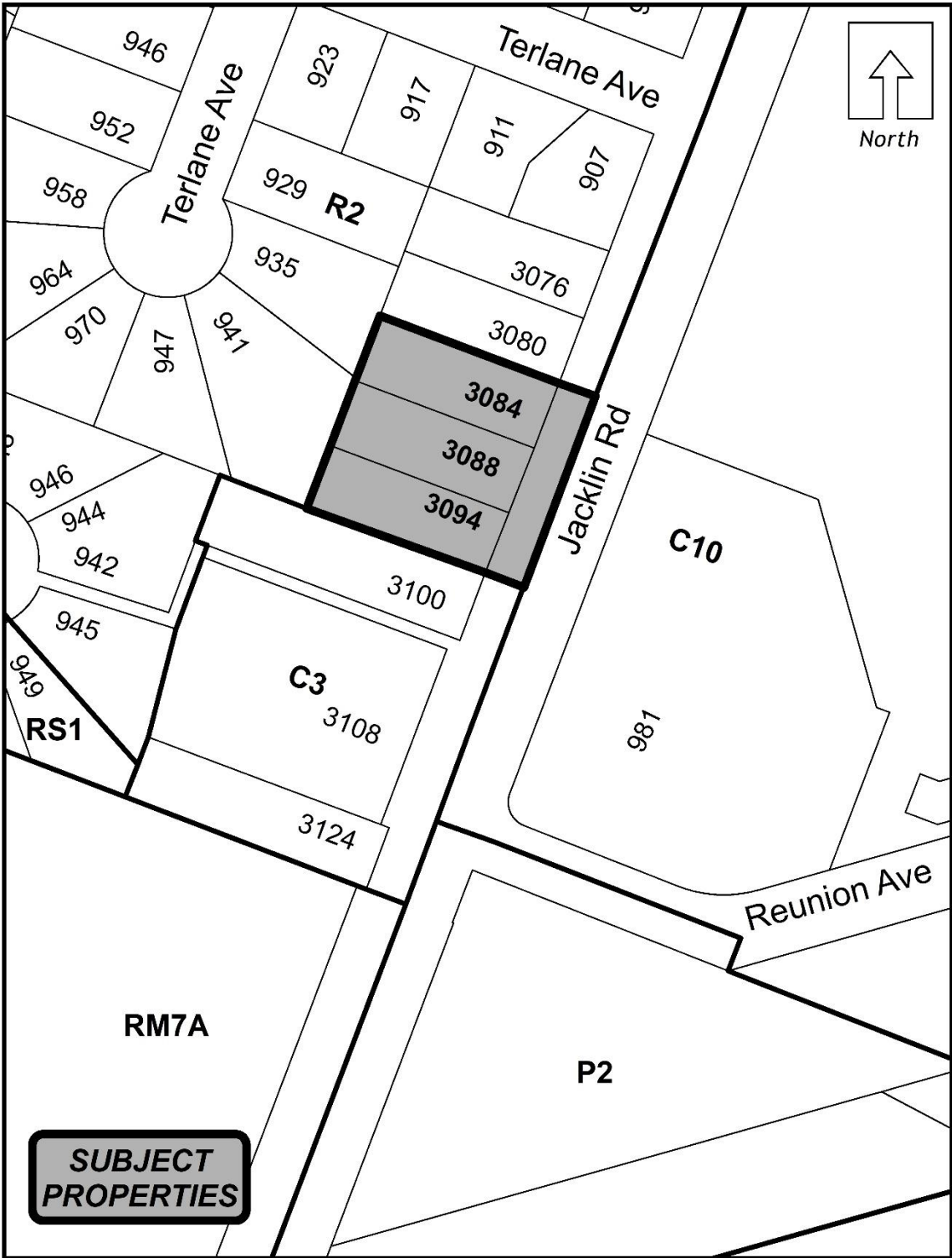
APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT this day of, 2026.

ADOPTED this day of, 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule "A"



Woodsmere.
creating quality.

3088 Jacklin Apartments

3084-3096 Jacklin Road
Sustainable Development Advisory Committee

The Location.

CONNECTED, COMPLETE, AND READY TO GROW ONE OF LANGFORD'S MOST LIVEABLE AREAS

The site is located along an established and evolving **Corridor** along Jacklin Road , with direct access to Highway 1 and within walking and cycling distance of key destinations like **Westshore Town Centre, Belmont Market, and Galloping Goose Trail.**

This level of connectivity allows us to prioritize a design that supports **reduced car dependence**, encourages **active transportation**, and strengthens the sense of a complete, **walkable neighbourhood.**



The Location.

CONNECTED, COMPLETE, AND READY TO GROW ONE OF LANGFORD'S MOST LIVEABLE AREAS

By situating new homes within close proximity to existing amenities, services, and employment areas, the development supports a more **sustainable pattern of growth** while reinforcing the vitality of nearby **commercial and public spaces**.

The intent is to **complement, rather than compete** with, what already exists—adding residents who will help **sustain local businesses** and activate the neighbourhood throughout the day with a focus on **workforce housing** given the proximity of local businesses.



The Project.

PURPOSE-BUILT RENTAL STRATEGICALLY LOCATED FOR QUALITY LIVING

One six-storey building on an **underground parkade** with additional **surface parking**.

Mix of **studio, 1-bed, and 2- bed units** with design intended to attract employees who work in the direct vicinity of the Project such as Belmont Market (**workforce housing**).

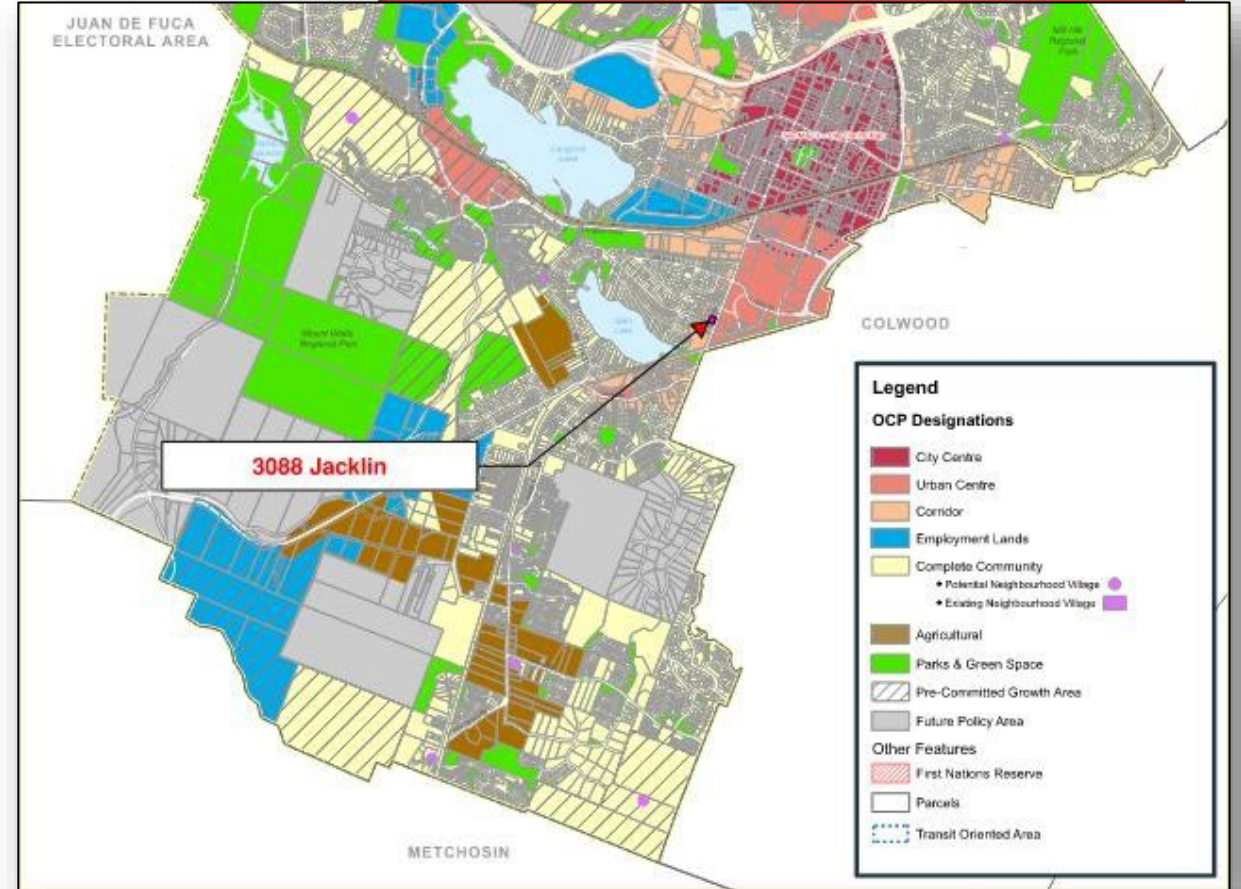
Significant bicycle parking provided to incentivize active transportation in the core area and **Galloping Goose Trail** (approx. 220m to Trail).



The Policy.

OCP :	Corridors		
Proposed Zone:	MU1A		
Lot Coverage:	50.00%	(50-90% max)	
FSR:	2.29	(2.29 max)	
Parking:	80	(95 min**)	
Bike Stalls:	165	(76 min**)	
Open Space:	17.16%		
Road Dedication:	2.00 m		
Setbacks:	Rear:	7.90m	(7.50m required)
	Front:	4.50m	(2.00m required)
	Side:	2.00m	(2.00m required)
	Side:	2.35m	(2.00m required)

**** Parking Bylaw Updates in-process**



Corridors	<ul style="list-style-type: none"> Multi-family residential, commercial, institutional, and OCP compatible light industrial uses are permitted. Maximum height of six storeys,* including choice of residential and/or non-residential uses.
------------------	--

The Policy.

LANGFORD PARKING BYLAW MODERNIZATION

Langford Currently in process of revising the existing Parking Bylaw. Application has been deferred previously due to upcoming updates. The following sections proposed by the Consultant strengthen the current application:

Applicable Recommendations

- **Recommendation #2:** Reduced Overall Parking
- **Recommendation #3:** Reduced Visitor Parking
- **Recommendation #6:** Additional Bike Storage
- **Recommendation #7:** Flexible Loading Size
- **Recommendation #8:** Revised Accessible Stalls



1
Building.

27
Studio.

33
One Bedroom.

16
Two Bedroom.

76
Total Units.

The Units.



Unit types include **studio, one, and two-bedroom rental apartments** to provide thoughtful living accommodations.

Approximate units range in size:

*Typical Studio
350 sq ft to 410 sq ft*

*Typical One bedroom
570 sq ft to 730 sq ft*

*Typical Two Bedroom
740 sq ft to 900 sq ft*

Suite mix is curated to suit workforce housing demographics to cater to businesses in the area.

The Site Plan.

The landscape strategy establishes a strong green framework, with a **planted perimeter** buffering the site and softening the parking area through **integrated landscape islands** that provide shade, structure, and stormwater benefits. Along the frontage, terraces, patios, and lawn areas create a more **human-scaled and welcoming interface**.

The **rooftop patio** is designed as a central amenity—an intimate, planted rooftop patio supporting **social use and relaxation**. Together, these elements create a cohesive outdoor experience that **enhances livability** and reinforces the architectural expression.



The Architecture.

- 6-storey wood frame form.
- Hardi Panel siding.
- Picket guardrails.
- Articulation to provide architectural interest.
- Two-storey entry to properly address frontage and entry.



Pitched roof to be sympathetic to neighbourhood.

Light colours used to provide contrast and sense of depth.

Darker colours used to anchor building at corners.

Ground level units accessed from frontage.

The Architecture.

The building expression uses a refined palette of contrasting materials and colours to articulate the massing and reduce perceived scale. Darker cladding frames the building edges and upper levels, while lighter materials across the main façade break down the volume and emphasize the residential rhythm.

The use of facing stone accents provides a sense of permanence and pedestrian scale, while warm accents highlight the main entrance and support wayfinding. Light-toned balconies add contrast and transparency, enhancing daylight.



ELEVATION EXTERIOR MATERIAL LEGEND

- 01** MATERIAL: HARDIBOARD
COLOUR: ORANGE & DEEP OCEAN "EB"
SMOOTH FINISH W/ EASY TRIM
- 02** MATERIAL: HARDIBOARD
COLOUR: WHITE "AW", SMOOTH FINISH W/
EASY TRIM
- 03** MATERIAL: HARDIBOARD
COLOUR: BLUE "EB", HORIZONTAL
LAPSIDING
- 04** MATERIAL: HARDIBOARD
COLOUR: GREY "LM / PG", HORIZONTAL
LAPSIDING / SHAKES
- 05** MATERIAL: ALUMINUM STEEL RAILING
COLOUR: CHARCOAL
- 06** MATERIAL: GLASS, TEMPERED
COLOUR: CLEAR
- 07** MATERIAL: ASHLAR CHARCOAL "SLATE"
FACING STONE

The Transportation.

AFFORDABLE & CONVENIENT ALTERNATIVE TRANSPORTATION.

The development plan includes **class I and class II stalls for bike stalls** and is located within walking distance of several public transit stops (**Bus Routes 48,52,59, 61,64**)

The Project will also include the **Woodsmere car-sharing program**, which is a station-based electric car service for tenants. This amenity allows our residents access to a car without the financial burden of vehicle ownership.



The Amenities.

- 24hr management (adjacent)
- Rooftop patio area
- EV carshare program
- Proximity to Belmont Market
- Covered parking & underground
- EV & cargo bike storage
- Over 2:1 bike storage ratio



This is This is Woodsmere.

**ELEVATING THE RENTAL
EXPERIENCE.**

HEAD OFFICE

250.477.1207

info@woodsmere.ca

woodsmere.ca



**CITY OF LANGFORD
TEMPORARY USE PERMIT**

TUP26-0001 – 2899 Sooke Lake Road

That Temporary Use Permit No. TUP26-0001 be issued by the Council for the City of Langford to Pawsitive Pet Emporium to permit pet grooming services at 2899 Sooke Lake Road, subject to the following terms and conditions:

1. Conditions

The following conditions are imposed pursuant to section 493 of the *Local Government Act*:

- a) That the Temporary Use Permit be issued for a period of three years from time of issuance;
and
- b) That the operator of the business obtains a Business Licence from the City of Langford.

Notice of Intent

City Hall Council Chambers
Third Floor, 877 Goldstream Avenue

This meeting will be held electronically and in person at the above address. Information on how to participate in this meeting is listed below.

MEETING DATE:
April 20, 2026

STARTING AT:
7:00PM

How to Connect: Teleconference # 1-855-703-8985 (Canada Toll Free)
1-778-907-2071 (long distance charges may apply)

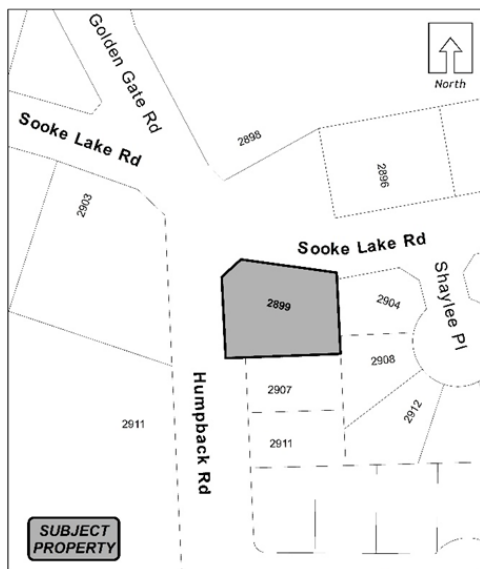
Zoom.us or Zoom app on your mobile device
Meeting ID #897 0956 7061

File No: TUP26-0001

Location: 2899 Sooke Lake Road, as shown shaded on the map

Zoning: District Commercial(C3)

Purpose: Application for a Temporary Use Permit to Allow a Dog Grooming Business



Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford

IMPORTANT – COUNCIL MEETING NOTICE OWNER/OCCUPANT

Read the Report: The report will be available here Langford.ca/city-hall/public-notices once the agenda is posted to the website the Friday before the meeting.

Ask Questions or Submit Questions: **Email:** planning@langford.ca
Mail: City of Langford

You must include your first initial, last name, and city of residence. Correspondence may be submitted to the email noted above and will be circulated to Council before the meeting.

Speak at the Meeting: You may speak during the “Public Participation” section of the meeting. Participation is by phone or via Zoom app, or in person—see the website for more information.

Watch the Meeting: View in the Zoom app, or watch the recording at Langford.ca.

Langford.ca

2nd Floor, 877 Goldstream Avenue, Langford, BC V9B 2X8 | t 250.478.7882



City of Langford



City of Langford

Notice of Intention to Consider Issuance of a Temporary Use Permit

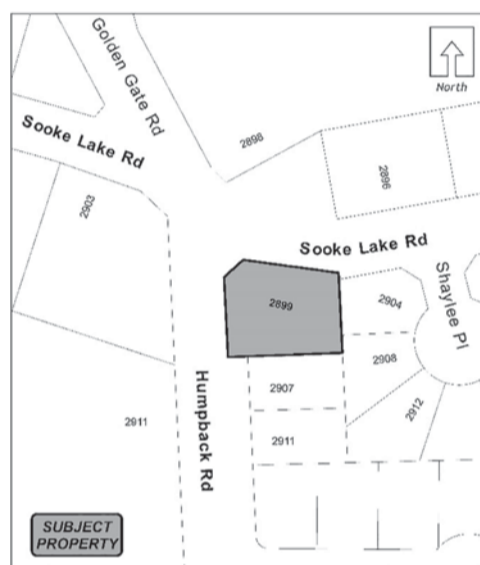
Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for April 20, 2026, at 7 pm. This meeting is being held electronically and with in-person attendance.

File Temporary Use Permit No. TUP26-0001
Applicant Pawsitive Pet Emporium
Location 2899 Sooke Lake Road
Purpose To allow a dog grooming business

Information about how to connect to this meeting electronically is indicated in the table:

Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071
 (long distance charges may apply)
 Meeting ID #897 0956 7061 / Zoom.us or Zoom app on your mobile device

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. Should you wish to make a submission to the Council in writing we require your name and civic address and that this be received, either electronically or by mail, by noon on the Tuesday prior to the meeting date. You may also speak at the Council Meeting during the **Public Participation** Section of the meeting. The Agenda, including the material that Council may consider in relation to the temporary use permit, will be uploaded to our website: **Council & Committee Meetings - City of Langford** no later than the Friday before the meeting. Correspondence may be submitted by emailing planning@langford.ca or by writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. You may also contact the Planning Department at 250.478.7882.
 Marie Watmough
 Corporate Officer



Tzari Baines, a senior at Royal Bay Secondary School, won the U19 Junior Boys division at the JPT B.C. Open with rounds of 68-68-68. (Photo courtesy of Junior Players Tour/Tzari Baines)

Colwood teen captures back-to-back golf titles to open senior season

Tony Trozzo

Three rounds, three identical scores and a second straight win days later — Tzari Baines is rolling to start his 2026 season.

The Royal Bay Secondary senior captured the Junior Players Tour (JPT) B.C. Open in Vancouver from March 24-26, then followed it up with a win at the Rocky Mountain Junior Tour (RMJT) Washington National Showcase on March 28 and 29.

At University Golf Club, Baines put together the steadiest performances in the field. The 17-year-old fired rounds of 68-68-68 to win the 54-hole event by one stroke in the Junior Boys U19 Division.

He finished one shot ahead of fellow Vancouver Island golfers Hunter Auramenko of Campbell River and Royal Bay teammate Ewan Baldwin, both who finished in a tie for second.

“I was really happy with that week. My hard work is really starting to pay off,” Baines told the Goldstream News Gazette. “Before I teed off in the final round, I felt like I was going to win.”

Baines leaned on consistency throughout the tournament, recording eight birdies and 39 pars while limiting mistakes to six bogeys and one double-bogey.

The result came after he made late adjustments in the days leading into the event.

“I was kind of in a weird place with my irons,” he said. “But I went to the range the two nights before and started figuring it out. My irons ended up being the thing that really helped me win.”

He carried that momentum across the border just days later.

Competing at Washington National Golf Club, Baines posted rounds of 73-73 to finish +2, and tied atop a 46-player field. He then claimed the title in a playoff, making birdie on the first extra hole, a par five, to defeat Tacoma’s Thatcher Hazel.

“I’m pretty happy with how it started,” he said. “Hopefully I can continue winning and maybe get some lower scores.”

Baines, who trains with Victoria-based instructor Christof Appel at The Golf Performance Project, has been playing golf for just under six years, but the sport did not immediately click.

“I was going to the range a little bit with my dad when I was younger, but I didn’t really like golf,” he said. “I always just chased gophers while he hit balls. Then I joined a summer camp when I was 11, and that’s when I really liked it.”

Now a member at Bear Mountain Golf Club, Baines credits the course’s challenging greens with helping shape his development, particularly when it comes to reading putts and managing rounds.

“I want to clean up some things with my putting,” he said. “If I can get that to where I want it to be, my golf game would be really solid.”

Tzari was not the only family member competing at the two events. His younger sister Zaya, a Grade 10 student, also took part, finishing fifth in the U19 Junior Girls division at the JPT B.C. Open with rounds of 77-72-72, before placing in a tie for sixth in Washington with scores of 82-82.

Both Tzari and Zaya will look towards their High School golf season, with Royal Bay, which begins on April 22 at Olympic View Golf Course in the annual Victoria Police Golf Tournament.

24/7 We are your online news source for the West Shore!
www.GoldstreamGazette.com
 #GoldstreamGazette

Learn to Sail at SNSYC!

Join us on the water this season. Programs for all ages and skill levels.
Find the perfect program for you!

Register Here!

For more information
 visit our website <https://snsyc.ca/Sailing-School>
SailingSchool@snsyc.ca | 1949 Marina Way, North Saanich

Langford's Pioneer Pauly strikes online pay dirt with Sooke River claim

Ben Fenlon

Paul Larouche is certainly no flash in the gold pan.

Standing knee-deep in Sooke River with his wetsuit on, he regards the spot as not only his happy place, but his workplace too.

From a curious Langford teenager who found his first piece of gold in Sooke River to the present day, Larouche has never let go of that first rush.

With grit, determination and a keen eye, Larouche has turned his self-diagnosed 'gold fever' into a successful career as a modern-day prospector, sharing his journey with folks online under the persona of Pioneer Pauly.

When Sooke News Mirror first spoke to him in 2020, Larouche had 215,000 YouTube subscribers. Today, that number has climbed to nearly a million, with over 310 million views across 336 videos.

Add TikTok, Facebook and Instagram to the mix, and Larouche's total following now tops over three million.

These days, he gets recognized far beyond Vancouver Island – from Sooke to California and as far as down under in Australia and New Zealand. The sightings are especially common when he's out and about in his Pioneer Pauly-branded SUV.

"It's great meeting people, making friends along the way," says Larouche. "It's like everywhere's sort of home now."

Larouche even hints at a possible TV show in the works. "Or a movie one day," he says hopefully. "Something where I get to share the adventure with a higher production value."

But Larouche takes his success all in his stride.

While he earns a living sharing his pioneering exploits, Larouche insists it's never been about fame and fortune. Growing up living with depression and anxiety, the outdoors and the search for hidden treasure became both an escape and a way to cope.

That need and sense of purpose has never left him.

Today, Larouche says he still

faces "a lot of demons," including PTSD and panic attacks. Living also with ADHD, being out in the wilds focused on the hunt, helps quiet the noise, he explains, offering both a mental reset and the steady dopamine boost he struggles to find elsewhere.

"It just doesn't feel like I'm working," he says. "When I'm out here, it feels like I'm living again. Time stands still, you're not thinking of anything else, it's just you in the moment and it's just priceless."

His openness about those struggles – and how his adventures support his mental health – has struck a chord with viewers.

"I like sharing the fact that like I'm not perfect," Larouche says. "People say you've got to be healthy to get out or be in the right mood, but the truth is you just have to get out, and that stuff comes from that."

Parents have also told him that his videos have encouraged their children to get outside and learn new skills.

"I'm proud of the people that



Paul Larouche stands in Sooke River with a handful of gold he has previously found. (Ben Fenlon/Goldstream Gazette)

I've inspired to get outdoors," he says.

With the price of gold surging to record highs in January, following a bumper 2025, Larouche is aware folks may be tempted to try their luck at panning.

It's one of the reasons he purchased the mineral rights to a stretch of Sooke River running through Sooke Potholes Regional Park.

Ownership means curious newcomers can give it a go without worrying about 'claim-jumping'.

"That's really the only reason why I have this one, so that the public can use it," says Larouche. "Because who's to say that if someone else had it, they'd let people on it, right?"

"Just by me having it, it makes me feel better that there's a place where people can go. It's kind of where I first learned too, so that makes sense to me."

But for those dreaming of striking it rich, Larouche offers a reality check: it's far from easy money.

Using methods such as panning, sniping and metal detecting, he'll often dedicate 40 hours working a single stretch of the river.

"You've got to check the high benches, the low benches, the bedrock, upstream, downstream," he says.

Even after hours combing through every nook and cranny of the riverbed, you may still come away empty-handed.

"But it doesn't mean there's nothing there, you just don't have enough data," says Larouche. "So it's a lot of hard work."

As for the value of his gold haul collected over the years, Larouche is coy. Most of what he finds are placer nuggets, which Larouche says are more valuable than fine gold, and would likely fetch a premium price from dealers.

But with enough money rolling in from YouTube ad revenue, Larouche keeps every piece he uncovers.

"People always ask me for the value of it, and it's hard for me to do that because it's more sentimental," he says. "Even if I got double for what it's worth, it wouldn't be worth it to me, because then the money just sits there and it's meaningless essentially."

Instead, Larouche prefers to use his finds to relive experiences or create content. In one recent video, he leans into ASMR (autonomous sensory meridian response) handling \$96,844 of gold nuggets.

"I could make jewelry with it, maybe I'll do that one day," he ponders. "But for now, I just like to play with it."

For more Pioneer Pauly content, visit: www.youtube.com/@PioneerPauly.



City of Langford

Notice of Intention to Consider Issuance of a Temporary Use Permit

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Temporary Use Permit at its Regular Meeting scheduled for April 20, 2026, at 7 pm. This meeting is being held electronically and with in-person attendance.

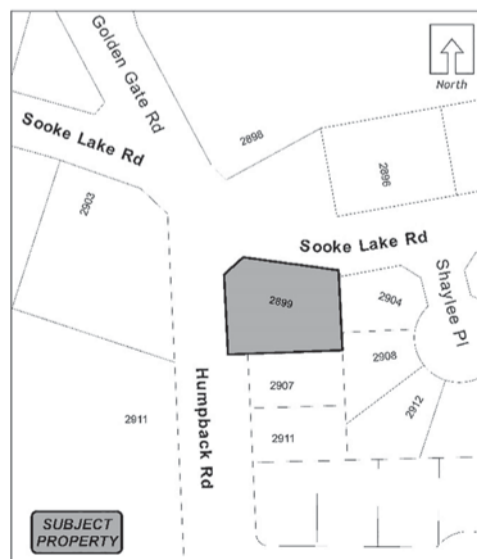
File Temporary Use Permit No. TUP26-0001
Applicant Pawsitive Pet Emporium
Location 2899 Sooke Lake Road
Purpose To allow a dog grooming business

Information about how to connect to this meeting electronically is indicated in the table:

Teleconference # 1-855-703-8985 (Canada Toll Free) OR 1-778-907-2071 (long distance charges may apply)
 Meeting ID #897 0956 7061 / Zoom.us or Zoom app on your mobile device

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed temporary use permit. Should you wish to make a submission to the Council in writing we require your name and civic address and that this be received, either electronically or by mail, by noon on the Tuesday prior to the meeting date. You may also speak at the Council Meeting during the **Public Participation** Section of the meeting. The Agenda, including the material that Council may consider in relation to the temporary use permit, will be uploaded to our website: **Council & Committee Meetings - City of Langford** no later than the Friday before the meeting. Correspondence may be submitted by emailing planning@langford.ca or by writing to Langford City Hall, 2nd Floor, 877 Goldstream Avenue, Langford, BC, V9B 2X8. You may also contact the Planning Department at 250.478.7882.

Marie Watmough
 Corporate Officer



NOTICE OF 2026 BUDGET MEETINGS

Tuesday, February 10 at 7pm
 Committee of the Whole

Thursday, February 19 at 7pm
 Committee of the Whole

Monday, February 23 at 7pm
 Committee of the Whole*
 Meeting Focused on Public Input

Tuesday, March 17 at 7pm
 Committee of the Whole*

Tuesday, April 7 at 7pm
 Regular Council Meeting*

Monday, April 20 at 7pm
 Regular Council Meeting*

Monday, May 4 at 7pm
 Regular Council Meeting*



Learn more:
Langford.ca/Budget

*These meetings will include public participation.

Langford City Hall - 877 Goldstream Ave 2nd Floor, Langford, BC



Staff Report to Council

DATE: Monday, April 20, 2026

DEPARTMENT: Planning

SUBJECT: Step Code Information and Proposed Implementation Timeline

EXECUTIVE SUMMARY:

The purpose of this report is to seek Council direction with respect to the adoption of higher levels of BC Energy Step Code and Zero Carbon Step Code requirements in Langford.

This report and the accompanying presentation that will be presented at this Council meeting outline the research and analysis that has occurred to date, key considerations, and recommendations for implementation. Council may wish to consider directing staff to prepare a bylaw to implement higher levels of Zero Carbon Step Code, while maintaining the current Provincial timeline for Energy Step Code.

BACKGROUND:

At the Regular Council meeting of July 17, 2023, Council directed staff to conduct a gaps analysis to explore resources and policy changes needed to meet the City's GHG reduction goals.

Following this direction, staff completed a gaps analysis that led to an in-depth review of Step Code requirements in the region, local industry capacity and trends, and considerations for implementing policy changes to reduce GHG emissions from new construction.

This report and the accompanying presentation that will be presented at this Council meeting provide an overview of the research, key considerations and recommendations for further implementation of Step Code requirements in Langford.

COMMENTARY:

The Province of BC has committed to zero carbon new construction by 2030 and net-zero energy ready construction by 2032. To transition towards these goals, the BC Building Code has two regulations applicable to new buildings, commonly referred to as "Step Codes":

- **Energy Step Code (ESC):** focuses on energy efficiency (using less energy to perform the same task).

- **Zero Carbon Step Code (ZCSC):** focuses on decarbonization (reducing greenhouse gas emissions, also called carbon emissions).

The two Step Codes are independent but complementary. The ESC sets the stage to reduce the overall energy consumption, while the ZCSC reduces the greenhouse gas emissions associated with the energy consumption. Together, they create high-performance, low-emission buildings that are energy efficient, cost-effective, and environmentally responsible.

The Step Codes set incremental targets to meet energy efficiency requirements and greenhouse gas emission limits specified in the BC Building Code. Initially introduced as voluntary regulations, the Step Codes are currently mandated by the Province across British Columbia (current requirements are presented below). Local governments may adopt incremental targets (described as “Steps” in the ESC and “Emission Levels” in the ZCSC) that exceed the provincial minimums, enabling them to advance their own community greenhouse gas reduction goals.

Energy Step Code (ESC)

ESC, introduced in 2017, is a provincial building regulation that establishes energy efficiency requirements for new buildings through incremental targets called “Steps”, with the energy efficiency improving as the steps go higher. Since May 2023, the minimum ESC requirement in the BC Building Code is Step 3 for Part 9 buildings and Step 2 for Part 3 buildings. As illustrated in Figure 1 below, each “Step” corresponds to a specific energy efficiency improvement percentage above 2018 BC Building Code requirements.

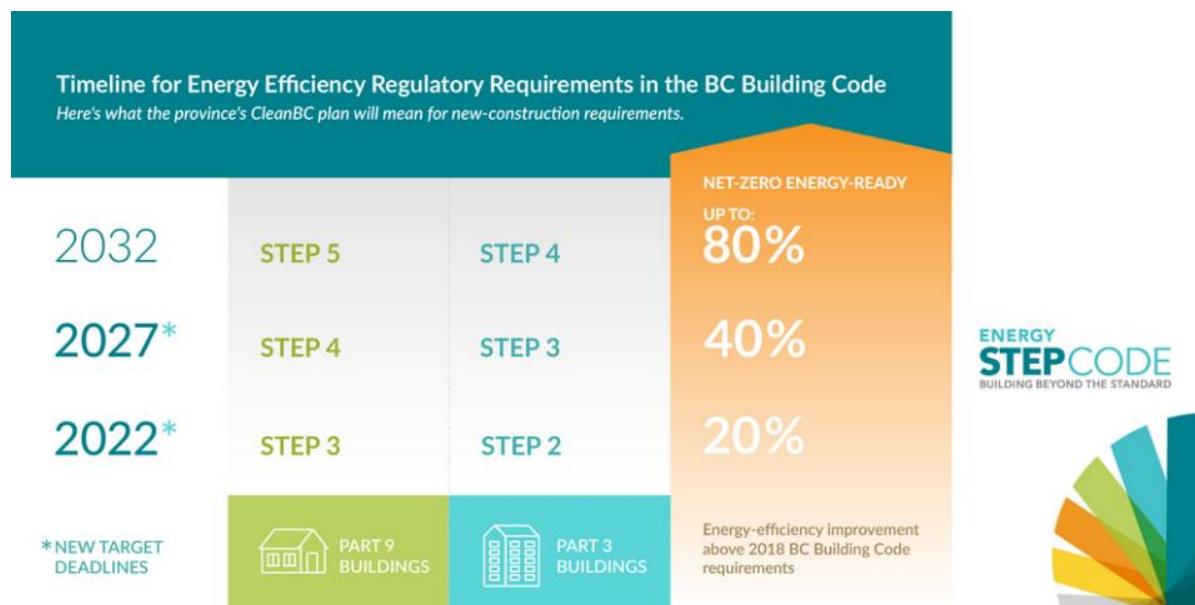


Figure 1. Energy Step Code

Zero Carbon Step Code (ZCSC)

ZCSC, introduced in May 2023, is a provincial building regulation that limits green house gas emissions, also called “carbon emissions”, from buildings by using low carbon sources of energy for space heating and domestic hot water systems, and some auxiliary equipment as defined in the BC Building Code. Similar to ESC, ZCSC also has incremental targets, called “Emission Levels”, with more reduction in carbon emissions as the Emission Levels go higher. Since March 2025, the minimum ZCSC requirement in the BC Building Code is EL-1 for both Part 9 and Part 3 buildings.

A brief description of the four Emission Levels is presented below:

- **Emission Level 1 (EL-1): Measure only**, meaning the buildings must report carbon emissions, but are not required to reduce emissions
- **Emission Level 2 (EL-2): Moderate Carbon Performance**
 - In most cases, requires electrification of either space heating or domestic hot water systems.
- **Emission Level 3 (EL-3): Strong Carbon Performance**
 - In most cases, requires electrification of both space heating and domestic hot water systems.
- **Emission Level 4 (EL-4): Zero Carbon Performance**
 - In most cases, requires full electrification of a building

For all four Emission Levels, Part 9 buildings can choose between two compliance paths:

- **Prescriptive path**, that requires buildings to use specific energy sources for space heating, domestic hot water systems and applicable equipment and appliances (as defined in the BC Building Code), OR
- **Performance path**, that gives flexibility to choose energy sources provided they meet the emission limits specified in the BC Building Code.

Part 3 buildings are allowed to demonstrate compliance only through one path – performance path. This means they have the flexibility to choose energy sources provided they meet the emission limits specified in the BC Building Code.

Current Step Code Requirements

The current Step Code requirements across the province (including Langford) are:

- Energy Step Code
 - Step 3 for Part 9 buildings (such as single-family homes, duplexes, and townhomes)
 - Step 2 for Part 3 buildings (such as larger commercial and multi-family buildings)
- Zero Carbon Step Code: EL-1 for all new buildings (both Part 9 and Part 3 buildings)

More details about what these incremental steps mean (e.g. types of space heating, water heating, and cooking equipment, and their energy sources), their implications to both builders and occupants of the building (e.g. upfront and operating costs), current requirements in the region, provincial implementation timelines, and compliance pathways are included in the accompanying presentation that will be presented at this Council meeting.

Analysis of trends in Langford's new construction

To understand trends in the types of space and water heating equipment generally used in Langford's new construction, their energy sources and associated greenhouse gas (GHG) emissions, staff analyzed the ESC compliance documentation the City has received for new construction projects in Langford.

More details about the analysis of trends and findings, and impacts (both financial and emissions reduction impacts) of adopting higher levels of Step Codes are included in the accompanying presentation that will be presented at this Council meeting.

Industry Engagement

City staff engaged with several developers and industry professionals to better understand:

- Industry experience and local capacity to adopt higher levels of Step Code requirements.
- How the City can help support the transition should new requirements come into effect.
- At what stage in the development process would it be challenging to implement new requirements in Step Codes.

Key findings from the industry engagement are included in the accompanying presentation that will be presented at this Council meeting.

Staff recommendations for implementation of Step Codes

Based on findings from the analysis of trends in Langford's new construction, industry engagement, and additional considerations outlined in this report and accompanying presentation that will be presented at this Council meeting, staff recommend the City adopt higher requirements for ZCSC for both Part 9

and Part 3 buildings as outlined in Table 1 below. No changes to ESC requirements are currently proposed.

For Part 9 buildings, staff recommend a phased implementation approach to give advance notice to the community with an immediate roll-out of EL-2 and 6 months notice for EL-4 implementation. The immediate roll-out of EL-2 is not expected to cause delays or redesign as Langford's homes already exceed the current minimum requirement of EL-1.

For Part 3 buildings that are more complex and difficult to redesign, staff recommend a longer implementation timeline to EL-4 and an unphased approach to minimize subsequent changes in requirements through phases. To provide certainty for developers with projects already underway, and to avoid delays and added costs from significant redesign, Council may wish to enable an additional "in-stream" protection framework to advance ZCSC implementation while still protecting projects that are well underway. Under this approach, projects that are sufficiently advanced in the approvals process may proceed under their approved designs. This includes projects that have a development permit issued prior to the step code bylaw adoption and is still valid at the time of building permit application, and projects that submit a development permit application within six months of step code bylaw adoption. "In-stream" projects have 1 year to advance to building permit application under the current ZCSC requirements, after which new requirements take effect. This approach is similar to the Province's transition framework for the seismic and adaptable housing requirements in the 2024 BC Building Code, though with a shorter transition period given the lower design impacts of ZCSC requirements.

A summary of proposed Step Code implementation timeline is provided below.

Table 1. Proposed Step Code Requirements (ESC & ZCSC) Implementation Timeline

Building Type	Current Step Code Requirements	Proposed Step Code Requirements		
		1 Month From Step Code Adoption #	6 Months From Step Code Adoption #	1 Year From Step Code Adoption #
Part 9	ESC: Step 3 ZCSC: EL-1	ESC: Step 3 ZCSC: EL-2	ESC: Step 3 ZCSC: EL-4	
Part 3 (all except in-stream projects)	ESC: Step 2 ZCSC: EL-1		ESC: Step 2 ZCSC: EL-4	
Part 3 (in-stream projects)	ESC: Step 2 ZCSC: EL-1			ESC: Step 2 ZCSC: EL-4

Applicable to Building Permits applied for on or after the implementation timeline indicated in this table.

As noted, staff recommend following the Provincial timeline for ESC implementation (through BC Building Code updates), which are:

- Part 9 buildings: Step 4 in 2027, Step 5 in 2032
- Part 3 buildings: Step 3 in 2027, Step 4 in 2032

FINANCIAL IMPLICATIONS:

There are no known financial implications associated with this report.

LEGAL IMPLICATIONS:

There are no known legal implications associated with this report.

STRATEGIC PLAN ALIGNMENT:

2a – Develop a Climate Action Master Plan Including Targets for Emissions Reduction.

OPTIONS:

Option 1

THAT Council direct staff to prepare a Bylaw to amend Building Bylaw No.1160, 2008 to implement the following Zero Carbon Step Code requirements and timelines:

Part 9 Buildings

1. One month after bylaw adoption: Building Permit applications must meet or exceed Emissions Level 2 (EL-2)
2. Six months after bylaw adoption: Building Permit applications must meet Emissions Level 4 (EL-4)

Part 3 Buildings

1. Six months after bylaw adoption: Building Permit applications must meet Emissions Level 4 (EL-4)
2. Projects that meet both of the following criteria will be considered “in-stream” and therefore exempt from the new bylaw requirements:
 - a. A development permit has been issued and is still valid at the time of building permit application, or a development permit application is submitted within six months of step code bylaw adoption; and

- b. A building permit application is submitted within twelve months of step code bylaw adoption.

OR Option 2

THAT Council take no action at this time with respect to adopting higher levels of Zero Carbon Step Code.

OR Option 3

THAT Council direct staff as follows:

- 1. _____;
- 2. _____;
- 3. _____.

SUBMITTED BY: Vijitha Mammen, MSc AED, LEED AP BD+C, Planner I – Climate Action

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Development

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

**CITY OF LANGFORD
BYLAW NO. 2237, 2026**

A BYLAW TO DEDICATE CITY LAND AS PARK

WHEREAS pursuant to Section 30 of the *Community Charter*, a Council may, by bylaw adopted by an affirmative vote of at least 2/3 of all Council members, dedicate as park real property owned by the municipality.

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

1. This bylaw may be cited for all purposes as “City of Langford Park Dedication Bylaw No. 2237, 2026”.
2. Council hereby dedicates the parcels of real property legally described in Schedule “A”, and shown on the map attached as Schedule “B”, to this bylaw as park, for the preservation, enhancement and management of natural areas and features.
3. This bylaw shall come into full force and effect on the date of adoption.

READ A FIRST TIME this 7th day of April, 2026.

READ A SECOND TIME this 7th day of April, 2026.

READ A THIRD TIME this 7th day of April, 2026.

ADOPTED BY VOTE OF AT LEAST 2/3 OF ALL COUNCIL this ___ day of ___, 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

SCHEDULE "A"**LIST OF PARCELS TO BE DEDICATED BY THIS BYLAW**

	PID Number	Legal Description	Commonly Known As
1.	026250985	LOT 24 SECTION 111 ESQUIMALT DISTRICT PLAN VIP78561	Arncote Place Park
2.	025536095	LOT 1 SECTION 2 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP74504, EXCEPT PART IN PLAN VIP80713, VIP80714, VIP83430 AND EPP49182	Bear Mountain Greenspace East
3.	031163068	LOT 40 SECTIONS 83 AND 84 HIGHLAND DISTRICT PLAN EPP101118 EXCEPT PLAN EPP103101 AND EPP110320	Bear Mountain Parkway Greenspace
4.	029465516	LOT M SECTION 109 ESQUIMALT DISTRICT PLAN EPP39558 LOT M SECTION 109 ESQUIMALT DISTRICT PLAN EPP39558	Bellamy Road Greenspace
5.	002115093	LOT A, SECTION 3, RANGES 3 AND 4 WEST, HIGHLAND DISTRICT, PLAN 27507 EXCEPT PART IN PLANS VIP75449, VIP75450, VIP76196, VIP76201, VIP80330 AND VIP82127	Bishops Gate / Skyline / Bear Mountain
6.	026886472	LOT A SECTION 3 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP82127 EXCEPT THAT PART IN PLAN VIP83700 AND VIP86611	Blue Grouse Plateau Pond
7.	011952521	LOT 3 SECTION 75 ESQUIMALT DISTRICT PLAN 47158	Brittany Dr Greenspace
8.	031568297	LOT 33 SECTION 114 ESQUIMALT DISTRICT PLAN EPP115575	Caldera Court Open Space
9.	028704495	LOT 7 SECTION 107 ESQUIMALT DISTRICT PLAN EPP14610	Cedar Vale South Park
10.	017114756	LOT A SECTIONS 79 AND 99 ESQUIMALT DISTRICT PLAN VIP51950 EXCEPT PLAN EPP141624	Centennial Park
11.	002555468	LOT 6, SECTION 72, ESQUIMALT DISTRICT, PLAN 27116	Claude Road Greenspace
12.	004475666	LOT 1, SECTION 72, ESQUIMALT DISTRICT, PLAN 9626	Claude Road Greenspace

13.	025979701	LOT 22 SECTION 72 ESQUIMALT DISTRICT PLAN VIP77199	Cornerstone Terrace Park
14.	005366984	LOT 2, SECTION 72, ESQUIMALT DISTRICT, PLAN 9626	Danbrook Park Parking Lot
15.	005367018	LOT 3, SECTION 72, ESQUIMALT DISTRICT, PLAN 9626	Danbrook Park Parking Lot
16.	000630489	LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 9626	Danbrook Park Parking Lot
17.	026632209	LOT A SECTION 2 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP80713 EXCEPT PART IN PLANS VIP83430, VIP84683, EPP44804, EPP65597 AND EPP57245	Echo Valley Greenspace
18.	027139379	LOT 54 SECTIONS 1 AND 2 RANGE 4W HIGHLAND DISTRICT PLAN VIP83430, EXCEPT PLAN VIP89331	Echo Valley Playground
19.	025909908	LOT B SECTION 84 ESQUIMALT DISTRICT PLAN VIP76808	Ed Fisher Memorial Park
20.	009831037	SECTION 1, GOLDSTREAM DISTRICT, EXCEPT THAT PART COLORED RED ON ESQUIMALT AND NANAIMO LOCATION PLAN 679 AND EXCEPT PARTS IN PLANS 2726, 3458, 7154, 9601, 12263, 18094 AND 30720, AND EXCEPT THAT PART LYING TO THE SOUTH OF THE SOUTHERLY BOUNDARY OF PLAN 7154 AND TO THE NORTH OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 120 FEET, SOUTHERLY FROM THE SAID SOUTHERLY BOUNDARY AND TO THE WEST OF A BOUNDARY BEARING SOUTH 47 DEGREES 37 MINUTES 30 SECONDS EAST FROM THE MOST EASTERLY CORNER OF SAID PLAN 7154, PARCEL A (DD 94581I) AND EXCEPT PARTS IN PLANS VIP67876, VIP69106, VIP77950, VIP81816, EPP14761, EPP99807 AND EPP11118	Ed Nixon Park & Trail
21.	007465386	LOT A, SECTION 86, ESQUIMALT DISTRICT, PLAN 1457, EXCEPT PART IN PLAN 4052	Ed Nixon Park & Trail

22.	028938674	LOT 6 SECTION 85 METCHOSIN DISTRICT PLAN EPP23360 LOT 6 SECTION 85 METCHOSIN DISTRICT PLAN EPP23360	Englewood Avenue Greenspace
23.	027952037	LOT 30 SECTION 80 METCHOSIN DISTRICT PLAN VIP86802	Fashoda Park
24.	028955854	LOT 6 SECTION 80 METCHOSIN DISTRICT PLAN EPP24250	Fashoda Place Greenspace
25.	000019453	LOT 1, SECTION 83, ESQUIMALT DISTRICT, PLAN 13530	Fisher's Field
26.	024366919	LOT E SECTION 82 ESQUIMALT DISTRICT PLAN VIP68413	Fisher's Field
27.	024580864	THOSE PARTS OF LOTS 59A AND 59B DISTRICT LOT 113 ESQUIMALT DISTRICT PLAN 1577 SITUATED SOUTH OF FLORENCE LAKE ROAD	Florence Lake Greenspace
28.	007805411	SECTION 113, ESQUIMALT DISTRICT, EXCEPT PARCEL A (DD S62859) THEREOF, AND EXCEPT THOSE LOTS AND ROADS CREATED BY PLAN 1577	Florence Lake Greenspace
29.	007183607	LOT 41, SECTION 113, ESQUIMALT DISTRICT, PLAN 1577	Florence Lake Road North Park
30.	000105678	LOT C, SECTIONS 87 AND 88, ESQUIMALT DISTRICT, PLAN 40287	Glen Lake Beach Park
31.	023115912	LOT 5 SECTION 88 ESQUIMALT DISTRICT PLAN VIP61583	Glen Lake Beach Park
32.	028417666	LOT 2 SECTIONS 81 AND 82 ESQUIMALT DISTRICT PLAN VIP88550 (SEE PLAN AS TO LIMITED ACCESS) LOT 2 SECTIONS 81 AND 82 ESQUIMALT DISTRICT PLAN VIP88550 (SEE PLAN AS TO LIMITED ACCESS)	Glen Lake East
33.	029565944	LOT 25 SECTION 70 METCHOSIN DISTRICT PLAN EPP49179 LOT 25 SECTION 70 METCHOSIN DISTRICT PLAN EPP49179	Goldspur Road Green Connector
34.	024362565	LOT 43 SECTION 2 RANGE 2W HIGHLAND DISTRICT PLAN VIP68387	Gourman Park
35.	025828185	LOT 38 SECTION 82 HIGHLAND DISTRICT PLAN VIP76197	Hannington Road Greenspace
36.	025828193	LOT 39 SECTION 82 HIGHLAND DISTRICT PLAN VIP76197	Hannington Road Greenspace

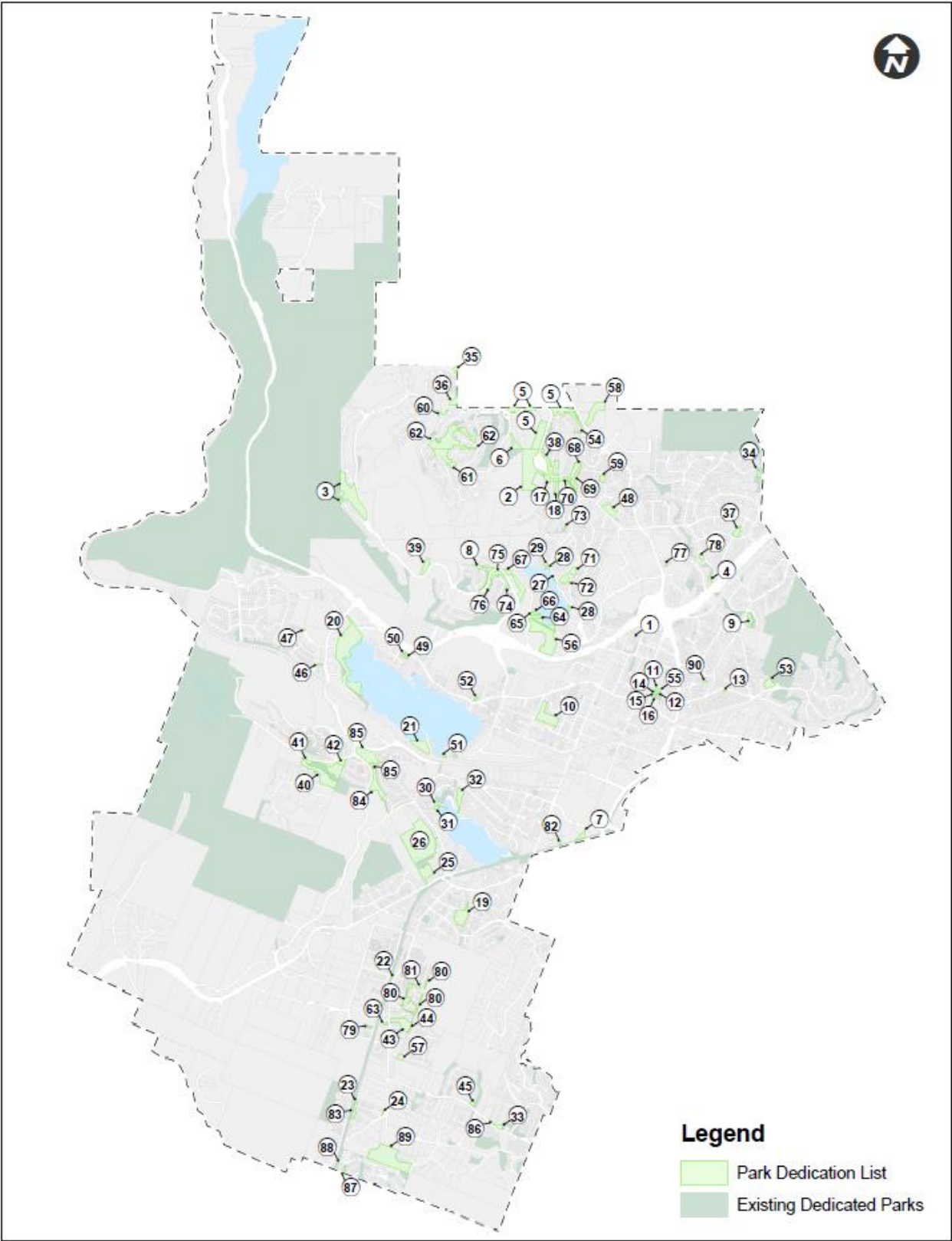
37.	024785598	LOT 1 SECTION 109 ESQUIMALT DISTRICT PLAN VIP70737	Hansen Park
38.	026766680	LOT 29 SECTION 2 RANGE 4 WEST HIGHLAND DISTRICT PLAN VIP81472	Harrow Gate Green Connector
39.	031104851	LOT B SECTION 114 ESQUIMALT DISTRICT PLAN EPP101309 LOT B SECTION 114 ESQUIMALT DISTRICT PLAN EPP101309	Inspiration Lookout
40.	024763594	LOT D SECTION 26 GOLDSTREAM DISTRICT PLAN VIP70452 EXCEPT PLAN EPP127942	Jordie Lunn Bike Park
41.	024763560	LOT A SECTION 26 GOLDSTREAM DISTRICT PLAN VIP70452	Jordie Lunn Bike Park
42.	027620913	LOT 1 SECTION 4 GOLDSTREAM DISTRICT PLAN VIP85581	Jordie Lunn Bike Park
43.	029288223	LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN EPP40253 EXCEPT PART IN PLANS EPP40685 AND EPP48615 LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN EPP40253 EXCEPT PART IN PLANS EPP40685 AND EPP48615	Katie's Pond
44.	029596751	LOT 31 SECTION 77 METCHOSIN DISTRICT PLAN EPP51413	Katie's Pond
45.	030328705	LOT 27 SECTION 70 METCHOSIN DISTRICT PLAN EPP70658 LOT 27 SECTION 70 METCHOSIN DISTRICT PLAN EPP70658	Kayley Connector
46.	028002822	LOT 49 SECTION 1 GOLDSTREAM DISTRICT PLAN EPP3385	Kettle Creek Crescent Park
47.	031266665	LOT 1 SECTION 1 GOLDSTREAM DISTRICT PLAN EPP96876 LOT 1 SECTION 1 GOLDSTREAM DISTRICT PLAN EPP96876	Kettle Creek Playground
48.	027198227	LOT A SECTION 1 RANGE 3 WEST HIGHLAND DISTRICT PLAN VIP83677	Lake Ida Ann Park
49.	027002594	LOT 15 SECTIONS 85 AND 116 ESQUIMALT DISTRICT PLAN VIP82738 EXCEPT PART IN PLAN VIP88161	Lakeshore Place Park
50.	027188698	LOT 10 SECTION 85 AND 116 ESQUIMALT DISTRICT PLAN VIP83666	Lakeshore Place Park
51.	001462521	LOT 33, SECTION 86, ESQUIMALT DISTRICT, PLAN 1457	Langford Lake Beach Park

52.	030124328	LOT 3 SECTION 85 ESQUIMALT DISTRICT PLAN EPP42010 LOT 3 SECTION 85 ESQUIMALT DISTRICT PLAN EPP42010	Langford Lake Parking Lot
53.	000958794	LOT A, SECTION 1, ESQUIMALT DISTRICT, PLAN 39627	Leggett Lane Greenspace
54.	027104061	LOT 39 SECTION 3 RANGE 3 WEST HIGHLAND DISTRICT PLAN VIP83277 EXCEPT PLAN EPP104528	Longspur Drive Greenspace
55.	002555450	LOT 5, SECTION 72, ESQUIMALT DISTRICT, PLAN 27116	Massie Drive Greenspace
56.	031284779	LOT 1 SECTION 99 ESQUIMALT DISTRICT PLAN EPP103877 LOT 1 SECTION 99 ESQUIMALT DISTRICT PLAN EPP103877	McCallum Road Greenspace
57.	030754801	LOT 31 SECTION 77 METCHOSIN DISTRICT PLAN EPP87046 LOT 31 SECTION 77 METCHOSIN DISTRICT PLAN EPP87046	McCormick Park
58.	029529204	LOT 3 SECTIONS 3 AND 4 RANGE 3 WEST HIGHLAND DISTRICT PLAN EPP43497	Millstream Creek North Park
59.	026068451	LOT 14 SECTION 2 RANGE 3W HIGHLAND DISTRICT PLAN VIP77698	Misty Way Greenspace
60.	029857350	LOT C SECTION 82 HIGHLAND DISTRICT PLAN EPP54046	Muirfield Place Green Connector
61.	029157714	LOT A SECTION 83 HIGHLAND DISTRICT PLAN EPP33056 LOT A SECTION 83 HIGHLAND DISTRICT PLAN EPP33056	Nicklaus Drive Greenspace
62.	029157749	LOT A SECTION 3 RANGE 4W AND SECTION 82 HIGHLAND DISTRICT PLAN EPP27392 LOT A SECTION 3 RANGE 4W AND SECTION 82 HIGHLAND DISTRICT PLAN EPP27392	Nicklaus Drive Greenspace
63.	028656555	LOT 8 SECTION 84 METCHOSIN DISTRICT PLAN EPP12587 EXCEPT PART IN PLAN EPP22057	Rattanwood Place Greenspace
64.	007183429	LOT 13, SECTION 113, ESQUIMALT DISTRICT, PLAN 1577	Savory Road Greenspace
65.	007183437	LOT 14, SECTION 113, ESQUIMALT DISTRICT, PLAN 1577	Savory Road Greenspace
66.	007183445	LOT 15, SECTION 113, ESQUIMALT DISTRICT, PLAN 1577	Savory Road Greenspace

67.	031526969	LOT B SECTION 114 ESQUIMALT DISTRICT PLAN EPP114306 LOT B SECTION 114 ESQUIMALT DISTRICT PLAN EPP114306	Savory Road North Greenspace
68.	025810189	LOT 10 SECTION 2 RANGE 3W HIGHLAND DISTRICT PLAN VIP76187	Setchfield Avenue Green Connector
69.	025484079	LOT 47 SECTION 2 RANGE 3 WEST HIGHLAND DISTRICT PLAN VIP74179	Setchfield Avenue Green Connector
70.	029321832	LOT A SECTION 2 RANGE 3W HIGHLAND DISTRICT PLAN EPP39499	Setchfield Avenue Green Connector
71.	028929292	LOT G SECTION 113 ESQUIMALT DISTRICT PLAN EPP19227 LOT G SECTION 113 ESQUIMALT DISTRICT PLAN EPP19227	Setchfield Avenue North Greenspace
72.	001170236	LOT 1, SECTION 113, ESQUIMALT DISTRICT, PLAN 31218	Setchfield Avenue South Greenspace
73.	028485432	LOT 1 SECTION 1 RANGE 3 WEST HIGHLAND DISTRICT PLAN EPP7209	Shaw Ave Green Connector
74.	030326117	LOT 47 SECTION 114 ESQUIMALT DISTRICT PLAN EPP76255 LOT 47 SECTION 114 ESQUIMALT DISTRICT PLAN EPP76255	South Point Park
75.	030632021	LOT 25 SECTION 114 ESQUIMALT DISTRICT PLAN EPP83521	South Point Park
76.	030846501	LOT 24 SECTION 114 ESQUIMALT DISTRICT PLAN EPP91838 LOT 24 SECTION 114 ESQUIMALT DISTRICT PLAN EPP91838	South Point Park
77.	024301825	LOT 16 SECTION 111 ESQUIMALT DISTRICT PLAN VIP67996	Sunshine Terrace Park
78.	003750477	LOT 2, SECTION 109, ESQUIMALT DISTRICT, PLAN 18497	Tacon Place Greenspace
79.	029328349	LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN EPP38806 LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN EPP38806	Trailside Place Greenspace
80.	026710625	LOT 95 SECTION 85 METCHOSIN DISTRICT PLAN VIP81069, EXCEPT PART IN PLAN EPP31981	Turnstone Drive Green Connector
81.	026710609	LOT 94 SECTION 85 METCHOSIN DISTRICT PLAN VIP81069	Turnstone Park
82.	031027709	LOT A SECTIONS 75 ESQUIMALT DISTRICT PLAN EPP95457	Victor Chen Memorial Park

83.	029262453	LOT A SECTION 80 METCHOSIN DISTRICT PLAN EPP36286	Vitality Road Greenspace
84.	029019991	LOT 1 SECTION 87 AND 88 ESQUIMALT DISTRICT PLAN EPP21479 LOT 1 SECTION 87 AND 88 ESQUIMALT DISTRICT PLAN EPP21479	Westhills Park
85.	029452864	LOT 1 SECTION 87 ESQUIMALT DISTRICT PLAN EPP44948 LOT 1 SECTION 87 ESQUIMALT DISTRICT PLAN EPP44948	Westhills Park
86.	029820065	LOT 27 SECTION 70 METCHOSIN DISTRICT PLAN EPP58166 LOT 27 SECTION 70 METCHOSIN DISTRICT PLAN EPP58166	Whimfield Terrace Green Connector
87.	027929019	LOT 1 SECTION 81 METCHOSIN DISTRICT PLAN VIP86571	Wild Pond Lane Greenspace
88.	027929183	LOT 18 SECTION 81 METCHOSIN DISTRICT PLAN VIP86571	Wild Ridge Greenspace
89.	023719206	LOT A SECTION 81 METCHOSIN DISTRICT PLAN VIP65048	Willing Park
90.	025266799	LOT 15 SECTION 72 ESQUIMALT DISTRICT PLAN VIP73334	Windman Court Park

SCHEDULE "B"



City of Langford

Community Standards Bylaw No. 2255, 2026

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

Definitions

1 In this bylaw:

“Blasting” means the use of explosives or chemicals for the purpose of moving, displacing, or breaking rock or other materials;

“Boulevard” has the same meaning as in the *Streets and Traffic Bylaw*;

“Builder” means an individual, corporation, contractor, or other entity that carries out Construction or related works on land;

“Bylaw Enforcement Officer” means:

- (a) members of the Royal Canadian Mounted Police,
- (b) bylaw enforcement officers appointed pursuant to the *Police Act*, RSBC 1996, c. 367, as amended from time to time, or
- (c) a Person appointed by Council or the City to enforce the bylaws of the City;

“City” means the City of Langford;

“*Community Charter*” means the *Community Charter*, SBC 2003, c. 26, as amended from time to time;

“Construction” means the construction, demolition, or reconstruction of a building or structure, or a portion of a building or structure, and includes activities ancillary to that construction, demolition, or reconstruction, such as grading, landscaping, or maintenance, whether using Construction Equipment or not;

“Construction Equipment” means any equipment or device designed and intended for use in Construction or material handling, including air compressors, pile drivers, pneumatic or hydraulic tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, scrapers, pavers, generators, off-highway haulers or trucks, ditchers, compactors and rollers, pumps, concrete mixers, graders, or other material handling equipment;

“Council” means the Council of the City of Langford;

“Derelict” means abandoned, neglected, or left in a deteriorated state, such that it creates safety, aesthetic, or Nuisance concerns for the community;

City of Langford – Community Standards Bylaw No. 2255, 2026

“Developer” means an individual, corporation or other entity that owns, initiates, or manages the development of Construction projects;

“Director of Engineering” means a Person appointed by the City as the Director of Engineering and Public Works or any employee authorized to act on that Person’s behalf;

“Director of Parks” means a Person appointed by the City as the Director of Parks, Recreation and Facilities, or any employee authorized to act on that Person’s behalf;

“Graffiti” includes one or more letters, symbols, writing, pictures or marks, however made, posted, scratched, painted or drawn on any Property, structure, Vehicle, or thing, but does not include:

- (a) a sign, public notice, or traffic control device authorized by the Director of Engineering, another bylaw, or another authority with jurisdiction; or
- (b) a letter, mark, or symbol for which the Owner of the Property has given authorization;

“Noxious Weed” has the same meaning as in the *Weed Control Act*, RSBC 1996, c. 487, as amended from time to time;

“Nuisance” means any activity, condition, or conduct occurring on private or public Property which:

- (a) substantially and unreasonably interferes with an individual’s use and enjoyment of a public area or the Property they own or occupy;
- (b) creates unsanitary or Unsightly conditions on Property; or
- (c) generates excessive noise, vibration, odour, dust, illumination, or any other matter that is liable to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of individuals or the public;

“Nuisance Service Call” means a response by a Bylaw Enforcement Officer, or other City employee, agent, or contractor to any activity, condition, or conduct occurring on Property which may constitute a Nuisance;

“Occupier” has the same meaning as in the *Community Charter*;

“Owner” has the same meaning as in the *Community Charter*;

“Person” includes a corporation, partnership, or party, and the personal or other legal representative of a person to whom the context can apply according to law;

“Point of Reception” means:

City of Langford – Community Standards Bylaw No. 2255, 2026

- (a) any point on Property where sound or vibration originating from any point located off of that Property is received; or
- (b) any point on a Street, park, or other public place where sound is received from any source;

“Property” means a parcel of real property, including land and improvements, and including, but not limited to, front, back, and side yards, driveways, and walkways, together with all structures and fences located thereon;

“Recreational Vehicle” has the same meaning as in the *Streets and Traffic Bylaw*;

“Roadway” has the same meaning as in the *Streets and Traffic Bylaw*;

“Rock Crushing” means the mechanical processing of rock, stone, or similar materials using crushing equipment such as jaw crushers, cone crushers, or impact crushers to reduce material into smaller, usable aggregate sizes for Construction or site-development purposes, but does not include human powered rock breaking;

“Separated Boulevard” means that portion of a Boulevard located between the Roadway and the sidewalk or multi-use pathway, and is usually landscaped with grass seed, plantings, or trees;

“Special Event” has the same meaning as in the *Streets and Traffic Bylaw*;

“Statutory Holiday” has the same meaning as in the *Employment Standards Act*, RSBC 1996, c. 113, as amended from time to time;

“Street” has the same meaning as in the *Streets and Traffic Bylaw*;

“Street Furniture” includes items such as poles, Waste receptacles, benches, bus enclosures, trees, plants, grass, utilities, planters, bicycle racks, micromobility device corral, newspaper boxes, or any other similar property lawfully placed on a Street or in a public place;

“*Streets and Traffic Bylaw*” means the City’s *Streets and Traffic Bylaw No. 2233, 2025*, as amended from time to time;

“Unoccupied Premises” means a building, structure, or improvement that has not been used for its ordinary purpose by the Owner, tenant, or other lawful Occupier for more than 30 consecutive days, and there is no clear indication that the Owner, tenant, or other lawful Occupier intends to resume occupancy;

“Unightly” includes the accumulation of Waste or other materials, overgrown grass over 30 centimetres, Noxious Weeds, or holes, breaks, rot, crumbling, significant cracking, significant peeling, significant rusting or any other evidence of physical decay or neglect or lack of

City of Langford – Community Standards Bylaw No. 2255, 2026

maintenance on any structure, and any other similar condition of disrepair, dilapidation, or deterioration;

“Vehicle” has the same meaning as in the *Streets and Traffic Bylaw*; and

“Waste” includes garbage, rubbish, refuse, debris, and trash.

Part 1 – Property Maintenance

Division 1 – General Property Maintenance

General

2 (1) Nothing in this bylaw relieves a Person from complying with a provision of any provincial or federal enactment, other bylaws, or any requirement of a notice, permit, order, or licence.

(2) Where this bylaw prohibits a Person from doing something, or requires a Person to do something, in relation to Property, a Person means the Owner or Occupier of the Property, as the context requires, except as otherwise provided.

(3) For further clarity, the use of “their Property” or similar does not preclude the application of a section to an Occupier.

Property maintenance standards

3 The Owner or Occupier of Property must ensure that:

(a) buildings, structures, and land on the Property do not fall into a state of disrepair or neglect such that they become:

- (i) Unsightly;
- (ii) a fire hazard;
- (iii) a danger to the public; or
- (iv) a Nuisance; and

(b) fences, retaining walls, and wood ties located on Property adjacent to a Street or public place are not unstable, unsafe, rotting, crumbling, cracking, leaning, peeling, or rusting.

Drainage

4 The Owner or Occupier of Property must ensure that each of the following conditions are met as applicable:

(a) all surface water originating from their Property is directed into the nearest City approved drainage system;

City of Langford – Community Standards Bylaw No. 2255, 2026

- (b) water does not accumulate around their Property in a manner which creates a Nuisance; and
- (c) an excavation, or basement area that remains after a building is demolished, does not become or remain filled with water for a period in excess of 10 days.

Storing materials on Property

- 5** (1) A Person must not store outside of a closed structure on their Property:
- (a) discarded materials;
 - (b) Vehicle parts;
 - (c) Derelict Vehicles;
 - (d) Construction Equipment or construction materials where there is no apparent or real Construction occurring on the Property for which the materials or equipment are required;
 - (e) household chattels, fixtures, and furniture, except for furniture designed for outdoor use;
 - (f) appliances, except for barbecues, smokers, or other similar food preparation appliances that are ordinarily used outdoors; or
 - (g) Derelict boats, Derelict trailers, or Derelict Recreational Vehicles.
- (2) A Person must deposit all Waste in a container designed specifically for that purpose.
- (3) Subsection (1) does not prevent the lawful storage and keeping of materials in or on any non-residential land, if a lawful use requiring that material is conducted on the land and the materials are stored in a manner which does not create a hazard or impede access to the Property or public areas.

Compost

- 6** A Person must not allow a compost container or pile on their Property to become a Nuisance, including by allowing the compost container or pile to emit excessive offensive odour or attract pests.

Securing Waste containers

- 7** Every Person who is responsible for a Waste container, including a dumpster, used for:
- (a) commercial or industrial Waste,
 - (b) multi-family residential Waste, or
 - (c) Construction purposes,
- must ensure that the Waste container is kept locked or enclosed to prevent unauthorized access when not being actively loaded or unloaded.

City of Langford – Community Standards Bylaw No. 2255, 2026

Noxious Weeds

- 8** (1) A Person must not cause or permit Noxious Weed to grow or accumulate on their Property.
- (2) The Owner or Occupier of residential, commercial, or industrial Property that contains a Noxious Weed must make reasonable efforts to eradicate the Noxious Weed.
- (3) In eradicating the Noxious Weed referred to in subsection (2), the Owner or Occupier must comply with all applicable provincial and federal regulations relating to pest management and control.
- (4) This section does not apply to the City with respect to City owned or controlled Property.

Lights

- 9** (1) A Person must not cause or permit outdoor lighting located on their Property to be directed so that light generated:
- (a) unreasonably disturbs the peace of another individual;
 - (b) unreasonably affects the use or enjoyment of another Property; or
 - (c) unreasonably interferes with the safe use of a Street by pedestrians or Vehicles.
- (2) Subsection (1) does not apply to the City with respect to City owned or controlled Property or land.

Division 2 – Unoccupied Premises**Securing Unoccupied Premises**

- 10** (1) The Owner of Unoccupied Premises must utilize or install security measures or devices, which do not impact neighbouring properties, but are sufficient to secure the Unoccupied Premises at all times against unauthorized entry or occupation, vandalism, intentional damage, injury to wildlife, and fire hazards.
- (2) Security measures under subsection (1) may include:
- (a) affixing structural barriers to windows and other points of ingress using materials and installation that is effective in precluding easy entry;
 - (b) installing security fencing or other perimeter barriers;
 - (c) installing a security lighting system;
 - (d) installing a security alarm system; or
 - (e) employing security or guard patrols on a frequent and periodic basis.
- (3) Security measures or devices as set out in the above subsections (1) and (2) may not be installed in such a manner that restricts firefighter access in the event of an emergency.

City of Langford – Community Standards Bylaw No. 2255, 2026

Damaged Unoccupied Premises

- 11** The Owner of Unoccupied Premises which has been damaged because of unauthorized entry or occupation, vandalism, intentional damage, or fire must, within 48 hours of being notified of the damage:
- (a) install or take sufficient security measures to secure the Unoccupied Premises against further unauthorized entry, occupation, vandalism, intentional damage, or fire; and
 - (b) make the repairs necessary to prevent further damage to the Unoccupied Premises.

Rodent control for Unoccupied Premises

- 12** The Owner of an Unoccupied Premises which is slated for demolition and redevelopment must, as a condition of a demolition permit, engage professional pest control services to mitigate any rodents on the Property no more than 45 days and no less than 10 days before the demolition, and must provide proof of such to the City.

Demolishing Unoccupied Premises

- 13** (1) The Owner of Unoccupied Premises must demolish any Unoccupied Premises for which re-zoning has been issued within 120 days of the Property becoming an Unoccupied Premises, unless:
- (a) the Property is the subject of an active building permit for repair, rehabilitation, or demolition, and the Owner is progressing diligently to complete the repair, rehabilitation, or demolition that is subject to the permit; or
 - (b) the Property meets all applicable codes, is ready for occupancy, and is actively being offered for sale, lease, or rent, and the Property is supplied with minimum utilities to maintain the proper functioning of the facilities as well as to prevent damage to facilities, and there is no unauthorized occupancy.
- (2) After an Unoccupied Premises is demolished, the Owner must:
- (a) remove any debris within 10 days of the demolition;
 - (b) continue to utilize or install security features sufficient to secure the Unoccupied Premises against unauthorized entry, occupation, vandalism, intentional damage, and fire hazards; and
 - (c) maintain the Unoccupied Premises in accordance with this bylaw.

Part 2 – Boulevard Maintenance

Boulevard maintenance

- 14** (1) The Owner or Occupier of Property must, in respect of a Boulevard that abuts their Property:
- (a) keep the Boulevard free of Noxious Weeds;
 - (b) keep grass within the Boulevard mowed or trimmed to a height of not more than 30 centimetres;
 - (c) keep the Boulevard free of Waste;
 - (d) maintain the Boulevard to the standards set in the City authorized permit for the Boulevard;
 - (e) ensure that any landscaping and native vegetation within the Boulevard does not interfere with the passage of pedestrians, cyclists, or Vehicles, and that sight lines to intersections, driveways, sidewalks, Vehicle and bicycle lanes, and any traffic control devices are maintained;
 - (f) ensure that any landscaping or trees within the Boulevard receive, in accordance with applicable watering regulations of the Capital Regional District or any other authority having jurisdiction, sufficient water for their sustained growth and health, except where such landscaping or trees are watered by the City or its contractors or agents; and
 - (g) promptly remove or remedy any landscaping or other material or condition, except for trees and planted vegetation, within the Boulevard that is, or is likely to be or become, a hazard to Persons or Property, or that is deemed to be a hazard by the Director of Engineering or the Director of Parks.
- (2) This section does not apply:
- (a) to streamside protection enhancement areas;
 - (b) to lands within the Agricultural Land Reserve;
 - (c) with respect to a Separated Boulevard; or
 - (d) to that portion of a Boulevard located between two vehicular lanes.

Driveway maintenance

- 15** The Owner of Property must maintain that portion of the driveway between the property line and the edge of the roadway in a manner that ensures emergency vehicle access and protects the integrity of City infrastructure or drainage works that may be located within that portion of the driveway.

City of Langford – Community Standards Bylaw No. 2255, 2026

Culvert maintenance

- 16** (1) The Owner of Property whose driveway includes a culvert, except for a culvert which is maintained by the City, is responsible for the maintenance of the culvert and must:
- (a) ensure the culvert remains operational and free of debris; and
 - (b) replace or fix the culvert in a timely manner if any damage occurs to the culvert or the culvert is no longer operating as intended.
- (2) An Owner who is required to maintain a culvert must obtain a Street Construction Permit pursuant to the *Streets and Traffic Bylaw* before removing and replacing a culvert, but such Owner will be exempt from the construction inspection fees required for that permit.
- (3) An Owner who is extending a culvert or widening a driveway must apply for a Street Construction Permit pursuant to the *Streets and Traffic Bylaw*.
- (4) Subsection (2) does not exempt the construction inspection fees for any extensions or expansions to an existing driveway or culvert.

Stormwater drainage

- 17** A Person must not fill in ditches which form part of the City's stormwater drainage system or alter existing stormwater drainage networks unless they have obtained a permit pursuant to the *Streets and Traffic Bylaw* prior to commencing any work.

Part 3 – Community Standards**Nuisance prohibition**

- 18** (1) A Person must not cause or permit a Nuisance to occur on their Property.
- (2) A Person must not cause a Nuisance in any public or private place.

Litter

- 19** (1) A Person must not leave, deposit, throw, dump, or otherwise discard any Waste in a public place, except in receptacles designated and intended for such use.
- (2) For the purpose of subsection (1), each separate item or bag of Waste constitutes a separate offence.

Dumping

- 20** (1) A Person must not dump, place, leave, throw, deposit, or otherwise discard any materials in a public place, or on a Property without the authorization of the Property Owner.

City of Langford – Community Standards Bylaw No. 2255, 2026

(2) A Person must not dump, place, leave, throw, deposit, or otherwise discard any construction material or household Waste in a public place or any public receptacles that are intended for Waste, and must dispose of all construction materials safely so as to prevent contamination.

(3) For the purposes of this section, each separate item or bag of materials constitutes a separate offence.

Urinate or defecate

21 A Person must not urinate or defecate in a public place except in a facility intended and designed for such use.

Throwing items

22 A Person must not throw or propel an object or item in a public place or Street in a manner which is likely to cause injury to another Person or damage to Property, Vehicles, or personal property.

Street Furniture

23 A Person must not climb on, overturn, alter, deface, damage, destroy, tamper, remove, or otherwise interfere with any Street Furniture.

Panhandling

24 A Person must not panhandle:

- (a) in a manner which obstructs or impedes the convenient passage of pedestrians or Vehicles on a Street or public place;
- (b) in such a manner as to threaten, insult, or harass other users on the Street; or
- (c) from a Person who has already declined the solicitation.

Graffiti

25 (1) A Person must not place, or cause to be placed, Graffiti on Property, including a wall, fence, sign, other structure, or Street Furniture, without the written consent of the Property Owner.

(2) The Owner or Occupier of Property with Graffiti placed on it must remove, cover, or otherwise block from public view the Graffiti within 14 days of the Graffiti being placed.

Fighting

26 A Person must not participate in a fight or physical confrontation in any public place, except in an organized sporting event governed by the rules of conduct of that sporting event.

City of Langford – Community Standards Bylaw No. 2255, 2026

Part 4 – Noise Regulations**Division 1 – General Noise Regulations****General noise control**

- 27** (1) A Person must not make noise or sound in or on a Street, park, or other public place which unreasonably disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of the public or of Persons in the vicinity.
- (2) The Owner or Occupier of Property, or anyone for whom they are responsible, including invited guests, must not make, cause, or permit to be made any noise or sound which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of the public or of Persons in the vicinity.
- (3) In determining if a sound disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of the public or of Persons in the vicinity, the following criteria may be considered:
- (a) type, volume, and duration of the sound;
 - (b) time of day and day of week; and
 - (c) the nature and use of the surrounding area.
- (4) The emission of noise or sound in connection with the following are excluded from the prohibitions, regulations, and penalties contained in this bylaw:
- (a) activities for which a Noise Permit has been issued;
 - (b) police, fire, bylaw, or emergency Vehicles or activities conducted by police, fire or bylaw, including training;
 - (c) horn or signalling devices on a boat, train, or Vehicle when used as a danger or warning signal;
 - (d) activities of a local government, other government, or utility company, or their contractors when providing a service to the public, including Construction or repair on a Street or other public work, or while engaged as a service of public convenience or necessity;
 - (e) bells or chimes from churches or public institutions;
 - (f) the unloading, loading, pick-up, or delivery of containers, products, materials, or any other item or thing that is necessary for the maintenance or the moving of household effects;
 - (g) noise or sound created in connection with emergency measures undertaken for the immediate health, safety, or welfare of individuals or for the preservation or restoration of Property;

City of Langford – Community Standards Bylaw No. 2255, 2026

- (h) noise or sound created from Special Events for which there is a valid Special Events Permit; and
- (i) rifle ranges and trap shoots between 8:00 a.m. and 8:00 p.m.

Objectionable noise

28 Without limiting the above section, the following noises, sounds, and conduct are specifically prohibited:

- (a) playing or operating a radio, television, instrument, or any device to produce amplified sound, where the noise or sound is clearly audible at a Point of Reception in a residential area between the hours of 11:00 p.m. one day and 9:00 a.m. the following day;
- (b) playing or operating a radio, television, instrument, or any device to produce amplified sound on a Construction site where the noise or sound is clearly audible at a Point of Reception;
- (c) operating a Vehicle which by reason of disrepair, missing or damaged parts, or other cause emits excessive noise;
- (d) excessive engine revving;
- (e) operating a heat pump or compressor which by reason of disrepair or improper use or installation emits excessive noise; and
- (f) use of engine retardant brakes while operating a Vehicle.

Division 2 – Construction and Commercial Noise Regulations**Permitted Construction and commercial noise**

29 (1) Despite any other provision of this bylaw, the following activities may be performed during the times and days set out below:

- (a) Exterior Construction or interior Construction where windows and doors are not fully installed:
 - (i) Monday to Friday between the hours of 7:00 a.m. and 7:00 p.m.
 - (ii) Saturdays between the hours of 9:00 a.m. and 5:00 p.m.
 - (iii) Sundays and Statutory Holidays prohibited unless authorized by a Noise Permit.
- (b) Construction work inside a building with doors and windows installed and closed is permitted on any day and at any time, but such work must not unreasonably disturb the quiet, peace, rest, enjoyment, comfort, or convenience of people in the vicinity.
- (c) Site preparation, grading, or servicing work:
 - (i) Monday to Friday between the hours of 7:00 a.m. and 7:00 p.m.
 - (ii) Saturdays between the hours of 9:00 a.m. and 5:00 p.m.

City of Langford – Community Standards Bylaw No. 2255, 2026

- (iii) Sundays and Statutory Holidays prohibited unless authorized by a Noise Permit.
 - (d) Rock breaking, rock drilling, Rock Crushing, or Blasting:
 - (i) Monday to Friday between the hours of 8:00 a.m. and 5:00 p.m.
 - (ii) Saturdays, Sundays, and Statutory Holidays prohibited unless authorized by a Noise Permit.
 - (e) Loading, unloading, delivering, collecting, packing, unpacking, or otherwise handling any container, Construction Equipment, products, materials, or refuse whatsoever is permitted at any time, provided that it is not carried out in a manner that unreasonably disturbs the peace, quiet, rest, enjoyment, comfort, or convenience of people in the vicinity.
 - (f) On site maintenance of heavy equipment is permitted at any time, provided that it is not carried out in a manner that unreasonably disturbs the peace, quiet, rest, enjoyment, comfort, or convenience of people in the vicinity.
- (2) A Person who performs any of the activities listed in subsection (1) outside of the permitted times commits an offence.
- (3) Despite subsection (1), home repairs and home maintenance or the Construction of accessory buildings and structures on residential Property carried out directly by an Owner or Occupier of the Property is permitted on a Sunday or Statutory Holiday between the hours of 10:00 a.m. and 5:00 p.m.

Noise permits

- 30** (1) A Person may apply to Bylaw Enforcement for a temporary Noise Permit allowing for noise that would otherwise contravene this bylaw, if it is otherwise impractical or impossible to comply with this bylaw, such as where there are life or safety concerns, extended concrete pours which cannot be completed during the hours permitted, or other extenuating circumstances which will be assessed on a case by case basis. For clarity, a Noise Permit will not be issued for Blasting activities.
- (2) The Manager of Community Safety and Municipal Enforcement or their designate may issue Noise Permits and may impose any conditions on the Noise Permit deemed necessary or expedient, including requirements to notify Occupiers within a certain radius of the proposed activity.
- (3) The Manager of Community Safety and Municipal Enforcement must establish and publish an application form for Noise Permits.
- (4) The applicant for a Noise Permit must:
- (a) complete an application form, which must:

City of Langford – Community Standards Bylaw No. 2255, 2026

- (i) include the reason for the request and why it is impossible or impractical to follow the noise regulations; and
 - (ii) the date and times for which the Noise Permit is sought;
 - (b) pay a non-refundable application fee of \$500.00; and
 - (c) abide by all general and special conditions listed on the application form and Noise Permit, if issued.
- (5) An application for a Noise Permit must be made at least five business days prior to the proposed activity.
- (6) Despite subsection (5), an application for a Noise Permit may be made between two and four business days prior to the proposed activity, however:
- (a) the applicant must pay an additional \$250.00 late processing fee; and
 - (b) such application will only be processed in urgent circumstances at the discretion of the Manager of Community Safety and Municipal Enforcement.

Part 5 – Dust Control**Dust control**

31 A Person, in carrying out any activity involving excavation, storage, depositing, moving, or removing any soil, or which generates sufficient dust that does or may constitute a Nuisance, must apply water or another dust suppressant to mitigate the emission of dust that is liable to or does disturb the peace, rest, enjoyment, comfort, or convenience of individuals or the public or to foul or contaminate the atmosphere.

Notice to mitigate dust

- 32** (1) A Bylaw Enforcement Officer may issue a notice in writing to a Person not in compliance with section 31, requiring that Person to apply water or another dust suppressant to mitigate the emission of dust.
- (2) If a Person on whom a notice is issued under subsection (1) does not take the required action within 24-hours of receiving the notice, the City may:
- (a) impose fees for the Nuisance Service Call and Nuisance abatement; and
 - (b) issue a fine.

Part 6 – Construction Impact Management

Good neighbour commitment

- 33** (1) Every Developer and Builder who undertakes or supervises Construction in the City must complete, prior to commencing Construction, a signed declaration acknowledging that the Developer or Builder has read and understands the City's *Good Neighbour Policy*.
- (2) This section takes effect at the time that Council adopts the *Good Neighbour Policy*.

Responsibility for sub-contractors

- 34** Every Developer and Builder must ensure that each contractor retained to provide Construction services is informed of all applicable bylaws and policies as they relate to City Streets and Construction, either by posting the *Good Neighbour Policy* in a visible location at the work site or providing a copy of it to the contractor.

Site security

- 35** The Developer or other Person responsible for a Construction site must ensure that:
- (a) signage in good and legible condition with up to date 24/7 emergency contact information is clearly posted at the Construction site;
 - (b) all materials at the Construction site are secured to prevent them from blowing off the site;
 - (c) the Construction site is secured against unauthorized entry;
 - (d) the Construction site is secured in a manner which prevents injury to Persons and wildlife; and
 - (e) any materials at the Construction site are securely contained within the Construction site.

Materials on City Property

- 36** A Developer or Person responsible for a Construction site must ensure that any City property abutting the Construction site, including Streets, sidewalks, multi-use pathways, parks, and bicycle lanes are free of debris and materials originating from or related to the Construction site.

Rock Crushing and aggregate processing onsite

- 37** Except with the express written consent of all property owners and occupiers of an occupied residential Property a Person must not engage in Rock Crushing or aggregate processing within 100 metres of an occupied residential Property. Such consent must be in writing and is valid for not more than 18 months.

City of Langford – Community Standards Bylaw No. 2255, 2026

Part 7 – Administration**Division 1 – Nuisance Abatement and Service Calls****Nuisance abatement**

38 (1) A Person who causes a Nuisance, and the Owner or Occupier of Property on which a Nuisance is occurring, must abate or cause to be abated the activity or condition which causes the Nuisance.

(2) The City may, by its employees, contractors, and agents, abate or cause to be abated the activity or condition causing a Nuisance if a Person does not comply with the direction to abate a Nuisance.

Notice to comply

39 (1) A Bylaw Enforcement Officer may serve a notice on a Person, requiring them to comply with this bylaw.

(2) A notice under subsection (1) must set out the following:

- (a) the name of the Person subject to the notice;
- (b) the date the notice was made;
- (c) the address or location affected by the notice;
- (d) the provision of this bylaw that the Person contravened;
- (e) the date by which the Person must comply with the notice;
- (f) a statement that the City may impose a penalty or conviction for the offence of failing to comply with a notice, or refer the matter to Council for a remedial action requirement; and
- (g) any additional information required by law.

(3) A notice under subsection (1) may set out:

- (a) a description of the circumstances of the contravention; or
- (b) an explanation of how to comply with the notice.

(4) If a Person fails to comply with a notice issued under this section, that Person commits a separate offence for failing to comply with a notice issued under this bylaw.

(5) If a Person fails to comply with a notice issued under this section, the City may take action to fulfil the notice and impose the costs incurred as a fee in accordance with the fees in Schedule “A” to this bylaw.

Nuisance service calls

40 (1) Where a Bylaw Enforcement Officer or City employee, contractor, or agent is required to respond to a Property for:

City of Langford – Community Standards Bylaw No. 2255, 2026

- (a) more than one Nuisance Service Call within a 24-hour period; or
- (b) more than three Nuisance Service Calls within a three-month period,

and the Nuisance is established, the City may provide written notice to the Owner of the Property.

(2) A notice issued under subsection (1) must:

- (a) describe the conduct associated with the Nuisance Service Call;
- (b) advise that a Nuisance Service Call fee may be imposed for each subsequent Nuisance Service Call to the Property; and
- (c) advise that the imposition of such fees is in addition to any other remedies or abatement measures available to the City.

(3) A Person who receives a notice under subsection (1) must pay the Nuisance Service Call fee in Schedule “A” for each Nuisance Service Call occurring at the Property within the 12-month period following the date of the notice.

(4) All Nuisance Service Call and Nuisance abatement fees must be paid within 30 days of the date of issuance of an invoice from the City.

(5) Unpaid Nuisance Service Call and Nuisance abatement fees may be recovered in accordance with section 45 of this bylaw, and the *Community Charter*.

Nuisance abatement cost imposition

41 The City may impose the costs incurred in abating or responding to a Nuisance as a fee on one or more of the following, in accordance with the fee schedule in Schedule “A” of this bylaw:

- (a) the Person causing the Nuisance;
- (b) the Occupier of Property from which the Nuisance emanates; or
- (c) the Owner of Property from which the Nuisance emanates.

Service

42 Service of all notices, fees, orders, and demands for payment under this bylaw may be served by any of the following methods:

- (a) personal service;
- (b) regular mail, in which case, service is deemed effective on the 5th business day after being mailed;
- (c) in the case of an Occupier, by leaving the document at an entrance to, or posted on, the Property; or
- (d) in the case of a corporation, leaving the document at the registered office of the corporation or leaving it with a director, officer, or manager of the corporation.

City of Langford – Community Standards Bylaw No. 2255, 2026

Division 2 – Contraventions and Enforcement**Contraventions**

43 (1) A Person who:

- (a) contravenes or violates a provision of this bylaw;
- (b) consents, allows, or permits an act or thing to be done in violation of a provision of this bylaw; or
- (c) neglects or refrains from doing anything required to be done by a provision of this bylaw,

commits an offence and is liable to the penalties imposed under this bylaw and any other applicable bylaw of the City.

(2) Each day that the offence or contravention continues constitutes a separate offence.

(3) A contravention of a term or condition of a permit is a contravention of this bylaw.

Enforcement

44 (1) An offence under this bylaw may be enforced:

- (a) by means of a ticket issued under the *Ticket Information Authorization Bylaw No. 34, 1993*;
- (b) by means of a bylaw notice issued under the *Bylaw Notice Enforcement Bylaw No. 1980, 2021*;
- (c) by prosecution under the *Offence Act*, RSBC 1996, c. 338; or
- (d) by way of civil action as authorized by law.

(2) The issuance of a ticket, bylaw notice, or proceeding under the *Offence Act* for an offence does not preclude the City from enforcement by other proceeding or through any other remedy available to it by law.

Collection of costs incurred

45 The City may recover any fees imposed under this bylaw in accordance with the *Community Charter*, including through:

- (a) recovery as a debt due to the City in a court of competent jurisdiction; or
- (b) recovery by any other method authorized under the *Community Charter* or another law;

and the use of one method does not prevent the City from seeking recovery by one or more other methods.

Inspection

46 A Bylaw Enforcement Officer or City employee may enter onto Property, in accordance with the provisions of the *Community Charter* for entering onto property, for the purpose of

City of Langford – Community Standards Bylaw No. 2255, 2026

inspecting to determine whether the regulations, restrictions and requirements of this bylaw are met.

Division 3 – General

Headings

47 The headings in this bylaw are for convenience only and must not be construed as substantive provisions of this bylaw.

Schedules

48 The schedules to this bylaw form part of this bylaw and are enforceable in the same manner as this bylaw.

Severability

49 If any portion of this bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion is severed to the extent required, and the remainder of the bylaw continues to be valid.

Repeal

50 On the date this bylaw is adopted, the following City bylaws are repealed:

- (a) City of Langford Noise Regulation Bylaw No. 2056, 2022;
- (b) City of Langford Nuisance Abatement Bylaw No. 1501, 2016;
- (c) Unsightly Property By-law No. 1 (No. 1887), 1991; and
- (d) District of Langford Noxious Weed Control Bylaw No. 161, 1996.

Citation

51 This bylaw may be cited as the “Community Standards Bylaw No. 2255, 2026”.

READ A FIRST TIME this __ day of _____, 2026.

READ A SECOND TIME this __ day of _____, 2026.

READ A THIRD TIME this __ day of _____, 2026.

ADOPTED this __ day of _____, 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

City of Langford – Community Standards Bylaw No. 2255, 2026

Schedule “A”**Nuisance Abatement and Nuisance Call Fee Schedule**

- 1** For the purpose of determining Nuisance abatement fees and Nuisance Service Call fees, the following table rates will be charged for every hour or portion thereof of attendance by personnel or use of equipment, including travel time.
- 2** Nuisance abatement and Nuisance Service Call fees incurred on a Sunday or Statutory Holiday will be multiplied by 1.5.
- 3** For any work carried out by a contractor of the City to abate a Nuisance on behalf of the City, the Nuisance abatement fee is equal to the actual cost of the services plus a 10% administrative fee.
- 4** All fees are subject to applicable taxes.
- 5** The fees shown below are for 2026 and all fees will automatically increase annually by the annual percentage increase in the all-items Consumer Price Index (CPI) for Greater Victoria for the then most recently ended calendar year as published by Statistics Canada or successor in function.
- 6** Fire equipment and fire vehicle rates will be adjusted annually in accordance with the most recent Inter-Agency Agreement between the Fire Chiefs’ Association of BC and the BC Wildfire Service.

Table 1: Personnel

Position	Hourly Rate in Canadian Dollars
Municipal Employee	\$52.00
RCMP Employee	\$58.00

Table 2: Equipment and Vehicles

Equipment/ Vehicle	Hourly Rate in Canadian Dollars
City Vehicles	\$180.00
Fire Truck – Rescue	\$409.00
Fire Truck – Engine	\$601.00
Fire Truck – Aerial	\$994.00
Fire Truck – Other	\$600.00
Fire Vehicle, Inspector	\$180.00
RCMP Vehicles	\$180.00

CITY OF LANGFORD BYLAW NO. 2262

A BYLAW TO AMEND BYLAWS MISCELLANEOUS TO THE ADOPTION OF THE COMMUNITY STANDARDS BYLAW

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

1. City of Langford Ticket Information Authorization No. 34, 1993, is amended as follows:
 - a) In Schedule 1, by deleting at item 3 “Capital Regional District Unsightly Premises Bylaw No. 1, 1991” and inserting in its place “Deleted”.
 - b) In Schedule 1, by deleting at item 9 “City of Langford Noise Regulation Bylaw No. 2076” and inserting in its place “Deleted”.
 - c) In Schedule 1, by adding a new item 26 to read “City of Langford Community Standards Bylaw No. 2255, 2026” with corresponding “Bylaw Enforcement Officer” in the Enforcement Officer column.
 - d) By deleting Schedule 3 in its entirety.
 - e) By deleting Schedule 9 in its entirety.
 - f) By adding a new Schedule 26 as attached hereto and forming part of this bylaw and corresponding to “Community Standards Bylaw No. 2255, 2026”.
2. City of Langford Bylaw Notice Enforcement Bylaw No. 1980, 2021, is amended as follows:
 - a) By deleting that section of Schedule 1 corresponding to “Unsightly Premises Bylaw No. 1887, 1991” and inserting in its place “Deleted”.
 - b) By deleting that section of Schedule 1 corresponding to “City of Langford Noise Regulation Bylaw No. 2056, 2022” and inserting in its place “Deleted”.
 - c) By deleting that section of Schedule 1 corresponding to “City of Langford Nuisance Abatement Bylaw No. 1501, 2016” and inserting in its place “Deleted”.
 - d) By adding a line 24 to Schedule 1 to read “City of Langford Community Standards Bylaw No. 2255, 2026” and “Bylaw Enforcement Officer” under the “Enforcement Officer” column.
 - e) By deleting those parts of Schedule A which correspond to “Unsightly Premises Bylaw No. 1887, 1991”, “City of Langford Noise Regulation Bylaw No. 2056, 2022”, and “City of Langford Nuisance Abatement Bylaw No. 1501, 2016”.
 - f) By inserting Schedule A as attached hereto and forming part of this bylaw and corresponding to “Community Standards Bylaw No. 2255, 2026”.
3. City of Langford Officer and Peace Officer Bylaw, No. 1243, 2009, is amended as follows:

-
- a) In subsection 3. i. by deleting “Noise Suppression bylaw, 1981” and inserting in its place “Deleted”.
 - b) In subsection 3. iv. by deleting “Unsightly Premises Bylaw No. 1, 1991” and inserting in its place “Community Standards Bylaw No. 2255, 2026”.
4. This Bylaw may be cited for all purposes as “Community Standards Miscellaneous Amending Bylaw, No. 2262, 2026”.

READ A FIRST TIME this day of, 2026.

READ A SECOND TIME this day of, 2026.

READ A THIRD TIME this day of, 2026.

ADOPTED this day of , 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

SCHEDULE 26
BYLAW NO. 2262

CITY OF LANGFORD
COMMUNITY STANDARDS BYLAW NO. 2255, 2026

	OFFENCE DESCRIPTION	SECTION	FINE
1.	Property maintenance – unsightly	3 (a) (i)	\$500.00
2.	Property maintenance – fire hazard	3 (a) (ii)	\$500.00
3.	Property maintenance – danger to public	3 (a) (iii)	\$750.00
4.	Property maintenance – nuisance	3 (a) (iv)	\$750.00
5.	Property maintenance - fences	3 (b)	\$750.00
6.	Improper drainage	4 (a), (b), (c)	\$750.00
7.	Improper storage of materials	5 (1)	\$750.00
8.	Improper waste storage	5 (2)	\$750.00
9.	Nuisance compost	6	\$500.00
10.	Unsecured waste container	7	\$1,000.00
11.	Noxious weeds	8 (1)	\$750.00
12.	Light disturbance	9 (1)	\$750.00
13.	Unsecured unoccupied premise	10 (1)	\$1,000.00
14.	Fail to secure damaged unoccupied premise	11 (a)	\$1,000.00
15.	Fail to repair damaged unoccupied premise	11 (b)	\$1,000.00
16.	Fail to engage pest control before demolition	12	\$750.00
17.	Fail to demolish unoccupied premise	13 (1)	\$1,000.00
18.	Fail to remove demolition debris	13 (2) (a)	\$1,000.00
19.	Fail to maintain boulevard	14 (1) (a), (b), (c), (d), (e), (g)	\$750.00
20.	Fail to maintain driveway	15	\$750.00
21.	Fail to maintain culvert	16	\$1,000.00
22.	Interfering with stormwater drainage	17	\$1,000.00
23.	Nuisance on property	18 (1)	\$750.00
24.	Causing a nuisance	18 (2)	\$750.00
25.	Littering	19 (1)	\$200.00
26.	Unauthorized dumping	20 (1)	\$1,000.00
27.	Dumping construction material	20 (2)	\$1,000.00
28.	Urinating or defecating	21	\$150.00

29.	Urinating or defecating second offence	21	\$200.00
30.	Urinating or defecating third offence	21	\$250.00
31.	Throwing items	22	\$200.00
32.	Damage street furniture	23	\$1000.00
33.	Panhandling	24	\$150.00
34.	Panhandling second offence	24	\$200.00
35.	Panhandling third offence	24	\$250.00
36.	Placing graffiti	25 (1)	\$500.00
37.	Fail to remove graffiti	25 (2)	\$300.00
38.	Fighting	26	\$200.00
39.	Noise causing disturbance	27 (1)	\$200.00
40.	Noise on property causing disturbance	27 (2)	\$200.00
41.	Objectionable noise	28 (a), (b), (c), (d), (e), (f)	\$250.00
42.	Construction noise outside permitted times	29 (2)	\$700.00
43.	Fail to mitigate dust	31	\$1,000.00
44.	Fail to secure construction site	35	\$500.00
45.	Construction debris on City property	36	\$500.00
46.	Prohibited rock crushing	37	\$1000.00
47.	Fail to comply with notice	39 (3)	\$500.00

Schedule A – Bylaws Enforceable by Bylaw Notice

Community Standards Bylaw No 2255, 2026

	Description of Bylaw Contravention	A1 Section	A2 Discounted Penalty	A3 Penalty	A4 Late Penalty Total	A5 Compliance Agreement Available
1.	Property maintenance – unsightly	3 (a) (i)	\$200	\$300	\$450	Yes
2.	Property maintenance – fire hazard	3 (a) (ii)	\$200	\$300	\$450	Yes
3.	Property maintenance – danger to public	3 (a) (iii)	\$200	\$300	\$450	Yes
4.	Property maintenance – nuisance	3 (a) (iv)	\$200	\$300	\$450	Yes
5.	Property maintenance - fences	3 (b)	\$200	\$300	\$450	Yes
6.	Improper drainage	4 (a), (b), (c)	\$200	\$300	\$450	Yes
7.	Improper storage of materials	5 (1)	\$200	\$300	\$450	Yes
8.	Improper waste storage	5 (2)	\$200	\$300	\$450	Yes
9.	Nuisance compost	6	\$200	\$300	\$450	Yes
10.	Unsecured waste container	7	\$200	\$300	\$450	Yes
11.	Noxious weeds	8 (1)	\$200	\$300	\$450	Yes
12.	Light disturbance	9 (1)	\$200	\$300	\$450	Yes
13.	Unsecured unoccupied premise	10 (1)	\$200	\$300	\$450	Yes
14.	Fail to secure damaged unoccupied premise	11 (a)	\$200	\$300	\$450	Yes
15.	Fail to repair damaged unoccupied premise	11 (b)	\$200	\$300	\$450	Yes
16.	Fail to engage pest control before demolition	12	\$200	\$300	\$450	No
17.	Fail to demolish unoccupied premise	13 (1)	\$200	\$300	\$450	Yes
18.	Fail to remove demolition debris	13 (2) (a)	\$200	\$300	\$450	Yes
19.	Fail to maintain boulevard	14 (1) (a), (b), (c), (d), (e), (g)	\$100	\$150	\$225	Yes
20.	Fail to maintain driveway	15	\$200	\$300	\$450	Yes
21.	Fail to maintain culvert	16	\$200	\$300	\$450	No
22.	Interfering with stormwater drainage	17	\$200	\$300	\$450	No
23.	Nuisance on property	18 (1)	\$200	\$300	\$450	Yes

24.	Causing a nuisance	18 (2)	\$400	\$450	\$500	No
25.	Littering	19 (1)	\$200	\$300	\$450	No
26.	Unauthorized dumping	20 (1)	\$300	\$400	\$500	No
27.	Dumping construction material	20 (2)	\$300	\$400	\$500	No
28.	Urinating or defecating	21	\$150	\$200	\$300	No
29.	Throwing items	22	\$200	\$300	\$450	No
30.	Damage street furniture	23	\$150	\$200	\$300	No
31.	Panhandling	24	\$150	\$200	\$300	Yes
32.	Placing graffiti	25 (1)	\$400	\$500	\$500	No
33.	Fail to remove graffiti	25 (2)	\$200	\$300	\$450	No
34.	Fighting	26	\$200	\$300	\$450	No
35.	Noise causing disturbance	27 (1)	\$200	\$300	\$450	Yes
36.	Noise on property causing disturbance	27 (2)	\$200	\$300	\$450	Yes
37.	Objectionable noise	28 (a), (b), (c), (d), (e), (f)	\$250	\$350	\$450	Yes
38.	Construction noise outside permitted times	29 (2)	\$400	\$450	\$500	Yes
39.	Fail to mitigate dust	31	\$400	\$450	\$500	Yes
40.	Fail to secure construction site	35	\$400	\$450	\$500	Yes
41.	Construction debris on City property	36	\$400	\$450	\$500	Yes
42.	Prohibited rock crushing	37	\$400	\$450	\$500	Yes
43.	Fail to comply with notice	39 (3)	\$400	\$450	\$500	No

**CITY OF LANGFORD
BYLAW NO. 2267**

**A BYLAW TO AMEND BYLAW NO. 1819,
"Elections Bylaw"**

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

A. Elections Bylaw No. 1819, 2019 is amended as follows:

1. By adding a new header titled "Mail Ballot Voting" following section 38.
2. By inserting new sections 39, 40, 41, 42 and 43, and renumbering accordingly:
 39. In accordance with section 110 of the *Local Government Act*, all electors may vote using a mail ballot option and may register as an elector in conjunction with this voting method.
 40. The following procedures for voting and registration must apply:
 - a) sufficient records will be kept by the Chief Election Officer so that challenges of the electors' right to vote may be made in accordance with the intent of section 126 of the *Local Government Act*;
 - b) a person exercising the right to vote by mail ballot may be challenged in accordance with, and on the grounds specified in section 126 of the *Local Government Act* until 4:30 pm two days before general voting day.
 41. Council authorizes the Chief Election Officer to determine and set time limits in relation to voting by mail.
 42. As provided in section 110 (9) of the *Local Government Act*, a mail ballot must be received by the Chief Election Officer before the close of voting on general voting day in order to be counted for an election and must be delivered to Langford City Hall as follows:
 - a) by mail: 2nd floor, 877 Goldstream Avenue, Langford B.C. V9B 2X8;
 - b) hand delivery during regular business hours (8:30 am – 4:30 pm, Monday to Friday, excluding statutory holidays): 2nd floor, 877 Goldstream Avenue, Langford B.C. V9B 2X8; or
 - c) hand delivery after regular business hours: "City Hall Mail" drop box located on ground level to the left of City Hall entry way door at 877 Goldstream Avenue, Langford B.C. V9B 2X8.
 43. Notwithstanding section 39, where a by-election must be held pursuant to section 54 of the *Local Government Act*, mail ballot voting may be provided at the discretion of the Chief Election Officer appointed by Council.
3. By inserting a new "a)" under section 45 that reads "a) Collect mail ballots from the City Hall drop box and add them to the designated mail ballot box prior to being inserted into a vote-counting unit to be counted;" , and reorder the remaining items under section 45 accordingly.

B. This Bylaw may be cited for all purposes as "Elections Bylaw No. 1819, Amendment No. 2, Bylaw No. 2267, 2026".

READ A FIRST TIME this day of , 2026.

READ A SECOND TIME this day of , 2026.

READ A THIRD TIME this day of , 2026.

ADOPTED this day of , 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER



Staff Report to Council

DATE: Monday, April 20, 2026

DEPARTMENT: Planning

SUBJECT: Parking Bylaw Modernization – Part 4: Off-Street Parking and Bicycle Regulations

EXECUTIVE SUMMARY:

This report presents Bylaw No. 2272, which has been drafted to modernize Part 4: Off-Street Parking and Bicycle Regulations of Zoning Bylaw No. 300 in accordance with Council direction from December 15, 2025. The Bylaw reflects the nine recommendations provided by Watt Consulting Group and includes housekeeping changes to ensure internal consistency and improve implementation.

Key updates include expanding the removal of minimum parking ratios for residential and commercial uses in the City Centre (while maintaining accessible and loading requirements), updating multi-family residential parking ratios in other areas, reducing visitor parking ratios, and modernizing bicycle parking, accessible parking, loading requirements, and cash-in-lieu provisions. New transportation demand management measures have also been introduced.

BACKGROUND:

Council included the following objective in their 2023-2027 Council Strategic Plan:

1i – Review the Zoning Bylaw Parking Requirements in the City Centre

The scope of this objective was expanded by Council resolution at the May 9, 2024, Regular Council meeting to include a full review of Zoning Bylaw No. 300's off-street parking requirements, bicycle parking requirements, and included further direction to explore options to include other Transportation Demand Management (TDM) measures.

In accordance with this direction, staff posted a Request for Proposals for professional consulting work to complete this project. The contract for this work was awarded to Watt Consulting Group. Since awarding the contract, Watt Consulting has completed all four phases of the parking bylaw modernization project, including background review, data collection and analysis, public and key partner engagement, and drafting the bylaw.

At the Regular Council meeting on December 15, 2025, Watt delivered a comprehensive presentation outlining recommendations for Council consideration. Following the presentation, Council directed staff

to prepare a bylaw to update Part 4: Off-Street Parking and Bicycle Regulations of Zoning Bylaw No. 300 based on the nine recommendations from Watt Consulting Group's presentation, including Options 1a and 4a.

More specifically, the recommendations include:

- Recommendation 1: Residential parking in the City Centre:
 - Option 1a: Expanding the removal of minimum residential parking ratios from the Transit-Oriented Area to the rest of the City Centre, and implementing minimum TDM requirements;
- Recommendation 2: Reducing multi-family residential parking ratios in all other OCP designations to better reflect demand, and allowing reductions in conjunction with optional TDM measures;
- Recommendation 3: Reducing residential visitor parking requirements to better reflect demand;
- Recommendation 4: Commercial parking in the City Centre:
 - Option 4a: Removing minimum parking ratios while maintaining accessible and loading requirements;
- Recommendation 5: Consolidating and updating minimum commercial and industrial parking ratios in all other OCP designations;
- Recommendation 6: Modernizing bike parking standards (ratios and dimensions) and adding mobility scooter parking requirements;
- Recommendation 7: Revising loading parking ratios and design standards;
- Recommendation 8: Updating accessible parking ratios and design standards;
- Recommendation 9: Modernizing cash-in-lieu policies.

At this meeting, Council also directed staff to create a policy to review the off-street parking regulations not less than every five years, which will come forward separately at a later date.

Further background information (including the staff report and comprehensive presentation from Watt which outlines the process, background review, data collection and analysis results, and consultation results), the video recording, and meeting Minutes can be viewed here : [Council Meeting - December 15, 2025](#).

COMMENTARY:

The purpose of the Parking Bylaw Modernization project is to update the Zoning Bylaw by establishing off-street vehicle and loading standards that better meet demand, modernizing regulations for accessible parking and other specialty parking, updating bicycle parking requirements, implementing bicycle parking design standards, modernizing cash-in-lieu requirements, and introducing new transportation demand management measures.

Bylaw No. 2272 has been prepared in accordance with Council's December 15, 2025 resolution, and includes housekeeping to Part 4: Off-Street Parking and Bicycle Regulations to ensure consistency throughout the regulations and improve implementation of the requirements.

FINANCIAL IMPLICATIONS:

There are no known financial implications at this time.

LEGAL IMPLICATIONS:

The Public Hearing is waived in accordance with the Local Government Act and the City's Public Notification Procedures Bylaw.

STRATEGIC PLAN ALIGNMENT:

1i – Review the Zoning Bylaw Parking Requirements in the City Centre.

OPTIONS:**Option 1**

THAT Council give "City of Langford Zoning Bylaw No. 300, Amendment No. 759 (Off-Street Parking), Bylaw No. 2272, 2026", 1st, 2nd and 3rd reading.

OR Option 2

THAT Council take no action at this time with respect to "City of Langford Zoning Bylaw No. 300, Amendment No. 759 (Off-Street Parking), Bylaw No. 2272, 2026".

SUBMITTED BY: Matt Notley, Planner II, Community Planning and Development

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Development

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

Bylaw No. 2272

**CITY OF LANGFORD
BYLAW NO. 2272**

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

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

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

a) By deleting Part 4 and replacing it with the following in Appendix A.

b) By adding the following definitions to Section 1.01.01 with the following respectively:

Affordable Housing means an **Apartment** which is owned and operated by a governmental agency or non-profit society with below-market rents, usually secured through an agreement with project funders.

Bicycle Parking, Long-Term means bicycle parking intended for long-term users of a **building**, such as employees or residents, and will consist of a secure space dedicated for bicycle parking within a **structure** or **building** on the same **lot**.

Bicycle Parking, Short-Term means bicycle parking intended for short-term use by visitors and customers of a **building**, and will consist of bicycle racks located in a publicly accessible space at or near a building entrance.

2. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw No. 300, Amendment No. 759 (Off-Street Parking), Bylaw No. 2272, 2026".

READ A FIRST TIME this day of, 2026.

READ A SECOND TIME this day of, 2026.

READ A THIRD TIME this day of, 2026.

ADOPTED this day of, 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Appendix A

Part 4
Parking and Bicycle Regulations**Section 4.01 – Off-Street Parking****4.01.01 Required Number of Off-Street Parking Spaces**

When any new use of land or buildings or structures takes place or when any existing use of land or buildings or structures is enlarged or increased in capacity, provision must be made for off-street vehicular parking spaces and bicycle parking spaces in accordance with the standards set out in this section. The number of off-street vehicle parking spaces required in respect of particular uses is set out in **Table 1**, and where a particular use is not listed the number required for the most similar listed use applies. Furthermore, where a rezoning application is submitted to establish a land use not listed in **Table 1**, Council may require a Parking Demand Study to be provided as part of that rezoning application and subsequently add a parking requirement to **Table 1**. Where calculations of the required number of off-street parking spaces results in fractional numbers, calculations will be rounded (up or down) to the nearest whole number (e.g. 4.5 shall be rounded to 5; 4.45 shall be rounded to 4).

Table 1 – Minimum Number of Required Vehicle Parking Spaces

Use	Minimum Required Parking Spaces by OCP designation, as defined in Bylaw 2200		
	City Centre	Urban Centres/Corridors	Complete Communities /All Other Areas
1. Residential			
Affordable Housing	No minimum requirement		
Apartment, rental (subdivided pursuant to the <i>Strata Property Act</i>)	No minimum requirement	0.9 spaces per dwelling unit	1.1 spaces per dwelling unit
Apartment, strata (subdivided pursuant to the <i>Land Title Act</i>)	No minimum requirement	1 space per dwelling unit	1.2 spaces per dwelling unit
Assisted living	No minimum requirement	0.3 spaces per sleeping unit plus 0.5 spaces per on-duty employee	
Boarders , the keeping of	No minimum requirement	1 space per sleeping unit	
Mobile home or modular housing	1 space per home site		
Residential uses on Lots developed within a Restricted Zone	1 space per dwelling unit		
Residential uses on Lots developed within a Restricted Zone as shown on Schedule AA	0 spaces per dwelling unit		

Use	Minimum Required Parking Spaces by OCP designation, as defined in Bylaw 2200		
	City Centre	Urban Centres/ Corridors	Complete Communities /All Other Areas
that have a lot area of 281 m ² or greater			
Suites	1 space per dwelling unit		
Townhouse; dwelling, one-family; or dwelling, two-family	1 space per dwelling unit	1.5 spaces per dwelling unit	2 spaces per dwelling unit
Transit-Oriented Area , as shown on Schedule W	0 spaces per dwelling unit		
Visitor Parking (apartment, rental; apartment, strata; and townhouse)	0.05 spaces per dwelling unit (buildings with 10 or more units)	0.10 spaces per unit	
2. Commercial			
Automobile rental and sale, minor	No minimum requirement	4 plus 1 per 55 m ² gross floor area of Office and sales area combined	
Automobile rental and sale, major	No minimum requirement	3 plus 1 per 100 m ² gross floor area of Office and sales area combined	
Automobile repair and service, major and minor	No minimum requirement	3 spaces per service bay	
Financial institution (includes drive through)	No minimum requirement	1 space per 35m ² gross floor area	1 space per 30m ² gross floor area
Fitness centre	No minimum requirement	1 space per 30m ² gross floor area	1 space per 25m ² gross floor area
Fitness centre on land legally described as Lot 1, Sections 79 and 80, Esquimalt District, Plan VIP51550 except parts in Plans VIP66561 and VIP74375 (1060 Henry Eng Place)	n/a	29	
Gasoline service station and car wash	No minimum requirement	1 space per 35m ² gross floor area	1 space per 30m ² gross floor area
Group Daycare/Preschool	Provision of both employee and short-term drop-off/pick-up spaces: Employee: 1 space per employee Short-term drop-off/pick up: Less than or equal to 8 children = 2 spaces Each additional 10 children = 1 space		
Home occupation daycare, other than in a one-family dwelling	1 space for pickup and drop-off and 1 space per non-resident employee		
Hotel, motel and tourist accommodation	No minimum requirement	1 space per room	1 space per room
Multi-unit commercial site	No minimum requirement	1 space per 35m ² gross floor area	1 space per 30m ² gross floor area

Use	Minimum Required Parking Spaces by OCP designation, as defined in Bylaw 2200		
	City Centre	Urban Centres/ Corridors	Complete Communities /All Other Areas
Office	No minimum requirement	1 space per 40m ² gross floor area	1 space per 35m ² gross floor area
Personal service establishment	No minimum requirement	1 space per 30m ² gross floor area	1 space per 25m ² gross floor area
Public Assembly	No minimum requirement	1 space per 20m ² gross floor area	
Restaurant (includes drive-through)	No minimum requirement	1 space per 25m ² gross floor area	1 space per 20m ² gross floor area
Retail Store (less than 2,000 m ²)	No minimum requirement	1 space per 50m ² gross floor area	1 space per 40m ² gross floor area
Retail Store (more than 2,000 m ²)	No minimum requirement	1 space per 40m ² gross floor area	1 space per 30m ² gross floor area
Uses not listed in this table	No minimum requirement	1 space per 30m ² gross floor area	1 space per 25m ² gross floor area
3. Industrial			
Commercial uses in the Business Park Zones excluding the BP3 Zone	1 space per 45m ² gross floor area		
Heavy industrial uses	1 space per 90m ² gross floor area		
Light and general industrial uses	1 space per 45m ² gross floor area		
Light industrial uses in Area A of the MUE1 Zone	1 space per 100m ² gross floor area		
Mini-Storage Facility (individual units)	1 space per 185m ² gross floor area		
Mini-Storage Facility (warehouse style)	1 space per 400m ² gross floor area		
Multi-unit light industrial building	1 space per 45m ² gross floor area		
Special wholesale	1 space per 100m ² gross floor area		
Uses in the BP3 Zone	1 space per 100m ² gross floor area		
Warehouse (storage)	1 space per 200m ² gross floor area		
4. Institutional			
Ambulance station	As determined by a parking study		
Business support service	1 space per 20m ² gross floor area		
Charitable facility or cultural facility	1 space per 50m ² gross floor area		
Fire station	As determined by a parking study		

Use	Minimum Required Parking Spaces by OCP designation, as defined in Bylaw 2200		
	City Centre	Urban Centres/ Corridors	Complete Communities /All Other Areas
Hospital	As determined by a parking study		
Place of Worship	1 space per 30m ² gross floor area		
Police Station	As determined by a parking study		
Post-secondary institution	1 space per 70m ² gross floor area		
School, Elementary and Middle	1 space per 120m ² gross floor area		
School, Secondary	1 space per 80m ² gross floor area		
5. Marine			
Marine Repair and Service	3 per service bay		
Marine Sales and Rental	1 plus 1 per 45 m ² (484.4 ft ²) GFA of sales and office area combined		
6. Recreational/Cultural			
Archery/shooting range	1 per target corridor		
Arena/roller/ice skating rink	Greater of 1 per 60 m ² gross floor area rink surface or 1 per 3 seats		
Batting cage	1 per cage		
Bowling alley/bowling green	3 per alley		
Campground	1 per site, in addition to visitor parking spaces Visitor parking spaces: 1 per 6 sites		
Curling rink	1 per employee plus 4 per ice sheet		
Equestrian facility	1 per boarded and rental horse plus 1 per employee		
Entertainment establishment	1 per 14m ²		
Golf course	4 per golf hole		
Recreation Facility, indoor	1 space per 25m ² gross floor area		
Recreation Facility, outdoor	1 space per 25m ² gross floor area		
Stadium	1 per 3 seats		
Tennis/racquetball courts	3 per court		

4.01.02 Transportation Demand Management

1. All apartment uses with 50 or more **dwelling units** within the City Centre and Transit Oriented Area shall provide carsharing in accordance with **Table 2**.
2. Outside of the City Centre and Transit Oriented Area, multi-family residential uses are eligible for optional transportation demand management reductions in accordance with **Table 3**.

3. Where carsharing vehicles are provided, the dedicated parking spaces shall be located outside of secure parking facilities, with a preference for surface parking areas that are easily accessible by the public.

Table 2 – Required Transportation Demand Management (Within City Centre and Transit Oriented Area)

Number of Apartment Units	Transportation Demand Management Requirement
50 or more	All dwelling units shall be provided with membership to a two-way carshare service for the lifetime of the building. A minimum of one carshare vehicle and one dedicated parking space shall be provided on-site or within 100 metres of the site.
100 or more	All dwelling units shall be provided with membership in a two-way carshare service for the lifetime of the building. A minimum of two carshare vehicles and corresponding dedicated parking spaces shall be provided on-site or within 100 metres of the site.

Table 3 – Transportation Demand Management Strategies Eligible for Vehicle Parking Reductions (TDM Strategies to be secured by a Section 219 Covenant)

TDM Strategy	Details	Reductions	OCP Designation
Carsharing	Provision of memberships to a two-way carshare service for all dwelling units for the lifetime of the building.	0.05 spaces per unit	Urban Centres Corridors
	Provision of carshare vehicle(s) and dedicated parking space(s) on-site or within 100m of the site and memberships for all dwelling units for the lifetime of the building.	0.10 spaces per unit	Urban Centres Corridors
Transit Passes	Provision of a BC Transit EcoPASS in the amount of \$1,500 (per year), or an equivalent transit pass, for each dwelling unit for a minimum period of three (3) years.	0.10 spaces per unit	Urban Centres Corridors
	Provision of a BC Transit EcoPASS in the amount of \$1,500 (per year), or an equivalent transit pass, for each dwelling unit for a minimum period of five (5) years	0.15 spaces per unit	Urban Centres Corridors
Additional Bicycle Parking	Provision of a minimum of 20% additional long-term bicycle parking spaces above the minimum requirement per Table 10 .	0.02 spaces per unit	Urban Centres Corridors Complete Communities
Additional Oversized Bicycle Parking	Provision of a minimum of 10% additional oversized bicycle parking spaces above the minimum requirement per Section 4.03.03	0.05 spaces per unit	Urban Centres Corridors Complete Communities

4.01.03 Payment In-Lieu of Required Vehicle Parking

1. For residential buildings with more than 5 **dwelling units** and commercial uses in areas designated Urban Centre, Corridor, Complete Communities, and/or Employment Lands:
 - a. At the option of the owner or occupier of the building, structure or land, rather than provide the parking space(s) required in this bylaw, the owner or occupier may pay to the City the sum of \$30,000.00 per parking space in-lieu of providing the space(s) required by this Bylaw, up to a maximum of 25% of the total number of required parking spaces, which the City will deposit into a reserve fund to be used for the provision of public parking spaces or for facilities that support walking, cycling and transit, or other transportation options.
 - b. Notwithstanding the above, for **apartment, rental** buildings, the owner or occupier may pay to the City the sum of \$15,000.00 per parking space in-lieu of providing the space(s) required by this Bylaw, up to a maximum of 25% of the total number of required parking spaces.
2. The monies referred to in Section 4.01.03(1) are payable in accordance with the provisions of Section 525 of the Local Government Act.

4.01.04 Parking Location and Dimensions**Table 4 – Dimensions of Parking Spaces and Aisles**

Parking Angle	Width	Length	Aisle Width
0°	2.6m	7m	3.7m (one-way)
45°	2.6m	5.5m	4.1m (one-way)
90°	2.6m	5.5m	7m (two-way)*

*the Length may be reduced to 6.7 m (22 ft) for in-**building** and underground private parking for multi-family residential buildings

1. Vehicle parking spaces and aisles shall be in accordance with the standards outlined in **Table 4**.
 - a. If a parking space **abuts** an obstruction, wall or fence of more than 0.3 (1 ft) in **height** on one side, the clear width of the parking space must be at least 2.7 m (8.9 ft). If a parking space is obstructed on two sides, the clear width of the parking space must be at least 3m (9.8ft).
2. Where a lot contains both commercial and multi-family residential uses, the off-street parking spaces required for visitor parking for the multi-family residential use may be counted towards the parking required for commercial uses provided that a covenant in favour of the City is registered on title allowing the use of the parking spaces in accordance with this section. Corresponding signage outlining the shared usage of the parking spaces must also be provided.
3. Off-street parking is permitted in any required setback from any lot line, and in any Zone, except that;

- a. Off-street parking for **apartments** may not be located in any required setback from a **front lot line**;
- b. On a corner lot occupied by any **apartment** in any **apartment** development, off-street parking may not be located in any required setback from an exterior side lot line.
- c. In all Institutional Zones, off-street parking may not be located in any required setback from a **front lot line**;

4.01.05 Access to Parking Spaces

1. All required parking spaces must be freely accessible from a **highway** or access easement registered in favour of the City of Langford.
2. All parking spaces must be kept clear and unobstructed when not occupied by vehicles.

4.01.06 Landscape, Material, Grading and Maintenance

1. All off-street parking areas shall be delineated with painted lines and surfaced with asphalt, concrete, pavers or a similar durable dust-free material.
2. Each off-street parking area shall be designed and constructed in accordance with accepted engineering practices, with ramp grades not exceeding 15% gradient, and parking spaces and drive aisles not exceeding 5% gradient.
3. Where a ramp greater than 10% gradient is provided, a minimum transition length of 3.0m at a maximum gradient of 8% shall be provided on either end.
4. Where twenty (20) or more vehicle parking spaces are provided in a surface parking area, a minimum of 5% of the parking area shall be landscaped with grass, plants, trees, rain garden, or stormwater management facilities.
5. Parking, loading, and storage of vehicles is not permitted within any required landscaped area.
6. Any lighting of parking spaces must be so arranged as to direct the light exclusively on the parking area at illumination levels of 11 Lux or less.

4.01.07 Pedestrian Facilities

1. For all commercial uses with more than 30 parking spaces, a pedestrian walkway shall be installed over the length of the parking area providing direct access to the primary building entrance.
2. Any vehicle parking spaces abutting a pedestrian walkway shall include a physical barrier (e.g., curb or wheel stop) that prevents a vehicle from protruding into the pedestrian walkway.

4.01.08 Accessible Parking

1. The minimum number of accessible parking spaces shall be provided as a function of the total number of parking spaces provided on-site in accordance with **Table 5**.
2. If a residential development is within the City Centre or a Transit Oriented Area where there is no minimum requirement for standard off-street parking spaces, accessible parking spaces shall be provided in accordance with **Table 6**.
3. If a commercial development is within the City Centre where there is no minimum requirement for standard off-street parking spaces, the minimum requirement for accessible parking spaces shall be calculated using the Urban Centre vehicle parking requirements outlined in **Table 1** and then applied to the amount of required accessible parking spaces per **Table 5**.

Table 5 – Amount of Required Accessible Parking Spaces (For All Areas Outside of City Centre)

Total Number of Required Vehicle Parking Spaces	Minimum Number of Required Accessible Parking Spaces	Minimum Number of Required Van-Accessible Parking Spaces
1-6	0 spaces	0 spaces
7-36	1 space	0 spaces
37-68	2 spaces	1 space
69-100	3 spaces	1 space
101-150	4 spaces	1 space
151-200	5 spaces	1 space
201-300	6 spaces	2 spaces
301-400	7 spaces	2 spaces
401-500	8 spaces	2 spaces
Over 500	2% of the total spaces	2 spaces

Notes:

1. The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6), two (2) of which must be van accessible.
2. A single access aisle may be shared between two adjacent accessible parking spaces.

Table 6 – Amount of Required Accessible Parking Spaces for Residential Uses in the City Centre and Transit-Oriented Areas

Residential

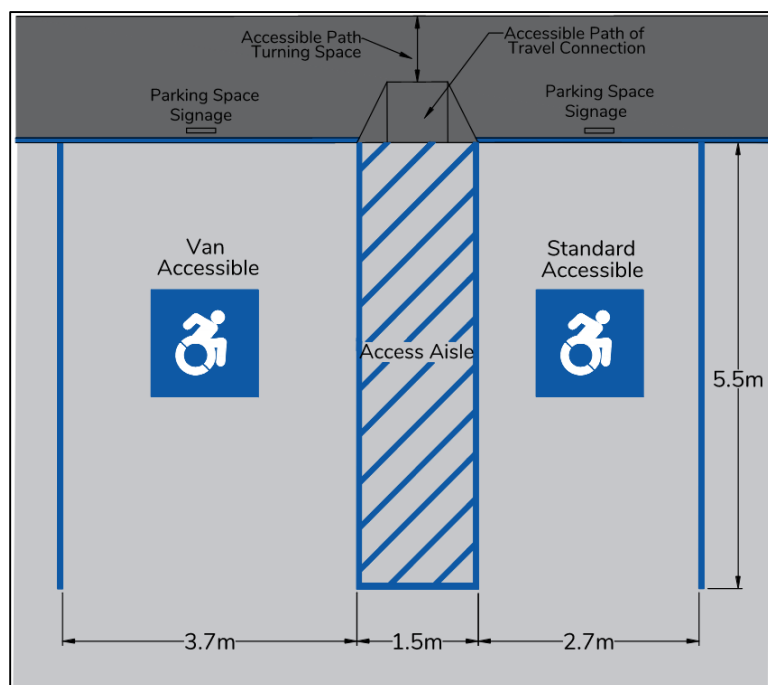
Total Number of Dwelling Units	Minimum Number of Required Accessible Parking Spaces	Minimum Number of Required Van-Accessible Parking Spaces
1-6 units	0 spaces	0 spaces
7-50 units	1 space	0 spaces
51-100 units	2 spaces	1 space
101-200 units	3 spaces	1 space
201-300 units	4 spaces	1 space
301-400 units	5 spaces	1 space
Over 400 units	6 spaces	2 spaces
Plus one (1) accessible space for each residential unit designed as an accessible unit		
Notes:		
<ol style="list-style-type: none"> The number of van-accessible parking spaces is included in the minimum required accessible parking spaces. For example: if six (6) accessible parking spaces are required and two (2) van accessible parking spaces are required the total number of accessible parking spaces is six (6), two (2) of which must be van accessible. A single access aisle may be shared between two adjacent accessible parking spaces. 		

4. All accessible parking spaces shall:
- Be provided on the same lot as the building or use which they serve.
 - Be located closest to the accessible building entrance or site access point.
 - Be designed in accordance with the dimensions specified in **Table 7** and illustrated in **Figure 1**.
 - Be clearly marked on the parking surface and with appropriate signage.
 - Have a firm, stable, and slip-resistant surface.
 - Be level, including adjacent drive aisles and key circulation corridors. The maximum slope in any direction shall not exceed five percent (5%).
 - Have curb ramps used on any curb between the accessible parking space and the building entrance where needed to facilitate circulation between the parking surface level and walkway level.
 - Share a single access aisle where two accessible parking spaces are adjacent.

Table 7 – Dimensions of Accessible Parking Spaces

Regulation	Standard Accessible Parking Space	Van Accessible Parking Space
Width	4.2m (2.7m stall + 1.5m access aisle)	5.2m (3.7m stall + 1.5m access aisle)

Length	5.5m	5.5m
Vertical Clearance	2.75m	2.75m
Note: Access aisles shall be a minimum 1.5m in width and marked with a diagonal hatched pavement marking as per Figure 1 .		

Figure 1: Accessible Parking**4.01.09 Small Car Parking**

Small car parking spaces are permitted subject to the following conditions:

1. Small car parking may only account for a maximum of 40% of the total parking spaces for all uses;
2. Despite Section 4.01.09(1), garages and driveways are not permitted to have small car parking spaces.
3. The depth of the spaces for small cars for 90 degree parking may be reduced from 5.5m to 4.5m;
4. Obstructed parking spaces under Section 4.01.04 may be designated as small car parking; and
5. Small car spaces shall be clearly marked "small car" on the surface parking stall or with a sign.

4.01.10 Electric Vehicle Charging Infrastructure Requirements

1. The minimum number of required Energized Electric Vehicle Outlets shall be calculated in accordance with **Table 8**.
2. Where calculations of the required number of off-street parking spaces, Energized Spaces, and Energized Spaces that must be equipped with Electric Vehicle Supply Equipment results in fractional numbers, calculations will be rounded (up or down) to the nearest whole number (e.g. 4.5 shall be rounded to 5; 4.45 shall be rounded to 4).
3. Electric vehicle charging infrastructure requirements in accordance with **Table 8** do not apply to residential visitor parking.
4. In **Table 8**, “Minimum charging level” refers to the minimum charging level to be provided at each energized space, where L2 = Level 2, and L2M = Level 2 with energy management enabled.
5. All conduits must be connected to electrical rooms.
6. Where an Electric Vehicle Management System (“EVMS”) is provided, all communications equipment, control systems, and other devices required to operate the EVMS shall be installed.
7. The following are required at the time of building permit application and must be approved prior to issuance of a building permit for a building subject to the requirements of this section.
 - a. A site plan that shows the location, number and specifications of all energized parking spaces, conduits and electrical connections and, if required, the communications equipment, control systems and other devices required to operate the EVMS;
 - b. A memo from an electrical engineer that verifies that the load capacity of the building can provide Level 2 Electric Vehicle charging to all parking spaces;

Table 8 – Minimum Number of Required Energized Electric Vehicle Outlets

Land Use	Minimum Number of Energized Electric Vehicle Outlets	Minimum Charging Level
Residential		
Apartment, rental	100%	L2M
Apartment, strata	100%	
Congregate care/assisted living	50%	
One-family and two-family dwelling	100%	
Townhouse	100%	
Commercial		
Business & professional office; financial service; medical office; hotel, motel	20%	L2M

Land Use	Minimum Number of Energized Electric Vehicle Outlets	Minimum Charging Level
and tourist accommodation		
All other commercial uses	10%	L2
Industrial		
All industrial uses	10%	L2
Institutional		
Art and cultural facility	10%	L2
Post-secondary institution	20%	L2M
Recreation and community centre	20%	
School, Elementary and Middle	10%	
School, Secondary	10%	
Recreational/Cultural		
All recreational/cultural uses	5%	L2

Section 4.02 – Loading Space Requirements

4.02.01 Supply

1. The minimum number of required loading spaces shall be calculated in accordance with **Table 9**.

Table 9 – Minimum Number of Required Loading Spaces

Land Use	Gross Floor Area / Unit Threshold	Minimum Required Loading Spaces
Apartment (including rental, strata and affordable)	15-49 dwelling units	1 space if no on-street loading space is available along frontage
	50+ units	1 space
Commercial & Industrial	500m ² to 2,000m ²	1 space
	Over 2,000m ²	2 spaces
Hotels, motels, tourist accommodation	0 to 2,800m ²	1 space
Institutional	0 to 2,500m ²	1 space

	Over 2,500m ²	2 spaces
Other Similar Use	As determined by a parking study	

4.02.02 Design and Layout

1. Each loading space shall be of adequate size and with appropriate access to accommodate the vehicles expected to load and unload, but in no case shall a loading space be less than 7.5m in length, 3.5m in width, and have an over-height clearance of less than 3.0m.
2. Access to any loading area shall be arranged such that no reversing movements shall occur on arterial roads as designated by the City.
3. Each off-street loading space shall be clearly marked for use as a loading space in which standard, visitor, or accessible parking is not permitted.

Section 4.03 – Bicycle and Mobility Scooter Regulations

4.03.01 Required Bicycle Spaces

1. The minimum number of required **long-term** and **short-term bicycle** spaces shall be calculated in accordance with **Table 10**.
2. Where calculations of the required number of off-street bicycle spaces results in fractional numbers, calculations will be rounded (up or down) to the nearest whole number (e.g. 4.5 shall be rounded to 5; 4.45 shall be rounded to 4).
3. Bicycle spaces are intended to be used for any micromobility device. Micromobility devices refer to small, lightweight personal-use vehicles such as bicycles, electric-assist bicycles (e-bikes) and electric kick scooters (e-scooters).

Table 10 – Minimum Number of Required Bicycle Parking Spaces

Use	Required Bicycle Parking Spaces	
	Long-term	Short-term
Residential		
One-family dwelling, Two-family dwelling, Suites, Townhouse (up to 6 units)	1 space per unit	0 spaces
Apartment, Townhouse (more than 6 units)	1 space per unit with one-bedroom (plus den) or less 1.25 spaces per unit with two or more bedrooms	6 spaces located at main entrance
Apartment and Townhouse in the City Centre	1.25 spaces per unit with one-bedroom (plus den) or less 1.5 spaces per unit with two or more bedrooms	6 spaces located at main entrance
Congregate care / assisted living	1 space per 20 units plus 1 per employee	6 spaces

Use	Required Bicycle Parking Spaces	
	Long-term	Short-term
Commercial		
Financial service	1 space per 150m ² gross floor area	6 spaces
Fitness centre	1 space per 150m ²	6 spaces
Gasoline service station and car wash	1 space per 250m ²	3 spaces
Office	1 space per 150m ²	6 spaces
Multi-unit commercial site	1 space per 150m ²	6 spaces for every 3 units
Hotel, motel and tourist accommodation	1 space per 15 rooms	6 spaces
Office	1 space per 150m ²	6 spaces
Personal service establishment	1 space per 150m ²	6 spaces
Retail Store (less than 2,000m ²)	1 space per 150m ²	6 spaces
Retail Store (more than 2,000m ²)	1 space per 150m ²	6 spaces
Restaurant (coffee shop, bakery)	1 space per 150m ²	6 spaces
Industrial		
All industrial uses	1 space per 1,000m ²	6 spaces
Institutional		
Art and cultural facility	1 space per 150m ²	1 space per 100m ²
Assembly (convention facilities, banquet halls)	1 space per 250m ²	1 space per 100m ²
Daycare / Preschool	No minimum requirement	1.0 per employee
Fire station	1 space per 500m ²	1 space per 100m ²
Hospital	1 space per 500m ²	1 space per 100m ²
Police Station	1 space per 500m ²	1 space per 100m ²
Post-secondary institution	1 space per 500m ²	1 space per 100m ²
Recreation and community centre	1 space per 500m ²	1 space per 100m ²
Religious assemblies	1 space per 500m ²	1 space per 100m ²

Use	Required Bicycle Parking Spaces	
	Long-term	Short-term
School, Elementary and Middle	1 space per 1,500m ²	1 space per 100m ²
School, Secondary	1 space per 1,500m ²	1 space per 100m ²
Recreational / Cultural		
All Recreational/Cultural Uses	No minimum requirement	1 space per 100m ²

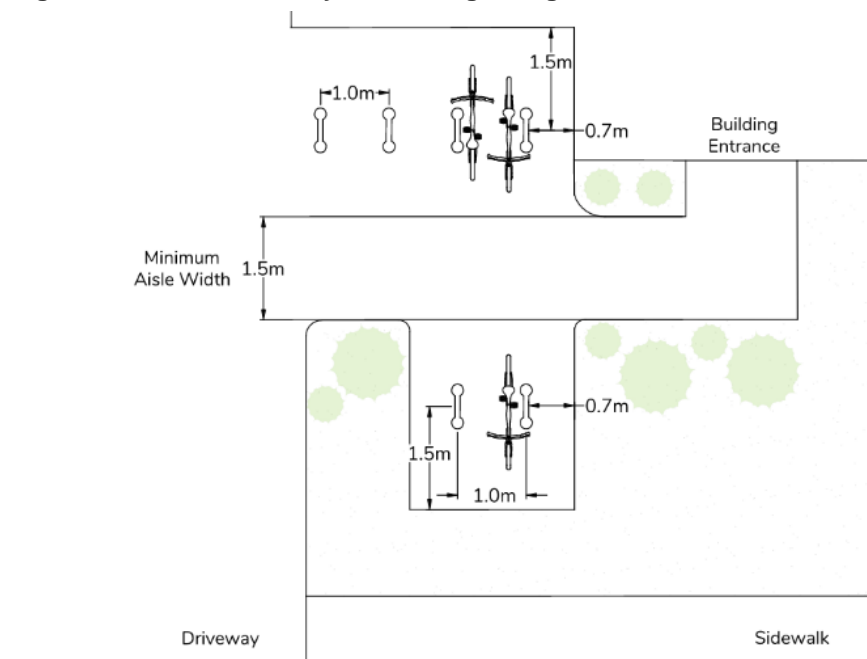
4.03.02 Bicycle Parking Design Specifications

1. Short-term bicycle parking shall be:

- a. Located not more than 15m of any main entrances, whether inside or outside of the building, within a well-lit area that is clearly visible and accessible to visitors and allows for casual surveillance by the occupants or users of the building.
- b. Located at the surface level, physically separated from vehicle parking facilities, and does not interfere with pedestrian travel.
- c. Provided as a bicycle rack that is permanently ground or wall anchored. Permitted bicycle racks include inverted U and post and ring designs.
- d. Designed in accordance with the dimensions in **Table 11** and illustrated in **Figure 2**.

Table 11 – Short Term Bicycle Parking Design Specifications

Bicycle Parking Type	Width	Depth
Horizontal	1.0m	1.5m
Oversized	0.9m	3.0m
Access Aisle	1.5m	

Figure 2: Short-Term Bicycle Parking Design**Figure 3: Permitted Bicycle Racks (Short-Term and Long-Term Bicycle Parking)**

2. **Long-term bicycle parking** shall be:

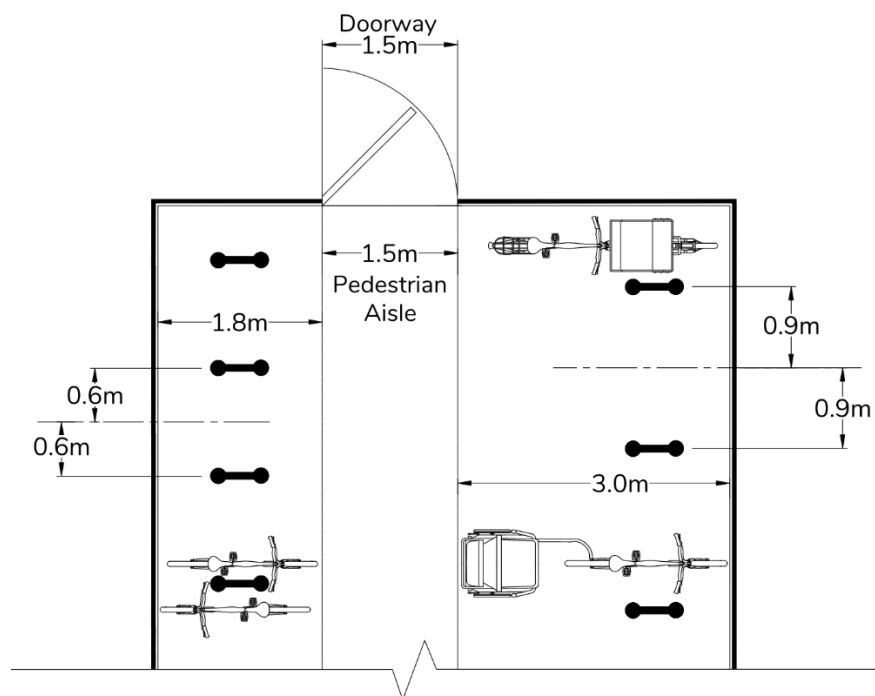
- a. Located inside a building or within a secure, weather-protected, dedicated bicycle parking facility accessible to residents, employees, or other identified users of the building.
- b. Designed with an entry door into the bicycle parking facility with a minimum width of 0.9m, and equipped with an automatic door opener.
- c. Provided as a bicycle rack that is permanently ground or wall anchored. Permitted bicycle racks include inverted U and post and ring designs.
- d. Located on each residential floor, surface level or at the first level of a vehicle parking area accessed directly from a primary building entrance, underground parking ramp, or by a stairwell that includes a ramp for bicycles. A location that is below the first level of a vehicle parking area may be permitted where an elevator designed to accommodate loading and unloading of bicycles is provided, offering direct access to the outside.
- e. Designed in accordance with the dimensions in **Table 12** and illustrated in **Figure 4**.

Table 122 – Long Term Bicycle Parking Design Specifications

Bicycle Parking Type	Width	Depth	Vertical Clearance
----------------------	-------	-------	--------------------

Horizontal	0.6m	1.8m	2.0m (Additional clearance required if stacked)
Vertical	0.6m	1.4m	
Oversized	0.9m	3.0m	
Access Aisle	1.5m		
Access Door	1.5m		

Figure 4: Long-Term Bicycle Parking Room Design



3. Each bicycle rack shall:
 - a. Be designed as an inverted U or post and ring rack to enable the bicycle frame and at least one wheel to both be securely locked to the rack with a single U-style lock.
 - b. Include mounting points or racks that are securely anchored to the ground, floor, or wall.
 - c. For a horizontal or ground anchored space, include mounting points that support a bike at least 1 point on the front wheel and 1 point on the frame at least 0.2 m apart horizontally so that the bicycle cannot fall or be pushed over.
 - d. For a vertical or wall anchored space, include mounting points that support the bike by at least 1 wheel and 1 other point of contact so that the bicycle cannot fall or be pushed over.
4. Stacked or vertical bicycle parking configurations cannot exceed 50% of the required long-term bicycle parking spaces.

- a. Stacked **long-term bicycle parking spaces** shall be designed to provide access without the need to lift the bicycle entirely off the ground and include a pneumatic or mechanical lift.

4.03.03 Oversized Bicycle Parking

1. A minimum of 15% of the required **long-term bicycle parking** and **short-term bicycle parking** spaces in the City Centre shall be designed as Oversized Bicycle Parking Spaces.
2. A minimum of 10% of the required **long-term bicycle parking** and **short-term bicycle parking** spaces in all areas outside of the City Centre shall be designed as Oversized Bicycle Parking Spaces.
3. Oversized Bicycle Parking Spaces shall be provided as ground-anchored racks and have minimum dimensions of 3.0m in length and 0.9m in width.
4. A minimum of 50% of required **Long-Term Oversized Bicycle Parking Spaces** shall have access to an electrified 110V outlet within 2m of the Oversized Bicycle Parking Space.

4.03.04 Mobility Scooter Regulations

1. A minimum of five (5) mobility scooter parking spaces are required in **recreational facilities, assisted living facilities and medical clinics**.
2. Mobility scooter parking spaces shall be a minimum 1.0m in width and 1.5m in length.
3. Mobility scooter parking spaces shall be located adjacent to the primary building entrance or inside of the building, and shall not impede pedestrian access to the building or sidewalk.
4. Mobility scooter parking spaces shall be secured and located within 2.0m of a 110V wall outlet.
5. Mobility scooter parking spaces shall be separate from bicycle parking spaces.
6. Mobility scooter spaces shall be designed with adequate turning space and accessible pathways between the parking space and the building entrance, with curb ramps where needed to facilitate circulation between the parking surface level and walkway level.

4.03.05 End of Trip Facilities

1. The minimum number of required end-of-trip facilities shall be calculated in accordance with **Table 13** for commercial, industrial, and institutional uses.
2. Where a Bicycle Repair Set is required in accordance with **Table 13**, it shall at a minimum include tools for bikes, a commercial grade pump, and a way to raise a bike up to perform simple maintenance.

Table 13 – Required End-of-Trip Facilities

Bicycle Number of Long-term Bicycle Parking Spaces	Number of Showers	Number of Clothing Lockers	Number of Bicycle Repair Sets

6-15	1	0.5 lockers per long-term bicycle space	1
16-29	2	0.5 lockers per long-term bicycle space	1
30-64	4	0.5 lockers per long-term bicycle space	2
65+	+2 for each additional 30 long-term bicycle spaces	+2 for each additional 30 long-term bicycle spaces	+1 for each additional 30 long-term bicycle parking spaces



City of Langford

Staff Report to Council

DATE: Monday, April 20, 2026

DEPARTMENT: Finance

SUBJECT: Bylaw No. 2281 and Bylaw No. 2282 - 2026-2030 Financial Plan and 2026 Tax Rates

EXECUTIVE SUMMARY:

The *Community Charter* requires Council to adopt a Five- Year Financial Plan annually and to adopt a Tax Rates Bylaw after the Financial Plan's adoption, all of which must occur before May 15th. Bylaws No. 2281 and No. 2282 meet these statutory requirements. Copies of both bylaws are attached.

COMMENTARY:

At the April 7, 2026, Regular Council Meeting, Council passed the following motion:

THAT Council approve the 2026-2030 Financial Plan and direct staff to prepare the 2026-2030 Financial Plan Bylaw and 2026 Tax Rates Bylaw;

Once approved by Council, "City of Langford 2026-2030 Financial Plan Bylaw No. 2281, 2026" gives authority for the City to spend for operating and capital purposes in 2026.

"City of Langford Tax Rates Bylaw No. 2282, 2026" gives authority for the City to levy taxes for Municipal, Regional District and Regional Hospital District purposes in 2026.

Council also considers the distribution of property taxes with the objective of maintaining a stable and equitable tax burden across property classes. As per direction received in 2023, staff have calculated the tax rates in a manner that adjusts the property tax rate multiple to evenly spread the tax increase across property classes for the 2026 tax year. The tax rates calculated in Bylaw No. 2282 reflect this direction.

OPTIONS:

Option 1

THAT Council:

- a. Give "City of Langford 2026-2030 Financial Plan Bylaw No. 2281, 2026" first, second and third readings; AND
- b. Give "City of Langford Tax Rates Bylaw No. 2282, 2026" first, second and third readings.

OR Option 2

THAT Council not proceed with Bylaw No. 2281 and Bylaw No. 2282 and direct staff to bring forward these bylaws with the following adjustments:

- a. _____;
- b. _____;
- c. _____.

SUBMITTED BY: Curtis Staniforth, Manager of Revenue and Budgets

- Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance
- Concurrence:** Melisa Miles, Manager of Legislative Services
- Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development
- Concurrence:** Yari Nielsen, Director of Parks, Recreation and Facilities
- Concurrence:** Leah Stohmann, RPP, MCIP, Director of Community Planning and Development
- Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works
- Concurrence:** Marie Watmough, Director of Legislative & Protective Services
- Concurrence:** Braden Hutchins, Deputy Chief Administrative Officer
- Concurrence:** Darren Kiedyk, Chief Administrative Officer

Attachments:

- Attachment 1: City of Langford 2026-2030 Financial Plan Bylaw No. 2281, 2026
- Attachment 2: City of Langford Tax Rates Bylaw No. 2282, 2026
- Attachment 3: 2026-2030 Financial Plan As at April 20th, 2026
- Attachment 4: 2026-2030 Financial Plan Appendix A As at April 20th, 2026

**CITY OF LANGFORD
BYLAW NO. 2281**

A BYLAW TO ADOPT A FINANCIAL PLAN FOR 2026 – 2030

WHEREAS under the *Community Charter* the municipality must have a financial plan adopted by bylaw before the annual property tax bylaw is adopted;

AND WHEREAS through a public process the financial plan has been presented and the public has had an opportunity to comment;

AND WHEREAS Council deems this to be a process of public consultation as required by the *Community Charter*,

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

- 1. Schedule “A” attached hereto and forming part of this bylaw comprises the City of Langford Consolidated Five Year Financial Plan for 2026 – 2030.
- 2. Schedule “B” attached hereto and forming part of this bylaw comprises the City of Langford Revenue and Property Tax Policy Disclosure.
- 3. This bylaw may be cited for all purposes as “City of Langford 2026-2030 Financial Plan Bylaw No. 2281, 2026”.

READ A FIRST TIME this day of , 2026.

READ A SECOND TIME this day of , 2026.

READ A THIRD TIME this day of , 2026.

ADOPTED this day of , 2026.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Consolidated Financial Plan 2026-2030		Bylaw No. 2281 Consolidated Financial Plan 2026-2030					Schedule "A"
	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>		
REVENUES:							
External Revenues							
Development Cost Charges	\$ 5,895,720	\$ 1,262,250	\$ 2,598,750	\$ 1,113,750	\$ 2,301,750		
Developer Contributions	1,970,000	-	-	-	-		
Other Capital Contributions	-	-	-	-	-		
Municipal Property Taxes	71,042,480	80,869,960	87,397,180	93,368,470	98,420,210		
Grants in Lieu	256,000	263,500	271,220	279,180	287,370		
Utility Taxes	550,330	570,090	586,300	602,980	620,140		
Parcel Taxes	1,670,460	4,345,460	4,345,460	4,345,460	4,345,460		
Fees and Charges	4,887,000	4,737,500	4,738,000	4,673,500	4,674,000		
Interest	600,000	500,000	500,000	500,000	500,000		
Grants From Other Governments	23,808,050	11,059,220	4,174,740	2,205,030	2,180,830		
Other Sources	15,456,890	15,145,100	15,346,470	15,551,600	15,792,380		
Total External Revenues	126,136,930	118,753,080	119,958,120	122,639,970	129,122,140		
EXPENDITURES:							
External Expenditures							
Operating Expenditures	86,728,640	90,347,200	93,876,170	98,148,760	102,131,070		
Interest Payments on Debt	1,588,680	2,967,070	2,965,360	2,963,580	2,603,570		
Capital Expenditures	56,058,680	16,297,710	15,268,110	8,387,500	12,246,240		
Total External Expenditures	144,376,000	109,611,980	112,109,640	109,499,840	116,980,880		
CHANGE IN NET FINANCIAL POSITION	(18,239,070)	9,141,100	7,848,480	13,140,130	12,141,260		
OTHER REVENUES:							
Borrowing Proceeds	14,665,600	-	-	-	-		
OTHER EXPENDITURES:							
Principal Payments on Debt	1,636,620	8,002,150	7,113,030	10,719,610	3,850,100		
TOTAL REVENUES LESS EXPENDITURES	\$ (5,210,090)	\$ 1,138,950	\$ 735,450	\$ 2,420,520	\$ 8,291,160		
INTERNAL TRANSFERS:							
Transfer from Reserve Funds							
Affordable Housing	724,000	276,350	278,760	281,230	283,760		
Capital Works & Equipment	3,023,480	1,313,750	1,146,250	1,496,250	1,023,250		
Equipment Replacement	1,536,670	1,117,950	2,445,380	783,480	1,174,500		
Parks & Open Space	-	-	-	-	-		
Police Building Capital	130,000	20,000	-	-	-		
General Capital Fund	-	-	-	-	-		
General Operating	2,369,850	1,772,710	4,243,110	1,207,500	7,066,240		
General Amenity	3,646,610	1,293,000	2,180,000	3,100,000	-		
Growing Communities Fund	1,731,310	-	-	-	-		
Transfer from Reserve Fund Total	13,161,920	5,793,760	10,293,500	6,868,460	9,547,750		
Less: Transfer to Reserve and Capital Funds							
Reserves:							
Police Building Capital	100,000	100,000	100,000	100,000	100,000		
Capital Works & Equipment	1,405,000	1,405,000	1,405,000	1,405,000	1,405,000		
Equipment Replacement	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000		
General Capital Fund	7,091,040	4,272,710	7,948,080	6,131,680	11,779,200		
	9,596,040	6,777,710	10,453,080	8,636,680	14,284,200		
Transfers from(to) Surplus	1,930,460	345,000	240,000	220,000	301,250		
Transfers from(to) Reserve Accounts	(286,250)	(500,000)	(815,870)	(872,300)	(3,855,960)		
TOTAL INTERNAL TRANSFERS	\$ 5,210,090	\$ (1,138,950)	\$ (735,450)	\$ (2,420,520)	\$ (8,291,160)		

Schedule "B"
Revenue and Property Tax Disclosure

Schedule "B"										
Bylaw No. 2281										
Revenue and Property Tax Policy Disclosure										
REVENUE DISCLOSURE										
Revenue Proportions										
	2026		2027		2028		2029		2030	
	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%	(\$'000s)	%
Property Taxes	71,042	50%	80,870	68%	87,397	73%	93,368	79%	98,420	79%
Parcel Taxes	1,670	1%	4,345	4%	4,345	4%	279	0%	287	0%
Fees	4,887	3%	4,738	4%	4,738	4%	4,674	4%	4,674	4%
Other Sources	48,537	34%	28,800	24%	23,477	20%	20,253	17%	21,682	17%
Proceeds From Borrowing	14,666	10%	-	0%	-	0%	-	0%	-	0%
	140,803	100%	118,753	100%	119,958	100%	118,574	100%	125,064	100%

Other Sources includes grants from other governments and agencies, development contributions to capital, interest and penalties and miscellaneous sales of services.

Objectives and Policies

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives.

Parcel Charges are comprised of local area service debt servicing costs for roads.

Fees & Charges are a tool used for cost recovery. Various fees are reviewed every 1-5 years to ensure that they are adequate to recover costs of providing specific services.

Other Sources will vary greatly from year to year as it includes such items as:

- Development cost charges used to fund DCC capital projects,
- Contributions from others for capital,
- Interest earned on funds invested,
- Grants, which are sought from other governments and government agencies, often to be leveraged with City funds,
- Casino revenue sharing income.

Proceeds from Borrowing – Debt is used where it makes sense such as for urgent projects or to leverage grants where internal funding is not available. Caution is necessary when considering debt as it commits future cash flows to debt payments, restricting the ability to use those funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project.

PROPERTY TAX DISCLOSURE**Property Tax Revenue Distribution**

The table below presents tax revenue and tax rates based on the 2026 Revised Assessment Roll:

Property Tax Distribution						
	Taxation Revenue		Net Taxable Assessed Value		Tax Rate	Multiple
	(\$'000s)	%	(\$'000s)	%	(\$/1000)	(Rate/Res. Rate)
1. Residential	51,794	72.91%	17,493,574	87.46%	2.96074	1.00000
2. Utility	256	0.36%	11,494	0.06%	22.24554	7.51351
4. Heavy Industry	-	0.00%	-	0.00%	9.44921	3.19150
5. Light Industry	538	0.76%	66,389	0.33%	8.10918	2.73890
6. Business/Other	18,426	25.94%	2,421,339	12.11%	7.60970	2.57020
7. Managed Forest	1	0.00%	178	0.00%	3.61744	1.22180
8. Rec./Non-Profit	28	0.04%	9,373	0.05%	2.96074	1.00000
9. Farm	-	0.00%	133	0.00%	2.96074	1.00000
	71,042	100.00%	20,002,481	100.00%		

Objectives and Policies

Council sets tax rates to maintain tax stability between property classes. Property class multiples are reviewed periodically to ensure that the burden of tax among property classes is not distorted by differing market value changes between classes.

Permissive Tax Exemptions

Policy with respect to permissive tax exemptions under section 224 of the Community Charter is that exemption will be considered where the organization has demonstrated proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year.

Council supports the establishment of assisted living seniors' housing in Langford and has granted 10-year exemptions to three such developments.

Council has established a revitalization tax exemption program under section 226 of the Community Charter which grants an exemption for eligible buildings for up to 10 years. An exemption certificate was issued for one property in 2021 for which the exemption expires in 2028.

CITY OF LANGFORD

BYLAW NO. 2282

A BYLAW TO LEVY PROPERTY VALUE TAXES TO MEET MUNICIPAL OBLIGATIONS FOR THE YEAR 2026.

WHEREAS, pursuant to Section 197 of the *Community Charter*, the Council must adopt a tax rate bylaw after the adoption of a financial plan, but before the fifteenth day of May;

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

1. The following rates are hereby imposed and levied for the year 2026:
 - a) For all lawful general purposes of the Municipality on the assessed value of land and improvements taxable, for general municipal purposes, rates appearing in Column "A" of Schedule 'A' attached hereto and forming part hereof.
 - b) For all lawful purposes of the Regional District on the assessed value of lands and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule 'A' attached hereto and forming a part hereof.
 - c) For all lawful purposes of the Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in Column "C" of Schedule 'A' attached hereto and forming a part hereof.

2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).

3. This bylaw may be cited for all purposes as "City of Langford Tax Rates Bylaw No. 2282, 2026."

READ A FIRST time on this day of , 2026.

READ A SECOND time on this day of , 2026.

READ A THIRD time on this day of , 2026.

ADOPTED this day of , 2026.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule 'A' to Bylaw 2282

2026 Tax Rates (Dollars of Tax Per \$1,000 Taxable Value)

Description	Class	General Municipal "A"	Capital Regional District "B"	Regional Hospital District "C"
Residential	1	2.96074	0.56992	0.12278
Utilities	2	22.24554	4.28207	0.42974
Major Industry	4	9.44921	1.81889	0.41747
Light Industry	5	8.10918	1.56095	0.41747
Business/Other	6	7.60970	1.46480	0.30082
Managed Forest	7	3.61744	0.69632	0.36835
Recreational/Non Profit	8	2.96074	0.56992	0.12278
Farm	9	2.96074	0.56992	0.12278



CITY OF
Langford

2026-2030 Financial Plan



Land Acknowledgment

The City of Langford acknowledges and honours the traditional territories of the Coast Salish, specifically Xwsepsum (Esquimalt First Nation), Lekwungen (Songhees), Sc'ianew (Beecher Bay), and the WSÁNEĆ Peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum, and Malahat Nations. We thank them for sharing this beautiful land.

Contents

Land Acknowledgment	1
Introduction	3
Council Strategic Plan	4
Commonly Asked Questions	5
Historical Property Tax Information	6
Tax Change	7
Operating Budget	8
2026 – 2030 Operating Budget	9
Operating Revenues	10
Building Services	11
Community Planning and Development	13
Engineering and Public Works	15
Langford Fire Rescue Services and the Emergency Program	17
Fiscal Services	19
General Government	21
Parks, Recreation and Facilities	23
Police (RCMP), and Community Safety and Municipal Bylaw Enforcement	25
Capital Budget	27
2026-2030 Capital Budget	28
Reserves	34

Introduction

The City of Langford is pleased to present the 2026–2030 Financial Plan, designed to be transparent, accessible, and aligned with best practices for municipalities in British Columbia. This Plan reflects the City’s ongoing commitment to fiscal responsibility and sustainability, while supporting the dynamic growth, and varied needs of the community.

In 2023, Council approved a Five-Year Strategic Plan, establishing a vision for the future and guiding priorities for the years ahead. Aligning with the objectives 5bi and 5bii in Council’s Strategic Plan, this Financial Plan ensures that budgeting processes remain clear, user-friendly, and grounded in long-term sustainability. It builds on the Council’s vision and incorporates contractual obligations, current service levels, and technical expertise from staff.

As Langford continues to experience significant growth, maintaining high-quality services and infrastructure is essential. During the annual budget review process, Council considers adjustments to service levels and evaluates proposed capital projects. These projects may include maintaining existing services, upgrading infrastructure, or introducing new facilities or services to enhance community well-being.

Within this report, you’ll find information on how property taxes and other revenues are used to maintain current service levels and meet the growing needs of the community. Included in this plan is a summary of departments and key service areas, as well as the City’s budget for the 2026–2030 period.



Council Strategic Plan

In 2023, City of Langford Council approved a Five-Year Strategic Plan. The Plan reflects Council's six strategic priority areas, and individual objectives in each of those areas. For each objective, the Plan sets out an estimated timeline and whether the objective is currently funded, partially funded or not funded. The Strategic Plan is a significant guiding document in the development of the Five-Year Financial Plan.



STRATEGIC PRIORITY ONE
Sustainable Development



STRATEGIC PRIORITY TWO
Climate Change and Environmental Stewardship



STRATEGIC PRIORITY THREE
Economic Development



STRATEGIC PRIORITY FOUR
Transportation



STRATEGIC PRIORITY FIVE
Good Governance



STRATEGIC PRIORITY SIX
Quality of Life

To review the Five-Year Strategic Plan, visit Langford.ca/StrategicPlan



Commonly Asked Questions

What is a Financial Plan and is it required?

A Financial Plan is a document created by the City that sets a five-year operating and capital budget. These budgets take into consideration Council's Strategic Plan while ensuring service level standards and the community's priorities are met.

Prior to May 15 each year, Council must adopt both a Five-Year Financial Plan Bylaw and a Property Tax Rates Bylaw.

What is an operating budget?

The operating budget covers the ongoing, day-to-day expenses the City incurs to provide programs and services to the residents of Langford. Examples of these items include fire and police services, roads and park structures maintenance, bylaw enforcement, building inspections, and staff salaries.

How is the operating budget funded?

Langford's operating budget is funded through property tax revenue, user fees and permits, grants, investments, and transfers from various reserves.

What is a capital budget?

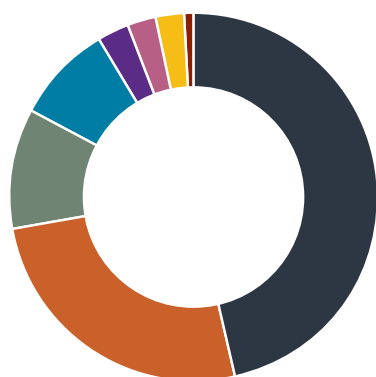
The capital budget outlines the City's acquisition, construction, and replacement of capital assets. Examples of these projects include vehicle and equipment replacement, construction of roads, park structures, trail improvements, and land acquisition.

How are capital projects funded?

Funding sources for capital projects range from reserves, Development Cost Charges, grants, debt financing, developer contributions, and property taxes.

Historical Property Tax Information

Where Your Total Property Tax Bill Went in 2025



46.62%	General Municipal + Police + Debt
25.70%	Provincial School
10.51%	Capital Regional District
8.72%	BC Transit
2.86%	West Shore Parks & Recreation
2.46%	Greater Victoria Public Library
2.39%	Capital Regional Hospital District
0.74%	BC Assessment Authority (BCAA) & Municipal Finance Authority (MFA)

How Did Langford Compare to Other CRD and Similar Sized Municipalities in 2025?

General Municipal		Total Residential Property Taxes and Charges	
Municipality	2025	Municipality	2025
Sooke	2,022	Metchosin	4,636
North Saanich	2,059	Langford	4,856
Metchosin	2,122	Vernon	5,178
North Cowichan	2,123	View Royal	5,233
Courtenay	2,189	Colwood	5,281
Sidney	2,444	Highlands	5,305
Highlands	2,455	Sooke	5,307
Campbell River	2,480	North Cowichan	5,459
View Royal	2,502	Sidney	5,658
Vernon	2,634	Courtenay	5,717
Langford	2,641	Penticton	5,740
Penticton	2,664	Campbell River	5,800
Colwood	2,678	North Saanich	5,890
West Kelowna	2,982	Esquimalt	6,022
Mission	3,022	Mission	6,145
Central Saanich	3,127	Central Saanich	6,580
Average	3,183	Average	6,716
Langley	3,194	West Kelowna	6,830
Esquimalt	3,675	Langley	6,977
North Vancouver	4,001	Victoria	7,498
Saanich	4,002	Saanich	7,933
Victoria	4,065	North Vancouver	8,547
Port Moody	4,792	Port Moody	9,315
Oak Bay	6,179	Oak Bay	11,547
West Vancouver	6,338	West Vancouver	13,721

Source: Government of British Columbia, Municipal taxes and charges on a representative house (2025) – Province of British Columbia – Accessed February 3, 2026

Tax Change

	2025 Budget	2026	2027	2028	2029	2030
Property Taxes						
Municipal Tax						
General & Police	50,532,690	56,893,820	64,636,940	68,822,540	72,316,620	76,189,470
General - West Shore Parks and Recreation	3,422,720	3,669,170	3,779,250	3,892,630	4,009,410	4,129,690
General - Greater Victoria Public Library	2,941,210	3,312,700	3,412,080	3,514,440	3,619,870	3,728,470
General - Debt	1,300,000	2,100,000	2,800,000	3,600,000	4,455,000	5,405,000
General - Debt - Westhills Langford Aquatic Centre	4,009,520	2,266,790	6,241,690	7,567,570	8,967,570	1,360,520
General - Woodlands Park	-	2,800,000	-	-	-	7,607,060
Total Property Taxes	62,206,140	71,042,480	80,869,960	87,397,180	93,368,470	98,420,210
Non-market change revenue	3,013,000	2,479,707	1,800,000	1,800,000	1,800,000	1,800,000
Property Taxes - for calculation of tax increase (net of Non-market change)	59,193,140	68,562,773	79,069,960	85,597,180	91,568,470	96,620,210
Tax Increase		10.22%	11.30%	5.85%	4.77%	3.48%



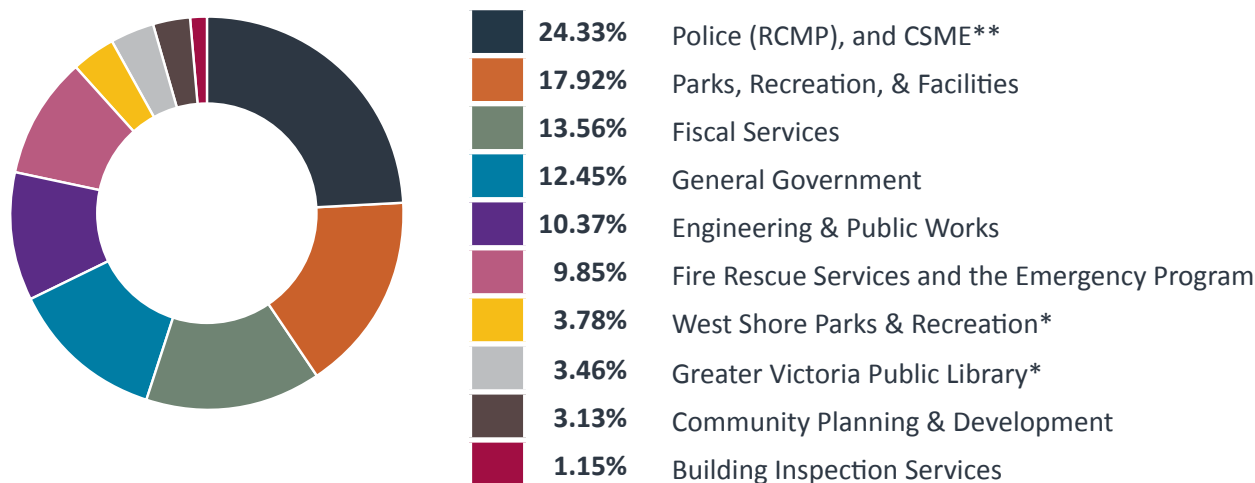


Operating Budget

2026 – 2030 Operating Budget

	2025 Budget	2026	2027	2028	2029	2030
Operating Revenues						
Property Taxes	62,206,140	71,042,480	80,869,960	87,397,180	93,368,470	98,420,210
Other Taxation Revenues	2,511,470	2,476,790	5,179,050	5,202,980	5,227,620	5,252,970
Transfers from Reserves and Surplus	7,292,990	4,232,880	817,300	664,140	614,710	704,510
Licenses and Permits	4,796,900	4,892,000	4,742,500	4,743,000	4,678,500	4,679,000
Other Revenue	13,195,440	16,051,890	15,640,100	15,841,470	16,046,600	16,287,380
Unconditional Grants	430,000	440,000	453,200	466,800	480,800	495,220
Conditional Grants	876,500	1,158,940	892,020	907,940	924,230	885,610
Total Operating Revenues	91,309,440	100,294,980	108,594,130	115,223,510	121,340,930	126,724,900
Operating Expenses						
Building Inspection Services	966,950	1,150,760	1,411,220	1,475,480	1,557,290	1,605,720
Community Planning & Development	3,336,620	3,143,130	2,213,270	2,331,240	2,464,900	2,549,500
Engineering & Public Works	10,185,200	10,396,890	11,161,060	10,879,100	11,274,050	11,725,070
Fire Rescue Services and the Emergency Program	8,462,620	9,877,370	10,192,830	10,630,030	11,171,400	11,453,660
Fiscal Services	13,485,250	13,601,340	18,281,930	21,382,340	23,227,170	24,628,830
General Government	11,795,500	12,493,730	12,995,420	13,562,780	14,043,030	14,532,130
Greater Victoria Public Library*	3,242,460	3,471,700	3,575,840	3,683,120	3,793,610	3,907,430
Parks, Recreation, & Facilities	14,960,000	17,971,020	18,640,590	19,202,460	19,743,800	20,185,280
Police & CSME**	20,866,710	24,399,400	26,218,640	28,056,530	29,924,640	31,872,010
West Shore Parks & Recreation*	4,008,130	3,789,640	3,903,330	4,020,430	4,141,040	4,265,270
Total Operating Expenses	91,309,440	100,294,980	108,594,130	115,223,510	121,340,930	126,724,900

Operating Expenses



*Greater Victoria Public Library and West Shore Parks & Recreation operating expenses are included within the Parks, Recreation, & Facilities Department overview on pages 24 and 25.

** CSME is Community Safety and Municipal Bylaw Enforcement

Operating Revenues

	2025 Budget	2026	2027	2028	2029	2030
Property Tax Revenues						
General & Police	50,532,690	56,893,820	64,636,940	68,822,540	72,316,620	76,189,470
General - West Shore Parks and Recreation	3,422,720	3,669,170	3,779,250	3,892,630	4,009,410	4,129,690
General - Greater Victoria Public Library	2,941,210	3,312,700	3,412,080	3,514,440	3,619,870	3,728,470
General - Debt	1,300,000	2,100,000	2,800,000	3,600,000	4,455,000	5,405,000
General - Debt - Westhills Langford Aquatic Centre	4,009,520	2,266,790	6,241,690	7,567,570	8,967,570	1,360,520
General - Woodlands Park	-	2,800,000	-	-	-	7,607,060
Parcel Tax - LSA	1,743,010	1,670,460	4,345,460	4,345,460	4,345,460	4,345,460
Grant in Lieu	200,000	256,000	263,500	271,220	279,180	287,370
1% Utility Tax	568,460	550,330	570,090	586,300	602,980	620,140
Total Property Tax Revenues	64,717,610	73,519,270	86,049,010	92,600,160	98,596,090	103,673,180
Non-Tax Revenue						
Total Licences & Permits	4,796,900	4,892,000	4,742,500	4,743,000	4,678,500	4,679,000
Total Rentals	411,540	374,300	347,890	320,150	291,170	260,920
Total Interest Income	600,000	600,000	500,000	500,000	500,000	500,000
Total Penalties & Interest On Taxes	590,000	740,000	762,200	785,060	808,620	832,880
Total Commercial Leasing	158,270	128,000	120,000	112,000	104,000	95,070
Total Casino	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
Total Other Revenue	10,035,630	12,809,590	12,510,010	12,724,260	12,942,810	13,198,510
Total Unconditional Grants	430,000	440,000	453,200	466,800	480,800	495,220
Total Conditional Grants	876,500	1,158,940	892,020	907,940	924,230	885,610
Total Transfers From Reserve Funds	1,723,920	1,993,670	472,300	424,140	394,710	504,510
Total Transfers From Reserve Accounts & Surplus	5,569,070	2,239,210	345,000	240,000	220,000	200,000
Total Non-Tax Revenue	26,591,830	26,775,710	22,545,120	22,623,350	22,744,840	23,051,720
Total Revenues	91,309,440	100,294,980	108,594,130	115,223,510	121,340,930	126,724,900



Building Services

The Building Services Department is responsible for ensuring compliance with the British Columbia Building Code and other building regulations, including the City of Langford’s Building Bylaw. Department responsibilities include conducting on-site inspections of new construction, commercial tenant improvements, residential renovations, reviewing building permit submissions, and reviewing business license applications for compliance with the Building Bylaw’s safety requirements. The City regulates construction for health, safety, and the protection of persons and property. A building permit is required prior to the commencement of any construction or renovation project within the City. The Building Bylaw calls for inspections throughout the building process to ensure substantial compliance with the BC Building Code and compliance with zoning provisions.



Key Stats from 2025


 **764** PERMITS ISSUED

1,157 RESIDENTIAL UNITS CREATED

 **203** SINGLE FAMILY HOMES

 **685** MULTIFAMILY

 **104** DUPLEXES

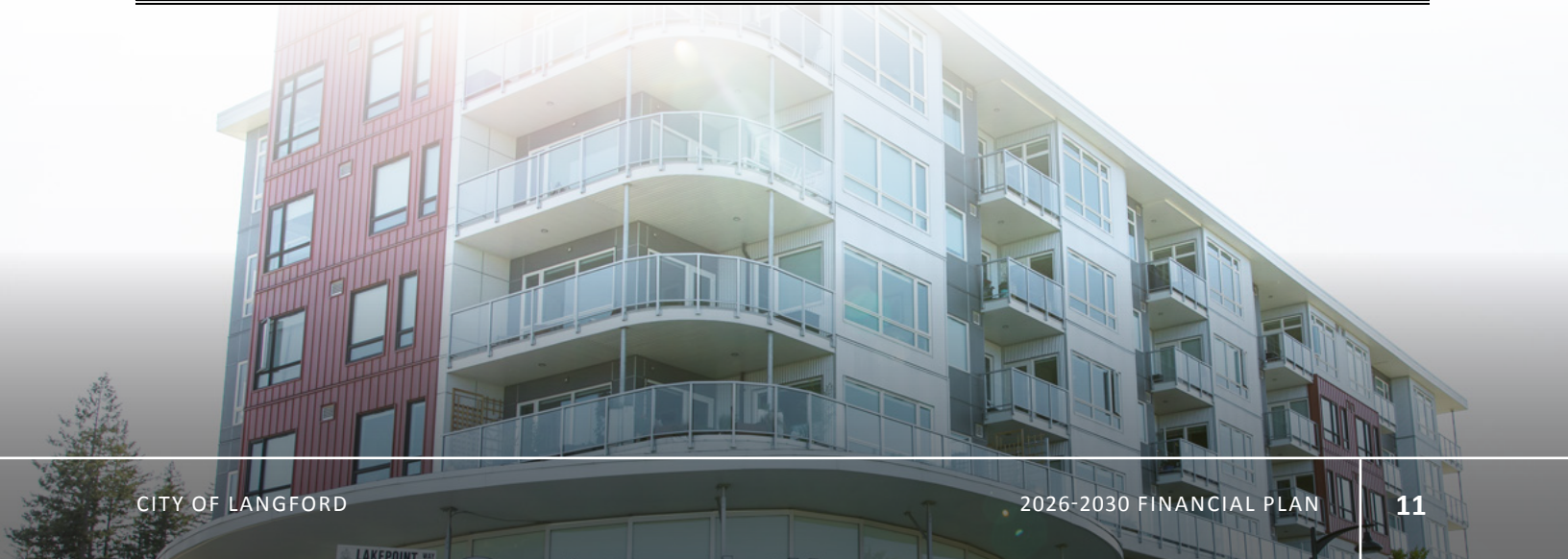
 **165** TOWNHOUSES

Key Service Functions and Budget Initiatives for 2026

- » Ensure compliance with the BC Building Code.
- » Ensure compliance with Building Bylaw No. 1160, 2008.
- » Issue building permits.
- » Conduct on-site inspections.
- » Conduct plan reviews.

Budget Overview

	2025 Budget	2026	2027	2028	2029	2030
Building Inspection Services						
Building Inspection	966,950	1,150,760	1,411,220	1,475,480	1,557,290	1,605,720
Total Building	966,950	1,150,760	1,411,220	1,475,480	1,557,290	1,605,720



Building Services

	2025 Budget	2026	2027	2028	2029	2030
Building Inspection Services						
Building Inspection						
Building Inspection Administration	947,470	1,133,340	1,393,320	1,457,100	1,538,430	1,586,380
Building Fleet	14,480	14,920	15,400	15,880	16,360	16,840
Board of Variance	5,000	2,500	2,500	2,500	2,500	2,500
Total Building Inspection	966,950	1,150,760	1,411,220	1,475,480	1,557,290	1,605,720
Total Building	966,950	1,150,760	1,411,220	1,475,480	1,557,290	1,605,720



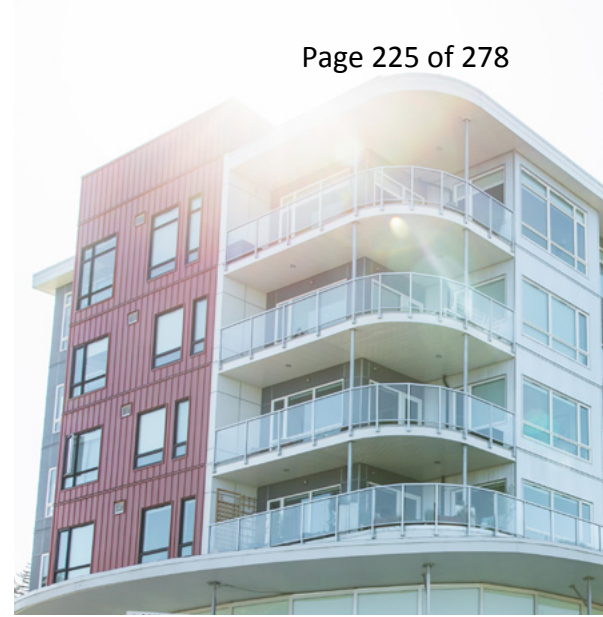
Community Planning and Development

The Community Planning and Development Department oversees a broad range of responsibilities, including Building Services, Development Services, and Community Planning. Building Services is outlined separately in the previous section. Development manages land development processes, including applications for rezoning, development permits, development variance permits, temporary use permits, subdivision, and business licenses. Community Planning focuses on long-range planning and initiatives that address sustainable development, urban design, housing, climate action, social planning, the environment, and overall quality of life.

Department staff provide professional and technical advice on current and future land uses, evolving provincial legislation, and regional planning initiatives. They ensure that the Official Community Plan reflects community goals, aligns with city-building best practices, and is integrated into the policies, plans, and bylaws that guide growth and development.

Key Service Functions and Budget Initiatives for 2026

- » Update the Zoning Bylaw Off-Street Parking requirements.
- » Complete the Downtown On-Street Parking Strategy.
- » Update the Environmental Development Permit Area maps and guidelines.
- » Update the Design Guidelines, and consider recommendations for an Advisory Design Panel.
- » Complete the Climate Action Plan.
- » Convert the current Amenity Contribution and Attainable Housing Policies into Amenity Cost Charge, Density Bonus, and Inclusionary Zoning Bylaws.
- » Complete the Housing Strategy.
- » Review best practices and opportunities to enhance tenant assistance supports.
- » Oversee and monitor the City's Affordable Housing and Attainable Home Ownership Programs.
- » Administer the Housing Target Order mandated by the Province.
- » Initiate the Placemaking Strategy.



Key Stats from 2025



COMPLETED
NEW OFFICIAL COMMUNITY PLAN

COMPLETED
ZONED LAND CAPACITY REVIEW
OF THE ZONING BYLAW

10
HOMES SOLD IN THE ATTAINABLE
HOME OWNERSHIP PROGRAM

16
BELOW-MARKET RENTAL HOMES WERE
SECURED IN HOUSING AGREEMENTS

11
REZONING APPLICATIONS RECEIVED

54
DEVELOPMENT PERMIT
APPLICATIONS RECEIVED

6
DEVELOPMENT VARIANCE
PERMIT APPLICATIONS RECEIVED

339
LOTS CREATED BY SUBDIVISION

573
BUSINESS LICENSE
APPLICATIONS RECEIVED

Community Planning and Development

Budget Overview

	2025 Budget	2026	2027	2028	2029	2030
Community Planning & Development						
Subdivision & Land Development	369,100	366,170	392,840	404,630	416,770	457,000
Planning	2,967,520	2,776,960	1,820,430	1,926,610	2,048,130	2,092,500
Total Community Planning & Development	3,336,620	3,143,130	2,213,270	2,331,240	2,464,900	2,549,500

	2025 Budget	2026	2027	2028	2029	2030
Community Planning & Development						
Subdivision & Land Development						
Subdivision & Land Development	369,100	366,170	392,840	404,630	416,770	457,000
Total Subdivision & Land Development	369,100	366,170	392,840	404,630	416,770	457,000
Planning						
Planning Administration	1,818,520	1,852,960	1,527,020	1,630,280	1,748,800	1,790,100
Zoning Bylaw Review	230,000	150,000	17,060	17,570	18,100	18,640
Official Community Plan	150,000	50,000	-	-	-	-
Affordable Housing	769,000	724,000	276,350	278,760	281,230	283,760
Total Planning	2,967,520	2,776,960	1,820,430	1,926,610	2,048,130	2,092,500
Total Community Planning & Development	3,336,620	3,143,130	2,213,270	2,331,240	2,464,900	2,549,500



Engineering and Public Works

The Engineering and Public Works Department is responsible for managing and maintaining public infrastructure and ensuring the functionality, safety, and sustainability of public assets. The department works closely with the Ministry of Transportation and Transit, the Capital Regional District, School District #62, BC Transit, ICBC, Victoria Contracting and Municipal Maintenance Corporation, West Shore Environmental Services, and other utility providers. The Engineering Department consists of two distinct teams: construction and public works. The construction team is responsible for all construction activities related to land development and capital projects. The public works team is responsible for road network repairs including sidewalks, bike lanes, roadways, traffic signals operation, storm drainage, creek and waterway maintenance, street lighting upgrades, hanging baskets, and holiday lighting.



Key Stats from 2025



4.53 KMs
OF ADDITIONAL ROAD INSTALLED
FOR A TOTAL OF 426.53 KMS OF ROAD

2,200 Ms
OF SIDEWALK INSTALLED



2,613 Ms
OF BIKE LANE INCLUDES PAINTED
BIKE LANES, PROTECTED BIKE LANES
AND MULTIUSE PATHS



497+
STORMWATER DEVICES CLEANED
AND MAINTAINED

7.6 KM+
STORMWATER PIPES CLEANED

Key Service Functions and Budget Initiatives for 2026

- » Complete the Transportation Master Plan and Active Transportation Network Plan.
- » Update the Subdivision and Development Servicing Bylaw and Development Cost Charge Bylaws.
- » Implement the new Streets and Traffic Bylaw, Community Standards Bylaw, and Good Neighbour Policy.
- » Explore the establishment of a residential curbside garbage collection program.
- » Continue to improve and expand active transportation infrastructure through the Sidewalk Infill Program and Traffic Calming Policy.

Budget Overview

	2025 Budget	2026	2027	2028	2029	2030
Engineering & Public Works						
Engineering	2,926,230	2,767,750	2,811,410	2,903,580	3,052,640	3,225,000
Public Works	7,258,970	7,629,140	8,349,650	7,975,520	8,221,410	8,500,070
Total Engineering & Public Works	10,185,200	10,396,890	11,161,060	10,879,100	11,274,050	11,725,070

Engineering and Public Works

	2025 Budget	2026	2027	2028	2029	2030
Engineering & Public Works						
Engineering - Common Services						
Engineering Administration	2,293,210	2,136,790	2,136,590	2,209,350	2,338,400	2,490,120
Luxton Yard	250,150	253,070	259,910	266,950	274,210	281,690
Engineering Fleet	71,990	68,580	70,570	72,610	74,720	76,920
Engineering Outside Wages	277,580	285,910	294,490	303,320	312,420	321,790
Christmas Decorations	33,300	23,400	49,850	51,350	52,890	54,480
Total Engineering - Common Services	2,926,230	2,767,750	2,811,410	2,903,580	3,052,640	3,225,000
Public Works						
Road Maintenance	4,293,630	4,480,000	4,682,640	4,859,530	4,990,080	5,174,380
Boulevard Maintenance	142,350	199,130	192,560	121,090	124,720	128,460
Bridge Maintenance	31,000	31,500	32,000	32,500	33,000	33,500
Road Contingency	200,410	168,000	178,200	188,400	198,600	208,800
Roads - Permits	197,530	203,460	209,570	215,860	222,330	228,100
Storm Drain Maintenance	1,127,110	1,156,450	1,690,930	1,210,530	1,235,260	1,260,130
Traffic Signs	143,090	73,180	153,280	83,380	88,480	93,580
Traffic Signals	346,070	363,080	385,590	408,150	430,790	453,520
Street Lights	767,480	944,040	824,880	856,080	887,650	919,600
Other Traffic Services	10,300	10,300	-	-	10,500	-
Total Public Works	7,258,970	7,629,140	8,349,650	7,975,520	8,221,410	8,500,070
Total Engineering & Public Works	10,185,200	10,396,890	11,161,060	10,879,100	11,274,050	11,725,070



Langford Fire Rescue Services and the Emergency Program

Langford Fire Rescue was established in 1947 to provide fire and rescue services for the City. It is a composite department comprised of career and paid-on-call members operating from three fire stations. The department’s operations include fire suppression, fire prevention, first response, auto extrication, water rescue, rope rescue, and high-angle technical rescue. The department also operates the Langford Emergency Program, which plans and trains for emergency mitigation, prevention, response, and recovery. Additionally, the department manages the Langford FireSmart program to reduce the risk of urban interface fires in the community.



Key Service Functions and Budget Initiatives for 2026

- » Conducting emergency call response.
- » Conducting fire and life safety awareness initiatives, including fire safety presentations, fire inspections, FireSmart assessments, and emergency preparedness information delivery.
- » Continued implementation of the Fire Master Plan.

Key Stats from 2025



FIRE HALL #2 HAS TRANSITIONED TO 24/7 STAFFING



CALL VOLUME IS UP 3% compared to 2024



INCREASES TO MEDICAL CALLS, MOTOR VEHICLE ACCIDENTS, HAZMAT INCIDENTS AND ALARM BELLS CALLS, compared to 2024



VEHICLE FIRES OVERALL INCREASED SIGNIFICANTLY IN 2025 AND A NEW HAZARD OF FIRES IN ELECTRIC VEHICLES NOW OCCURRING.

Budget Overview

	2025 Budget	2026	2027	2028	2029	2030
Fire Rescue Services and the Emergency Program						
Fire Rescue Services	8,462,620	9,877,370	10,192,830	10,630,030	11,171,400	11,453,660
Total Fire Rescue Services	8,462,620	9,877,370	10,192,830	10,630,030	11,171,400	11,453,660



Langford Fire Rescue Services and the Emergency Program

	2025 Budget	2026	2027	2028	2029	2030
Fire Rescue Services and the Emergency Program						
Fire Rescue Services						
Fire Administration	6,806,570	7,913,720	8,420,390	8,814,420	9,311,360	9,547,880
Fire Fleet	138,350	115,700	119,220	122,860	126,550	130,340
Firefighter Training	131,980	139,690	143,850	148,170	152,610	157,250
Firefighting Force	319,410	297,390	306,020	314,890	324,040	333,450
Fire Stations	270,710	199,480	203,670	208,090	212,640	217,290
Communication Centre	188,900	178,970	199,200	204,570	210,100	215,810
Fire Equipment Maintenance	399,430	399,380	371,060	381,030	391,320	401,890
Emergency Measures	207,270	633,040	429,420	436,000	442,780	449,750
Total Fire Rescue Services	8,462,620	9,877,370	10,192,830	10,630,030	11,171,400	11,453,660
Total Fire Rescue Services	8,462,620	9,877,370	10,192,830	10,630,030	11,171,400	11,453,660



Fiscal Services

The fiscal services section of the Financial Plan includes three segments. The first, bank charges and interest, includes general bank charges and the interest portion of debt payments made by the City. The second segment, principal repayment, consists of the principal portion of debt payments made by the City. Lastly, transfers to city reserves consist of transfers from general operating revenue into the City's various reserve accounts (effectively savings accounts) to be used in future years for various projects. The use of reserve accounts enables the City to ensure financial sustainability and manage the fluctuations of variable expenditures that occur from year to year.

Budget Overview

	2025 Budget	2026	2027	2028	2029	2030
Fiscal Services						
Bank Charges & Interest	990,000	1,623,680	3,002,070	3,000,360	2,998,580	2,638,570
Principal Repayment	1,097,010	1,636,620	8,002,150	7,113,030	10,719,610	3,850,100
Transfers to City Funds & Reserves	11,398,240	10,341,040	7,277,710	11,268,950	9,508,980	18,140,160
Total Fiscal Services	13,485,250	13,601,340	18,281,930	21,382,340	23,227,170	24,628,830



Fiscal Services

	2025 Budget	2026	2027	2028	2029	2030
Fiscal Services						
Bank Charges & Interest						
Bank & Temp. Finance Charges	43,500	35,000	35,000	35,000	35,000	35,000
Bank Charges - Bylaw	500	1,000	1,000	1,000	1,000	1,000
Interest - Roads	846,000	846,000	1,736,000	1,736,000	1,736,000	1,736,000
Interest - Water	-	-	440,000	440,000	440,000	440,000
Interest - Facilities	-	641,680	690,070	688,360	686,580	326,570
Interest - Recreation Facilities	100,000	100,000	100,000	100,000	100,000	100,000
Total Bank Charges & Interest	990,000	1,623,680	3,002,070	3,000,360	2,998,580	2,638,570
Principal Repayment						
Principal - Roads	897,010	897,010	1,807,010	1,807,010	1,807,010	1,807,010
Principal - Water	-	-	435,000	435,000	435,000	435,000
Principal - Facilities	-	539,610	5,560,140	4,671,020	8,277,600	1,408,090
Principal - Recreation Facilities	200,000	200,000	200,000	200,000	200,000	200,000
Total Principal Repayment	1,097,010	1,636,620	8,002,150	7,113,030	10,719,610	3,850,100
Transfers to Own Funds & Reserves						
Transfer to Capital Fund	8,243,240	7,091,040	4,272,710	7,948,080	6,131,680	11,779,200
Transfer to Future Expenditures	650,000	745,000	500,000	815,870	872,300	3,855,960
Transfer to Equipment Reserve	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Transfer to Police Capital Reserve	100,000	100,000	100,000	100,000	100,000	100,000
Transfer to Capital Works Reserve	1,405,000	1,405,000	1,405,000	1,405,000	1,405,000	1,405,000
Total Transfers to Own Funds & Reserves	11,398,240	10,341,040	7,277,710	11,268,950	9,508,980	18,140,160
Total Fiscal Services	13,485,250	13,601,340	18,281,930	21,382,340	23,227,170	24,628,830

General Government

The general government section of the Financial Plan includes the following departments:

General Government Administration

The Administration Department which includes the offices of the Chief Administrative Officers, oversees the following functions: human resources, legislative services, contracts and agreements, communications and economic development, land acquisitions and dispositions, and oversight of significant City initiatives.

Corporate Services & Human Resources

Corporate Services includes a variety of functions for the City, including human resources, legislative services, contracts and agreements, land acquisitions and dispositions and a variety of other administrative functions. Human Resources is responsible for the management of the City employee life cycle by supporting the recruitment and hiring, training and development, health and safety, and performance management of all City staff members. This is achieved through the development and management of policies and procedure guidelines, collective bargaining, and compensation and benefits. The HR department also leads human resources initiatives like diversity, equity, and inclusion training, leadership development, and succession planning programs.

Communications and Economic Development

The Communications and Economic Development department oversees the City's economic development, communications, public engagement, tourism, arts and culture, and events-related needs. It facilitates City communications and public engagement initiatives, provides support to local businesses, establishes and manages the City's tourism strategy, and coordinates, promotes, and supports community events.

Legislative Services & Records Management

The Legislative Services Department is responsible for facilitating, identifying, and managing City records, both on paper and digitally. The department provides legislative and clerical support to Council, and is responsible for preparing contracts, agreements, agendas, and minutes. Legislative Services is also responsible for administering the City's election process and for responding to Freedom of Information and property record requests.

Finance

The Finance Department is responsible for the financial management of the City's financial activities. This includes adhering to all the accounting standards and statutory deadlines required of local governments. The department is also responsible for financial planning (budgets), financial reporting, property taxation, accounts payable and receivables, asset management, and payroll.

Information Technology & Geographic Information Systems

The Information Technology (IT) and Geographic Information System (GIS) Department is composed of two distinct teams. The IT team has a range of responsibilities, including network design and security, maintaining the City's core business software (for permitting and financial functions) and the provisioning of desktop computers and mobile devices to City staff. The GIS team maintains corporate spatial data, such as addressing and asset data and applications. The IT and GIS teams procure and develop software or mapping applications to meet the organizations needs.

Common Services

The Common Services section of the budget contains corporate-wide costs, such as legal, insurance, office supplies, advertising, postage, telephone, and internet.

General Government

Budget Overview

	2025 Budget	2026	2027	2028	2029	2030
General Government						
Council	647,150	832,620	879,560	891,480	908,210	942,420
General Government Administration	7,828,550	7,833,410	8,378,700	8,735,550	9,067,890	9,300,170
General Government - Other	3,319,800	3,827,700	3,737,160	3,935,750	4,066,930	4,289,540
Total General Government	11,795,500	12,493,730	12,995,420	13,562,780	14,043,030	14,532,130

	2025 Budget	2026	2027	2028	2029	2030
General Government						
Council						
Council - General	392,650	440,620	570,060	581,980	598,710	632,920
Council - Travel & Training	54,500	42,000	72,000	72,000	72,000	72,000
Council - Contingency	200,000	200,000	200,000	200,000	200,000	200,000
Council - Election Costs	-	150,000	37,500	37,500	37,500	37,500
Total Council	647,150	832,620	879,560	891,480	908,210	942,420
General Government Administration						
General Government Administration	4,492,720	4,247,490	4,508,210	4,678,660	4,818,670	4,881,790
Finance	1,555,160	1,720,820	1,936,050	2,053,920	2,171,170	2,231,910
Common Services	1,226,920	1,355,300	1,405,970	1,457,690	1,512,570	1,599,980
City Hall	501,680	478,350	496,380	512,530	532,050	552,360
Rental Properties	52,070	31,450	32,090	32,750	33,430	34,130
Total General Government Administration	7,828,550	7,833,410	8,378,700	8,735,550	9,067,890	9,300,170
General Government - Other						
Network Administration	1,715,290	2,339,380	2,143,440	2,238,770	2,324,270	2,463,000
Legislative Services	662,920	675,180	718,280	759,340	799,930	819,780
GIS and Mapping	645,450	492,660	513,210	564,540	558,440	611,310
Database Management	263,350	263,910	362,230	373,100	384,290	395,450
Asset Management	32,790	56,570	-	-	-	-
Total General Government - Other	3,319,800	3,827,700	3,737,160	3,935,750	4,066,930	4,289,540
Total General Government	11,795,500	12,493,730	12,995,420	13,562,780	14,043,030	14,532,130



Parks, Recreation, and Facilities

The Parks, Recreation, and Facilities Department is responsible for the design, implementation, management, and maintenance contract oversight of all City-owned parks, trails, and recreation infrastructure, as well as all other City-owned facilities. Some of the most notable amenities include the Jordie Lunn Bike Park, the Gravity Zone and Nature Trails, Starlight Stadium, Westhills Langford Aquatic Centre, City Center Park, Glen Lake Park, and Veterans Memorial Park.

This portion of the budget also includes the amounts the City contributes to the West Shore Parks and Recreation Society, and to the Greater Victoria Public Library.



Key Stats from 2025



6,876
PARKS & BOULEVARD
TREES MAINTAINED



30
CITY OWNED
PLAYGROUNDS



3,746 M
MULTI-USE TRAILS



5,589 M
MOUNTAIN BIKING TRAILS



1,120 M
HIKING TRAILS



2,453 ACRES
TOTAL GREEN SPACE
AND PARKS

Key Service Functions and Budget Initiatives for 2026

- » Construction of the Veterans Memorial Park expansion.
- » Completion and implementation of the Parks and Trails Master Plan.
- » Development of an overflow parking lot on Hockley Avenue for City Hall, including the installation of EV charging stations.
- » Updating the Development Cost Charge (DCC) Bylaw.

Budget Overview

	2025 Budget	2026	2027	2028	2029	2030
Parks, Recreation & Facilities						
Parks, Recreation & Facilities	14,960,000	16,071,020	16,740,590	17,302,460	17,843,800	18,285,280
Westshore Parks & Recreation	3,543,130	3,789,640	3,903,330	4,020,430	4,141,040	4,265,270
Recreation Purchase of Service	465,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
Library Services	3,242,460	3,471,700	3,575,840	3,683,120	3,793,610	3,907,430
Total Parks, Recreation & Facilities	22,210,590	25,232,360	26,119,760	26,906,010	27,678,450	28,357,980

Parks, Recreation and Facilities

	2025 Budget	2026	2027	2028	2029	2030
Parks, Recreation & Facilities						
Parks, Recreation & Facilities						
Parks Administration	641,190	579,730	847,040	906,310	976,750	1,059,020
Parks Fleet	34,040	28,930	29,740	30,580	31,420	32,170
Parks & Trails Maintenance	3,174,860	3,606,190	3,809,340	3,915,500	4,027,610	4,127,030
Natural Areas Management	156,460	193,050	174,190	178,760	183,430	188,140
Recreation Facilities	7,523,350	7,904,150	8,157,570	8,442,390	8,685,280	8,826,980
Boulevards - Parks	3,193,860	3,520,100	3,477,480	3,577,200	3,680,990	3,787,510
Facilities	108,760	112,140	115,500	118,970	122,540	125,600
Cultural Services	127,480	126,730	129,730	132,750	135,780	138,830
Total Parks, Recreation & Facilities	14,960,000	16,071,020	16,740,590	17,302,460	17,843,800	18,285,280
Westshore Parks & Recreation						
Westshore Parks & Recreation	3,543,130	3,789,640	3,903,330	4,020,430	4,141,040	4,265,270
Total Westshore Parks & Recreation	3,543,130	3,789,640	3,903,330	4,020,430	4,141,040	4,265,270
Recreation Purchase of Service						
Recreation Purchase of Service	465,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
Total Recreation Purchase of Service	465,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
Library Services						
Library Services	3,242,460	3,471,700	3,575,840	3,683,120	3,793,610	3,907,430
Total Library Services	3,242,460	3,471,700	3,575,840	3,683,120	3,793,610	3,907,430
Total Parks, Recreation & Facilities	22,210,590	25,232,360	26,119,760	26,906,010	27,678,450	28,357,980



Police (RCMP), and Community Safety and Municipal Bylaw Enforcement

West Shore RCMP

The Royal Canadian Mounted Police (RCMP) provides police protection for the City of Langford through the West Shore RCMP Detachment. Services are provided through a police service contract with the Province of B.C. The City's portion of the policing resources allocated to the West Shore RCMP Detachment is funded 90% by the City of Langford and 10% by the Province.

The West Shore RCMP provides policing services to the City of Langford, the City of Colwood, the Town of View Royal, the District of Metchosin, the District of Highlands, Songhees First Nation, and the Xwsepsum (Esquimalt First Nation). The detachment building is jointly owned by the City of Langford, the City of Colwood, and the Town of View Royal, with the costs associated with the operation and maintenance of the building shared between the three owner municipalities. The City of Langford provides administrative services with regard to the ownership of the building. As required by the police service contract with the Province of B.C., the municipality provides municipal employees who work at the detachment.

In 2025, the City of Langford had an authorized strength of 74 RCMP officers and 33 municipal employees. For 2026, Council has approved the addition of 2 RCMP officers. As well, Council has directed that the amounts attributable to an additional 2 officers be included in the budget. Allocation of these dollars will be determined through recommendations from the three new working groups Council has directed staff to form. These groups are intended to address those priorities identified through the Community Safety Survey, homelessness, property crime, and park and trail safety.

Historically, the City of Langford has been responsible for the hiring and management of municipal employees on behalf of the Town of View Royal, and more recently, the District of Metchosin, while the City of Colwood hired and was responsible for the administration of their own RCMP municipal employees. Effective June 1, 2025, the City of Langford became the employer of record for all 42 municipal employees at the detachment. Colwood, View Royal and Metchosin each contribute to the costs on a proportional basis.



Key Stats from 2025 (West Shore RCMP)



CRIME RATE

59.7 LANGFORD
74.0 PROVINCIAL AVERAGE

CASE LOAD

51 LANGFORD
69 PROVINCIAL AVERAGE

CRIMINAL CODE OFFENCES PER CAPITA

0.059 LANGFORD
0.085 AVERAGE*

* (not a provincial average, but average of all municipal police RCMP detachments, population of 15,000 or higher)

Source: Police Resources in BC, 2023

Community Safety and Municipal Bylaw Enforcement



1,469 NUMBER OF
ENFORCEMENT FILES OPENED

510 NUMBER OF
COMMUNITY SAFETY PATROLS

2,073 NUMBER OF
PARKING WARNINGS ISSUED

744 NUMBER OF PARKING
TICKETS ISSUED

365 DAILY UNHOUSED EARLY
MORNING WELLNESS CHECKS
COMPLETED

Police (RCMP), and Community Safety and Municipal Bylaw Enforcement

Community Safety and Municipal Bylaw Enforcement

The Community Safety and Municipal Bylaw Enforcement Department acts to ensure community standards are upheld by enforcing Council's Regulatory Bylaws and by providing public education. Community Safety Officers monitor community public spaces by foot, bicycle, and by vehicle patrols and actively engage with members of the public, answering questions and providing important community information. The department works closely with many external agencies to provide the highest levels of service to ensure a safe and enjoyable community for all.

CSME Key Service Functions and Budget Initiatives for 2026

- » Receive and investigate public complaints of Bylaw violations and ensure compliance.
- » Review and update regulatory bylaws.
- » Expand construction impact management processes.
- » Provide street parking management and enforcement.
- » Work with government agencies, and non-profit organizations to assist the unhoused where appropriate.

Budget Overview

	2025 Budget	2026	2027	2028	2029	2030
Police & CSME						
Police	18,917,900	21,811,440	23,955,220	25,681,200	27,454,500	29,368,240
CSME	1,948,810	2,160,560	2,263,420	2,375,330	2,470,140	2,503,770
Protective Services	-	427,400	-	-	-	-
Total Police & CSME	20,866,710	24,399,400	26,218,640	28,056,530	29,924,640	31,872,010

	2025 Budget	2026	2027	2028	2029	2030
Police & CSME						
Police						
Police Services	15,112,690	16,984,160	18,977,240	20,554,160	22,173,940	23,929,570
Police Administration	2,187,900	2,463,380	2,543,160	2,619,170	2,697,440	2,778,070
Police Building	342,060	371,300	382,440	393,920	405,750	417,910
E-Comm (Police Dispatch)	1,275,250	1,992,600	2,052,380	2,113,950	2,177,370	2,242,690
Total Police	18,917,900	21,811,440	23,955,220	25,681,200	27,454,500	29,368,240
CSME						
CSME - Administration	1,310,850	1,495,160	1,548,070	1,669,410	1,713,060	1,754,900
CSME - Fleet	47,620	32,600	33,580	34,600	35,640	36,720
CSME - Security Patrol	199,920	212,840	219,150	225,650	232,350	239,240
CSME - Animal Control	133,240	155,000	159,650	164,440	169,370	174,450
CSME - Bike Patrols	4,300	4,500	34,700	4,910	35,120	5,330
CSME - Parks & Trails	182,880	188,360	194,010	199,830	205,820	211,990
CSME - Unhoused Management	70,000	72,100	74,260	76,490	78,780	81,140
Total CSME	1,948,810	2,160,560	2,263,420	2,375,330	2,470,140	2,503,770
Protective Services						
Protective Services	-	427,400	-	-	-	-
Total Protective Services	-	427,400	-	-	-	-
Total Police & CSME	20,866,710	24,399,400	26,218,640	28,056,530	29,924,640	31,872,010



Capital Budget

2026-2030 Capital Budget

2026

Building	120,000
Engineering & Public Works	25,016,440
Fire Rescue Services & the Emergency Program	175,000
General Government	3,006,500
Parks, Recreation & Facilities	27,395,740
Police & Community Safety and Municipal Enforcement	345,000
2026 Total	56,058,680

2027

Engineering & Public Works	9,619,000
Fire Rescue Services & the Emergency Program	600,000
General Government	1,575,000
Parks, Recreation & Facilities	4,483,710
Police & Community Safety and Municipal Enforcement	20,000
2027 Total	16,297,710

2028

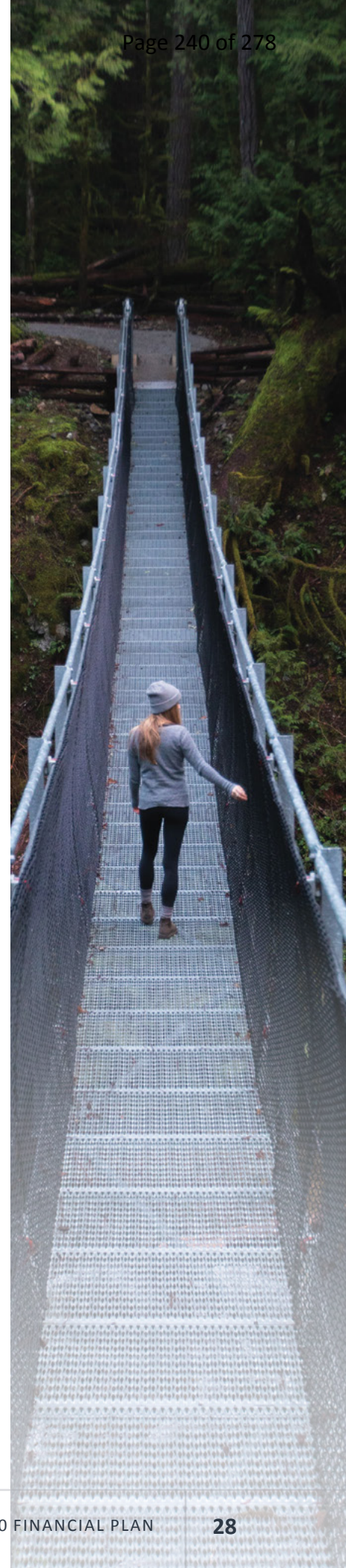
Engineering & Public Works	4,845,000
Fire Rescue Services & the Emergency Program	1,750,000
General Government	1,825,000
Parks, Recreation & Facilities	6,848,110
2028 Total	15,268,110

2029

Engineering & Public Works	4,650,000
Fire Rescue Services & the Emergency Program	235,000
General Government	1,000,000
Parks, Recreation & Facilities	2,402,500
Police & Community Safety and Municipal Enforcement	100,000
2029 Total	8,387,500

2030

Engineering & Public Works	2,440,000
Fire Rescue Services & the Emergency Program	110,000
General Government	1,000,000
Parks, Recreation & Facilities	8,696,240
2030 Total	12,246,240



Projects	Developer Contributions	Grant / Other	Community Works (Gas Tax)	ICBC - Capital Grants	Roads DCC	Parks & Open Space DCC	Debt	General Amenity Reserve	Equipment Replacement Reserve	Police Building Capital Reserve	Capital Works Reserve	General Operating (ie, Taxation, Surplus, etc)	Growing Communities Fund	Child Care BC New Spaces Fund	Grand Total
Building															
BI01 - Building Inspection Vehicle Purchase									120,000						120,000
Building Total									120,000						120,000
Engineering & Public Works															
CM01 - Centre Mountain Residential Rd LSA	1,200,000														1,200,000
CM02 - Centre Mountain Business Park Rd LSA							5,780,610								5,780,610
CM03 - Centre Mountain Water Service LSA							3,305,590								3,305,590
PW01 - Engineering Vehicle Purchase									377,500						377,500
SD46 - Langshire/Glenshire SSL Water System PRV							10,000								10,000
SD49 - Langford Lake Forebays											250,000				250,000
SL09 - Traffic Signal Upgrades									250,000						250,000
SL17 - Leigh @ Dunford (New Signal Lights)				40,000	225,000			162,240							427,240
SR32 - Neighbourhood Improvements											510,000				510,000
SR77 - ENG - Multi Use lanes			800,000												800,000
SR86 - BMP Ultimate Marble to Ecoasis	770,000														770,000
SR88 - Finney Rd Completion Project					166,320						1,680				168,000
SR90 - Irwin Rd Improvements												408,000			408,000
SR96 - Latoria Road Corridor Upgrades		3,556,000	1,689,910												5,245,910
SR97 - Walfred Rd Paving & Drainage Upgrades								1,200,000							1,200,000
SW01 - Sidewalk Infill								1,713,590							1,713,590
SW28 - Glen Lake Sidewalk		2,600,000													2,600,000
Engineering & Public Works Total	1,970,000	6,156,000	2,489,910	40,000	391,320		9,096,200	3,075,830	627,500		761,680	408,000			25,016,440
Fire Rescue Services & the Emergency Program															
FE23 - Firehall #2											25,000				25,000
FE36 - Ladder 1 Truck									53,000						53,000
FE44 - Firehall #1								72,000							72,000
FE45 - Hose Replacement									25,000						25,000
Fire Rescue Services & the Emergency Program Total								72,000	78,000		25,000				175,000
General Government															
FA06 - IT - Servers/Printers/Backup									126,500						126,500
FA08 - Admin Property Purchase											845,000				845,000
FA17 - Website Design								35,000							35,000
FA35 - Database - CityView to Browser								140,000							140,000
FA36 - Council Video Streaming Hardware											10,000				10,000
FA42 - Bryn Maur Masons Building							1,700,000								1,700,000
FA45 - ERP - Great Plains/Dynamics												150,000			150,000
General Government Total							1,700,000	175,000	126,500		855,000	150,000			3,006,500
Parks, Recreation & Facilities															
PD37 - Westshore Parkway Trail						495,000					5,000				500,000
PD40 - Royal Roads Parklet								75,000							75,000
PD43 - Hockey Parking Lot			200,000					150,000							350,000
PD47 - Westhills Arena - Mechanical Improvements									150,000						150,000
PD53 - Starlight Field Turf Replacement								50,000							50,000
PD54 - Westhills Langford Aquatic Centre												1,011,360			1,011,360
PD55 - Woodlands Park							382,610					800,490			1,183,100
PD56 - Daycare - Jenkins/Glen Lake								48,780						6,172,600	6,221,380
PD58 - Daycare - Carlow							248,100							7,070,600	7,318,700
PD59 - Arts Studio - Jenkins/Glen Lake							3,238,690						1,731,310		4,970,000
PD61 - Veterans Memorial Park Rubber Replacement						198,000					2,000				200,000
PD62 - Neighborhood Park Improvements						99,000					1,000				100,000
PD63 - Westhills Arena - Rink Board Realignment									25,000						25,000
PD65 - 2130 BMP Parkland Rock Fall											321,200				321,200
PK01 - Parkland Acquisition						990,000					10,000				1,000,000
PK07 - Access Improvements						99,000					1,000				100,000
PK18 - Hiking Trails						24,750					250				25,000
PK24 - Centennial Park Improvements						381,150					3,850				385,000
PK26 - Parks Vehicle Purchase									80,000						80,000
PK50 - Westhills Arena - Skate Mats			80,000												80,000
PK73 - Veterans Park Expansion						3,217,500					32,500				3,250,000
Parks, Recreation & Facilities Total			280,000			5,504,400	3,869,400	323,780	255,000		376,800	1,811,850	1,731,310	13,243,200	27,395,740
Police & Community Safety and Municipal Enforcement (CSME)															
BL02 - CSME - Vehicle Replacement									200,000						200,000
BL03 - CREST Radio Purchase									15,000						15,000
PS02 - Police Building Improvements/Replacements										130,000					130,000
Police & Community Safety and Municipal Enforcement (CSME) Total									215,000	130,000					345,000
Grand Total	1,970,000	6,156,000	2,769,910	40,000	391,320	5,504,400	14,665,600	3,646,610	1,422,000	130,000	2,018,480	2,369,850	1,731,310	13,243,200	56,058,680

2027 Capital Budget

Projects	Grant / Other	Community Works (Gas Tax)	Storm Drainage DCC	Parks & Open Space DCC	General Amenity Reserve	Equipment Replacement Reserve	Police Building Capital Reserve	Capital Works Reserve	General Operating (ie, Taxation, Surplus, etc)	Grand Total
Engineering & Public Works										
PW01 - Engineering Vehicle Purchase						75,000				75,000
SD35 - Irwin Dam Improvement Project					100,000					100,000
SD43 - Luxton Rd Firehall Creek Improvement			148,500					1,500		150,000
SL09 - Traffic Signal Upgrades						260,000				260,000
SR32 - Neighbourhood Improvements					370,000					370,000
SR77 - ENG - Multi Use lanes		800,000								800,000
SR96 - Latoria Road Corridor Upgrades	7,064,000									7,064,000
SW01 - Sidewalk Infill					800,000					800,000
Engineering & Public Works Total	7,064,000	800,000	148,500		1,270,000	335,000		1,500		9,619,000
Fire Rescue Services & the Emergency Program										
FE16 - SCBA Replacement						550,000				550,000
FE23 - Firehall #2								25,000		25,000
FE45 - Hose Replacement						25,000				25,000
Fire Rescue Services & the Emergency Program Total						575,000		25,000		600,000
General Government										
FA08 - Admin Property Purchase								1,000,000		1,000,000
FA45 - ERP - Great Plains/Dynamics									575,000	575,000
General Government Total								1,000,000	575,000	1,575,000
Parks, Recreation & Facilities										
PD46 - Goudy Field Score Clock Replacement						12,000				12,000
PD49 - Eagle Ridge Playing Surface								126,000		126,000
PD48 - Westhills Park Rubber Replacement								150,000		150,000
PD51 - Goudy Field Turf Replacement		1,500,000								1,500,000
PD52 - Belmont Field Turf Replacement		350,000								350,000
PD54 - Westhills Langford Aquatic Centre									10,160	10,160
PD55 - Woodlands Park									1,187,550	1,187,550
PK01 - Parkland Acquisition				990,000				10,000		1,000,000
PK07 - Access Improvements				99,000				1,000		100,000
PK18 - Hiking Trails				24,750				250		25,000
PK52 - Minigolf Landscaping					23,000					23,000
Parks, Recreation & Facilities Total		1,850,000		1,113,750	23,000	12,000		287,250	1,197,710	4,483,710
Police & Community Safety and Municipal Enforcement (CSME)										
PS02 - Police Building Improvements/Replacements								20,000		20,000
Police & Community Safety and Municipal Enforcement (CSME) Total								20,000		20,000
Grand Total	7,064,000	2,650,000	148,500	1,113,750	1,293,000	922,000		20,000	1,313,750	1,772,710
										16,297,710

2028 Capital Budget

Projects	Community Works (Gas Tax)	Storm Drainage DCC	Parks & Open Space DCC	General Amenity Reserve	Equipment Replacement Reserve	Capital Works Reserve	General Operating (ie, Taxation, Surplus, etc)	Grand Total
Engineering & Public Works								
PW01 - Engineering Vehicle Purchase					70,000			70,000
RD00 - Millstream Repaving						25,000		25,000
SD35 - Irwin Dam Improvement Project				1,000,000				1,000,000
SD43 - Luxton Rd Firehall Creek Improvement		1,485,000				15,000		1,500,000
SL09 - Traffic Signal Upgrades					270,000			270,000
SR32 - Neighbourhood Improvements				380,000				380,000
SR77 - ENG - Multi Use lanes	800,000							800,000
SW01 - Sidewalk Infill				800,000				800,000
Engineering & Public Works Total	800,000	1,485,000		2,180,000	340,000	40,000		4,845,000
Fire Rescue Services & the Emergency Program								
FE14 - Fire Vehicle Replacement					1,700,000			1,700,000
FE23 - Firehall #2						25,000		25,000
FE45 - Hose Replacement					25,000			25,000
Fire Rescue Services & the Emergency Program Total					1,725,000	25,000		1,750,000
General Government								
FA08 - Admin Property Purchase						1,000,000		1,000,000
FA45 - ERP - Great Plains/Dynamics							825,000	825,000
General Government Total						1,000,000	825,000	1,825,000
Parks, Recreation & Facilities								
PD32 - Stadium Staining						70,000		70,000
PD42 - City Gate Turf Field	2,000,000							2,000,000
PD44 - Eagle Ridge Kitchen Equipment Replacement					35,000			35,000
PD54 - Westhills Langford Aquatic Centre							2,226,020	2,226,020
PD55 - Woodlands Park							1,192,090	1,192,090
PD64 - Westhills Arena - De-superheater Tanks					200,000			200,000
PK01 - Parkland Acquisition			990,000			10,000		1,000,000
PK07 - Access Improvements			99,000			1,000		100,000
PK18 - Hiking Trails			24,750			250		25,000
Parks, Recreation & Facilities Total	2,000,000		1,113,750		235,000	81,250	3,418,110	6,848,110
Grand Total	2,800,000	1,485,000	1,113,750	2,180,000	2,300,000	1,146,250	4,243,110	15,268,110

2029 Capital Budget

Projects	Community Works (Gas Tax)	Parks & Open Space DCC	General Amenity Reserve	Equipment Replacement Reserve	Capital Works Reserve	General Operating (ie, Taxation, Surplus, etc)	Grand Total
Engineering & Public Works							
PW01 - Engineering Vehicle Purchase				80,000			80,000
RD00 - Millstream Repaving			2,300,000				2,300,000
SL09 - Traffic Signal Upgrades				280,000			280,000
SR32 - Neighbourhood Improvements					390,000		390,000
SR77 - ENG - Multi Use lanes	800,000						800,000
SW01 - Sidewalk Infill			800,000				800,000
Engineering & Public Works Total	800,000		3,100,000	360,000	390,000		4,650,000
Fire Rescue Services & the Emergency Program							
FE14 - Fire Vehicle Replacement				210,000			210,000
FE23 - Firehall #2					25,000		25,000
Fire Rescue Services & the Emergency Program Total				210,000	25,000		235,000
General Government							
FA08 - Admin Property Purchase					1,000,000		1,000,000
General Government Total					1,000,000		1,000,000
Parks, Recreation & Facilities							
PD32 - Stadium Staining					70,000		70,000
PD54 - Westhills Langford Aquatic Centre						10,780	10,780
PD55 - Woodlands Park						1,196,720	1,196,720
PK01 - Parkland Acquisition		990,000			10,000		1,000,000
PK07 - Access Improvements		99,000			1,000		100,000
PK18 - Hiking Trails		24,750			250		25,000
Parks, Recreation & Facilities Total		1,113,750			81,250	1,207,500	2,402,500
Police & Community Safety and Municipal Enforcement (CSME)							
BL02 - Community Safety and Municipal Enforcement - Vehicle Replacement				100,000			100,000
Police & Community Safety and Municipal Enforcement (CSME) Total				100,000			100,000
Grand Total	800,000	1,113,750	3,100,000	670,000	1,496,250	1,207,500	8,387,500

2030 Capital Budget

Projects	Community Works (Gas Tax)	Storm Drainage DCC	Parks & Open Space DCC	Equipment Replacement Reserve	Capital Works Reserve	General Operating (ie, Taxation, Surplus, etc)	Grand Total
Engineering & Public Works							
PW01 - Engineering Vehicle Purchase				150,000			150,000
SD45 - North Langford Overflow Drain		1,188,000			12,000		1,200,000
SL09 - Traffic Signal Upgrades				290,000			290,000
SR77 - ENG - Multi Use lanes	800,000						800,000
Engineering & Public Works Total	800,000	1,188,000		440,000	12,000		2,440,000
Fire Rescue Services & the Emergency Program							
FE14 - Fire Vehicle Replacement				110,000			110,000
Fire Rescue Services & the Emergency Program Total				110,000			110,000
General Government							
FA08 - Admin Property Purchase					1,000,000		1,000,000
General Government Total					1,000,000		1,000,000
Parks, Recreation & Facilities							
PD47 - Westhills Arena - Mechanical Improvements				505,000			505,000
PD54 - Westhills Langford Aquatic Centre						66,240	66,240
PD55 - Woodlands Park						7,000,000	7,000,000
PK01 - Parkland Acquisition			990,000		10,000		1,000,000
PK07 - Access Improvements			99,000		1,000		100,000
PK18 - Hiking Trails			24,750		250		25,000
Parks, Recreation & Facilities Total			1,113,750	505,000	11,250	7,066,240	8,696,240
Grand Total	800,000	1,188,000	1,113,750	1,055,000	1,023,250	7,066,240	12,246,240



Reserves

Impact of 2026 Budget on Reserve Funds

	Balance Beginning of Year	Additions	Expenditures Transfers	Transfer Internal	Interest Earned/charged	Ending Balance
	(Subject to change)					
Reserve Funds						
Capital Works	\$ 1,594,673	1,405,000	(3,023,480)	-	31,893	8,086
Affordable Housing	5,661,346	400,000	(724,000)	-	113,227	5,450,573
Parks and Open Space	-	100,000	-	-	-	100,000
Parkland Improvement	3,547	-	-	-	71	3,618
General Amenity/Amenity Cost Charge	1,186,463	2,500,000	(3,646,610)	-	23,729	63,582
Equipment Replacement	2,082,805	1,000,000	(1,536,670)	-	41,656	1,587,791
Sidewalk Capital	51,040	-	-	-	1,021	52,061
Bear Mountain Firehall	1,819,675	7,500	-	-	36,394	1,863,569
Police Capital	201,027	100,000	(130,000)	-	4,021	175,048
Special Police	759,443	-	-	-	15,189	774,632
Downtown Parking	144,516	-	-	-	2,890	147,406
Growing Communities Fund	1,731,310	-	(1,731,310)	-	-	-
Total Reserve Funds Balances	15,235,845	5,512,500	(10,792,070)	-	270,091	10,226,366
Development Cost Charges						
Parks	185,631	-	-	-	3,713	189,344
Storm Drainage	815,670	160,000	-	-	16,313	991,983
Roads	136,679	2,600,000	(391,320)	(2,000,000)	2,734	348,093
Parkland and Open Space	12,831,211	2,000,000	(5,504,400)	2,000,000	256,624	11,583,435
Total Development Cost Charges Balances	13,969,191	4,760,000	(5,895,720)	-	279,384	13,112,855
Other Reserve Accounts						
Surplus	1,599,690	500,000	(1,780,460)	-	31,994	351,224
Infrastructure Sustainability Reserve	1,344,489	-	-	-	26,890	1,371,379
Community Works (Gas Tax)	4,352,000	2,184,000	(2,889,910)	-	87,040	3,733,130
Total Other Reserve Accounts Balances	7,296,179	2,684,000	(4,670,370)	-	145,924	5,455,733
Total Funds on Hand	\$ 36,501,215	12,956,500	(21,358,160)	-	695,398	28,794,953

Impact of 2027 Budget on Reserve Funds

	Balance Beginning of Year	Additions	Expenditures Transfers	Transfer Internal	Interest Earned/charged	Ending Balance
	(Subject to change)					
Reserve Funds						
Capital Works	\$ 8,086	1,405,000	(1,313,750)	-	162	99,498
Affordable Housing	5,450,573	400,000	(276,350)	-	109,011	5,683,234
Parks and Open Space	100,000	100,000	-	-	2,000	202,000
Parkland Improvement	3,618	-	-	-	72	3,690
General Amenity/Amenity Cost Charge	63,582	2,500,000	(1,293,000)	-	1,272	1,271,854
Equipment Replacement	1,587,791	1,000,000	(1,117,950)	-	31,756	1,501,597
Sidewalk Capital	52,061	-	-	-	1,041	53,102
Bear Mountain Firehall	1,863,569	7,500	-	-	37,271	1,908,340
Police Capital	175,048	100,000	(20,000)	-	3,501	258,548
Special Police	774,632	-	-	-	15,493	790,124
Downtown Parking	147,406	-	-	-	2,948	150,354
Growing Communities Fund	-	-	-	-	-	-
Total Reserve Funds Balances	10,226,366	5,512,500	(4,021,050)	-	204,527	11,922,343
Development Cost Charges						
Parks	189,344	-	-	-	3,787	193,130
Storm Drainage	991,983	160,000	(148,500)	-	19,840	1,023,323
Roads	348,093	2,600,000	-	(1,000,000)	6,962	1,955,054
Parkland and Open Space	11,583,435	2,000,000	(1,113,750)	1,000,000	231,669	13,701,354
Total Development Cost Charges Balances	13,112,855	4,760,000	(1,262,250)	-	262,257	16,872,862
Other Reserve Accounts						
Surplus	351,224	500,000	(345,000)	-	7,024	513,248
Infrastructure Sustainability Reserve	1,371,379	-	-	-	27,428	1,398,806
Community Works (Gas Tax)	3,733,130	2,227,680	(2,770,000)	-	74,663	3,265,473
Total Other Reserve Accounts Balances	5,455,733	2,727,680	(3,115,000)	-	109,115	5,177,527
Total Funds on Hand	\$ 28,794,953	13,000,180	(8,398,300)	-	575,899	33,972,732

Impact of 2028 Budget on Reserve Funds

	Balance Beginning of Year	Additions	Expenditures Transfers	Transfer Internal	Interest Earned/charged	Ending Balance
	(Subject to change)					
Reserve Funds						
Capital Works	\$ 99,498	1,405,000	(1,146,250)	-	1,990	360,238
Affordable Housing	5,683,234	400,000	(278,760)	-	113,665	5,918,139
Parks and Open Space	202,000	100,000	-	-	4,040	306,040
Parkland Improvement	3,690	-	-	-	74	3,764
General Amenity/Amenity Cost Charge	1,271,854	2,250,000	(2,180,000)	-	25,437	1,367,291
Equipment Replacement	1,501,597	1,000,000	(2,445,380)	-	30,032	86,249
Sidewalk Capital	53,102	-	-	-	1,062	54,164
Bear Mountain Firehall	1,908,340	7,500	-	-	38,167	1,954,007
Police Capital	258,548	100,000	-	-	5,171	363,719
Special Police	790,124	-	-	-	15,802	805,927
Downtown Parking	150,354	-	-	-	3,007	153,362
Total Reserve Funds Balances	11,922,343	5,262,500	(6,050,390)	-	238,447	11,372,900
Development Cost Charges						
Parks	193,130	-	-	-	3,863	196,993
Storm Drainage	1,023,323	160,000	(1,485,000)	300,000	20,466	18,790
Roads	1,955,054	2,600,000	-	-	39,101	4,594,156
Parkland and Open Space	13,701,354	2,000,000	(1,113,750)	(300,000)	274,027	14,561,631
Total Development Cost Charges Balances	16,872,862	4,760,000	(2,598,750)	-	337,457	19,371,569
Other Reserve Accounts						
Surplus	513,248	500,000	(240,000)	-	10,265	783,513
Infrastructure Sustainability Reserve	1,398,806	-	-	-	27,976	1,426,782
Community Works (Gas Tax)	3,265,473	2,272,234	(2,920,000)	-	65,309	2,683,016
Total Other Reserve Accounts Balances	5,177,527	2,772,234	(3,160,000)	-	103,551	4,893,311
Total Funds on Hand	\$ 33,972,732	12,794,734	(11,809,140)	-	679,455	35,637,780

Impact of 2029 Budget on Reserve Funds

	Balance Beginning of Year	Additions	Expenditures Transfers	Transfer Internal	Interest Earned/charged	Ending Balance
(Subject to change)						
Reserve Funds						
Capital Works	\$ 360,238	1,405,000	(1,496,250)	-	7,205	276,193
Affordable Housing	5,918,139	400,000	(281,230)	-	118,363	6,155,272
Parks and Open Space	306,040	100,000	-	-	6,121	412,161
Parkland Improvement	3,764	-	-	-	75	3,839
General Amenity/Amenity Cost Charge	1,367,291	2,000,000	(3,100,000)	-	27,346	294,637
Equipment Replacement	86,249	1,000,000	(783,480)	-	1,725	304,494
Sidewalk Capital	54,164	-	-	-	1,083	55,247
Bear Mountain Firehall	1,954,007	7,500	-	-	39,080	2,000,587
Police Capital	363,719	100,000	-	-	7,274	470,994
Special Police	805,927	-	-	-	16,119	822,046
Downtown Parking	153,362	-	-	-	3,067	156,429
Total Reserve Funds Balances	11,372,900	5,012,500	(5,660,960)	-	227,458	10,951,898
Development Cost Charges						
Parks	196,993	-	-	-	3,940	200,933
Storm Drainage	18,790	160,000	-	-	376	179,165
Roads	4,594,156	2,600,000	-	-	91,883	7,286,039
Parkland and Open Space	14,561,631	2,000,000	(1,113,750)	-	291,233	15,739,114
Total Development Cost Charges Balances	19,371,569	4,760,000	(1,113,750)	-	387,431	23,405,251
Other Reserve Accounts						
Surplus	783,513	500,000	(220,000)	-	15,670	1,079,184
Infrastructure Sustainability Reserve	1,426,782	-	-	-	28,536	1,455,318
Community Works (Gas Tax)	2,683,016	2,317,678	(920,000)	-	53,660	4,134,354
Total Other Reserve Accounts Balances	4,893,311	2,817,678	(1,140,000)	-	97,866	6,668,856
Total Funds on Hand	\$ 35,637,780	12,590,178	(7,914,710)	-	712,756	41,026,004

Impact of 2030 Budget on Reserve Funds

	Balance Beginning of Year	Additions	Expenditures Transfers	Transfer Internal	Interest Earned/charged	Ending Balance
	(Subject to change)					
Reserve Funds						
Capital Works	\$ 276,193	1,405,000	(1,023,250)	-	5,524	663,467
Affordable Housing	6,155,272	400,000	(283,760)	-	123,105	6,394,617
Parks and Open Space	412,161	100,000	-	-	8,243	520,404
Parkland Improvement	3,839	-	-	-	77	3,916
General Amenity/Amenity Cost Charge	294,637	2,000,000	-	-	5,893	2,300,530
Equipment Replacement	304,494	1,000,000	(1,174,500)	-	6,090	136,084
Sidewalk Capital	55,247	-	-	-	1,105	56,352
Bear Mountain Firehall	2,000,587	7,500	-	-	40,012	2,048,099
Police Capital	470,994	100,000	-	-	9,420	580,414
Special Police	822,046	-	-	-	16,441	838,486
Downtown Parking	156,429	-	-	-	3,129	159,557
Total Reserve Funds Balances	10,951,898	5,012,500	(2,481,510)	-	219,038	13,701,926
Development Cost Charges						
Parks	200,933	-	-	-	4,019	204,952
Storm Drainage	179,165	160,000	(1,188,000)	900,000	3,583	54,749
Roads	7,286,039	2,600,000	-	-	145,721	10,031,759
Parkland and Open Space	15,739,114	2,000,000	(1,113,750)	(900,000)	314,782	16,040,146
Total Development Cost Charges Balances	23,405,251	4,760,000	(2,301,750)	-	468,105	26,331,606
Other Reserve Accounts						
Surplus	1,079,184	500,000	(200,000)	-	21,584	1,400,767
Infrastructure Sustainability Reserve	1,455,318	-	-	-	29,106	1,484,424
Community Works (Gas Tax)	4,134,354	2,364,032	(920,000)	-	82,687	5,661,073
Total Other Reserve Accounts Balances	6,668,856	2,864,032	(1,120,000)	-	133,377	8,546,265
Total Funds on Hand	\$ 41,026,004	12,636,532	(5,903,260)	-	820,520	48,579,796



CITY OF Langford



Langford.ca

Get Involved:

250-478-7882 hello@langford.ca

877 Goldstream Avenue, 2nd Floor
Langford, BC, V9B 2X8

Register at

Let's Chat

Langford.ca

2026-2030 Financial Plan

Appendix A

AS AT APRIL 20, 2026



City of Langford

Department 5-yr Plan - Revenues 2026-2030

Division	Department	Costing Center	Object	Budget 2025	2026	2027	2028	2029	2030
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0002 - General & Police	50,532,690	56,893,820	64,636,940	68,822,540	72,316,620	76,189,470
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0003 - General - West Shore Parks & Rec	3,422,720	3,669,170	3,779,250	3,892,630	4,009,410	4,129,690
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0004 - General - Library	2,941,210	3,312,700	3,412,080	3,514,440	3,619,870	3,728,470
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0005 - General - Debt	1,300,000	2,100,000	2,800,000	3,600,000	4,455,000	5,405,000
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0006 - General - Debt - Westhills Langford Aquatic Centre / Asset Management	4,009,520	2,266,790	6,241,690	7,567,570	8,967,570	1,360,520
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0007 - General - Woodlands Park	-	2,800,000	-	-	-	7,607,060
				62,206,140	71,042,480	80,869,960	87,397,180	93,368,470	98,420,210
	Non-Market Change Tax Revenue			3,013,000	2,479,707	1,800,000	1,800,000	1,800,000	1,800,000
	Total Taxation for Tax Increase			59,193,140	68,562,773	79,069,960	85,597,180	91,568,470	96,620,210
					10.22%	11.30%	5.85%	4.77%	3.48%
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0010 - Parcel Tax - LSA	1,743,010	1,670,460	4,345,460	4,345,460	4,345,460	4,345,460
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0020 - BC Hydro - Grant in Lieu	45,000	60,000	61,800	63,650	65,560	67,530
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0022 - BC Housing Mgmt Comm - Grant in Lieu	34,000	40,000	41,200	42,440	43,710	45,020
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0023 - ICBC - Grant in Lieu	52,000	70,000	72,100	74,260	76,490	78,780
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0024 - Canada Post - Grant in Lieu	69,000	80,000	82,400	84,870	87,420	90,040
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-000	0026 - Royal Roads - Grant in Lieu	-	6,000	6,000	6,000	6,000	6,000
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-121	0030 - BC Hydro - 1% Utility Tax	403,000	400,250	412,260	424,630	437,370	450,490
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-121	0031 - Telus - 1% Utility Tax	18,460	14,000	14,420	14,850	15,300	15,760
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-121	0032 - Rogers Cable - 1% Utility Tax	45,830	41,990	46,500	47,000	47,500	48,000
Taxes For Municipal Purposes	101 - Property Taxes and Grants In Lieu	101-121	0033 - Fortis Gas - 1% Utility Tax	101,170	94,090	96,910	99,820	102,810	105,890
Sale of Services - Other Revenue	110 - Sale of Services	110-000	0550 - Sewer Fees	5,000	5,000	5,000	5,000	5,000	5,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-000	0060 - Business Licences	38,000	38,000	38,000	38,000	38,000	38,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-000	0092 - License to Occupy	-	65,000	65,000	65,000	-	-
Sale of Services - Other Revenue	115 - Licences & Permits	115-391	0065 - Building Permits	2,775,000	2,925,000	2,775,000	2,775,000	2,775,000	2,775,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-391	0066 - Chimney Permits	400	400	400	400	400	400
Sale of Services - Other Revenue	115 - Licences & Permits	115-391	0067 - Plumbing Permits	250,000	250,000	250,000	250,000	250,000	250,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-413	0062 - Board of Variance	5,000	2,500	2,500	2,500	2,500	2,500
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0063 - Soil Permits	55,000	55,000	55,000	55,000	55,000	55,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0072 - Bylaw 33 Eng Insp Fees - Utilities	140,000	-	-	-	-	-
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0073 - Bylaw 33 Eng Insp Fees - Frontage Development	470,000	-	-	-	-	-
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0074 - Bylaw 33 Eng Insp Fees - 4% Offsite	25,000	-	-	-	-	-
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0075 - Bylaw 33 Eng Insp Fees - Other	65,000	-	-	-	-	-
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0076 - Bylaw 33 Eng Insp Fees - West Shore	11,000	-	-	-	-	-
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0100 - Bylaw 2233 Eng Special Event Fees	-	15,000	15,000	15,000	15,000	15,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0101 - Bylaw 2233 Eng Oversized Restricted Route Fees	-	7,500	7,500	7,500	7,500	7,500
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0102 - Bylaw 2233 Eng Street Use Fees	-	15,000	15,000	15,000	15,000	15,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0103 - Bylaw 2233 Eng Patio Permit Fees	-	2,500	2,500	2,500	2,500	2,500
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0105 - Bylaw 2233 Eng Foreign Utilities - Fortis	-	25,000	25,000	25,000	25,000	25,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0106 - Bylaw 2233 Eng Foreign Utilities - CRD	-	70,000	70,000	70,000	70,000	70,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0107 - Bylaw 2233 Eng Foreign Utilities - Rogers	-	35,000	35,000	35,000	35,000	35,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0108 - Bylaw 2233 Eng Foreign Utilities - Telus	-	35,000	35,000	35,000	35,000	35,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0109 - Bylaw 2233 Eng Frontage Fees	-	470,000	470,000	470,000	470,000	470,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0110 - Bylaw 2233 Eng WSES Fees	-	11,000	11,000	11,000	11,000	11,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0112 - Bylaw 2233 Eng Occupancy Agreement Fees	-	15,000	15,000	15,000	15,000	15,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0113 - Bylaw 2233 Eng Crane Swing Agreement Fees	-	5,000	5,000	5,000	5,000	5,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-471	0114 - Bylaw 2233 Eng Shoring Agreement Fees	-	5,000	5,000	5,000	5,000	5,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-472	0078 - Subdivision Application Fees	100,000	100,000	100,000	100,000	100,000	100,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-472	0079 - Subdivision Final Approval	58,000	58,000	58,000	58,000	58,000	58,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-472	0080 - Strata Conversion Applications	10,500	10,500	10,500	10,500	10,500	10,500
Sale of Services - Other Revenue	115 - Licences & Permits	115-472	0081 - 2% Subdivision Onsite Eng Approval	200,000	200,000	200,000	200,000	200,000	200,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-631	0069 - Development Permits	380,000	304,000	304,000	304,000	304,000	304,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-631	0070 - Sign Development Permits	10,000	8,000	8,000	8,000	8,000	8,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-631	0083 - Re-Zoning Applications	180,000	144,000	144,000	144,000	144,000	144,000
Sale of Services - Other Revenue	115 - Licences & Permits	115-631	0084 - Development Variance Permits	16,000	12,800	12,800	12,800	12,800	12,800
Sale of Services - Other Revenue	115 - Licences & Permits	115-631	0090 - Temporary Industrial Use Permits	3,000	2,800	3,300	3,800	4,300	4,800
Sale of Services - Other Revenue	125 - Rentals	125-251	0212 - 2960 Irwin Road	40,000	40,000	40,000	40,000	40,000	40,000

Division	Department	Costing Center	Object	Budget 2025	2026	2027	2028	2029	2030
Sale of Services - Other Revenue	125 - Rentals	125-251	0214 - 2826 Bryn Maur	70,000	30,000	30,000	30,000	30,000	30,000
Sale of Services - Other Revenue	125 - Rentals	125-251	0237 - PAD Rental	301,540	304,300	277,890	250,150	221,170	190,920
Sale of Services - Other Revenue	130 - Interest Income	130-000	0300 - Earnings on Bank Balances & Term Deposits	600,000	600,000	500,000	500,000	500,000	500,000
Sale of Services - Other Revenue	135 - Penalties & Interest On Taxes	135-000	0350 - Tax Penalties	500,000	600,000	618,000	636,540	655,640	675,310
Sale of Services - Other Revenue	135 - Penalties & Interest On Taxes	135-000	0351 - Interest On Arrears	80,000	125,000	128,750	132,610	136,590	140,690
Sale of Services - Other Revenue	135 - Penalties & Interest On Taxes	135-000	0352 - Interest On Delinquent	10,000	15,000	15,450	15,910	16,390	16,880
Sale of Services - Other Revenue	140 - Commercial Leasing	140-251	0400 - Provincial Detachment Lease	110,000	105,000	100,000	95,000	90,000	85,000
Sale of Services - Other Revenue	140 - Commercial Leasing	140-251	0401 - C.R.E.S.T. Lease	23,500	-	-	-	-	-
Sale of Services - Other Revenue	140 - Commercial Leasing	140-251	0403 - View Royal Share of RCMP Building Rentals - contra	(16,500)	(15,750)	(15,000)	(14,250)	(13,500)	(13,100)
Sale of Services - Other Revenue	140 - Commercial Leasing	140-251	0404 - Colwood Share of RCMP Building Rentals - contra	(27,500)	(26,250)	(25,000)	(23,750)	(22,500)	(21,830)
Sale of Services - Other Revenue	140 - Commercial Leasing	140-251	0405 - Metchosin Detachment Lease	68,770	65,000	60,000	55,000	50,000	45,000
Sale of Services - Other Revenue	145 - Casino	145-000	0532 - Casino Revenue - Operating Share	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000	1,400,000
Sale of Services - Other Revenue	150 - Other Revenue	150-000	0505 - RCMP Criminal Records Checks	50,000	70,000	72,100	74,260	76,490	78,780
Sale of Services - Other Revenue	150 - Other Revenue	150-000	0507 - Tax Certificates	60,000	61,800	63,650	65,560	67,530	69,560
Sale of Services - Other Revenue	150 - Other Revenue	150-000	0508 - School Tax Non-Residential Admin Fee	30,000	31,000	32,000	33,000	34,000	35,000
Sale of Services - Other Revenue	150 - Other Revenue	150-000	0509 - School Site Acquisition Admin Fees	3,000	3,000	3,000	3,000	3,000	3,000
Sale of Services - Other Revenue	150 - Other Revenue	150-000	0511 - Recoverable Work	60,000	60,000	60,000	60,000	60,000	60,000
Sale of Services - Other Revenue	150 - Other Revenue	150-000	0520 - Other	500,000	600,000	600,000	600,000	600,000	600,000
Sale of Services - Other Revenue	150 - Other Revenue	150-000	0536 - Franchise Fees	1,500,000	1,650,000	1,520,000	1,540,000	1,560,000	1,580,000
Sale of Services - Other Revenue	150 - Other Revenue	150-000	0539 - FOI Fees	1,000	2,000	2,060	2,120	2,180	2,250
Sale of Services - Other Revenue	150 - Other Revenue	150-291	0230 - Advertising	77,000	153,000	153,000	153,000	153,000	183,000
Sale of Services - Other Revenue	150 - Other Revenue	150-291	0555 - Economic Development - Sponsorships	50,000	77,500	77,500	77,500	75,000	75,000
Sale of Services - Other Revenue	150 - Other Revenue	150-291	0556 - Events Revenue - Event Tickets	12,000	12,000	12,000	12,000	12,000	12,000
Sale of Services - Other Revenue	150 - Other Revenue	150-291	0557 - The Langford Station - Rental - Artist Studio	3,600	3,600	3,600	3,600	3,600	3,600
Sale of Services - Other Revenue	150 - Other Revenue	150-291	0559 - The Langford Station - Rental - Business	60,000	60,000	60,000	60,000	60,000	60,000
Sale of Services - Other Revenue	150 - Other Revenue	150-291	0560 - The Langford Station - Food Truck	12,000	12,000	12,000	12,000	12,000	12,000
Sale of Services - Other Revenue	150 - Other Revenue	150-291	0561 - Purchase & Sale Agreement - Revenue Fee	108,000	50,000	50,000	50,000	50,000	50,000
Sale of Services - Other Revenue	150 - Other Revenue	150-301	0082 - ISA Survey Fees	2,500	4,000	4,000	4,000	4,000	4,000
Sale of Services - Other Revenue	150 - Other Revenue	150-317	0562 - Colwood ME Admin Fee	-	75,510	77,780	80,110	82,510	84,990
Sale of Services - Other Revenue	150 - Other Revenue	150-317	0563 - View Royal ME Admin Fee	44,300	47,200	48,620	50,080	51,580	53,130
Sale of Services - Other Revenue	150 - Other Revenue	150-317	0564 - Metchosin ME Admin Fee	16,600	18,880	19,450	20,030	20,630	21,250
Sale of Services - Other Revenue	150 - Other Revenue	150-431	0088 - Fireworks Permits	100	100	100	100	100	100
Sale of Services - Other Revenue	150 - Other Revenue	150-431	0201 - MTL Fines	25,000	30,000	30,900	31,830	32,780	33,760
Sale of Services - Other Revenue	150 - Other Revenue	150-431	0203 - Parking Fines	20,000	25,000	25,750	26,520	27,320	28,140
Sale of Services - Other Revenue	150 - Other Revenue	150-472	0548 - Latecomer Processing Fees	500	500	500	500	500	500
Sale of Services - Other Revenue	150 - Other Revenue	150-690	0230 - Advertising	39,470	41,200	41,400	41,610	41,820	42,040
Sale of Services - Other Revenue	150 - Other Revenue	150-690	0231 - Stadium - Starlight Naming Rights Revenue	13,000	14,000	16,500	17,000	17,500	18,000
Sale of Services - Other Revenue	150 - Other Revenue	150-690	0232 - Box Rentals	1,620	1,670	1,720	1,770	1,820	1,870
Sale of Services - Other Revenue	150 - Other Revenue	150-690	0233 - CCP Storage Facility Building Rentals	127,730	129,000	129,000	129,000	129,000	129,000
Sale of Services - Other Revenue	150 - Other Revenue	150-690	0234 - RC National Training Centre - Revenue	100,000	100,000	100,000	100,000	100,000	100,000
Sale of Services - Other Revenue	150 - Other Revenue	150-690	0235 - Stadium Bleacher Rentals	500	500	500	500	500	500
Sale of Services - Other Revenue	150 - Other Revenue	150-690	0236 - PFC Indoor Training Centre - Rental Revenue	240,000	245,000	-	-	-	-
Sale of Services - Other Revenue	150 - Other Revenue	150-690	0540 - Recreation Additional Rent Offset	49,200	75,680	78,060	80,510	83,040	85,350
Sale of Services - Other Revenue	150 - Other Revenue	150-690	0541 - Recreation Facility Revenue	6,828,510	9,092,950	9,214,820	9,394,660	9,580,910	9,771,690
Sale of Services - Other Revenue	151 - Donations	151-262	0519 - Developer Contributions - Other	-	62,500	-	-	-	-
Unconditional Grants	160 - Unconditional Grants	160-109	0600 - Traffic Fine Sharing Grant	430,000	440,000	453,200	466,800	480,800	495,220
Conditional Grants	165 - Conditional Grants	165-000	0513 - Moth Streetlight - Signals Cost Share	1,000	1,000	1,000	1,000	1,000	1,000
Conditional Grants	165 - Conditional Grants	165-000	0565 - FCM Growing Canada's Community Canopies	-	77,500	-	-	-	-
Conditional Grants	165 - Conditional Grants	165-000	0633 - Intact - Vegetation Mgmt	-	100,000	-	-	-	-
Conditional Grants	165 - Conditional Grants	165-108	0602 - Student Summer Works Grant	5,000	5,000	5,000	5,000	5,000	5,000
Conditional Grants	165 - Conditional Grants	165-109	0013 - Hotel Room Tax	317,300	437,090	453,570	465,390	477,570	434,840
Conditional Grants	165 - Conditional Grants	165-109	0601 - Canada/BC Infrastructure Grant	230,000	230,000	230,000	230,000	230,000	230,000
Conditional Grants	165 - Conditional Grants	165-109	0610 - Gas Tax Agreement - Community Works	-	124,000	128,000	132,000	136,000	140,000
Conditional Grants	165 - Conditional Grants	165-109	0623 - Revenue - Trees for Tomorrow	5,000	5,000	5,000	5,000	5,000	5,000
Conditional Grants	165 - Conditional Grants	165-109	0631 - Child Care BC New Spaces Fund	250,000	-	-	-	-	-
Conditional Grants	165 - Conditional Grants	165-111	0612 - Emergency Planning Grant	-	110,000	-	-	-	-
Conditional Grants	165 - Conditional Grants	165-294	0042 - IT Services - Other Government	68,200	69,350	69,450	69,550	69,660	69,770
Transfers From Own Funds & Reserves	170 - Transfers From Reserve Funds	170-159	0000 - Transfers From Reserves (Future Expenditures)	-	150,000	-	-	-	101,250
Transfers From Own Funds & Reserves	170 - Transfers From Reserve Funds	170-166	0000 - Transfers From Reserves (Equipment Replacement)	122,100	114,670	195,950	145,380	113,480	119,500
Transfers From Own Funds & Reserves	170 - Transfers From Reserve Funds	170-171	0000 - Transfers From Reserves (Affordable Housing)	751,820	724,000	276,350	278,760	281,230	283,760
Transfers From Own Funds & Reserves	170 - Transfers From Reserve Funds	170-177	0000 - Transfers From Reserves (Capital Works)	850,000	1,005,000	-	-	-	-
Transfers From Own Funds & Reserves	175 - Transfers From Reserve Accounts & Surplus	175-000	0000 - Transfers From Reserves (Capital Fund)	120,000	-	-	-	-	-
Transfers From Own Funds & Reserves	175 - Transfers From Reserve Accounts & Surplus	175-153	0000 - Transfers From Reserves (Surplus)	4,565,310	1,780,460	345,000	240,000	220,000	200,000
Transfers From Own Funds & Reserves	175 - Transfers From Reserve Accounts & Surplus	175-154	9054 - Transfers from LGCAP/Housing Capacity	883,760	458,750	-	-	-	-
Total Revenues				91,309,440	100,294,980	108,594,130	115,223,510	121,340,930	126,724,900



City of Langford

Department 5-yr Plan - Expenses 2026-2030

	2025 Budget	2026	2027	2028	2029	2030
Building						
223 - Building Inspection						
223-391 - Building Inspection Administration						
1010 - Wages, Salaries and Benefits	898,080	1,009,400	1,248,420	1,322,390	1,399,660	1,441,650
2020 - Dues	6,900	7,080	7,320	7,560	7,800	9,760
2200 - Contracts	5,000	80,000	80,000	80,000	80,000	80,000
4011 - IT Replacements	3,400	4,410	11,810	-	2,410	4,960
4015 - Subscriptions and Manuals	3,500	2,500	2,580	2,660	2,740	2,820
4030 - Office Stationary and Supplies	2,500	2,580	2,660	2,740	2,820	2,900
4035 - Printing	1,210	1,250	1,290	1,330	1,370	1,410
4420 - Small Equipment	4,100	4,220	4,350	4,480	4,610	4,750
5010 - Sundry	3,300	3,400	3,500	3,610	3,720	3,830
5015 - Training and Travel	19,480	18,500	31,390	32,330	33,300	34,300
Total 223-391 - Building Inspection Administration	947,470	1,133,340	1,393,320	1,457,100	1,538,430	1,586,380
223-400 - Building Fleet						
4300 - Vehicle - Contract Repairs	5,200	5,360	5,520	5,680	5,840	6,000
4305 - Vehicle - Insurance	6,000	6,200	6,400	6,600	6,800	7,000
4315 - Vehicle - Fuel	3,280	3,360	3,480	3,600	3,720	3,840
Total 223-400 - Building Fleet	14,480	14,920	15,400	15,880	16,360	16,840
223-413 - Board of Variance						
1010 - Wages, Salaries and Benefits	5,000	2,500	2,500	2,500	2,500	2,500
Total 223-413 - Board of Variance	5,000	2,500	2,500	2,500	2,500	2,500
Total 223 - Building Inspection	966,950	1,150,760	1,411,220	1,475,480	1,557,290	1,605,720
Total Building	966,950	1,150,760	1,411,220	1,475,480	1,557,290	1,605,720

	2025 Budget	2026	2027	2028	2029	2030
Community Planning & Development						
232 - Subdivision & Land Development						
232-472 - Subdivision & Land Development						
1010 - Wages, Salaries and Benefits	365,590	360,040	388,050	399,690	411,680	451,750
2020 - Dues	510	530	550	570	590	610
4011 - IT Replacements	-	2,600	-	-	-	-
5015 - Training and Travel	3,000	3,000	4,240	4,370	4,500	4,640
Total 232-472 - Subdivision & Land Development	369,100	366,170	392,840	404,630	416,770	457,000
Total 232 - Subdivision & Land Development	369,100	366,170	392,840	404,630	416,770	457,000
251 - Community Planning & Development						
251-631 - Planning						
1010 - Wages, Salaries and Benefits	1,355,750	1,448,860	1,385,560	1,489,330	1,598,080	1,638,030
2020 - Dues	6,480	5,910	6,840	7,020	7,200	7,380
2025 - Legal	30,000	-	-	-	-	-
2035 - Advertising	67,310	37,500	38,630	39,790	40,980	42,210
2200 - Contracts	265,000	170,000	-	-	-	-
2215 - Consultants	51,000	165,900	53,000	54,000	55,000	56,000
4011 - IT Replacements	13,600	8,820	9,540	5,680	12,050	9,930
4030 - Office Stationary and Supplies	1,000	1,030	1,060	1,090	1,120	1,150
5010 - Sundry	2,370	2,440	2,510	2,590	2,670	2,750
5015 - Training and Travel	26,010	12,500	29,880	30,780	31,700	32,650
Total 251-631 - Planning	1,818,520	1,852,960	1,527,020	1,630,280	1,748,800	1,790,100
251-658 - Zoning Bylaw Review						
2215 - Consultants	230,000	150,000	17,060	17,570	18,100	18,640
Total 251-658 - Zoning Bylaw Review	230,000	150,000	17,060	17,570	18,100	18,640
251-664 - Official Community Plan						
2200 - Contracts	150,000	50,000	-	-	-	-
Total 251-664 - Official Community Plan	150,000	50,000	-	-	-	-

	2025 Budget	2026	2027	2028	2029	2030
251-668 - Affordable Housing						
1010 - Wages, Salaries and Benefits	94,000	94,000	96,350	98,760	101,230	103,760
2035 - Advertising	10,000	10,000	10,000	10,000	10,000	10,000
2215 - Consultants	20,000	130,000	-	-	-	-
2310 - Affordable Housing	645,000	490,000	170,000	170,000	170,000	170,000
Total 251-668 - Affordable Housing	769,000	724,000	276,350	278,760	281,230	283,760
Total 251 - Community Planning & Development	2,967,520	2,776,960	1,820,430	1,926,610	2,048,130	2,092,500
Total Community Planning & Development	3,336,620	3,143,130	2,213,270	2,331,240	2,464,900	2,549,500

	2025 Budget	2026	2027	2028	2029	2030
Engineering & Public Works						
231 - Engineering - Common Services						
231-471 - Engineering Administration						
1010 - Wages, Salaries and Benefits	1,306,010	1,365,840	1,552,180	1,674,070	1,801,890	1,935,850
2020 - Dues	9,330	9,610	9,890	10,170	10,450	10,740
2025 - Legal	10,000	-	-	-	-	-
2035 - Advertising	4,000	4,120	4,240	4,370	4,500	4,640
2070 - Contingencies	142,790	147,070	151,480	156,020	160,700	165,520
2200 - Contracts	85,000	85,000	85,000	-	-	-
2215 - Consultants	582,470	390,780	184,130	190,000	200,900	211,830
4011 - IT Replacements	8,500	7,560	4,540	27,030	9,640	8,510
4030 - Office Stationary and Supplies	2,200	2,270	2,340	2,410	2,480	2,550
4050 - Telephone	10,140	10,440	10,750	11,070	11,400	11,740
4420 - Small Equipment	8,790	9,050	9,320	9,600	9,890	10,190
5010 - Sundry	4,940	5,090	5,240	5,400	5,560	5,730
5015 - Training and Travel	22,840	14,500	31,260	32,200	33,170	34,170
5150 - Clothing Allowance	2,750	2,830	2,910	3,000	3,090	3,180
5300 - Recoverable Work	71,480	60,000	60,000	60,000	60,000	60,000
5500 - ISA Expenditures	21,970	22,630	23,310	24,010	24,730	25,470
Total 231-471 - Engineering Administration	2,293,210	2,136,790	2,136,590	2,209,350	2,338,400	2,490,120
231-474 - Luxton Yard						
1010 - Wages, Salaries and Benefits	166,350	171,340	176,480	181,770	187,220	192,840
2040 - Building Maintenance & Repairs	43,300	44,600	45,940	47,320	48,740	50,200
2055 - General Repairs and Maintenance	25,000	25,000	25,000	25,000	25,000	25,000
4065 - Utilities	15,500	12,130	12,490	12,860	13,250	13,650
Total 231-474 - Luxton Yard	250,150	253,070	259,910	266,950	274,210	281,690
231-480 - Engineering Fleet						
4300 - Vehicle - Contract Repairs	28,740	26,170	26,950	27,740	28,560	29,390
4305 - Vehicle - Insurance	17,250	19,050	19,600	20,170	20,780	21,420
4310 - Vehicle - Materials and Supplies	580	580	580	580	580	580
4315 - Vehicle - Fuel	25,420	22,780	23,440	24,120	24,800	25,530
Total 231-480 - Engineering Fleet	71,990	68,580	70,570	72,610	74,720	76,920

	2025 Budget	2026	2027	2028	2029	2030
231-496 - Engineering Outside Wages						
1010 - Wages, Salaries and Benefits	277,580	285,910	294,490	303,320	312,420	321,790
Total 231-496 - Engineering Outside Wages	277,580	285,910	294,490	303,320	312,420	321,790
231-732 - Christmas Decorations						
2055 - General Repairs and Maintenance	3,300	3,400	3,500	3,610	3,720	3,830
4010 - Supplies	30,000	20,000	46,350	47,740	49,170	50,650
Total 231-732 - Christmas Decorations	33,300	23,400	49,850	51,350	52,890	54,480
Total 231 - Engineering - Common Services	2,926,230	2,767,750	2,811,410	2,903,580	3,052,640	3,225,000
233 - Public Works						
233-496 - Road Maintenance						
1010 - Wages, Salaries and Benefits	225,060	231,810	238,760	245,920	253,300	260,900
2055 - General Repairs and Maintenance	445,000	446,350	497,740	549,170	550,650	602,170
2200 - Contracts	3,596,570	3,772,840	3,916,140	4,034,440	4,156,130	4,281,310
4010 - Supplies	27,000	29,000	30,000	30,000	30,000	30,000
Total 233-496 - Road Maintenance	4,293,630	4,480,000	4,682,640	4,859,530	4,990,080	5,174,380
233-536 - Boulevard Maintenance						
2055 - General Repairs and Maintenance	-	-	75,000	-	-	-
2200 - Contracts	121,400	96,170	99,060	102,030	105,090	108,240
2215 - Consultants	-	85,000	-	-	-	-
4010 - Supplies	11,610	11,960	12,320	12,690	13,070	13,460
4065 - Utilities	9,340	6,000	6,180	6,370	6,560	6,760
Total 233-536 - Boulevard Maintenance	142,350	199,130	192,560	121,090	124,720	128,460
233-540 - Bridge Maintenance						
2200 - Contracts	31,000	31,500	32,000	32,500	33,000	33,500
Total 233-540 - Bridge Maintenance	31,000	31,500	32,000	32,500	33,000	33,500
233-542 - Road Contingency						
2200 - Contracts	60,410	18,000	18,200	18,400	18,600	18,800
4010 - Supplies	140,000	150,000	160,000	170,000	180,000	190,000
Total 233-542 - Road Contingency	200,410	168,000	178,200	188,400	198,600	208,800
233-548 - Roads - Permits						
1010 - Wages, Salaries and Benefits	197,530	203,460	209,570	215,860	222,330	228,100
Total 233-548 - Roads - Permits	197,530	203,460	209,570	215,860	222,330	228,100

	2025 Budget	2026	2027	2028	2029	2030
233-566 - Storm Drain Maintenance						
1010 - Wages, Salaries and Benefits	91,430	94,170	97,000	99,910	102,900	105,980
2055 - General Repairs and Maintenance	40,000	41,200	42,440	43,710	45,020	46,370
2200 - Contracts	980,000	1,005,000	1,535,000	1,050,000	1,070,000	1,090,000
2215 - Consultants	15,680	16,080	16,490	16,910	17,340	17,780
Total 233-566 - Storm Drain Maintenance	1,127,110	1,156,450	1,690,930	1,210,530	1,235,260	1,260,130
233-568 - Traffic Signs						
1010 - Wages, Salaries and Benefits	3,090	3,180	3,280	3,380	3,480	3,580
2200 - Contracts	140,000	70,000	150,000	80,000	85,000	90,000
Total 233-568 - Traffic Signs	143,090	73,180	153,280	83,380	88,480	93,580
233-570 - Traffic Signals						
1010 - Wages, Salaries and Benefits	6,700	6,900	7,110	7,320	7,540	7,770
2055 - General Repairs and Maintenance	136,040	146,220	156,410	166,600	176,800	187,000
2200 - Contracts	55,470	57,130	58,850	60,610	62,430	64,310
2215 - Consultants	2,860	2,950	3,040	3,130	3,220	3,320
2275 - School Crossing Guard Patrol Program	120,000	140,000	150,000	160,000	170,000	180,000
4065 - Utilities	25,000	9,880	10,180	10,490	10,800	11,120
Total 233-570 - Traffic Signals	346,070	363,080	385,590	408,150	430,790	453,520
233-572 - Street Lights						
1010 - Wages, Salaries and Benefits	16,000	16,480	16,970	17,480	18,000	18,540
2055 - General Repairs and Maintenance	276,480	441,970	307,480	323,000	338,540	354,100
2200 - Contracts	60,000	124,000	128,000	132,000	136,000	140,000
4065 - Utilities	415,000	361,590	372,430	383,600	395,110	406,960
Total 233-572 - Street Lights	767,480	944,040	824,880	856,080	887,650	919,600
233-574 - Other Traffic Services						
2200 - Contracts	10,300	10,300	-	-	10,500	-
Total 233-574 - Other Traffic Services	10,300	10,300	-	-	10,500	-
Total 233 - Public Works	7,258,970	7,629,140	8,349,650	7,975,520	8,221,410	8,500,070
Total Engineering & Public Works	10,185,200	10,396,890	11,161,060	10,879,100	11,274,050	11,725,070

	2025 Budget	2026	2027	2028	2029	2030
Fire Rescue Services & the Emergency Program						
222 - Fire Rescue Services & the Emergency Program						
222-331 - Fire Administration						
1010 - Wages, Salaries and Benefits	6,644,120	7,798,880	8,200,560	8,684,510	9,190,120	9,420,360
2020 - Dues	4,170	2,900	2,990	3,080	3,170	3,260
2035 - Advertising	5,460	2,000	2,000	2,000	2,000	2,000
4011 - IT Replacements	20,000	6,610	105,150	15,900	4,220	7,450
4020 - Postage	3,000	3,100	3,190	3,280	3,380	3,480
4035 - Printing	3,000	3,100	3,230	3,450	3,570	3,690
4040 - Photocopier Maintenance and Supplies	3,420	3,520	3,630	3,740	3,850	3,970
4050 - Telephone	34,770	11,500	11,500	11,500	11,500	11,500
5010 - Sundry	13,000	7,000	7,210	7,430	7,650	7,880
5013 - Fire Prevention Education	17,090	17,600	18,130	18,680	19,240	19,820
5015 - Training and Travel	3,700	-	-	-	-	-
5150 - Clothing Allowance	2,050	2,050	2,050	2,050	2,050	2,050
5160 - Banquet and Awards	26,910	30,460	35,000	32,300	33,290	34,280
5175 - Special Events	25,880	25,000	25,750	26,500	27,320	28,140
Total 222-331 - Fire Administration	6,806,570	7,913,720	8,420,390	8,814,420	9,311,360	9,547,880
222-340 - Fire Fleet						
4011 - IT Replacements	2,600	6,700	6,900	7,100	7,320	7,540
4300 - Vehicle - Contract Repairs	135,750	28,750	29,630	30,540	31,460	32,410
4305 - Vehicle - Insurance	-	25,770	26,560	27,360	28,180	29,020
4315 - Vehicle - Fuel	-	54,480	56,130	57,860	59,590	61,370
Total 222-340 - Fire Fleet	138,350	115,700	119,220	122,860	126,550	130,340
222-365 - Firefighter Training						
2210 - Computer Software Support	29,480	30,400	31,280	32,220	33,190	34,180
5035 - Fire Training	102,500	106,290	109,480	112,760	116,140	119,620
5037 - Training Material	-	3,000	3,090	3,190	3,280	3,450
Total 222-365 - Firefighter Training	131,980	139,690	143,850	148,170	152,610	157,250
222-366 - Firefighting Force						
2020 - Dues	400	400	400	400	400	400
2055 - General Repairs and Maintenance	11,140	11,480	11,820	12,180	12,550	12,920
2100 - Volunteer Longevity Incentive Program	31,050	15,000	15,450	15,920	16,390	16,880
2200 - Contracts	170,830	175,960	181,240	186,670	192,270	198,040

	2025					
	Budget	2026	2027	2028	2029	2030
4010 - Supplies	4,230	4,360	4,490	4,620	4,760	4,900
4013 - First Responder Supplies	7,280	7,500	7,730	7,960	8,200	8,440
4050 - Telephone	3,320	-	-	-	-	-
5010 - Sundry	2,600	-	-	-	-	-
5100 - Volunteers AD&D Insurance	14,900	15,350	15,810	16,280	16,770	17,270
5105 - Volunteers Gift Vouchers	9,300	4,500	4,500	4,500	4,500	4,500
5106 - Volunteer Firefighter Support	5,000	5,000	5,000	5,000	5,000	5,000
5110 - Volunteers Callout Meals	6,620	6,820	7,030	7,240	7,450	7,680
5115 - Volunteers Uniforms	38,620	39,780	40,980	42,200	43,470	44,780
5120 - Volunteers Medical & Debriefing	10,980	8,000	8,240	8,490	8,740	9,000
6565 - Provincial - WCB	3,140	3,240	3,330	3,430	3,540	3,640
Total 222-366 - Firefighting Force	319,410	297,390	306,020	314,890	324,040	333,450
222-367 - Fire Stations						
2040 - Building Maintenance & Repairs	111,840	76,320	76,960	77,620	78,300	79,000
2050 - Ground Maintenance	18,630	20,880	21,510	22,160	22,830	23,510
2070 - Contingencies	8,220	2,500	2,500	2,500	2,500	2,500
2200 - Contracts	11,490	13,890	14,310	14,760	15,210	15,660
4010 - Supplies	20,170	22,880	23,490	24,200	24,940	25,690
4065 - Utilities	93,980	63,010	64,900	66,850	68,860	70,930
4305 - Vehicle - Insurance	380	-	-	-	-	-
5010 - Sundry	6,000	-	-	-	-	-
Total 222-367 - Fire Stations	270,710	199,480	203,670	208,090	212,640	217,290
222-370 - Communication Centre						
2055 - General Repairs and Maintenance	20,000	5,000	20,000	20,000	20,000	20,000
2200 - Contracts	168,900	173,970	179,200	184,570	190,100	195,810
Total 222-370 - Communication Centre	188,900	178,970	199,200	204,570	210,100	215,810
222-371 - Fire Equipment Maintenance						
2055 - General Repairs and Maintenance	8,530	8,500	8,500	8,500	8,500	8,500
2200 - Contracts	5,440	5,610	5,780	5,950	6,130	6,310
2305 - Radio Licence Fee	118,580	122,140	125,800	129,580	133,470	137,470
4010 - Supplies	3,000	-	-	-	-	-
4085 - Equipment Replacement	263,880	263,130	230,980	237,000	243,220	249,610
Total 222-371 - Fire Equipment Maintenance	399,430	399,380	371,060	381,030	391,320	401,890

	2025 Budget	2026	2027	2028	2029	2030
222-372 - Emergency Measures						
1010 - Wages, Salaries and Benefits	-	276,090	284,360	292,890	301,680	310,730
2020 - Dues	22,500	18,000	18,540	19,100	19,670	20,260
2200 - Contracts	124,750	287,950	115,490	112,950	110,340	107,640
2201 - Contract Additions	-	40,000	-	-	-	-
2215 - Consultants	48,000	-	-	-	-	-
4010 - Supplies	500	500	500	500	500	500
4050 - Telephone	1,500	1,500	1,500	1,500	1,500	1,500
4060 - Offsite Storage Fees	8,000	8,000	8,000	8,000	8,000	8,000
4305 - Vehicle - Insurance	2,020	600	620	640	660	680
4310 - Vehicle - Materials and Supplies	-	400	410	420	430	440
Total 222-372 - Emergency Measures	207,270	633,040	429,420	436,000	442,780	449,750
Total 222 - Fire Rescue Services & the Emergency Program	8,462,620	9,877,370	10,192,830	10,630,030	11,171,400	11,453,660
Total Fire Rescue Services & the Emergency Program	8,462,620	9,877,370	10,192,830	10,630,030	11,171,400	11,453,660

	2025 Budget	2026	2027	2028	2029	2030
Fiscal Services						
281 - Bank Charges & Interest						
281-000 - Bank & Temp. Finance Charges						
8005 - Bank Charges	11,500	8,000	8,000	8,000	8,000	8,000
8010 - Interest Charges	2,000	2,000	2,000	2,000	2,000	2,000
8015 - Interest on Prepaid Taxes	30,000	25,000	25,000	25,000	25,000	25,000
Total 281-000 - Bank & Temp. Finance Charges	43,500	35,000	35,000	35,000	35,000	35,000
281-431 - Bank Charges - Bylaw						
8005 - Bank Charges	500	1,000	1,000	1,000	1,000	1,000
Total 281-431 - Bank Charges - Bylaw	500	1,000	1,000	1,000	1,000	1,000
281-496 - Interest - Roads						
8120 - Interest on Interim Financing	846,000	846,000	1,736,000	1,736,000	1,736,000	1,736,000
Total 281-496 - Interest - Roads	846,000	846,000	1,736,000	1,736,000	1,736,000	1,736,000
281-566 - Interest - Water						
8120 - Interest on Interim Financing	-	-	440,000	440,000	440,000	440,000
Total 281-566 - Interest - Water	-	-	440,000	440,000	440,000	440,000
281-680 - Interest - Facilities						
8120 - Interest on Interim Financing	-	641,680	690,070	688,360	686,580	326,570
Total 281-680 - Interest - Facilities	-	641,680	690,070	688,360	686,580	326,570
281-690 - Interest - Recreation Facilities						
8120 - Interest on Interim Financing	100,000	100,000	100,000	100,000	100,000	100,000
Total 281-690 - Interest - Recreation Facilities	100,000	100,000	100,000	100,000	100,000	100,000
Total 281 - Bank Charges & Interest	990,000	1,623,680	3,002,070	3,000,360	2,998,580	2,638,570
282 - Principal Repayment						
282-496 - Principal -Roads						
8140 - Principal on Interim Financing	897,010	897,010	1,807,010	1,807,010	1,807,010	1,807,010
Total 282-496 - Principal -Roads	897,010	897,010	1,807,010	1,807,010	1,807,010	1,807,010
282-566 - Principal - Water						
8140 - Principal on Interim Financing	-	-	435,000	435,000	435,000	435,000
Total 282-566 - Principal - Water	-	-	435,000	435,000	435,000	435,000
282-680 - Principal - Facilities						
8140 - Principal on Interim Financing	-	539,610	5,560,140	4,671,020	8,277,600	1,408,090
Total 282-680 - Principal - Facilities	-	539,610	5,560,140	4,671,020	8,277,600	1,408,090

	2025 Budget	2026	2027	2028	2029	2030
282-690 - Principal - Recreation Facilities						
8140 - Principal on Interim Financing	200,000	200,000	200,000	200,000	200,000	200,000
Total 282-690 - Principal - Recreation Facilities	200,000	200,000	200,000	200,000	200,000	200,000
Total 282 - Principal Repayment	1,097,010	1,636,620	8,002,150	7,113,030	10,719,610	3,850,100
283 - Transfers to Own Funds & Reserves						
283-152 - Transfer to Capital Fund						
9300 - General Capital Fund	8,243,240	7,091,040	4,272,710	7,948,080	6,131,680	11,779,200
Total 283-152 - Transfer to Capital Fund	8,243,240	7,091,040	4,272,710	7,948,080	6,131,680	11,779,200
283-159 - Transfer to Future Expenditures						
9059 - Reserve Account for Future Expenditures	650,000	745,000	500,000	815,870	872,300	3,855,960
Total 283-159 - Transfer to Future Expenditures	650,000	745,000	500,000	815,870	872,300	3,855,960
283-166 - Transfer to Equipment Reserve						
9066 - Equipment Replacement	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Total 283-166 - Transfer to Equipment Reserve	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
283-168 - Transfer to Police Capital Reserve						
9068 - Police Capital	100,000	100,000	100,000	100,000	100,000	100,000
Total 283-168 - Transfer to Police Capital Reserve	100,000	100,000	100,000	100,000	100,000	100,000
283-177 - Transfer to Capital Works Reserve						
9077 - Capital Works	1,405,000	1,405,000	1,405,000	1,405,000	1,405,000	1,405,000
Total 283-177 - Transfer to Capital Works Reserve	1,405,000	1,405,000	1,405,000	1,405,000	1,405,000	1,405,000
Total 283 - Transfers to Own Funds & Reserves	11,398,240	10,341,040	7,277,710	11,268,950	9,508,980	18,140,160
Total Fiscal Services	13,485,250	13,601,340	18,281,930	21,382,340	23,227,170	24,628,830

	2025 Budget	2026	2027	2028	2029	2030
General Government						
211 - Council						
211-281 - Council General						
1010 - Wages, Salaries and Benefits	303,950	331,070	473,230	485,060	497,190	509,620
2020 - Dues	45,000	46,350	47,740	49,170	50,650	52,170
4011 - IT Replacements	-	18,190	2,730	-	1,690	20,470
5010 - Sundry	43,700	45,010	46,360	47,750	49,180	50,660
Total 211-281 - Council General	392,650	440,620	570,060	581,980	598,710	632,920
211-282 - Council Travel and Training						
4330 - Vehicle - Car Sharing	2,000	2,000	2,000	2,000	2,000	2,000
5015 - Training and Travel	52,500	40,000	70,000	70,000	70,000	70,000
Total 211-282 - Council Travel and Training	54,500	42,000	72,000	72,000	72,000	72,000
211-284 - Council Contingency						
2070 - Contingencies	200,000	200,000	200,000	200,000	200,000	200,000
Total 211-284 - Council Contingency	200,000	200,000	200,000	200,000	200,000	200,000
211-285 - Council Election Costs						
5020 - Election Costs	-	150,000	37,500	37,500	37,500	37,500
Total 211-285 - Council Election Costs	-	150,000	37,500	37,500	37,500	37,500
Total 211 - Council	647,150	832,620	879,560	891,480	908,210	942,420
212 - General Gov't Administration						
212-291 - Gen Govt Administration						
1010 - Wages, Salaries and Benefits	2,442,210	2,396,110	2,677,590	2,834,660	2,998,750	3,018,100
2020 - Dues	14,430	14,560	15,000	15,460	15,930	19,690
2035 - Advertising	127,170	243,120	244,030	251,050	258,290	285,600
2055 - General Repairs and Maintenance	60,500	41,270	42,060	42,870	43,710	44,570
2151 - Ec. Dev. - Asset Development	5,280	10,000	5,600	5,770	5,940	6,120
2152 - Ec. Dev. - Branded Promotional Materials	6,300	-	-	-	-	-
2153 - Website Development	65,000	85,000	85,000	85,000	85,000	88,140
2154 - Events - Print Advertising	15,380	15,840	16,320	16,810	17,320	17,840
2155 - Events - Digital Advertising	15,000	15,000	15,000	15,000	15,000	14,740
2156 - Events - Radio & Outdoor Advertising	9,420	9,700	9,990	10,280	10,590	10,910
2157 - Ec. Dev. - Business Retention	7,500	10,000	10,000	10,000	10,000	11,260
2158 - Ec. Dev. - Conferences/Trade Shows	2,500	2,500	2,500	2,500	2,500	2,500
2160 - Tourism- Familiarization Trips/Media/Travel Writers	1,500	1,500	1,500	1,500	1,500	1,500

	2025					
	Budget	2026	2027	2028	2029	2030
2162 - Ec. Dev. - Business Attract Campaign	25,750	26,520	27,320	28,140	28,980	29,850
2163 - Ec. Dev. - General Design Work	5,150	5,300	5,460	5,620	5,790	5,960
2171 - Events - Community Events	300,000	300,000	300,000	300,000	300,000	300,000
2176 - Ec. Dev. - Campaign Dev & Exec	15,840	15,000	15,450	15,910	16,390	16,880
2177 - Wayfinding Signage	15,000	15,000	-	-	-	-
2178 - BRE Co-op Marketing Campaigns	5,200	5,360	5,520	5,690	5,860	6,040
2179 - Ec. Dev. - Workshops	10,000	5,000	5,150	5,300	5,460	5,620
2200 - Contracts	209,980	85,410	100,850	81,300	81,760	82,230
2215 - Consultants	489,920	211,570	78,270	80,020	81,820	83,670
2226 - First Nations Relations	50,000	100,000	100,000	100,000	100,000	100,000
2350 - Tourism - Trade Shows	15,000	7,500	7,500	7,500	7,500	7,500
2352 - Tourism - Collateral	10,000	10,000	10,000	10,000	10,000	10,000
2353 - Tourism - Distribution	5,000	5,000	5,000	5,000	5,000	5,000
2354 - Tourism - Marketing Assets	50,000	30,000	30,000	30,000	30,000	30,000
2355 - Tourism - Memberships	15,000	10,000	10,000	10,000	10,000	10,000
2356 - Event Marketing	80,000	120,600	124,220	127,950	131,790	135,750
4010 - Supplies	40,500	40,700	40,900	41,100	41,300	41,500
4011 - IT Replacements	6,500	12,850	17,480	22,940	43,910	14,460
4065 - Utilities	32,640	51,310	52,850	54,440	56,070	57,750
4300 - Vehicle - Contract Repairs	1,600	1,000	1,500	1,500	2,000	2,000
4305 - Vehicle - Insurance	1,300	1,320	1,360	1,400	1,440	1,480
4310 - Vehicle - Materials and Supplies	1,000	1,000	1,000	1,000	5,000	5,000
4315 - Vehicle - Fuel	400	750	750	750	750	750
4330 - Vehicle - Car Sharing	1,500	1,500	1,500	1,500	1,500	1,500
4420 - Small Equipment	500	500	500	500	500	500
5010 - Sundry	117,190	116,950	117,080	123,730	127,270	150,670
5012 - Uniforms - Purchase and Cleaning	500	500	500	500	500	500
5015 - Training and Travel	49,560	44,000	72,320	74,490	76,730	79,030
5016 - Royal Roads Scholarship	75,000	75,000	75,000	75,000	-	-
5017 - Royal Roads Innovation Studio	75,000	86,000	150,000	150,000	150,000	150,000
5105 - Volunteers Gift Vouchers	5,250	5,410	5,570	5,740	5,910	6,090
5175 - Special Events	10,250	20,410	20,570	20,740	20,910	21,090
6235 - Accessibility Contra Other Muni	-	(8,570)	-	-	-	-
Total 212-291 - Gen Govt Administration	4,492,720	4,247,490	4,508,210	4,678,660	4,818,670	4,881,790

	2025 Budget	2026	2027	2028	2029	2030
212-292 - Finance						
1010 - Wages, Salaries and Benefits	1,361,160	1,517,210	1,716,530	1,817,830	1,923,660	1,971,750
2020 - Dues	8,200	7,250	7,480	7,710	7,940	8,340
2030 - Audit	60,000	66,000	72,600	79,860	87,850	96,640
4011 - IT Replacements	11,100	7,560	6,250	9,820	9,030	8,510
5010 - Sundry	3,300	3,400	3,500	3,610	3,720	3,830
5015 - Training and Travel	22,270	24,000	27,310	28,130	28,970	29,840
5038 - Allowance for doubtful	89,130	95,400	102,380	106,960	110,000	113,000
Total 212-292 - Finance	1,555,160	1,720,820	1,936,050	2,053,920	2,171,170	2,231,910
212-293 - Common Services						
2025 - Legal	312,500	428,900	440,870	453,200	465,900	509,270
2035 - Advertising	24,450	25,180	25,940	26,720	27,520	28,350
2075 - Claims and Settlements	27,460	28,280	29,130	30,000	30,900	31,830
2200 - Contracts	42,440	43,710	45,020	46,370	47,760	49,190
4011 - IT Replacements	2,800	1,000	1,000	-	-	-
4015 - Subscriptions and Manuals	2,200	2,270	2,340	2,410	2,480	2,550
4020 - Postage	74,260	85,000	87,550	90,180	92,890	95,680
4025 - Courier	1,650	1,700	1,750	1,800	1,850	1,910
4030 - Office Stationary and Supplies	28,560	29,420	30,300	31,210	32,150	33,110
4035 - Printing	7,360	7,580	7,810	8,040	8,280	8,530
4040 - Photocopier Maintenance and Supplies	23,180	23,880	24,600	25,340	26,100	26,880
4045 - Insurance	520,000	546,000	573,300	601,970	632,070	663,670
4050 - Telephone	104,350	75,000	77,250	79,570	81,960	84,420
4052 - Common Services - Internet	26,540	27,340	28,160	29,000	29,870	30,770
4057 - Emergency Preparedness Supplies	550	570	590	610	630	650
4320 - Vehicle - Rental	2,120	2,180	2,250	2,320	2,390	2,460
4425 - Fleet Expenses	3,090	3,180	3,280	3,380	3,480	3,580
5010 - Sundry	23,410	24,110	24,830	25,570	26,340	27,130
Total 212-293 - Common Services	1,226,920	1,355,300	1,405,970	1,457,690	1,512,570	1,599,980

	2025 Budget	2026	2027	2028	2029	2030
212-297 - City Hall						
2040 - Building Maintenance & Repairs	148,470	135,930	140,010	144,210	148,540	153,000
2055 - General Repairs and Maintenance	51,000	25,000	25,750	26,520	27,320	28,140
2200 - Contracts	65,900	85,000	87,550	90,180	92,890	95,680
4010 - Supplies	7,650	7,880	8,120	8,360	8,610	8,870
4011 - IT Replacements	19,400	2,600	2,600	-	-	-
4065 - Utilities	30,760	34,510	35,550	36,620	37,720	38,850
4200 - Strata Fees	178,500	187,430	196,800	206,640	216,970	227,820
Total 212-297 - City Hall	501,680	478,350	496,380	512,530	532,050	552,360
212-298 - Rental Properties						
2040 - Building Maintenance & Repairs	20,400	10,000	10,000	10,000	10,000	10,000
4065 - Utilities	31,670	21,450	22,090	22,750	23,430	24,130
Total 212-298 - Rental Properties	52,070	31,450	32,090	32,750	33,430	34,130
Total 212 - General Gov't Administration	7,828,550	7,833,410	8,378,700	8,735,550	9,067,890	9,300,170
213 - General Gov't - Other						
213-294 - Network Admin.						
1010 - Wages, Salaries and Benefits	512,480	694,660	758,630	825,810	896,350	948,160
2020 - Dues	500	2,080	2,160	2,240	2,320	2,400
2200 - Contracts	3,600	3,900	3,900	3,900	3,900	3,900
2205 - Computer Hardware Support	67,060	45,000	46,460	47,890	49,340	50,830
2210 - Computer Software Support	952,300	1,084,650	1,153,570	1,184,460	1,218,440	1,253,310
2215 - Consultants	135,070	438,270	105,510	106,790	80,110	112,500
4010 - Supplies	11,070	12,000	12,360	12,730	13,110	13,500
4011 - IT Replacements	2,600	17,860	7,490	-	4,100	20,100
4045 - Insurance	-	18,540	19,100	19,670	20,260	20,870
4420 - Small Equipment	13,000	13,390	13,790	14,200	14,630	15,070
5010 - Sundry	1,000	1,030	1,060	1,090	1,120	1,150
5015 - Training and Travel	16,610	8,000	19,410	19,990	20,590	21,210
Total 213-294 - Network Admin.	1,715,290	2,339,380	2,143,440	2,238,770	2,324,270	2,463,000
213-300 - Legislative Services						
1010 - Wages, Salaries and Benefits	626,620	645,750	684,400	724,790	766,990	786,160
2020 - Dues	-	350	400	450	500	520
2200 - Contracts	3,300	3,400	3,500	3,610	3,720	3,830
4010 - Supplies	770	790	810	830	850	880

	2025					
	Budget	2026	2027	2028	2029	2030
4011 - IT Replacements	10,600	2,300	2,300	2,300	-	-
4015 - Subscriptions and Manuals	4,500	4,640	4,780	4,920	5,070	5,220
4060 - Offsite Storage Fees	11,000	10,000	10,000	10,000	10,000	10,000
5010 - Sundry	500	500	500	500	500	500
5015 - Training and Travel	5,630	7,450	11,590	11,940	12,300	12,670
Total 213-300 - Legislative Services	662,920	675,180	718,280	759,340	799,930	819,780
213-301 - GIS and Mapping						
1010 - Wages, Salaries and Benefits	530,620	446,540	459,940	473,470	487,950	516,150
2200 - Contracts	35,200	9,730	10,020	10,320	10,630	10,950
2210 - Computer Software Support	-	-	-	30,000	-	32,850
2215 - Consultants	43,000	25,750	26,520	27,320	28,140	28,980
4010 - Supplies	11,850	-	-	-	-	-
4011 - IT Replacements	13,200	3,640	-	6,200	13,970	4,100
5015 - Training and Travel	11,580	7,000	16,730	17,230	17,750	18,280
Total 213-301 - GIS and Mapping	645,450	492,660	513,210	564,540	558,440	611,310
213-303 - Database Management						
1010 - Wages, Salaries and Benefits	215,670	219,750	312,670	322,050	331,710	341,290
2020 - Dues	-	1,000	-	-	-	-
2215 - Consultants	38,990	40,160	41,360	42,600	43,880	45,200
5015 - Training and Travel	8,690	3,000	8,200	8,450	8,700	8,960
Total 213-303 - Database Management	263,350	263,910	362,230	373,100	384,290	395,450
213-304 - Asset Management						
2215 - Consultants	32,790	56,570	-	-	-	-
Total 213-304 - Asset Management	32,790	56,570	-	-	-	-
Total 213 - General Gov't - Other	3,319,800	3,827,700	3,737,160	3,935,750	4,066,930	4,289,540
Total General Government	11,795,500	12,493,730	12,995,420	13,562,780	14,043,030	14,532,130

	2025 Budget	2026	2027	2028	2029	2030
Parks, Recreation & Facilities						
252 - Parks, Recreation & Facilities						
252-684 - Parks Admin						
1010 - Wages, Salaries and Benefits	496,160	486,610	781,580	843,780	909,010	978,020
2020 - Dues	1,930	2,190	2,260	2,330	2,410	2,490
2035 - Advertising	2,080	2,140	2,200	2,270	2,340	2,410
2200 - Contracts	1,020	-	-	-	-	-
2215 - Consultants	115,000	52,570	20,800	21,200	21,700	23,650
4011 - IT Replacements	-	11,970	4,540	-	3,450	13,470
4030 - Office Stationary and Supplies	1,080	1,110	1,140	1,170	1,210	1,250
5010 - Sundry	2,080	2,140	2,200	2,270	2,340	2,410
5015 - Training and Travel	21,840	21,000	32,320	33,290	34,290	35,320
Total 252-684 - Parks Admin	641,190	579,730	847,040	906,310	976,750	1,059,020
252-685 - Parks Fleet						
4300 - Vehicle - Contract Repairs	11,970	12,820	13,200	13,580	13,960	14,370
4305 - Vehicle - Insurance	6,620	7,110	7,360	7,640	7,920	8,200
4315 - Vehicle - Fuel	15,450	9,000	9,180	9,360	9,540	9,600
Total 252-685 - Parks Fleet	34,040	28,930	29,740	30,580	31,420	32,170
252-686 - Parks & Trails Maintenance						
1010 - Wages, Salaries and Benefits	256,420	264,190	272,120	280,290	288,700	296,690
2055 - General Repairs and Maintenance	521,000	576,180	592,230	609,000	629,050	648,230
2200 - Contracts	1,405,600	1,465,330	1,505,700	1,546,970	1,589,480	1,623,260
2201 - Contract Additions	100,000	100,000	100,000	100,000	100,000	100,000
2215 - Consultants	5,260	5,420	5,580	5,750	5,920	6,100
4010 - Supplies	22,940	23,420	23,910	24,400	24,900	21,500
4065 - Utilities	850,000	1,157,600	1,295,330	1,334,190	1,374,220	1,415,450
4420 - Small Equipment	1,650	1,700	1,750	1,800	1,850	1,910
5010 - Sundry	1,590	1,640	1,690	1,740	1,790	1,840
5175 - Special Events	10,400	10,710	11,030	11,360	11,700	12,050
Total 252-686 - Parks & Trails Maintenance	3,174,860	3,606,190	3,809,340	3,915,500	4,027,610	4,127,030

	2025 Budget	2026	2027	2028	2029	2030
252-687 - Natural Areas Management						
1010 - Wages, Salaries and Benefits	3,220	3,320	3,420	3,520	3,630	3,740
2055 - General Repairs and Maintenance	66,870	92,190	70,930	73,060	75,250	77,500
2200 - Contracts	72,850	83,610	85,490	87,390	89,310	91,200
2215 - Consultants	5,380	5,540	5,710	5,880	6,060	6,240
4010 - Supplies	5,380	5,540	5,700	5,880	6,060	6,240
4305 - Vehicle - Insurance	2,220	2,290	2,360	2,430	2,500	2,580
5010 - Sundry	540	560	580	600	620	640
Total 252-687 - Natural Areas Management	156,460	193,050	174,190	178,760	183,430	188,140
252-690 - Recreation Facilities						
1010 - Wages, Salaries and Benefits	20,180	20,780	21,400	22,050	22,710	23,390
2025 - Legal	2,300	1,580	1,630	1,680	1,730	1,780
2041 - WLAC - HVAC Contract	-	20,400	20,810	21,220	21,650	22,080
2042 - WLAC - HVAC Repairs	-	8,160	8,320	8,490	8,660	8,830
2043 - WLAC - Elevator Contract	-	11,750	11,980	12,220	12,460	12,710
2044 - WLAC - Fire, Alarm, Security	-	18,850	19,220	19,610	20,000	20,400
2045 - Custodian	-	21,740	22,170	22,620	23,070	23,530
2046 - WLAC - Waste & Recycle Removal	-	10,100	10,300	10,500	10,720	10,930
2050 - Ground Maintenance	53,000	169,590	178,630	185,260	189,550	193,940
2055 - General Repairs and Maintenance	744,210	625,920	651,370	714,470	731,590	655,360
2056 - WLAC - Electrical R&M - Parkade/Exterior	-	1,020	1,040	1,060	1,080	1,100
2057 - WLAC - Electrical R&M - Common/Interior	-	870	890	900	920	940
2058 - WLAC - Plumbing R&M	-	10,830	11,050	11,270	11,500	11,730
2059 - WLAC - Parkade R&M	-	11,600	11,830	12,070	12,300	12,560
2060 - Property Management	85,480	-	-	-	-	-
2200 - Contracts	5,858,860	6,033,140	6,212,620	6,397,490	6,587,900	6,769,500
2201 - Contract Additions	98,840	-	-	-	-	-
2215 - Consultants	20,000	20,100	20,200	20,300	20,400	20,500
2270 - Island Corridor Foundation	-	5,000	5,000	5,000	5,000	5,000
4010 - Supplies	55,780	57,450	59,160	60,940	62,760	64,640
4045 - Insurance	58,090	121,490	124,530	127,650	130,830	134,100
4050 - Telephone	-	3,730	3,810	3,880	3,960	4,040
4064 - WLAC - Gas - Common	-	8,000	8,240	8,490	8,740	9,000
4065 - Utilities	377,960	428,130	440,970	454,190	467,830	481,860

	2025					
	Budget	2026	2027	2028	2029	2030
4066 - WLAC - Water & Sewer Common	-	11,210	11,440	11,670	11,900	12,140
4067 - WLAC - Water & Sewer Tenant	-	50,960	51,990	53,020	54,090	55,170
4068 - WLAC - Electricity - Parkade & Exterior	-	780	790	810	820	840
4069 - WLAC - Electricity - Common	-	610	620	640	650	660
4230 - WLAC - Property Tax	-	12,570	12,820	13,080	13,340	13,610
4420 - Small Equipment	128,250	80,980	93,780	96,670	99,620	102,660
4430 - Security	-	101,810	104,860	108,010	111,250	114,590
5175 - Special Events	20,400	35,000	36,100	37,130	38,250	39,390
Total 252-690 - Recreation Facilities	7,523,350	7,904,150	8,157,570	8,442,390	8,685,280	8,826,980
252-692 - Boulevards - Parks						
1010 - Wages, Salaries and Benefits	133,870	137,890	142,020	146,280	150,670	155,190
2055 - General Repairs and Maintenance	165,370	186,790	192,390	198,520	204,120	210,250
2200 - Contracts	2,823,870	3,124,050	3,071,060	3,159,740	3,252,870	3,348,030
2201 - Contract Additions	50,000	50,000	50,000	50,000	50,000	50,000
4010 - Supplies	19,210	19,790	20,390	21,000	21,630	22,280
4420 - Small Equipment	770	790	810	830	850	880
5010 - Sundry	770	790	810	830	850	880
Total 252-692 - Boulevards - Parks	3,193,860	3,520,100	3,477,480	3,577,200	3,680,990	3,787,510
252-694 - Facilities						
1010 - Wages, Salaries and Benefits	108,760	112,140	115,500	118,970	122,540	125,600
Total 252-694 - Facilities	108,760	112,140	115,500	118,970	122,540	125,600
252-712 - Cultural Services - Arts						
2200 - Contracts	101,240	100,000	102,500	105,000	107,500	110,000
2315 - Arts & Culture	10,000	10,000	10,000	10,000	10,000	10,000
5010 - Sundry	16,240	16,730	17,230	17,750	18,280	18,830
Total 252-712 - Cultural Services - Arts	127,480	126,730	129,730	132,750	135,780	138,830
Total 252 - Parks, Recreation & Facilities	14,960,000	16,071,020	16,740,590	17,302,460	17,843,800	18,285,280
253 - Westshore Parks & Recreation						
253-690 - Westshore Parks & Recreation						
2200 - Contracts	3,543,130	3,789,640	3,903,330	4,020,430	4,141,040	4,265,270
Total 253-690 - Westshore Parks & Recreation	3,543,130	3,789,640	3,903,330	4,020,430	4,141,040	4,265,270
Total 253 - Westshore Parks & Recreation	3,543,130	3,789,640	3,903,330	4,020,430	4,141,040	4,265,270

	2025 Budget	2026	2027	2028	2029	2030
254 - Recreation Purchase of Service						
254-690 - Recreation Purchase of Service						
2200 - Contracts	465,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
Total 254-690 - Recreation Purchase of Service	465,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
Total 254 - Recreation Purchase of Service	465,000	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
255 - Library Services						
255-713 - Library Services						
2040 - Building Maintenance & Repairs	36,050	37,130	38,240	39,390	40,570	41,790
2045 - Custodian	-	4,800	4,940	5,090	5,240	5,400
2200 - Contracts	3,206,410	3,429,770	3,532,660	3,638,640	3,747,800	3,860,240
Total 255-713 - Library Services	3,242,460	3,471,700	3,575,840	3,683,120	3,793,610	3,907,430
Total 255 - Library Services	3,242,460	3,471,700	3,575,840	3,683,120	3,793,610	3,907,430
Total Parks, Recreation & Facilities	22,210,590	25,232,360	26,119,760	26,906,010	27,678,450	28,357,980

	2025 Budget	2026	2027	2028	2029	2030
Police & Community Safety and Municipal Enforcement (CSME)						
221 - Police & CSME						
221-316 - Police Services						
2200 - Contracts	14,804,390	16,585,110	18,567,620	20,133,640	21,786,600	23,530,680
2235 - Victims/Youth Services	272,950	386,400	396,660	407,230	373,710	384,920
2240 - Business Core Foot Patrol Program	15,840	-	-	-	-	-
2260 - CPAC Program	7,110	-	-	-	-	-
2265 - Need Crisis Line	7,250	7,470	7,690	7,920	8,160	8,400
4300 - Vehicle - Contract Repairs	1,030	1,060	1,090	1,120	1,150	1,180
4305 - Vehicle - Insurance	2,060	3,120	3,180	3,250	3,320	3,390
4310 - Vehicle - Materials and Supplies	1,030	500	500	500	500	500
4315 - Vehicle - Fuel	1,030	500	500	500	500	500
Total 221-316 - Police Services	15,112,690	16,984,160	18,977,240	20,554,160	22,173,940	23,929,570
221-317 - Police Administration						
1010 - Wages, Salaries and Benefits	2,758,070	3,870,140	3,986,240	4,105,830	4,229,000	4,355,870
5010 - Sundry	5,000	5,150	5,300	5,460	5,620	5,790
5015 - Training and Travel	29,000	4,000	10,000	10,000	10,000	10,000
6201 - Colwood Share of RCMP ME's - Contra	(53,270)	(755,150)	(777,800)	(801,130)	(825,160)	(849,910)
6203 - View Royal Share of RCMP ME's - Contra	(390,900)	(471,970)	(486,130)	(500,710)	(515,730)	(531,200)
6204 - Metchosin Share of RCMP ME's - Contra	(160,000)	(188,790)	(194,450)	(200,280)	(206,290)	(212,480)
Total 221-317 - Police Administration	2,187,900	2,463,380	2,543,160	2,619,170	2,697,440	2,778,070
221-318 - Police Building						
2040 - Building Maintenance & Repairs	54,920	56,570	58,270	60,020	61,820	63,670
2045 - Custodian	239,000	246,170	253,560	261,170	269,010	277,080
2050 - Ground Maintenance	14,620	15,060	15,510	15,980	16,460	16,950
2055 - General Repairs and Maintenance	54,920	56,570	58,270	60,020	61,820	63,670
2065 - Administration	5,130	5,280	5,440	5,600	5,770	5,940
2200 - Contracts	-	14,000	14,420	14,850	15,300	15,760
4010 - Supplies	20,600	21,220	21,860	22,520	23,200	23,900
4045 - Insurance	52,500	54,080	55,700	57,370	59,090	60,860
4065 - Utilities	106,000	114,160	117,580	121,110	124,740	128,480
5010 - Sundry	5,490	5,650	5,820	5,990	6,170	6,360
6205 - View Royal Share	(78,510)	(80,870)	(83,300)	(85,800)	(88,370)	(91,020)
6210 - Colwood Share	(132,610)	(136,590)	(140,690)	(144,910)	(149,260)	(153,740)
Total 221-318 - Police Building	342,060	371,300	382,440	393,920	405,750	417,910

	2025 Budget	2026	2027	2028	2029	2030
221-320 - E-Comm (Police Dispatch)						
2221 - E-Comm (Police Dispatch)	1,275,250	1,992,600	2,052,380	2,113,950	2,177,370	2,242,690
Total 221-320 - E-Comm (Police Dispatch)	1,275,250	1,992,600	2,052,380	2,113,950	2,177,370	2,242,690
221-431 - CSME - Admin						
1010 - Wages, Salaries and Benefits	1,207,640	1,361,660	1,396,310	1,478,710	1,564,800	1,603,920
2020 - Dues	710	720	730	740	760	780
2025 - Legal	30,900	70,000	72,100	74,260	76,490	78,780
2305 - Radio Licence Fee	8,510	8,770	9,030	9,300	9,580	9,870
4010 - Supplies	1,320	1,360	1,400	1,440	1,480	1,520
4011 - IT Replacements	7,800	-	13,620	48,410	1,690	-
4013 - First Responder Supplies	3,090	3,180	3,280	3,380	3,480	3,580
4030 - Office Stationary and Supplies	1,650	1,700	1,750	1,800	1,850	1,910
4035 - Printing	2,200	2,270	2,340	2,410	2,480	2,550
4420 - Small Equipment	16,150	16,630	17,130	17,640	18,170	18,720
5010 - Sundry	2,200	2,500	2,600	2,700	2,800	2,900
5012 - Uniforms - purchase and cleaning	6,180	6,370	6,560	6,760	6,960	7,170
5015 - Training and Travel	22,500	20,000	21,220	21,860	22,520	23,200
Total 221-431 - CSME - Admin	1,310,850	1,495,160	1,548,070	1,669,410	1,713,060	1,754,900
221-440 - CSME - Fleet						
4300 - Vehicle - Contract Repairs	18,260	15,200	15,650	16,120	16,610	17,120
4305 - Vehicle - Insurance	7,740	6,440	6,640	6,850	7,060	7,270
4315 - Vehicle - Fuel	21,620	10,960	11,290	11,630	11,970	12,330
Total 221-440 - CSME - Fleet	47,620	32,600	33,580	34,600	35,640	36,720
221-453 - CSME - Security Patrol						
2200 - Contracts	186,730	192,330	198,100	204,040	210,160	216,460
4075 - Equipment Lease and Rentals	5,100	4,240	4,370	4,500	4,640	4,780
4300 - Vehicle - Contract Repairs	-	2,500	2,500	2,500	2,500	2,500
4305 - Vehicle - Insurance	-	2,460	2,530	2,610	2,690	2,770
4315 - Vehicle - Fuel	6,590	11,310	11,650	12,000	12,360	12,730
4330 - Vehicle - Car Sharing	1,500	-	-	-	-	-
Total 221-453 - CSME - Security Patrol	199,920	212,840	219,150	225,650	232,350	239,240
221-454 - CSME - Animal Control						
2025 - Legal	8,240	-	-	-	-	-
2200 - Contracts	125,000	155,000	159,650	164,440	169,370	174,450
Total 221-454 - CSME - Animal Control	133,240	155,000	159,650	164,440	169,370	174,450

	2025 Budget	2026	2027	2028	2029	2030
221-455 - CSME - Bike Patrols						
2245 - Bike Patrol Program	3,300	3,400	3,500	3,610	3,720	3,830
4010 - Supplies	1,000	1,100	1,200	1,300	1,400	1,500
4420 - Small Equipment	-	-	30,000	-	30,000	-
Total 221-455 - CSME - Bike Patrols	4,300	4,500	34,700	4,910	35,120	5,330
221-456 - CSME - Parks & Trails						
2200 - Contracts	175,740	181,010	186,440	192,030	197,790	203,720
5010 - Sundry	7,140	7,350	7,570	7,800	8,030	8,270
Total 221-456 - CSME - Parks & Trails	182,880	188,360	194,010	199,830	205,820	211,990
221-457 - CSME - Unhoused Management						
2200 - Contracts	70,000	72,100	74,260	76,490	78,780	81,140
Total 221-457 - CSME - Unhoused Management	70,000	72,100	74,260	76,490	78,780	81,140
221-458 - Protective Services						
2070 - Contingencies	-	427,400	-	-	-	-
Total 221-458 - Protective Services	-	427,400	-	-	-	-
Total 221 - Police & Community Safety and Municipal Enforcement	20,866,710	24,399,400	26,218,640	28,056,530	29,924,640	31,872,010
Total Police & Community Safety and Municipal Enforcement (CSME)	20,866,710	24,399,400	26,218,640	28,056,530	29,924,640	31,872,010
Total For All Divisions in 2026	91,309,440	100,294,980	108,594,130	115,223,510	121,340,930	126,724,900