

## CITY OF LANGFORD

### BYLAW NO. 2025

#### A BYLAW TO AMEND ROAD DEVELOPMENT COST CHARGES.

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

1. City of Langford Road Development Cost Charge Bylaw No. 2021, 2021 is amended as follows:
  - i. By replacing Schedule A, Development Cost Charges, with attached Schedule A.
  - ii. By replacing Schedule B, City of Langford Roads DCC Program Project Map, with attached Schedule B.
  - iii. By replacing Schedule C, Langford Road DCC Project List, with attached Schedule C.
  - iv. By replacing Schedule D, City of Langford Road DCC Contributing Lands Map, with attached Schedule D.
2. This bylaw may be cited for all purposes as the "City of Langford Road Development Cost Charge Bylaw No. 2021, Amendment No. 1, Bylaw No. 2025, 2022."

READ a first time this day of 2022.

READ a second time this day of 2022.

READ a third time this day of 2022.

APPROVED BY The Inspector of Municipalities, pursuant to s. 560 of the *Local Government Act* on this day of 2022.

ADOPTED this day of 2022.

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PRESIDING COUNCIL MEMBER

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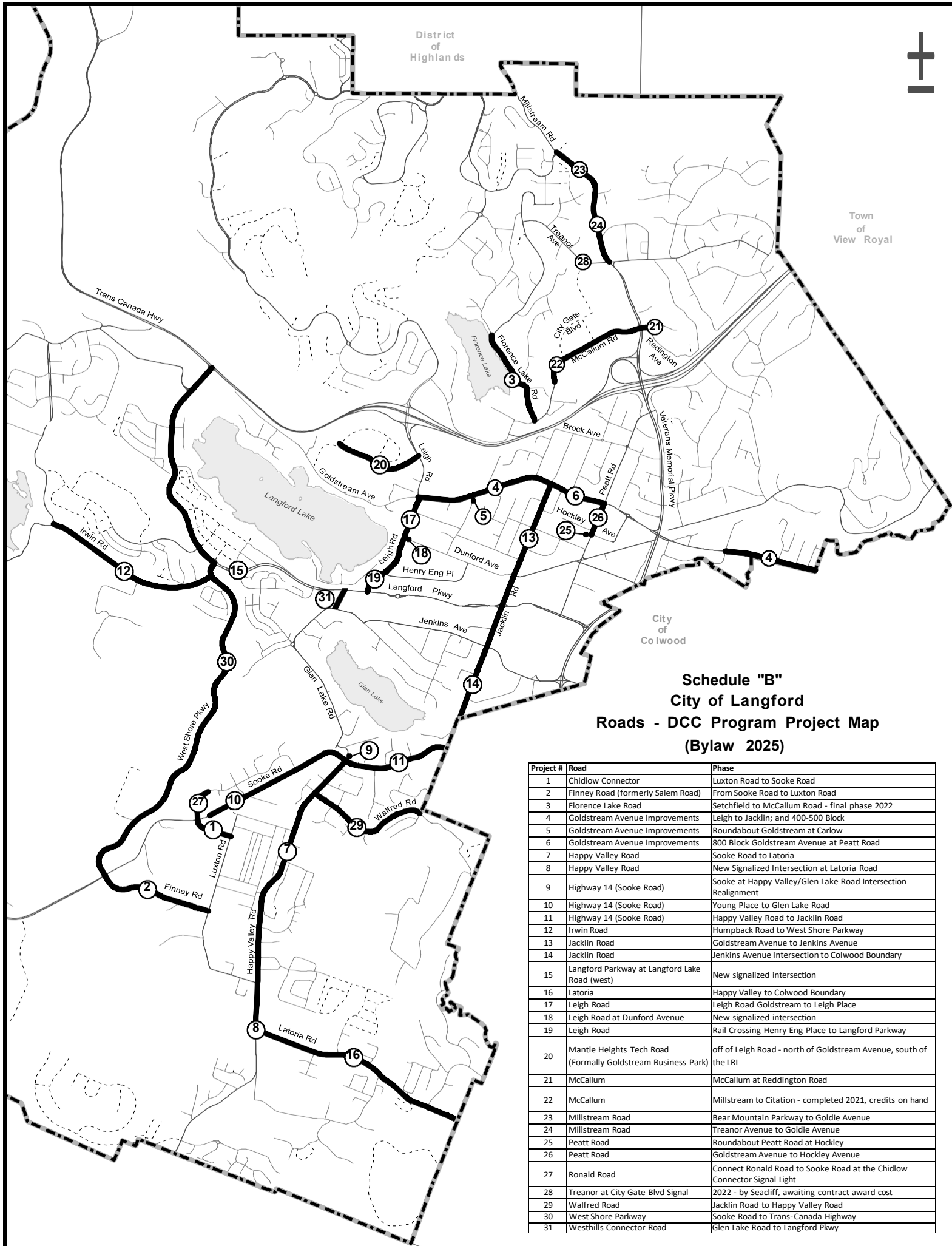
(Certified Correct)  
CORPORATE OFFICER

**SCHEDULE “A”**  
**DEVELOPMENT COST CHARGES**  
*(Bylaw No. 2025)*

1. The charges to be levied and paid are the amounts specified in Columns B and C of Table 1 in respect of the class of development specified in Column “A”.

<b>Table 1 – Roads</b>		
<b>Column “A” Class of Development</b>	<b>Column “B” Subdivision</b>	<b>Column “C” Building Permit</b>
Single family with suite per lot or Single family (>300 sq m lot)	\$5,826.83	
Small (<300sq m lot) lot or duplex per dwelling unit	\$3,833.44	
Townhouse per dwelling unit		\$3,833.44
Multi-family per dwelling unit		\$3,066.76
Commercial per sq m gfa		\$53.67
Industrial or Public utility per sq m gfa		\$7.67
Institutional per sq m gfa		\$69.00

**\*gfa = gross floor area**



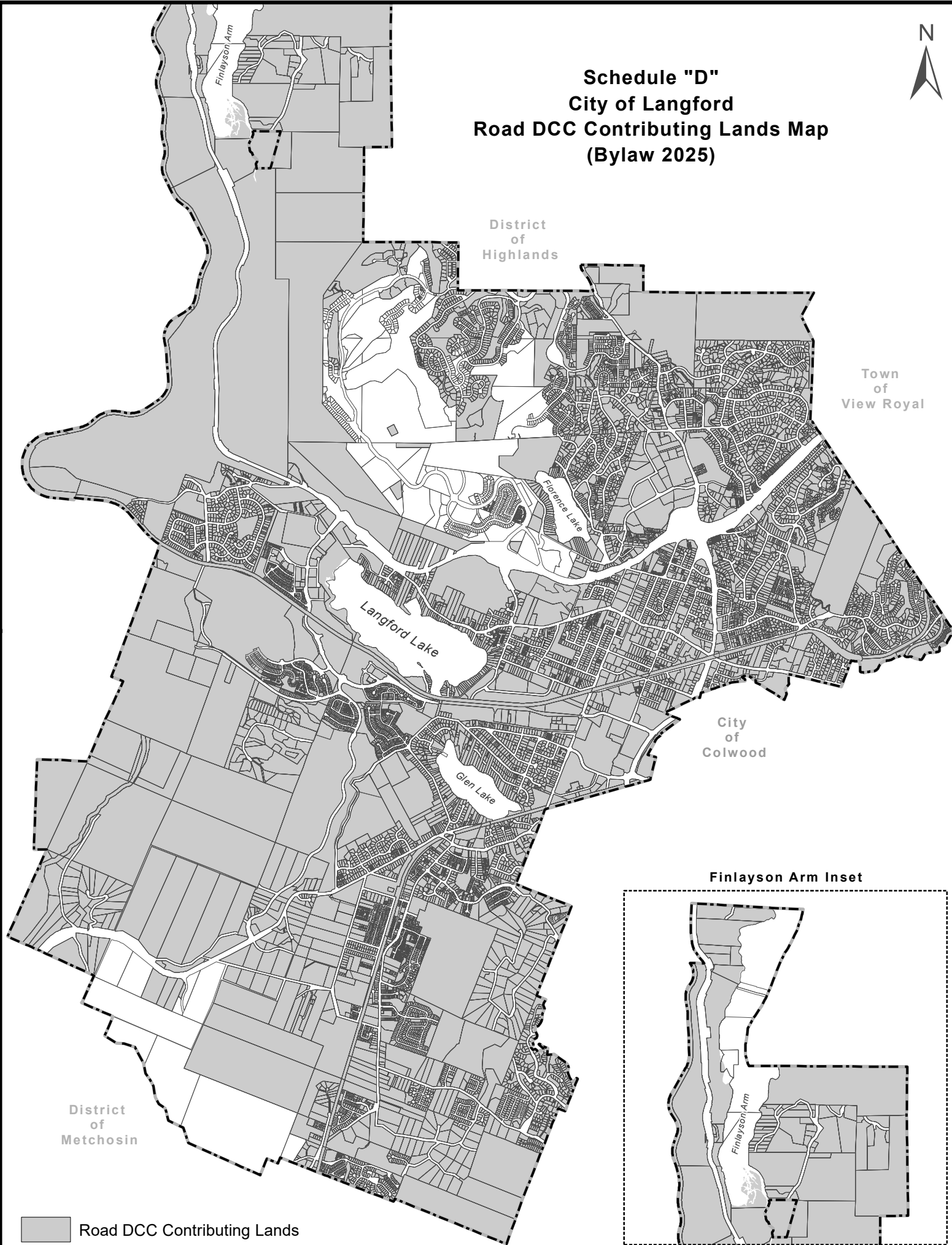
**Schedule "B"**  
**City of Langford**  
**Roads - DCC Program Project Map**  
**(Bylaw 2025)**

Project #	Road	Phase
1	Chidlow Connector	Luxton Road to Sooke Road
2	Finney Road (formerly Salem Road)	From Sooke Road to Luxton Road
3	Florence Lake Road	Setchfield to McCallum Road - final phase 2022
4	Goldstream Avenue Improvements	Leigh to Jacklin; and 400-500 Block
5	Goldstream Avenue Improvements	Roundabout Goldstream at Carlow
6	Goldstream Avenue Improvements	800 Block Goldstream Avenue at Peatt Road
7	Happy Valley Road	Sooke Road to Latoria
8	Happy Valley Road	New Signalized Intersection at Latoria Road
9	Highway 14 (Sooke Road)	Sooke at Happy Valley/Glen Lake Road Intersection Realignment
10	Highway 14 (Sooke Road)	Young Place to Glen Lake Road
11	Highway 14 (Sooke Road)	Happy Valley Road to Jacklin Road
12	Irwin Road	Humpback Road to West Shore Parkway
13	Jacklin Road	Goldstream Avenue to Jenkins Avenue
14	Jacklin Road	Jenkins Avenue Intersection to Colwood Boundary
15	Langford Parkway at Langford Lake Road (west)	New signalized intersection
16	Latoria	Happy Valley to Colwood Boundary
17	Leigh Road	Leigh Road Goldstream to Leigh Place
18	Leigh Road at Dunford Avenue	New signalized intersection
19	Leigh Road	Rail Crossing Henry Eng Place to Langford Parkway
20	Mantle Heights Tech Road (Formerly Goldstream Business Park)	off of Leigh Road - north of Goldstream Avenue, south of the LRI
21	McCallum	McCallum at Reddington Road
22	McCallum	Millstream to Citation - completed 2021, credits on hand
23	Millstream Road	Bear Mountain Parkway to Goldie Avenue
24	Millstream Road	Treanor Avenue to Goldie Avenue
25	Peatt Road	Roundabout Peatt Road at Hockley
26	Peatt Road	Goldstream Avenue to Hockley Avenue
27	Ronald Road	Connect Ronald Road to Sooke Road at the Chidlow Connector Signal Light
28	Treanor at City Gate Blvd Signal	2022 - by Seaciff, awaiting contract award cost
29	Walfred Road	Jacklin Road to Happy Valley Road
30	West Shore Parkway	Sooke Road to Trans-Canada Highway
31	Westhills Connector Road	Glen Lake Road to Langford Pkwy

Bylaw 2025 SCHEDULE C - LANGFORD ROAD DCC PROJECT LIST			Program 2016 to 2040 - Rev							
Road Name	Project # in Bylaw 2025 Amending Bylaw	Phase (Estimated Year to Construct Year to Construct is Subject to Council Approval with Budgets)	Grants	Total Cost	Benefit to Ex users taxes	Tax Expense	net		Municipal Assist Factor (1%)	DCC recoverable
Chidlow Connector	1	Luxton Road to Sooke Road (completed 2022; carrying credit)	\$ -	\$ 1,027,000	1%	\$ 10,270	\$ 1,016,730	1%	\$ 10,270	\$ 1,006,460
Finney Road (formerly Salem Road)	2	From Sooke Road to Luxton Road (projected 2024)		\$4,681,755	1%	\$ 46,818	\$ 4,634,937	1%	\$ 46,818	\$ 4,588,120
Florence Lake Road	3	Setchfield to McCallum Road - (completing 2022)		\$ 450,000	1%	\$ 4,500	\$ 445,500	1%	\$ 4,500	\$ 441,000
Goldstream Avenue Improvements	4	Leigh to Jacklin; and also 400 and 500 block at east end of City (ongoing with development)		\$ 2,100,000	1%	\$ 21,000	\$ 2,079,000	1%	\$ 21,000	\$ 2,058,000
Goldstream Avenue Improvements	5	Roundabout Goldstream at Carlow (est. 2027)		\$ 1,700,000	1%	\$ 17,000	\$ 1,683,000	1%	\$ 17,000	\$ 1,666,000
Goldstream Avenue Improvements	6	800 Block Goldstream Avenue at Peatt Road (est. 2023)		\$ 434,700	1%	\$ 4,347	\$ 430,353	1%	\$ 4,347	\$ 426,006
Happy Valley Road	7	Sooke Road to Latoria (ongoing with development)		\$ 1,500,000	1%	\$ 15,000	\$ 1,485,000	1%	\$ 15,000	\$ 1,470,000
Happy Valley Road	8	New Signalized Intersection at Latoria Road (2022)		\$ 1,250,000	1%	\$ 12,500	\$ 1,237,500	1%	\$ 12,500	\$ 1,225,000
Highway 14 (Sooke Road)	9	Sooke at Happy Valley/Glen Lake Road Intersection Realignment (2022 carrying credits)	\$ -	\$ 1,800,000	1%	\$ 18,000	\$ 1,782,000	1%	\$ 18,000	\$ 1,764,000
Highway 14 (Sooke Road)	10	Young Place to Glen Lake Road (ongoing with development)	\$ -	\$ 1,700,000	1%	\$ 17,000	\$ 1,683,000	1%	\$ 17,000	\$ 1,666,000
Highway 14 (Sooke Road)	11	Happy Valley Road to Jacklin Road (ongoing with development)	\$ -	\$ 1,650,000	1%	\$ 16,500	\$ 1,633,500	1%	\$ 16,500	\$ 1,617,000
Irwin Road	12	Humpback Road to West Shore Parkway (2023)		\$ 1,300,000	1%	\$ 13,000	\$ 1,287,000	1%	\$ 13,000	\$ 1,274,000
Jacklin Road	13	Goldstream Avenue to Jenkins Avenue (ongoing with development)		\$ 996,636	1%	\$ 9,966	\$ 986,670	1%	\$ 9,966	\$ 976,703
Jacklin Road	14	Jenkins Avenue Intersection to Colwood Boundary (completed 2018)		\$ 2,297,498	1%	\$ 22,975	\$ 2,274,523	1%	\$ 22,975	\$ 2,251,548
Langford Parkway at Langford Lake Road (west)	15	New signalized intersection (2022)		\$ 425,000	1%	\$ 4,250	\$ 420,750	1%	\$ 4,250	\$ 416,500
Latoria	16	Happy Valley to Colwood Boundary (ongoing with development)		\$ 2,100,000	1%	\$ 21,000	\$ 2,079,000	1%	\$ 21,000	\$ 2,058,000
Leigh Road	17	Leigh Road Goldstream to Leigh Place (ongoing with development)		\$ 2,100,000	1%	\$ 21,000	\$ 2,079,000	1%	\$ 21,000	\$ 2,058,000
Leigh Road at Dunford Avenue	18	New signalized intersection (est. 2023)		\$ 450,000	1%	\$ 4,500	\$ 445,500	1%	\$ 4,500	\$ 441,000
Leigh Road	19	Rail Crossing Henry Eng Place to Langford Parkway (completed)		\$ 309,276	1%	\$ 3,093	\$ 306,183	1%	\$ 3,093	\$ 303,090
Mantle Heights Tech Road (Formally Goldstream Business Park)	20	off of Leigh Road - north of Goldstream Avenue, south of the LRI (est. 2023-2024, developer constructing)		\$ 6,000,000	1%	\$ 60,000	\$ 5,940,000	1%	\$ 60,000	\$ 5,880,000
McCallum	21	McCallum at Reddington Road (est 2027)		\$ 500,000	1%	\$ 5,000	\$ 495,000	1%	\$ 5,000	\$ 490,000
McCallum	22	Millstream to Citation - completed 2021, credits on hand		\$ 6,053,605	1%	\$ 60,536	\$ 5,993,069	1%	\$ 60,536	\$ 5,932,533
Millstream Road	23	Bear Mountain Parkway to Goldie Avenue (completing in 2022)		\$ 2,107,510	1%	\$ 21,075	\$ 2,086,435	1%	\$ 21,075	\$ 2,065,360
Millstream Road	24	Treanor Avenue to Goldie Avenue (est 2026)		\$ 2,500,000	1%	\$ 25,000	\$ 2,475,000	1%	\$ 25,000	\$ 2,450,000
Peatt Road	25	Roundabout Peatt Road at Hockley (est 2024)		\$ 1,200,000	1%	\$ 12,000	\$ 1,188,000	1%	\$ 12,000	\$ 1,176,000
Peatt Road	26	Goldstream Avenue to Hockley Avenue (2023-2024)		\$ 2,134,400	1%	\$ 21,344	\$ 2,113,056	1%	\$ 21,344	\$ 2,091,712
Ronald Road	27	Connect Ronald Road to Sooke Road at the Chidlow Connector Signal Light (est. 2027)		\$ 1,650,000	60%	\$ 990,000	\$ 660,000	1%	\$ 16,500	\$ 643,500
Treanor at City Gate Blvd Signal	28	2022		\$ 1,800,000	1%	\$ 18,000	\$ 1,782,000	1%	\$ 18,000	\$ 1,764,000
Walfred Road	29	Jacklin Road to Happy Valley Road (ongoing with development)		\$ 975,000	1%	\$ 9,750	\$ 965,250	1%	\$ 9,750	\$ 955,500
West Shore Parkway	30	Sooke Road to Trans-Canada Highway (completed)		\$8,500,000	1%	\$ 85,000	\$ 8,415,000	1%	\$ 85,000	\$ 8,330,000
Westhills Connector Road (CCP Connector Road)	31	Connect Glen Lake Road to Langford Parkway		\$1,050,000	1%	\$ 10,500	\$ 1,039,500	1%	\$ 10,500	\$ 1,029,000
Totals			\$ -	\$ 62,742,380	3%	\$ 1,600,924	\$ 61,141,456	1%	\$ 627,424	\$ 60,514,032

Total Taxpayer contribution over 20 years	\$ 2,228,348	DCC program
Total Taxpayer contribution per year	\$ 111,417.38	\$ 60,514,032

**Schedule "D"**  
**City of Langford**  
**Road DCC Contributing Lands Map**  
**(Bylaw 2025)**




Town  
of  
View Royal

City  
of  
Colwood

District  
of  
Metchosin

District  
of  
Highlands

**Finlayson Arm Inset**

 Road DCC Contributing Lands