CITY OF LANGFORD

BYLAW NO. 2024

A BYLAW TO IMPOSE PARKS DEVELOPMENT COST CHARGES.

WHEREAS:

(a) Council may impose development cost charges under Section 559 of the *Local Government Act*.

(b) Development cost charges may be imposed for the sole purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering or expanding sewage, water, drainage and highway facilities and providing or improving park land, or any of them, in order to serve, directly or indirectly, the development for which the charges are imposed.

(c) In the consideration of Council, the charges imposed under this bylaw:

(i) are not excessive in relation to the capital cost of prevailing standards of service in the City;

(ii) will not deter development in the City;

(iii) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land;

(d) In the opinion of Council, the charges imposed under this bylaw are:

(i) related to capital costs attributable to projects included in the City's capital expenditure bylaw, including projects described in Schedule "A" and "B" attached to and forming part of this Bylaw;

(ii) related to capital projects consistent with the City's Official Community Plan.

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

Interpretation:

1. In this Bylaw:

"Building" means any structure used or intended for supporting or sheltering any use or persons, animals or property.

"City" means the City of Langford or the geographical area within the boundaries of the City of Langford, as the context requires.

"Commercial" means any commercial use as permitted under the City's zoning bylaw.

"Dwelling unit" means two or more habitable rooms constituting a self-contained unit with a separate entrance, and used or intended to be used together for living and sleeping purposes for not more than one family and containing a separate and properly ventilated kitchen with a sink and not more than one set of cooking facilities and a bathroom with a water closet, washbasin and a bath or shower, and includes all seniors housing.

"Industrial" means a use permitted in an industrial zone under the City's zoning bylaw.

"Institutional" means any use that is not commercial, industrial, public utility or residential.

"Multi-family" means a use containing four or more dwelling units.

"Residential" means a use containing up to and including three dwelling units.

"Public Utility" means a private business organization that is subject to governmental regulation because it provides an essential service or commodity such as water, electricity, sewage collection, transportation or communication to the consuming public or a public or private recreational building located on City land providing space to the general public for the purposes of recreation.

"Structure" means anything constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground; excludes concrete or asphalt or similar surfacing of a lot, fences, signs and underground sewage disposal facilities.

"Townhouse" means:

a) A building divided into two or more dwelling units with each dwelling unit having direct access to the exterior at grade or;

b) Two or more detached dwellings constructed on the same lot.

Charges:

2. a) Every person who obtains approval of a subdivision, including a subdivision for the purpose of leasing land for a term exceeding 3 years, in a zoning district which permits the use of land for residential purposes shall pay to the City the development cost charges set out in Schedule "C" attached to and forming part of this bylaw, and the approving officer shall not approve such a subdivision until such development cost charges have been paid.

b) Every person who obtains a building permit for a building or structure for a residential use, including a building containing fewer than four dwelling units, shall pay to the City the development cost charges set out in Schedule "C" and the building inspector shall not issue such a building permit until such development cost charges have been paid.

3. a) The charges imposed under Section 2(a) shall be paid in respect of the number of lots created in addition to the number of lots existing at the time of subdivision, and on the basis of two dwelling units for each additional lot on which the zoning bylaw permits the construction of duplexes.

b) The charges imposed under Section 2(b) shall be calculated based on the information contained in the building permit application, and may, in the sole discretion of the City, be adjusted as necessary with reference to the building constructed, and any additional amount shall be paid prior to the issuance of an occupancy permit.

4. A charge is payable in respect of every event under Table 1 of Schedule "C", provided that:

a) a charge is not payable under this Section where a charge under this bylaw has been paid previously for the same event in respect of the same development;

b) a credit shall be deducted from the amount that would otherwise have been imposed under this Section in respect of a parcel for the amount of development cost charges previously paid to the City for the same development on the same parcel under this bylaw.

5. Under no circumstances shall any charges collected under this bylaw be refunded. When an approved subdivision plan is not deposited or no construction is commenced pursuant to an approved building permit, charges collected shall be credited toward charges payable in respect of a future charging event under Table 1, Schedule C.

Exemptions:

6. No charge is payable under this bylaw where:

   a) the building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under s. 220(1)(h) or s. 224(2)(f) of the *Community Charter;*

   or

   b) the value of the work authorized by the permit does not exceed $50,000 or any other amount prescribed by regulation under s. 561(9) of the *Local Government Act*.

Severance:

7. In the event a portion of this bylaw is set aside by a court of competent jurisdiction, the portion is deemed to be severed from the bylaw such that the remaining portions of the bylaw continue in force and effect.

Citation:

8. This bylaw may be cited for all purposes as the "City of Langford Parks Development Cost Charge Bylaw No. 2024, 2022."

READ a first time this 22nd day of February, 2022.

READ a second time this 22nd day of February, 2022.

READ a third time this 22nd day of February, 2022.

APPROVED BY The Inspector of Municipalities, pursuant to s. 560 of the *Local Government Act* on this 31st day of May, 2022.

ADOPTED this 20th day of June, 2022.

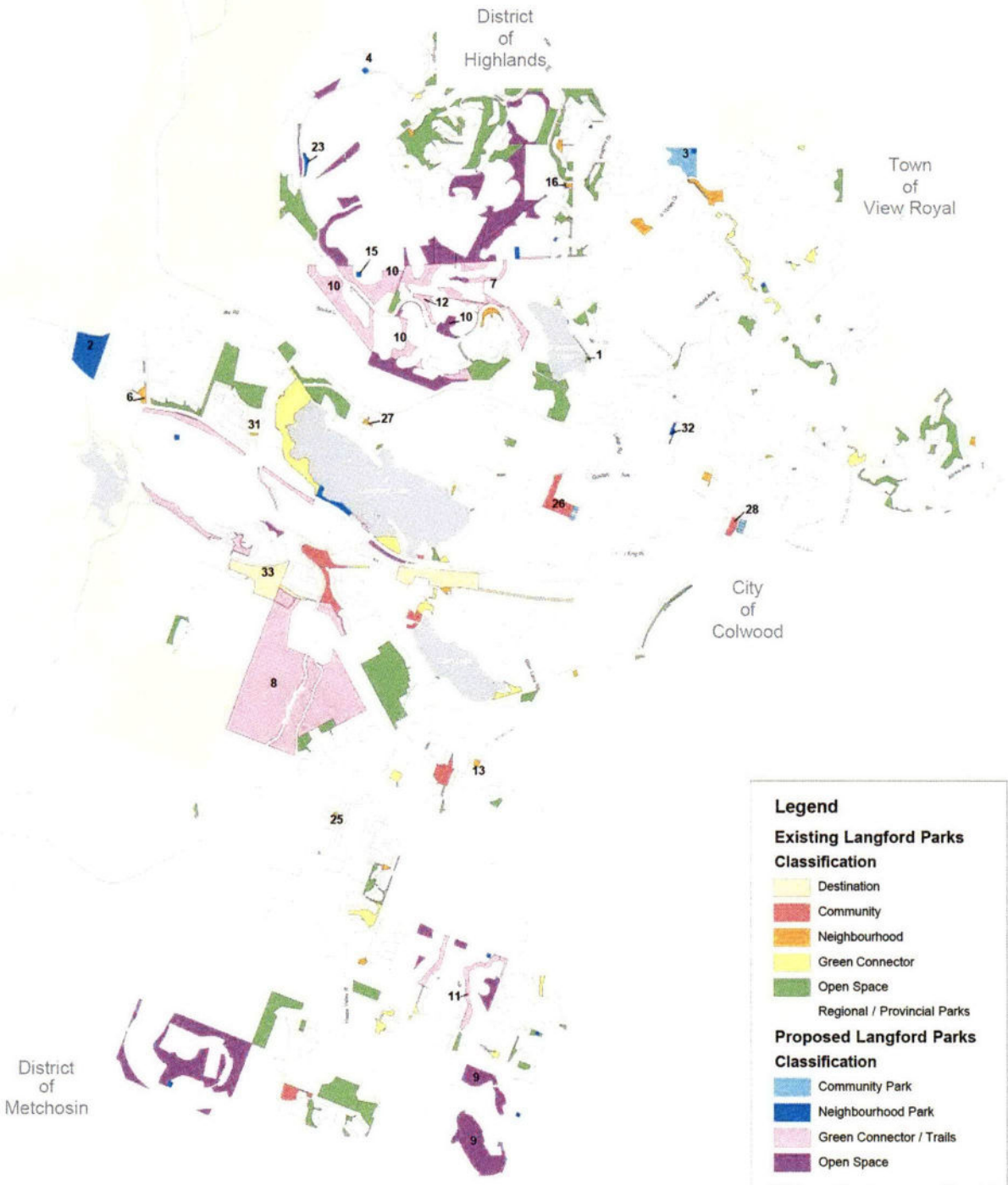
MAYOR

(Certified Correct)
CORPORATE OFFICER

STEWART YOUNG
MAYOR

Will Ying-Udomrat
Deputy Corporate Officer

Schedule "A"
City of Langford
Park DCC Parks and Open Space Project Map
(Bylaw 2024)



Legend

Existing Langford Parks Classification

- Destination
- Community
- Neighbourhood
- Green Connector
- Open Space
- Regional / Provincial Parks

Proposed Langford Parks Classification

- Community Park
- Neighbourhood Park
- Green Connector / Trails
- Open Space

Numbers on the map correspond to project numbers in Bylaw No. 2024 Schedule B

March 2021

Schedule B Project List City of Langford
Park Improvements DCC Program

1	Community Park Development		Landscaping, Irrigation, Drainage, Playgrounds, Furnishings, Fencing, Signage, etc.	$ 4,000,000	$ 4,000,000	100%	$ 4,000,000	$ 40,000	$ 3,960,000	$ 40,000
2	Sooke Lake Road Park		Park Development	$ 6,750,000	$ 6,750,000	100%	$ 6,750,000	$ 3,360,000	$ 3,390,000	$ 3,390,000
3	Trails and Millstream Park - Rec Center at Western Speedway		Landscaping, Irrigation, Drainage, Playgrounds, Furnishings, Fencing, Signage, etc.	$ 4,687,733	$ 2,790,319	100%	$ 2,790,319	$ 27,693	$ 2,762,626	$ 27,693
4	Bear Mountain Park (Plaza)		Landscaping, Irrigation, Drainage, Playgrounds, Furnishings, Fencing, Signage, etc.	$ 3,650,000	$1,825,000	100%	$ 1,825,000	$ 18,250	$ 1,806,750	$ 18,250
5	Neighbourhood Park Development		Landscaping, Irrigation, Drainage, Playgrounds, Furnishings, Fencing, Signage, etc.	$ 2,000,000	$ 2,000,000	100%	$ 2,000,000	$ 20,000	$ 1,980,000	$ 20,000
6	Creekside Park Expansion	2022	Washroom Building, New Playground, Irrigation, and Walking Trail	$ 491,916	$ 491,916	40%	$ 196,767	$ 1,968	$ 194,799	$ 397,317
7	Totangi Trail Development		Trails and Furnishings (e.g., garbage cans and benches)	$ 132,300	$ 132,300	100%	$ 132,300	$ 1,323	$ 130,977	$ 1,323
8	Westhills Park Development Phases 2-4 (Gravity Park/Reservoir area/Mtn bike Trails)	2026	Trails and Furnishings (e.g., garbage cans and benches)	$ 1,060,560	$ 1,060,560	100%	$ 1,060,560	$ 10,606	$ 1,049,955	$ 10,606
9	Olympic View Trail Development		Trails and Furnishings (e.g., garbage cans and benches)	$ 266,700	$ 266,700	100%	$ 266,700	$ 2,667	$ 264,033	$ 2,667
10	Westview and Southpoint Trail Development		Trails and Furnishings (e.g., garbage cans and benches)	$ 170,205	$ 170,205	100%	$ 170,205	$ 1,702	$ 168,503	$ 1,702
11	Weir Langdon Trail Development	2022	Trails and Furnishings (e.g., garbage cans and benches)	$ 209,115	$ 209,115	100%	$ 209,115	$ 2,091	$ 207,027	$ 2,091
12	Marble Road Wetland Trail (trail or boardwalk at EMP Marble Rd)		Trail Development	$ 250,000	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
13	Emhill Park	2021	Park Development	$ 400,000	$ 400,000	75%	$ 250,000	$ 2,800	$ 277,200	$ 122,800
14	Bridge Crossing Gallamy to Selwyn		Park Development	$ 60,000	$ 60,000	100%	$ 60,000	$ 600	$ 59,400	$ 600
15	Inspiration Point EMP	2022	Park Development	$ 150,000	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
16	Echo Valley Playground	2021	Park Development	$ 350,000	$ 350,000	100%	$ 350,000	$ 3,500	$ 346,500	$ 3,500
17	Strachan Trail	2021	Park Development	$ 45,000	$ 45,000	100%	$ 45,000	$ 450	$ 44,550	$ 450
18	Westhills Park Phase 1 (new big park around reservoir)		Park Development	$ 1,000,000	$ 1,000,000	100%	$ 1,000,000	$ 10,000	$ 990,000	$ 10,000
19	Disabled Access - Annual for next 5 years $50k annum	2022-2026	Park Development	$ 250,000	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
20	Hiking Trails		Park Development	$ 100,000	$ 100,000	100%	$ 100,000	$ 1,000	$ 99,000	$ 1,000
22	EMP Trails and Landscaping (join existing trails and Westhills Gravity Park)	2022-2025	Park Development	$ 150,000	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
23	EMP Gateway Park (near Rovers Road)	2021	Park Development	$ 250,000	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
24	Sun Mtn Future Phases		Park Development	$ 150,000	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
25	Choklow Park Playground (on Piper Road)	2021	Park Development	$ 350,000	$ 350,000	100%	$ 350,000	$ 3,500	$ 346,500	$ 3,500
26	Centennial Park Improvements (Land acquisition and improvements, excludes pickle ball or tennis courts)	2022-2023	Park Development - field expansion	$ 4,000,000	$ 4,000,000	100%	$ 4,000,000	$ 40,000	$ 3,960,000	$ 40,000
27	Shelby Place Park Acquisition	2022	Park Development - owned by Province now	$ 250,000	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
28	Veterans Memorial Park (Acquisition and Expansion)	2023	Park Development	$ 7,000,000	$ 7,000,000	100%	$ 7,000,000	$ 70,000	$ 6,930,000	$ 70,000
29	Downtown Urban Park Plaza	2024	Park Development	$ 2,000,000	$ 2,000,000	100%	$ 2,000,000	$ 20,000	$ 1,980,000	$ 20,000
30	Bear Mountain Park	2022	Park Development	$ 500,000	$ 500,000	100%	$ 500,000	$ 5,000	$ 495,000	$ 5,000
31	Kettle Creek Park Playground	2021	Park Development	$ 300,000	$ 300,000	100%	$ 300,000	$ 3,000	$ 297,000	$ 3,000
32	Porcher Park (Land Acquisition and Improvements)	2022	Park Development	$ 2,650,000	$ 2,650,000	100%	$ 2,650,000	$ 26,500	$ 2,623,500	$ 26,500
33	Jordie Lund Bike Park Trail Network (excludes bike track itself)	2022-2023	Park Development	$ 700,000	$ 700,000	100%	$ 700,000	$ 7,000	$ 693,000	$ 7,000
34	Westhills Rain Garden Park	2021		$ 350,000	$ 350,000	100%	$ 350,000	$ 3,500	$ 346,410	$ 3,590
35	Westhills Invik Trail (cost of remaining credits for work already completed)			$ 761,000	$ 761,000	100%	$ 761,000	$ 7,610	$ 753,390	$ 7,610
36	Westhills Lakeshore Park/Open Space/Trail	2023		$ 1,000,000	$ 1,000,000	100%	$ 1,000,000	$ 10,000	$ 990,000	$ 10,000
37	Westhills Nova Lantis Trail Network	2022-2026		$ 250,000	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
38	Westhills Rail Trail (allowance for next 5 years)	2022-2026		$ 1,000,000	$ 1,000,000	100%	$ 1,000,000	$ 10,000	$ 990,000	$ 10,000
Totals				$ 48,423,537	$44,201,113		$ 42,785,993	$ 3,760,000	$ 40,025,993	$ 4,175,209

SCHEDULE "C" DEVELOPMENT COST CHARGES

(Bylaw No. 2024)

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".

Table 1 – PARK & OPEN SPACE		
Column "A" Class of Development	**Column "B" Subdivision**	**Column "C" Building Permit**
Residential Single family with suite or Single family (>300 sq m lot)	Single Family $3,357.00 (of which $3,146.00 is collected for Parkland Improvement and $211.00 for Parkland Acquisition).	
Residential Small (≤300 sq m) lot or duplex	Small lot or duplex $2,078.00 (of which $1,948.00 is collected for Parkland Improvement and $130.00 for Parkland Acquisition).	
Residential Townhome	Residential Townhome $2,078.00 (of which $1,948.00 is collected for Parkland Improvement and $130.00 for Parkland Acquisition).	
Multi-family (Condo or Apartment)		Multi-family $1,438.00 (of which $1,348.00 is collected for Parkland Improvement and $90.00 for Parkland Acquisition).