

**CITY OF LANGFORD
BYLAW NO. 2105**

**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 One- and Two-Family Residential (R2) Zone and adding to the City Centre (CC1) Zone the properties legally described as:
 - a) Lot 4, Section 72, Esquimalt District, Plan 7280, PID No. 005-686-491, (781 Station Avenue);
 - b) Lot 5, Section 72, Esquimalt District, Plan 7280, PID No. 000-050-601, (775 Station Avenue); and
 - c) Lot 6, Section 72, Esquimalt District, Plan 7280, Except Part in Plans 7494 and 27503, PID No. 005-686-504 (771 Station Avenue);

as shown shaded on Plan No. 1 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
CC1	2105	Lot 4, Section 72, Esquimalt District, Plan 7280, PID No. 005-686-491, (781 Station Avenue); Lot 5, Section 72, Esquimalt District, Plan 7280, PID No. 000-050-601, (775 Station Avenue); and Lot 6, Section 72, Esquimalt District, Plan 7280, Except Part in Plans 7494 and 27503, PID No. 005-686-504 (771 Station Avenue)	a) \$2,850 per residential unit created towards the General Amenity Reserve Fund on the 1 st through 4 th storeys; and b) \$1,425 per residential unit created towards the General Amenity Reserve Fund on the 5 th and 6 th storeys; and c) \$750 per unit created towards the Affordable Housing Reserve Fund on the 1 st through 4 th storeys; and d) \$375 per unit created towards the Affordable Housing Reserve Fund on the the 5 th and 6 th storeys; and e) \$10.75 per m ² of commercial gross floor	No

			area created towards the General Amenity Reserve Fund.	
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B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 694, (771, 775, and 781 Station Avenue), Bylaw No. 2105, 2022”.

READ A FIRST TIME this 6th day of September, 2022.

PUBLIC HEARING held this day of , 2023.

READ A SECOND TIME this day of , 2023.

READ A THIRD TIME this day of , 2023.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2023.

ADOPTED this day of , 2023.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A

