

**CITY OF LANGFORD
BYLAW NO. 2139**

**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 A, Section 72, Esquimalt District, Plan 16755, PID No. 004-074-793 (2703 Claude Rd);
 - b) Lot B, Section 72, Esquimalt District, Plan 16755, PID No. 002-742-187, (2707 Claude Rd);
 - c) Lot C, Section 72, Esquimalt District, Plan 16755, PID No. 004-057-589, (2711 Claude Rd);
 - d) Lot 1, Section 72, Esquimalt District, Plan 19038, PID No. 002-373-904, (726 Percy Pl);
 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 |
|------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| CC1 | 2139 | Lot A, Section 72, Esquimalt District, Plan 16755, PID No. 004-074-793 (2703 Claude Rd); Lot B, Section 72, Esquimalt District, Plan 16755, PID No. 002-742-187, (2707 Claude Rd); Lot C, Section 72, Esquimalt District, Plan 16755, PID No. 004-057-589, (2711 Claude Rd); and Lot 1, Section 72, Esquimalt District, Plan 19038, PID No. 002-373-904, (726 Percy Pl); | 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) 1,425 per non-market residential unit created towards the General Amenity Reserve Fund; and d) \$750 per unit created towards the Affordable Housing Reserve Fund on the 1 st through 4 th storeys; and e) \$375 per unit created towards the Affordable Housing Reserve Fund | No |

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| | | | <p>on the the 5th and 6th storeys;</p> <p>f) \$375 per non-market residential unit created towards the General Amenity Reserve Fund;</p> | |
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B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 703, (2707 and 2711 Claude Road and 726 Percy Place), Bylaw No. 2139, 2023”.

READ A FIRST TIME this 24th day of July, 2023.

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

