

**CITY OF LANGFORD  
BYLAW NO. 2163**

**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:

a) By deleting from the One-and Two-Family Residential (R2) Zone and adding to the City Centre (CC1) Zone the property legally described as:

- a) Lot 1, Section 5, Esquimalt District, Plan 16167, PID No. 003-918-874 (875 Brock Avenue);
- b) Lot 10, Section 5, Esquimalt District, Plan 7087, PID No. 004-010-621 (881 Brock Avenue);
- c) Lot 2, Section 5, Esquimalt District, Plan 16167, PID No. 004-014-341 (2700 Strathmore Road);
- d) Lot 3, Section 5, Esquimalt District, Plan 16167, PID No. 000-433-594, (2708 Strathmore Road);
- e) Lot 4, Section 5, Esquimalt District, Plan 16167, PID No. 000-178-365, (2712 Strathmore Road)

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

b) By adding the following to the table in Section 3.26.02(10):

<b>Legal Description</b>	<b>Maximum Capacity</b>
Lot 1, Section 5, Esquimalt District, Plan 16167, PID No. 003-918-874 (875 Brock Avenue); Lot 10, Section 5, Esquimalt District, Plan 7087, PID No. 004-010-621 (881 Brock Avenue); Lot 2, Section 5, Esquimalt District, Plan 16167, PID No. 004-014-341 (2700 Strathmore Road); Lot 3, Section 5, Esquimalt District, Plan 16167, PID No. 000-433-594, (2708 Strathmore Road); and Lot 4, Section 5, Esquimalt District, Plan 16167, PID No. 000-178-365, (2712 Strathmore Road);	62 children

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

<b>Zone</b>	<b>Bylaw No.</b>	<b>Legal Description</b>	<b>Amenity Contributions</b>	<b>Eligible for Reduction in Section 2 of Schedule AD</b>
CC1	2163	<ul style="list-style-type: none"> <li>a) Lot 1, Section 5, Esquimalt District, Plan 16167, PID No. 003-918-874 (875 Brock Avenue);</li> <li>b) Lot 10, Section 5, Esquimalt District, Plan 7087, PID No. 004-010-621 (881 Brock Avenue);</li> <li>c) Lot 2, Section 5, Esquimalt District, Plan 16167, PID No. 004-014-341 (2700 Strathmore Road);</li> </ul>	<ul style="list-style-type: none"> <li>a) \$2,850 per residential unit created towards the General Amenity Reserve Fund;</li> <li>b) \$750 per unit created towards the Affordable Housing Reserve Fund; and</li> <li>c) \$10.75 per m<sup>2</sup> of commercial gross floor area</li> </ul>	No

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		d) Lot 3, Section 5, Esquimalt District, Plan 16167, PID No. 000-433-594, (2708 Strathmore Road); e) Lot 4, Section 5, Esquimalt District, Plan 16167, PID No. 000-178-365, (2712 Strathmore Road)		
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B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 715, (875 and 881 Brock Avenue, and 2700, 2708, and 2712 Strathmore Road), Bylaw No. 2163, 2024”.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2024.

ADOPTED this day of , 2024.

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PRESIDING COUNCIL MEMBER

\_\_\_\_\_  
CORPORATE OFFICER

Schedule A

