

CITY OF LANGFORD BYLAW NO. 2174

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 Service Commercial (CS1) Zone and adding to the Community Town Centre Pedestrian (C9) Zone the property legally described as:

a) Lot A, Section 83, Esquimalt District, Plan VIP64557, PID No. 023-636-301 (2691 Sooke Road);

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

2. By adding to Table 1 of Section 4.01.01 in Section II. the following:

Commercial uses on the property legally described as Lot A, Section 83, Esquimalt District, Plan VIP64557, PID No. 023-636-301 (2691 Sooke Road);	1 per 35 m ² (376.7 ft ²) GFA
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3. By deleting from the text of the C9 zone Section 6.44B.09(3);

4. 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
C9	2174	a) Lot A, Section 83, Esquimalt District, Plan VIP64557, PID No. 023-636-301 (2691 Sooke Road)	a) \$2,074 per residential unit created towards the General Amenity Reserve Fund on the 1 st through 4 th storeys; and b) \$1,037 per residential unit created towards the General Amenity Reserve Fund on the 5 th and 6 th storeys; and c) \$610 per unit created towards the Affordable Housing Reserve Fund on the 1 st through 4 th storeys; and	No

			<p>d) \$305 per residential unit created towards the General Amenity Reserve Fund on the 5th and 6th storeys; and</p> <p>e) 1,037 per non-market residential unit created towards the General Amenity Reserve Fund; and</p> <p>f) \$305 per non-market residential unit created towards the General Amenity Reserve Fund; and</p> <p>g) Contributions provided for residential units as per the clauses above may be refunded for each unit sold within the City's Attainable Home Ownership Program</p>	
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B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 724 (2691 Sooke Road), Bylaw No. 2174, 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 AND INFRASTRUCTURE this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A

