

**CITY OF LANGFORD
BYLAW NO. 2146**

**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 Pedestrian (CCP) Zone the properties legally described as:

- a) Lot 1, Section 111, Esquimalt District, Plan 26396, PID No. 002-756-421 (2614/2616 Peatt Road);
- b) Lot 6, Section 111, Esquimalt District, Plan 27482, PID No. 002-105-713 (2618 Peatt Road);
- c) Lot 5, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-130 (2622 Peatt Road);
- d) Lot 4, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-261 (2626 Peatt Road);
- e) Lot 1, Section 111, Esquimalt District, Plan 27482, PID No. 000-301-761 (2622 Sunderland Road);
- f) Lot 2, Section 111, Esquimalt District, Plan 27482, PID No. 002-105-250 (2625 Sunderland Road); and
- g) Lot 3, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-695 (2629 Sunderland Road)

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

2. By adding to the CCP Zone map Schedule "R" those portions of land identified as "Area 2" in the attached Schedule B;

3. 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
CCP	2146	<p>Lot 1, Section 111, Esquimalt District, Plan 26396, PID No. 002-756-421 (2614/2616 Peatt Road);</p> <p>Lot 6, Section 111, Esquimalt District, Plan 27482, PID No. 002-105-713 (2618 Peatt Road);</p> <p>Lot 5, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-130 (2622 Peatt Road);</p> <p>Lot 4, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-261 (2626 Peatt Road);</p> <p>Lot 1, Section 111, Esquimalt District, Plan 27482, PID No. 000-301-761 (2622 Sunderland Road);</p> <p>Lot 2, Section 111, Esquimalt District, Plan 27482, PID No. 002-105-250 (2625 Sunderland Road);</p> <p>Lot 3, Section 111, Esquimalt District, Plan 27482, PID No. 002-104-695 (2629 Sunderland Road)</p>	<p>a) \$2,850 per residential unit created on the 1st through 4th storeys towards the General Amenity Reserve Fund; and</p> <p>b) \$1,425 per residential unit created on the 5th and 6th storeys towards the General Amenity Reserve Fund; and</p> <p>c) \$712.50 per residential unit created on the 7th storey or higher towards the General Amenity Reserve Fund; and</p> <p>d) \$750 per unit created on the 1st through 4th storeys towards the Affordable Housing Reserve Fund; and</p> <p>e) \$375 per unit created on the 5th and 6th storeys towards the Affordable Housing Reserve Fund;</p> <p>f) \$187.50 per residential unit created on the 7th storey or higher towards the Affordable Housing Reserve Fund; and</p> <p>g) \$10.75 per square meter of commercial gross floor area towards the General Amenity Reserve Fund.</p>	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 707 (2614, 2616, 2618, 2622, 2626 Peatt Road and 2622, 2625 and 2629 Sunderland Road) Bylaw No. 2146, 2026".

READ A FIRST TIME this day of , 2026.

PUBLIC HEARING held this day of , 2026.

READ A SECOND TIME this day of , 2026.

READ A THIRD TIME this day of , 2026.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2026.

ADOPTED this day of , 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



Schedule B

SCHEDULE "R" TO BYLAW No. 300

