

**CITY OF LANGFORD
BYLAW NO. 2014**

**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 Rural Residential (RR2) Zone and adding to RS1 (Residential Small Lot 1) Zone the properties legally described as:

- Lot A, Section 88, Metchosin District, Plan EPP43238, PID No. 029-377-994 (3420 Luxton Road);
- The Northerly 300 Feet of Lot 10, Block B, Sections 88 and 89, Metchosin District, Plan 1139, PID No. 005-630-037 (1120 Finney Road);
- Lot 1, Section 88, Metchosin District, Plan VIP76175, PID No. 025-806-530 (3219 Loledo Place); and
- Lot 2, Section 88, Metchosin District, Plan VIP76175, PID No. 025-806-548 (3235 Loledo Place)

in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.

2. By adding as Section 6.20.01(3) "Dwelling, Two-Family" and renumbering the following sections accordingly;

3. By adding to Section 6.20.01(9) the following:

PID No. 029-377-994 (3420 Luxton Road); PID No. 005-630-037 (1120 Finney Road); PID No. 025-806-530 (3219 Loledo Place); and PID No. 025-806-548 (3235 Loledo Place)

4. By adding as Section 6.20.04 the following text, and then renumbering the following sections and references accordingly;

6.20.04 Regulations of Use

- (1) A **two-family dwelling** use is subject to the regulations of the R2 Zone and not the regulations of this zone;
- (2) A **townhouse** use is subject to the regulations of the RT1 Zone and not the regulations of this zone;

5. 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 (Column 5)
RR2 to RS1	2014	<p>Lot A, Section 88, Metchosin District, Plan EPP43238, PID No. 029-377-994 (3420 Luxton Road);</p> <p>The Northerly 300 Feet of Lot 10, Block B, Sections 88 and 89, Metchosin District, Plan 1139, PID No. 005-630-037 (1120 Finney Road);</p> <p>Lot 1, Section 88, Metchosin District, Plan VIP76175, PID No. 025-806-530 (3219 Loledo Place)</p> <p>Lot 2, Section 88, Metchosin District, Plan VIP76175, PID No. 025-806-548 (3235 Loledo Place)</p>	<p>a) \$6,000 per new single-family lot created towards the General Amenity Reserve Fund; and</p> <p>b) \$3,960 per new single-family lot less than 550 m² or half duplex created towards the General Amenity Reserve Fund; and</p> <p>c) \$3,660 per new townhouse unit created towards the General Amenity Reserve Fund; and</p> <p>d) \$1,000 per new single-family lot created towards the Affordable Housing Reserve Fund; and</p> <p>e) \$660 per new single-family lot less than 550 m² or half duplex created towards the Affordable Housing Reserve Fund; and</p> <p>f) \$610 per new townhouse unit created towards the Affordable Housing Reserve Fund.</p>	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 646, (3420 Luxton Road, 1120 Finney Road, and 3219 and 3235 Loledo Place), Bylaw No. 2014, 2022".

READ A FIRST TIME this day of, 2022.

PUBLIC HEARING held this day of , 2022.

READ A SECOND TIME this day of , 2022.

READ A THIRD TIME this day of , 2022.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this day of , 2022.

ADOPTED this day of , 2022.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A

