

**CITY OF LANGFORD
BYLAW NO. 2015**

**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 RT1 (Residential Townhouse 1) Zone the property legally described as Parcel A (DD 153694I) of Lot 15, Block 2, Section 83, Esquimalt District, Plan 1524, PID No. 007-308-256 (3216 Happy Valley Road Road) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the phrase "and (3)" immediately following "Article (2)" in subsection 6.28.03(1);
3. By adding the following text as Section 6.28.03(3):

"(3) Notwithstanding Subsection 6.28.03(1) and (2), on land whose legal description is Parcel A (DD 153694I) of Lot 15, Block 2, Section 83, Esquimalt District, Plan 1524 (3216 Happy Valley Road), the maximum floor area ratio may be increased to 1.5 if the owner of the land proposed to be developed:

a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit;"

4. By amending the text of Section 6.28.06 to read as follow:

"No building or structure may exceed a height of 3 storeys."

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)
RT1	2015	Parcel A (DD 153694I) of Lot 15, Block 2, Section 83, Esquimalt District, Plan 1524, PID No. 007-308-256 (3216 Happy Valley Road Road);	a) \$3,660 per townhouse unit towards the General Amenity Reserve Fund; and b) \$610 per townhouse unit towards the General Amenity Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 647, (3216 Happy Valley Road), Bylaw No. 2015, 2021".

READ A FIRST TIME this 6th day of December, 2021.

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

