

**CITY OF LANGFORD
BYLAW NO. 2063**

**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 (CC1) Zone the properties legally described as:

- Lot A, Section 79, Esquimalt District, Plan 30606, PID No. 001-244-655 (2869 Leigh Road);
- Lot 2, Section 79, Esquimalt District, Plan 17880, PID No. 003-834-549 (2875 Leigh Road);
- Lot 3, Section 79, Esquimalt District, Plan 17880, PID No. 003-834-565 (2885 Leigh Road); and
- Lot 4, Section 79, Esquimalt District, Plan 17880, PID No. 003-834-573 (1080 Dunford Avenue);

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

2. 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) |
|------|-----------|--|---|---|
| CC1 | 2063 | <ul style="list-style-type: none"> · Lot A, Section 79, Esquimalt District, Plan 30606, PID No. 001-244-655 (2869 Leigh Road); · Lot 2, Section 79, Esquimalt District, Plan 17880, PID No. 003-834-549 (2875 Leigh Road); · Lot 3, Section 79, Esquimalt District, Plan 17880, PID No. 003-834-565 (2885 Leigh Road); and · Lot 4, Section 79, Esquimalt District, Plan 17880, PID No. 003-834-573 (1080 Dunford Avenue); | <ul style="list-style-type: none"> a) \$2,850 per new residential unit created on the 1st to 4th storeys of the building towards the General Amenity Reserve Fund; and b) \$1,425 per new residential unit created on the 5th and 6th storeys of the building towards the General Amenity Reserve Fund; and c) \$10.75 per m² of commercial gross floor area towards the General Amenity Reserve Fund; and d) \$750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; and e) \$375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund. | No |

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 671, (2869, 2875, 2885 Leigh Road and 1080 Dunford Avenue), Bylaw No. 2063, 2022”.

READ A FIRST TIME this 4th day of April, 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

