

**CITY OF LANGFORD
BYLAW NO. 2054**

**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 adding the following text as Section 4.01.08:

"4.01.08 Electric Vehicle Infrastructure Requirements

- (1) For new buildings containing apartment units, all parking spaces, excluding visitor parking spaces, shall include conduits capable of providing wiring for Level 2 Electric Vehicle charging in the future and:
 - (a) all conduits must be connected to electrical rooms;
 - (b) where an Electric Vehicle Management System ("EVMS") is provided all communications equipment, control systems, and other devices required to operate the EVMS shall be installed; and
 - (c) all conduits shall be labelled for the use of electric vehicle charging.
- (2) The following are required at the time of building permit application and prior to issuance of a building permit for a building subject to the requirements of this section 4.01.08:
 - (a) a site plan that shows the location, number and specifications of all energized parking spaces, conduits and electrical connections and, if required, the communications equipment, control systems and other devices required to operate the EVMS;
 - (b) a memo from an electrical engineer that verifies that the load capacity of the building can provide Level 2 Electric Vehicle charging to all residential parking spaces;
 - (c) where an EVMS is required, an electrical engineer shall verify that Level 2 charging can achieve at least 12kWh per vehicle over an eight-hour period when all vehicles are charging simultaneously; and
 - (d) registration against title to the land of a covenant in favour of the City under section 219 of the Land Title Act requiring the owner to (i) construct the electric vehicle charging system in accordance with the plan under (a); (ii) repair and maintain and otherwise keep the electrical vehicle charging system in operation; and (iii) precluding the owner or any strata corporation from doing anything that would prevent the installation of electric vehicle charging equipment within the conduits and at each parking space and the connection of such charging equipment to the electrical system.
- (3) Before issuance of an occupancy permit, the owner shall provide to the City a compliance form certified by a registered professional or qualified electrician,

confirming that the future energized spaces, and equipment meet the requirements of this zoning bylaw.

- (4) Where load sharing is implemented, the maximum number of parking spaces connected to the same circuit in the building, for various circuit ratings, is as shown in Table 1 below:

New MURB Developments EV Ready Level 2 Performance Requirements for Langford	
Circuit Breaker Amperage	Maximum Number of EV Ready Parking Spaces Energized
20	1
30	2
40	4
50	5
60	6
70	7
80	8
90	10
100	11
125	14
150	17

- B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 665, (Omnibus No. 58 – Electric Vehicle Charging Stations), Bylaw No. 2054, 2022”.

READ A FIRST TIME this 2nd day of May, 2022

PUBLIC HEARING held this day of , 2022.

READ A SECOND TIME this day of , 2022.

READ A THIRD TIME this day of , 2022.

ADOPTED this day of , 2022.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER