

**CITY OF LANGFORD
BYLAW NO. 2091**

**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 (CC2) Zone the properties legally described as:

- Lot 30, Section 5, Esquimalt District, Plan 24870, PID No. 002-835-878 (2786 Scafe Road);
- Lot 8, Section 5, Esquimalt District, Plan 24870, PID No. 002-829-932 (2792 Scafe Road);
- Lot 7, Section 5, Esquimalt District, Plan 24870, PID No. 002-829-533 (2798 Scafe Road);
- Lot 6, Section 5, Esquimalt District, Plan 24870, PID No. 000-417-297 (821 Wren Place); and
- Lot 5, Section 5, Esquimalt District, Plan 24870, PID No. 001-439-413 (825 Wren Place);

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

2. By adding as the following as Section 6.59.06(2):

“(2) Despite article 6.59.06(1), no **building** or **structure** on the properties legally described as Lot 30, Section 5, Esquimalt District, Plan 24870, PID No. 002-835-878 (2786 Scafe Road), Lot 8, Section 5, Esquimalt District, Plan 24870, PID No. 002-829-932 (2792 Scafe Road), Lot 7, Section 5, Esquimalt District, Plan 24870, PID No. 002-829-533 (2798 Scafe Road), Lot 6, Section 5, Esquimalt District, Plan 24870, PID No. 000-417-297 (821 Wren Place), Lot 5, Section 5, Esquimalt District, Plan 24870, PID No. 001-439-413 (825 Wren Place) may exceed a **height** of 6 storeys.”

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
CC2	2091	<ul style="list-style-type: none"> · Lot 30, Section 5, Esquimalt District, Plan 24870, PID No. 002-835-878 (2786 Scafe Road); and · Lot8, Section 5, Esquimalt District, Plan 24870, PID No. 002-829-932 (2792 Scafe Road); and · Lot 7, Section 5, Esquimalt District, Plan 24870, PID No. 002-829-533 (2798 Scafe Road); and · Lot 6, Section 5, Esquimalt District, Plan 24870, PID No. 	<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; b) \$1,425 per new residential unit created on the 5th and 6th storeys of the building towards 	No

		000-417-297 (821 Wren Place); and · Lot 5, Section 5, Esquimalt District, Plan 24870, PID No. 001-439-413 (825 Wren Place)	the General Amenity Reserve Fund; c) \$750 per new residential unit created on the 1st to 4th storeys of the building towards the Affordable Housing Reserve Fund; d) \$375 per new residential unit created on the 5th and 6th storeys of the building towards the Affordable Housing Reserve Fund;	
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B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 686, (2786, 2792, 2798 Scafe Road and 821, 825 Wren Place) Bylaw No. 2091, 2022”.

READ A FIRST TIME this 18th day of July, 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

