

CITY OF LANGFORD

BYLAW NO. 2204

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 Pedestrian (CCP) Zone the properties legally described as:

- Lot 4, Section 5, Esquimalt District, Plan 6514, Except Part in Plan 22863, PID No. 002-148-072 (2830 Jacklin Road);
- Lot 2, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-741 (2831 Knotty Pine Road);
- Lot 3, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-783 (2829 Knotty Pine Road);
- Lot 4, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-830 (2827 Knotty Pine Road);
- and
- Lot 5, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-864 (2825 Knotty Pine Road);

as shown shaded on Schedule A attached to and forming part of this Bylaw.

2. By adding to the CCP Zone map Schedule ‘R’ those portions of lands identified as ‘Area 2’ in the attached Schedule B.

3. By adding the following text to Table 1 of Schedule AD:

Zone	Bylaw No.	Legal Description	Amenity Contributions	Eligible for Reduction in Section 2 of Schedule AD
CCP	2204	Lot 4, Section 5, Esquimalt District, Plan 6514, Except Part in Plan 22863, PID No. 002-148-072 (2830 Jacklin Road); Lot 2, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-741 (2831 Knotty Pine Road); Lot 3, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-783 (2829 Knotty Pine Road); Lot 4, Section 5, Esquimalt District, Plan 10444, PID	a) \$2,850 per residential unit on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; b) \$1,425 per residential unit on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund; c) \$750 per residential unit on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund;	No

		No. 005-232-830 (2827 Knotty Pine Road); and Lot 5, Section 5, Esquimalt District, Plan 10444, PID No. 005-232-864 (2825 Knotty Pine Road);	d) \$375 per residential unit on the 5 th and 6 th storeys of the building towards the Affordable Housing Reserve Fund; and e) \$10.75 per square meter of commercial space created towards the General Amenity Reserve Fund.	
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B. By adding the following text to Table 1 of Section 6.58.05:

1. Legal Description	2. Maximum Permitted Height
Lot 4, Section 5, Esquimalt District, Plan 6514, Except Part in Plan 22863 Lot 2, Section 5, Esquimalt District, Plan 10444 Lot 3, Section 5, Esquimalt District, Plan 10444 Lot 4, Section 5, Esquimalt District, Plan 10444 Lot 5, Section 5, Esquimalt District, Plan 10444	6-storeys

C. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 739 (2830 Jacklin Road, 2825, 2827, 2829, and 2831 Knotty Pine Road), Bylaw No. 2204, 2024”.

READ A FIRST TIME this 3rd day of February, 2025.

READ A SECOND TIME this 3rd day of February, 2025.

READ A THIRD TIME this day 3rd of February, 2025.

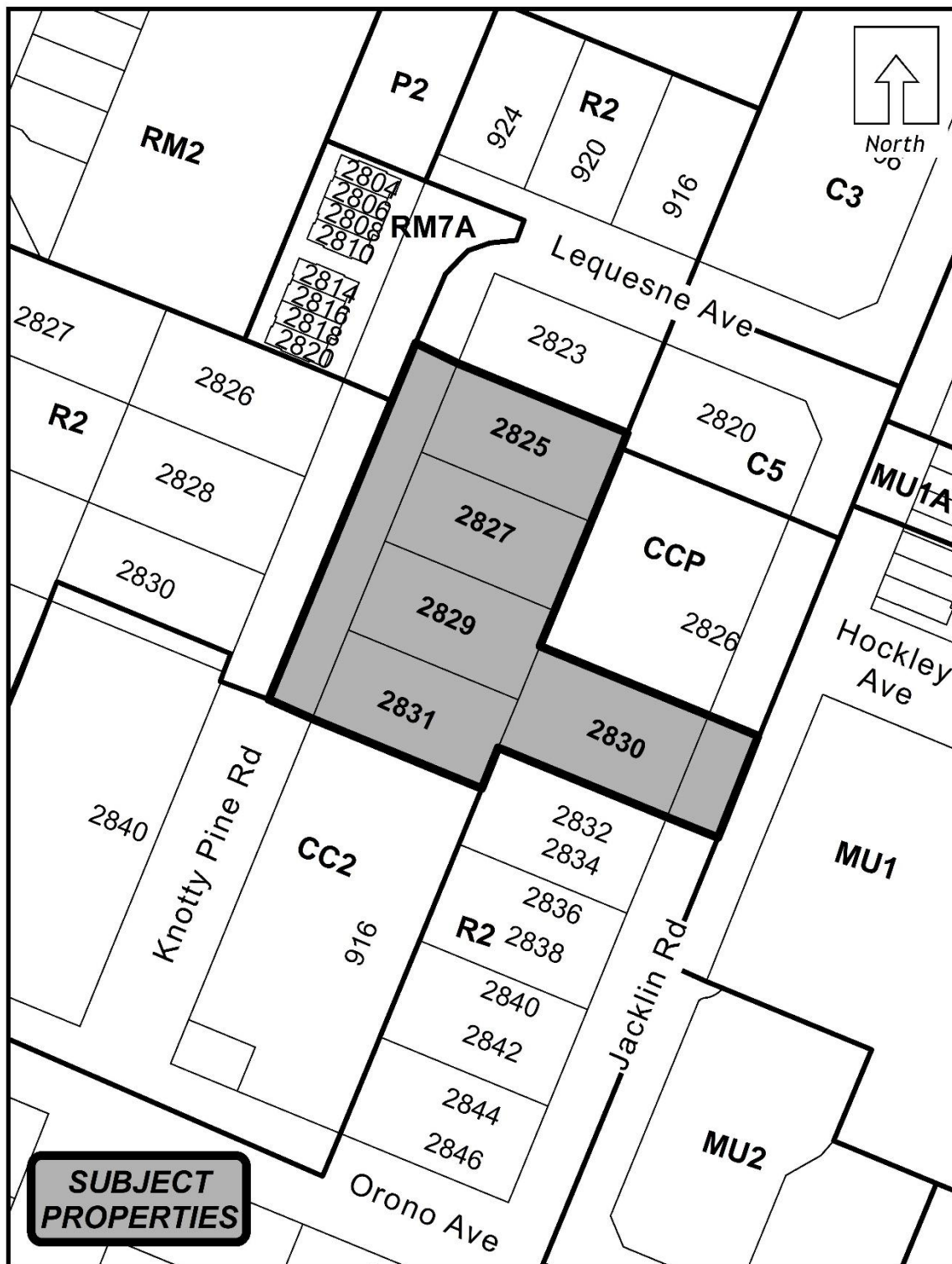
APPROVED BY THE MINISTRY OF TRANSPORTATION this 10th day of February, 2025.

ADOPTED this day of , 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule A



SCHEDULE "B" TO BYLAW No. 300

