

**CITY OF LANGFORD
BYLAW NO. 2278**

**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:

1. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

a) By adding the following as Section 6.51A.04(7):

“Despite Article 6.51A.04(1) and (2), on lands legally described as Lot 5, Section 81, Esquimalt District, Plan 23575 (3084 Jacklin Road); Lot 6, Section 81, Esquimalt District, Plan 23575 (3088 Jacklin Road); and Lot 7, Section 81, Esquimalt District, Plan 23575 (3094 and 3096 Jacklin Road) the floor area ratio can be increased to 2.5 if the owner of the land proposed to be developed pays to the City the amount specified in Column 4 of Table 1 of Schedule “AD” prior to the issuance of a Building Permit.”

b) By amending Section 6.51A.06 to read as follows:

“No **building** or **structure** may exceed a **height** of six (6) storeys.”

c) By deleting from the One- and Two-Family Residential (R2) Zone and adding to the Mixed Use Residential Commercial (MU1A) Zone the properties legally described as:

- Lot 5, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-141 (3084 Jacklin Road);
- Lot 6, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-150 (3088A and 3088B Jacklin Road); and
- Lot 7, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-168 (3094 and 3096 Jacklin Road);

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

d) 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
MU1A	2278	Lot 5, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-141 (3084 Jacklin Road); Lot 6, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-150 (3088A	a) \$610 per unit on the 1 st to 4 th storeys of the building towards the Affordable Housing Reserve Fund ; b) \$305 per residential unit on the 5 th and 6 th storeys of the building towards the Affordable Housing Reserve Fund; c) \$3,660 per residential on the 1 st to 4 th storeys of the building towards the General Amenity Reserve Fund; and	No

	and 3088B Jacklin Road); and Lot 7, Section 81, Esquimalt District, Plan 23575, PID No. 003-127-168 (3094 and 3096 Jacklin Road)	d) \$1,830 per unit on the 5 th and 6 th storeys of the building towards the General Amenity Reserve Fund.	
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2. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw No. 300, Amendment No. 762 (3084, 3088, 3094 Jacklin Road), Bylaw No. 2278, 2026".

READ A FIRST TIME this day of, 2026.

READ A SECOND TIME this day of, 2026.

READ A THIRD TIME this day of, 2026.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT this day of, 2026.

ADOPTED this day of, 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule "A"

