

**CITY OF LANGFORD
BYLAW NO. 1694**

**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:

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 **RR4 (Rural Residential 4)** Zone and adding to the **RS4 (Residential Small Lot 4) Zone** the properties legally described as THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319; PID No.: 009-875-867 (3690 Happy Valley Rd) and LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 28272 EXCEPT THAT PART IN PLAN VIP74006; PID No.: 002-035-235 (3694 Happy Valley Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By deleting the phrase "6.04.02(1)" in Subsection 6.13.02(2) and replacing it with "6.13.02(1)";
3. By adding the following as Section 6.13.02(3):

(3) Notwithstanding Subsection 6.13.02(2), a lot with an area of less than 40 ha but not less than 2.7 ha may be created by subdivision without connection to the municipal sanitary sewer system on the property legally described as THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319; PID No.: 009-875-867 (3690 Happy Valley Rd)";
4. By adding the following as Section 6.27A.01(6) and renumbering subsequent subsections accordingly:

"(6) Townhouses on those properties legally described as THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319; PID No.: 009-875-867 (3690 Happy Valley Rd) and LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 28272 EXCEPT THAT PART IN PLAN VIP74006; PID No.: 002-035-235 (3694 Happy Valley Rd) only";
5. By adding the following as Subsection 6.27A.03(2): "Notwithstanding subsection 6.27A.03(1) there may be more than one residential building on a lot, if those residential buildings contain a townhouse use;
6. By adding the following as Subsection 6.27A.03(3): "Under no circumstances may the density of development on those properties legally described as THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319; PID No.: 009-875-867 (3690 Happy Valley Rd) and LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 28272 EXCEPT THAT

PART IN PLAN VIP74006; PID No.: 002-035-235 (3694 Happy Valley Rd) exceed 125 Single Family Equivalent (SFE) dwelling units, and for the purpose of this section a Townhouse unit shall be deemed equivalent to 0.66 SFE”:

7. By adding the following text as Subsection 6.27A.08 and renumbering subsequent subsections accordingly:

"Regulations of Use for a Townhouse:

- (1) A Townhouse will be subject to the regulations of the Residential Townhouse (RT1) zone and not the regulations of this Zone.”

8. By adding the following line to Table 1 of Schedule AD:

Zone		Bylaw No.	Legal Description	Amenity Contributions
RS4		1694	<p>THAT PORTION OF THE SOUTHERLY 11 CHAINS OF SECTION 81, METCHOSIN DISTRICT, LYING WESTERLY OF THE HAPPY VALLEY ROAD, EXCEPT THOSE PARTS IN PLANS 28272 AND VIP52319 (3690 Happy Valley Rd); and</p> <p>LOT 1, SECTION 81, METCHOSIN DISTRICT, PLAN 28272 EXCEPT THAT PART IN PLAN VIP74006 (3694 Happy Valley Rd)</p>	<p>a) \$1000 per one-family lot greater than or equal to 550 m2 towards the Affordable Housing Reserve Fund;</p> <p>b) \$6000 per one-family lot greater than or equal to 550 m2 towards the General Amenity Reserve Fund;</p> <p>c) \$660 per one-family lot less than 550 m2 towards the Affordable Housing Reserve Fund;</p> <p>d) \$3960 per one-family lot less than 550 m2 towards the General Amenity Reserve Fund</p> <p>e) \$610 per townhouse unit towards the Affordable Housing Reserve Fund; and</p> <p>f) \$3660 per townhouse unit towards the General Amenity Reserve Fund.</p>

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 484, (3690 & 3694 Happy Valley Rd), 2017".

READ A FIRST TIME this 15th day of May, 2017.

PUBLIC HEARING held this 8th day of June, 2017.

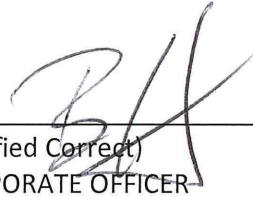
READ A SECOND TIME this 8th day of June, 2017.

READ A THIRD TIME this 8th day of June, 2017.

ADOPTED this 19th day of June, 2017.

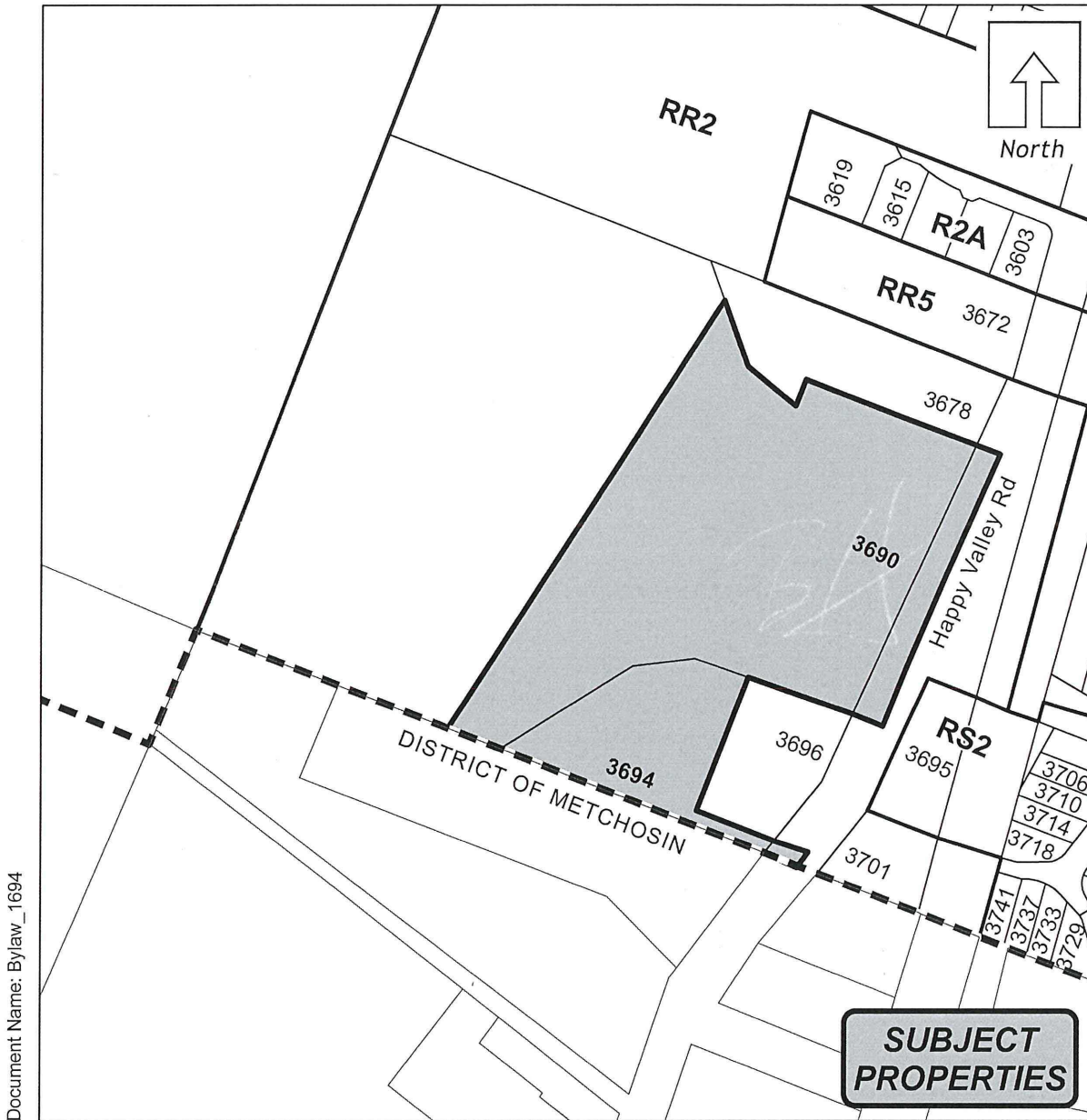


MAYOR



(Certified Correct)
CORPORATE OFFICER





Document Name: Bylaw_1694

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1694

ADOPTION: June 19, 2017

Scale: N.T.S.


MAYOR


CORPORATE OFFICER

Last Revised: 5/3/2017