

**CITY OF LANGFORD
BYLAW NO. 1885**

**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 to Section 1.01 the following text, " **Automobile Dealership**" means a retail outlet that carries an automobile manufacturer's product line through a contract with the automobile manufacturer. The automobile dealership may sell and service automobiles and parts associate with automobiles.'
 2. By adding as Section 6.53C that text attached as Schedule B;
 3. By replacing Section 6(f) of Appendix G with the text attached as Schedule C;
 4. By replacing Section 10(e) of Appendix H with the text attached as Schedule C;
 5. By adding to the MUE3 (Mixed Use Employment 3) Zone the property legally described as LOT A SECTION 99 ESQUIMALT DISTRICT PLAN EPP21818, PID No. 029-066-361 (1100 McCallum Rd) and THAT PART OF SECTION 99, ESQUIMALT DISTRICT, BOUNDED AS FOLLOWS: ON THE NORTH BY THE SOUTH BOUNDARY OF PLAN 990 RW; ON THE EAST BY THE EASTERLY BOUNDARY OF SAID SECTION; ON THE SOUTH BY THE NORTHERLY BOUNDARIES OF PLAN 6546 AND 8988; AND ON THE WEST BY THE WESTERLY BOUNDARY OF SAID SECTION EXCEPT THAT PART IN PLAN VIP62431 AND VIP84622, PID No. 004-333-233 (2780 Spencer Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
 6. By adding as Schedule AM the map attached as Schedule D.
- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 583, (1100 McCallum Rd and 2780 Spencer Rd), Bylaw No. 1885, 2020".

READ A FIRST TIME this 18th day of February, 2020.

PUBLIC HEARING WAIVED BY RESOLUTION OF COUNCIL this 6th day of April, 2020.

READ A SECOND TIME this 4th day of May, 2020.

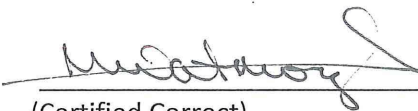
READ A THIRD TIME this 4th day of May, 2020.

APPROVED BY THE MINISTRY OF TRANSPORTATION THIS 7th day of May, 2020.

ADOPTED this 17th day of August, 2020.

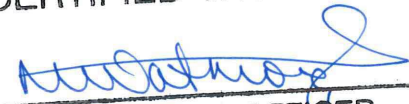


MAYOR



(Certified Correct)
CORPORATE OFFICER

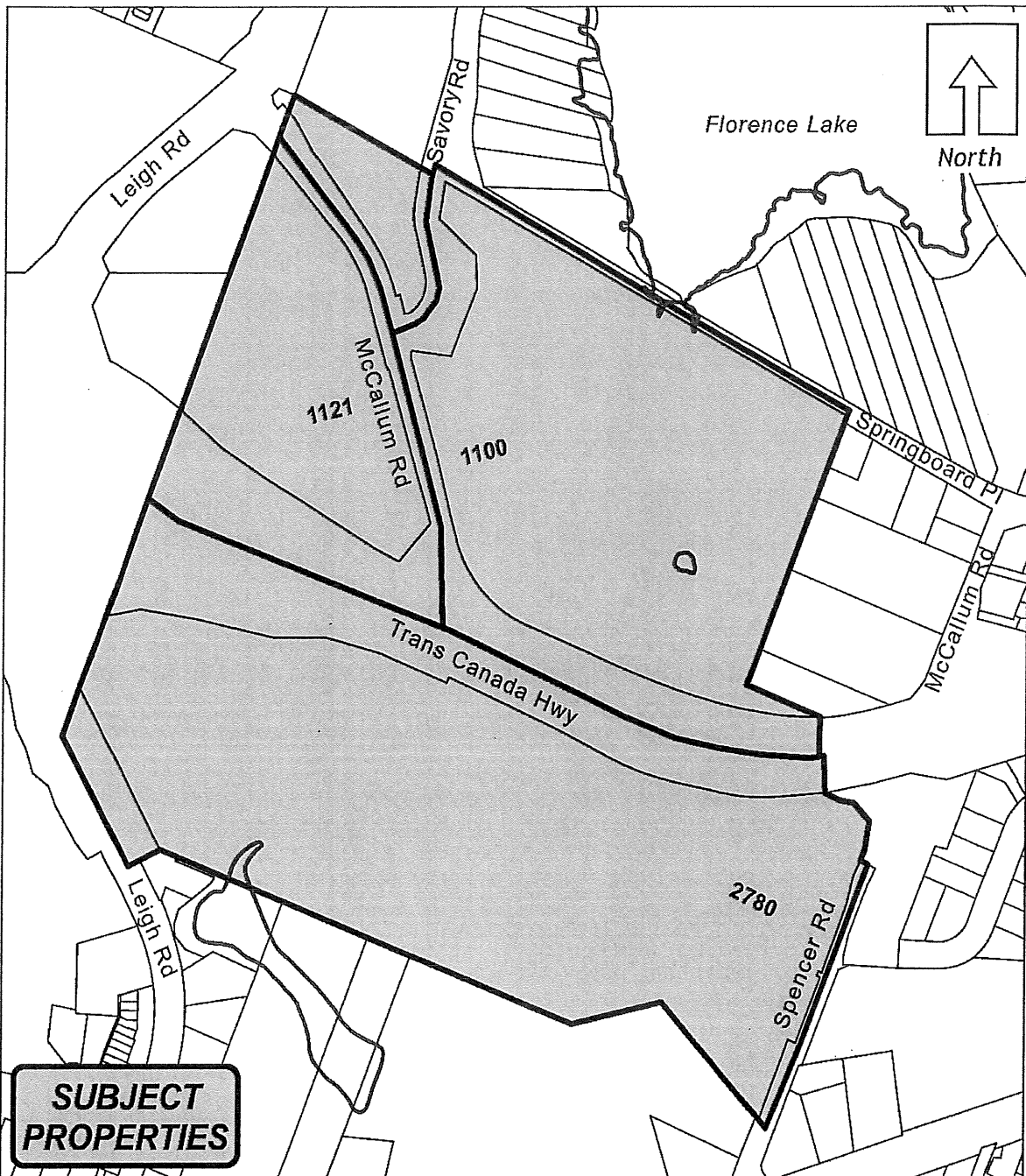
CERTIFIED TRUE COPY



CORPORATE OFFICER

Marie Watmough
Deputy Corporate Officer

Schedule A



Document Name: Bylaw_1885

I HEREBY CERTIFY THIS TO BE A TRUE COPY
OF PLAN No. 1 AS DESCRIBED
IN SECTION A1 OF BYLAW No. 1885

ADOPTION: August 17, 2020


MAYOR


CORPORATE OFFICER

Schedule B

Section 6.53C – Mixed-Use Employment 3 (MUE3) Zone

(Bylaw 1885)

6.53C.01 Permitted Uses

- (1) With those portions of lands identified as 'Area 1' on the zone map attached as Schedule 'AM', the following uses and no others are permitted:

Restaurant, Retail and Other Service Commercial Uses

- (a) **Animal hospital** in enclosed buildings;
- (b) **Auction**;
- (c) **Automobile dealership**;
- (d) **Business support service**;
- (e) **Car wash**;
- (f) **Equipment sales, service, repair and rental, minor**
- (g) **Film production studio**;
- (h) **Financial institution**;
- (i) **Catering**;
- (j) **Gasoline service station**;
- (k) **Fitness centre**;
- (l) **Household equipment and appliance service and repair**;
- (m) **Hotel**;
- (n) **Licensed premises**;
- (o) **Liquor store**;
- (p) **Medical clinic**;
- (q) **Office**;
- (r) **Personal service establishment**;
- (s) **Pet daycare**;
- (t) **Restaurants, drive-through**;
- (u) **Retail store**;

General Uses

- (v) **Accessory buildings and uses**;
- (w) **Accessory unenclosed storage**;
- (x) **Temporary construction and real estate marketing office**;
- (y) **Uses permitted by Section 3.01 of this Bylaw**;

Business and Technology Uses

- (z) Electronics sales, service and manufacturing;
- (aa) Research and development facility
- (bb) Educational, Cultural and Recreational Uses
- (cc) Community care facility;
- (dd) Cultural facility;
- (ee) Group daycare subject to Section 3.26.02;
- (ff) Recreation facility, indoor;
- (gg) Recreation facility, outdoor;
- (hh) School;

Residential Uses

- (ii) Apartment;
- (jj) Assisted living;
- (kk) Caretaker dwelling unit;
- (ll) Home occupation subject to Section 3.09;
- (mm) Townhouse; and

This allows Manufactured homes anywhere on the site. Do Councillors and Staff actually read what they vote on?

- (a) **Manufactured home and modular housing, subject to the Manufactured Home Park (RH1) Zone.**
- (2) Within those portions of the lands identified as 'Area 2' on the zone map attached as Schedule 'AM', the following uses and no other are permitted:
- (b) Apartment;
 - (c) Townhouse;
 - (d) **Manufactured home and modular housing, subject to the Manufactured Home Park (RH1) Zone.**
- (3) **Notwithstanding Section 6.53C.01(2), those portions of the lands identified as 'Area 2' on the zone map attached as Schedule 'AM' are permitted the uses under Section 6.53C.01(1) if no manufactured home or modular housing exists within any lot of 'Area 2'.**

6.53C.02 Height of Principal Use Buildings

No townhouse may exceed a height of three storeys.

6.53C.03 Setbacks

- (1) No building or structure may be located:
- (a) Within 2.0m (6.5 ft) of any lot line that adjoins a highway;

In other words, if homes are removed from Area 2, developer can build whatever they want

- (b) Within 6.0m (20 ft) of any lot line that adjoins a lot in a Residential or Multiple Residential Zone;
- (2) Notwithstanding subsection 6.53C.03(1), no **townhouse** may be located:
 - (a) Within 3.0m (9.8 ft) of any front lot line, nor within 5.5m (18 ft) of a portion of a building comprising of an attached garage;
 - (b) Within 5.5m (18 ft) of any rear lot line;
 - (c) Within 1.5m (5.0 ft) of an interior side lot line;
 - (d) Within 3.5m (11.5 ft) of any exterior side lot line.

6.53C.04 Density of Development

- (1) There may not be any development on any parcel of land that does not have access to a highway, and where a parcel of land has access to a highway there may not be more than one residential **dwelling unit** or more than 150m² of non-residential gross floor area in the Mixed-Use Employment 3 (MUE3) Zone;
- (2) Notwithstanding subsection 6.53C.04(1), there may be more than one residential **dwelling unit**, and more than 150m² of non-residential gross floor area in Area 1 of Schedule 'AM' for the Mixed-Use Employment 3 (MUE3) Zone, if the owner of the land proposed to be built upon has:
 - (a) Provided to the City of Langford, to the satisfaction of Council;
 - i. A minimum of 4.0 hectares of land dedication within in a form and location to the satisfaction of the Director of Planning; and
 - ii. Land dedication, or the registration of a non-disturbance covenant, of any additional lands within Area 1 of Schedule 'AM' that a qualified professional determines needs to be protected, as per their analysis of the development permit areas.
- (3) **Notwithstanding subsection 6.53C.04(1), there may be more than one residential dwelling unit, and more than 150m² of non-residential gross floor area in Area 2 of Schedule 'AM' for the Mixed-Use Employment 3 (MUE3) Zone, if the owner of the land proposed to be built upon has:**
 - (a) Provided, to the satisfaction of Council;**
 - i. An amenity building with a minimum gross floor area of 93m² (1,000 ft²) within the mobile home park for the use of the residents of the mobile home park, designed to the satisfaction of the Director of Planning; and
 - ii. Land dedication, or the registration of a non-disturbance covenant, of any additional lands within Area 2 of Schedule 'AM' that a qualified professional determines needs to be protected, as per their analysis of the development permit areas.
 - (b) Maintained a minimum of 40 manufactured home or modular housing units within Area 2.**
- (4) Under no circumstances may the density of development within the MUE3 zone exceed a floor area ratio of 6:1;

- (5) Notwithstanding Section 6.53C.04(3), there may not be more than 78 manufactured or modular homes within 'Area 2' on the zone map attached as Schedule 'AM' nor may the density of any non-manufactured/modular homes exceed 50 units per hectare (20 units per acre) without implementing recommendations of a Traffic Impact Assessment that ensures vehicular movements are at an acceptable level of operational capacity.

6.53C.05 General

The relevant regulations of Part 3 of this Bylaw apply.

Schedule C

For those lands located within the Mixed-Use Employment 2 (MUE2) Zone and the Mixed-Use Employment 3 (MUE3) Zone, the following additional landscaping provisions shall apply:

- I. A continuous landscape and screening area not less than 2.0 m wide shall be provided along the developed portion of each lot which abuts a highway. The landscaping shall have a height of not less than 1.5 m and may include a decorative fence.
- II. A continuous landscape and screening area not less than 2.5 m wide containing a decorative fence not less than 1.8 m in height together with decorative planting must be provided along the developed portion of each lot which abuts a property in a Residential or Multiple Residential Zone, except where the boundary between the two lots is separated by a highway. This landscape and screening area may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.

Schedule D

SCHEDULE "AM" TO BYLAW No. 300

