



# THE CITY OF LANGLEY

## ZONING BYLAW, 1996 NO. 2100

**DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.**

**Consolidated as of December 9, 2024**

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Amendment No. 1 Bylaw, 1996, No. 2148 (Adopted - Nov. 18/96)	Rezone Linwood property on 201 Street (Lot 38, DL 305, Gp 2, NWD Plan 31044) from RS-1 to RM-3
Amendment No. 2 Bylaw, 1996, No. 2150 (Adopted April 14/97)	Rezone property on Langley Bypass (Lot 67, DL 37, Gp2, NWD, Plan 57552) from A-1 to P-2
Amendment No. 3 Bylaw, 1996, No. 2154 (Adopted Jan. 27/97)	Rezone 20258 Michaud (Lot 3, DL 305, Gp 2, NWD, Plan 5686) from RS-1 to RM-1
Amendment No. 4 Bylaw, 1997, No. 2180 (Adopted July 7/97)	Text Amendment – include and amend definitions
Amendment No. 5 Bylaw, 1997, No. 2181 WITHDRAWN	Add CD-2 – WITHDRAWN -
Amendment No. 6 Bylaw, 1997, No. 2187 (Adopted July 20/98)	Add CD-3 and Rezone 19760-19774 56 Avenue (Lot 2, Section 3, Twp 8, NWD Plan 9887 and Lot 203, Section 3, Twp 8, NWD Plan 53567) from RS-1 and P-2 to CD-3)
Amendment No. 7 Bylaw, 1997, No. 2191 NOT ADOPTED	Rezone Langley Central Site (Lot E, DL 36, Gp 2, NWD, Plan 8111) from P-1 to C-1 – NOT ADOPTED
Amendment No. 8 Bylaw, 1997, No. 2204 (Adopted June 28/99)	Add CD-1 and Rezone 6144 201 A Street (Lot 2, DL 308, Gp 2, NWD Plan LMP 29715) from A-1 to CD-1
Amendment No. 9 Bylaw, 1997, No. 2206	Add CD-4 and Rezone 20100, 20150 and

WITHDRAWN	20210 Langley Bypass (Lot 109, DL 308, Gp 2, NWD Plan 48012, Lot 84, DL 308, Gp 2, NWD Plan 39349, Lot 74, DL 308, Gp 2, NWD Plan 36021, Lot 70, Except: Firstly Part on Plan 36077, Secondly, Part Dedicated Road on Plan 80867, DL 308, Gp 2, NWD 32228) - WITHDRAWN
Amendment No. 10 Bylaw, 1997, No. 2207 (Adopted Dec. 15/97)	Add CD-5 and Rezone 20112 Logan Avenue (Lot A, DL 309, Gp 2, NWD Plan 86196) from I-1 to CD-5
Amendment No. 11 Bylaw, 1997, No. 2208 (Adopted Dec. 15/97)	Add CD-6 and Rezone 20173 54 Avenue and 5406, 5418, 5440 201 A Street (Parcel A, Reference Plan 12111, Lot 3, DL 305, Gp 2 NWD Plan 1614; Lots 7, 8, and 9, all of DL 305, Gp 2, NWD, Plan 86196) from RS-1 to CD-6
Amendment No. 12 Bylaw, 1998, No. 2216 (Adopted Feb. 9/98)	Text Amendment – Amending definitions of General Services and Retail Stores and to include Tattoo Shop and Pawnbrokers as prohibited uses
Amendment No. 13 Bylaw, 1998, No. 2224 (Adopted May 25/98)	Text Amendment – Remove definition of Tattoo Shop
Amendment No. 14 Bylaw, 1998, No. 2232 ABANDONED	Rezone 20188 Fraser Highway (southerly potion of Lot 35, except Parcel B (Plan 60551), DL 309, Gp 2 NWD Plan 26341) from C-2 to C-1 – ABANDONED
Amendment No. 15 Bylaw, 1998, No. 2233 (Adopted Aug. 31/98)	Rezone 19700 and 19704 56 Avenue (Lots 14 and 15, Sec. 3, Twnship 8, NWD Plan 9565) from RS-1 to RM-2
Amendment No. 16 Bylaw, 1998, No. 2234 (Adopted Aug. 31/98)	Rezone 20645, 20653, 20661, 20671, 20681 Douglas Crescent(Lots 5, 6, 7, 8 and 9, DL 36, Gp 2, NWD Plan 8182) from RS-1 to P-2 and Discharge of LUC No. 24-77 on Lot 279, DL 36, Gp2, NWD Plan 65543 and Lot 189, DL 36, Gp2, NWD Plan 55536
Amendment No. 17 Bylaw, 1998, No. 2235 (Adopted Mar. 8/99)	Add I3 Zone and Rezone 5670 and 5680 199 Street from RS-1 to I-3
Amendment No. 18 Bylaw, 1998, No. 2248 WITHDRAWN	Rezone 19889, 19905, 19909,19921 56 Avenue (Lots 5, 6 and 7, Block F, DL 310, Gp 2 NWD Plan 7890 and Lot 45 DL 310, Gp 2, NWD Plan 30595) from RS-1 to I-3 - WITHDRAWN
Amendment No. 19 Bylaw, 1998, No. 2257 (Adopted Nov. 13/98)	Add I-3 Zone
Amendment No. 20 Bylaw, 1998, No. 2259 (Adopted Jan. 25/99)	Add C-3 Zone and definitions for that zone

Amendment No. 21 Bylaw, 1998, No. 2263 (Adopted Jan.25/99)	Rezone the former BC Hydro Right of Way between 203 Street and 204 Street from unzoned to C-1
Amendment No. 22 Bylaw, 1999, No. 2273 (Adopted April 26/99)	Add CD-7 and rezone 19897 56 Avenue (Lot 1, DL 310, Gp 2, NWD, LMP 41050) from RS-1 to CD-7
Amendment No. 23 Bylaw, 1999, No. 2274 (Adopted May 17/99)	Restrictions on Commercial Vehicles in RS-1 Zones
Amendment No. 24 Bylaw, 1999, No. 2283 (Adopted Sept. 13/99)	Amend the parking requirements, lot coverage and mixed use ratios
Amendment No. 25 Bylaw, 1999, No. 2290 (Adopted Oct. 18/99)	Rezone 20691 Douglas Crescent (Lot 10, Except Part Dedicated Road on Plan 73227, DL 36, Gp 2, NWD Plan 8182) from RM-1 to P-2
Amendment No. 26 Bylaw, 1999, No. 2297 WITHDRAWN	Rezone 6016 Glover Road (Parcel 82, DL 37, Gp 2, NWD Plan 63623) from A-1 to C-2 – WITHDRAWN
Amendment No. 27 Bylaw, 1999, No. 2298 (Adopted Nov. 29/99)	Include regulations for Seniors' Housing
Amendment No. 28 Bylaw, 1999, No. 2318 (Adopted Jan. 24/00)	Add CD 8 and rezone 19695-19713 56 Avenue (Lots 4 and 5,DL 310, Gp 2, NWD Plan 14858) from RS-1 to CD-8
Amendment No. 26 Bylaw, 1999, No. 2321 (Adopted Jan. 24/00)	Rezone unzoned lane running west-east adjacent to St. Joseph's Catholic Church property at Fraser Highway and 207 Street to P-2
Amendment No. 29 Bylaw, 1999, No. 2326 WITHDRAWN	Rezone 20237 Michaud Crescent, Dumais Park, 20355 and 20399 Douglas Park, 5999 Production Way, 4472 206 Street Linda Carlson Park (Lot 2 except portions subdivided by Plans 84094 and LMP 8374), DL 36 and 205, Gp 2, NWD Plan 48971; Lot 96, DL 310, Gp 2 NWD, Plan 50248; Lots 2 and 3, DL 306, Gp 2 NWD, Plan LMP 40675; 0.338 Hectare Park in the 5700 Block of 208 <sup>th</sup> Street as described in Subdivision Plan LMP 35389; Lot 312, Sec. 35, Twnshp 7, NWD, Plan 48489) to P-1 – WITHDRAWN
Amendment No. 30 Bylaw, 2000, No. 2335 (Adopted Mar. 20/00)	Add CD-9 and rezone 20875 Fraser Highway (Lot 3, DL 36, Gp2, NWD, Plan LMP) from P-1 to CD-9
Amendment No. 31 Bylaw, 2000, No. 2338 (Adopted May 29/00)	Rezone 20249, 20255, and 20263 53 A Avenue (Lots 5 and 6, Plan 13200; Lot 8 Plan 21003, DL 305, Gp 2, NWD Plan) from RS-1 to RM-3
Amendment No. 32 Bylaw, 2000, No. 2339 (Adopted May 1/00)	Rezone 20736, 20746 and 20756 Fraser Highway (Lots 4, 5 and 6, DL 36, Gp 2, NWD Plan 8183) from RS-1 to RM-2

Amendment No. 33 Bylaw, 2000, No. 2343 (Adopted Dec. 18/00)	Add CD 10 and rezone 6000 200 Street and 20100, 20150, 20210 Langley Bypass (Lot 70, Plan 32228; Lot 74 Plan 39349; Lot 84, Plan 39349 and Lot 109, Plan 48012; all DL 208, NWD) from C-2 and I-1 to CD10
Amendment No. 34 Bylaw, 2000, No. 2350 BYLAW DEFEATED @ THIRD READING	Rezone Hydro Right of Way from 200 to 206 Street (Sec. 35, Twp 7, NWD, Plan 7062; Parcel S ½ A, Part N/w ¼ of Nw/14; Sec. 35, Twp. 7, NWD Part N/W ¼, except Plan Parcel B EP 8068; Parcel 1; RP7062, 20662, 28928, 44016, 46874 and 49277; Lot 310, Sec. 35, Twp 7, NWD, Plan 48489 Part NE ¼; Lot 311 Sec. 35, Twp. 7, NWD, Plan 48489, Part NE1/4) from P-1 to P-2 – Bylaw defeated at third reading
Amendment No. 35 Bylaw, 2000, No. 2351 (Adopted Oct. 30/00)	Rezone 20460 Langley Bypass (Lot 1, DL 308, Gp 2, NWD, Plan 72442) from I-1 to C-2
Amendment No. 36 Bylaw, 2000, No. 2363 (Adopted Oct. 16/00)	Text Amendment involving Auction Use, Corner Lot Setback regulations, Parking Stalls width dimensions
Amendment No. 37 Bylaw, 2000, No. 2385 ABANDONED	Add CD-11 and rezone 20840, 20870, 20876, 20882, 20884, 20886 Fraser Highway (Parcel C, Explanatory Plan 15551, Lot A, DL 36, Gp 2, NWD, Plan 11246, Lot 27, Except Part Subdivided by Plan 78623, DL 36, Gp 2, NWD, Plan 24782; Lot B DL 36, Gp 2, NWD, Plan 12234; Lot 3, DL 36, Gp 2, NWD, Plan 11501; Lot 1, DL 36, Gp2, NWD) from RS-1 to CD-11 - ABANDONED
Amendment No. 38 Bylaw, 2001, No. 2408 (Adopted Aug. 13/01)	Rezone 5797 200 <sup>th</sup> Street (Lot 3, DL 310, Gp 2, NWD Plan 5376) from RS-1 to I-1
Amendment No. 39 Bylaw, 2001, No. 2430 ABANDONED	Add CD-11 and rezone 20840, 20870, 20876, 20882, 20884 and 20886 Fraser Highway (Parcel C (Explanatory Note 15551); Lot A DL 36, Gp 2, NWD, Plan 12246, Lot 27, Except Part Subdivided by Plan 78623, DL 36, Gp 2 NWD, Plan 24782; Lot B, DL 36, Gp2, NWD, Plan 12234; Lot 3, DL 356, Gp 2, NWD, Plan 11501; Lot 1, DL 36 Gp 2, NWD) from RS-1 to CD-11 – ABANDONED
Amendment No. 40 Bylaw, 2001, No. 2442 (Adopted Mar. 11/02)	Rezone 200256 567 Avenue (Lots 2 and 3, Except Part on Bylaw Plan 52607, DL 310, Gp 2, NWD, PL 9134) from RS-1 to RM-3
Amendment No. 41 Bylaw, 2002, No. 2450 (Adopted Mar. 11/02)	Rezone 68 m <sup>2</sup> portion of land of Subdivision Plan of Part of Common Property Strata Plan NW1431, DL 36, Gp 2 NWD from RM-2 to P-1; Rezone 20237 Michaud Crescent (Lot 2,

	except portions subdivided by Plan 84094 and LMP 8374, DL 36 and 306, Gp 2, NWD, Plan 49871) from C-1 to P-1; Rezone 5999 Production Way (Lot 96, DL 310, Gp 2, NWD, Plan 50248 from C-2 to P-1; Rezone Dumais Park (0.338 hectare park on 208 Street as described on Plan LMP 35389); Rezone 4472 206 Street – Linda Carlson Park (Lot 312, Sec. 35, Twp 7, NWD Plan 48489 from RS-1 to P-1
Amendment No. 42 Bylaw, 2002, No. 2453 (Adopted June 10/02)	Add CD-11 and rezone 20840, 20870, 20876, 20882, 20884, 20886 Fraser Highway (Parcel C, Explanatory Plan 1555; Lot A, DL 36, Gp 2, NWD, Plan 11246; Lot 27, Except Part Subdivided by Plan 78623, DL 36, Gp 2, NWD, Plan 24782; Lot B DL 36, Gp 2, NWD, Plan 12234; Lot 3, DL 36, Gp 2, NWD, Plan 11501; Lot 1, DL 36, Gp2, NWD) from RS-1 to CD-11
Amendment No. 43 Bylaw, 2002, No. 2454 (Adopted April 22/02)	Text Amendment – repeal and replace provisions for Visitor Parking
Amendment No. 44 Bylaw, 2002, No. 2463 ABANDONED	Text Amendment – include a definition of cheque cashing business and to list cheque cashing business as an excluded use under the definition of General Services – ABANDONED
Amendment No. 45 Bylaw, 2002, No. 2465 (Adopted June 24/02)	Add CD-12 and rezone 20370 Logan Avenue (Lot 87, DL 308 and 309, Gp 2, NWD, Plan 39522) from C-2 to CD-12
Amendment No. 46 Bylaw, 2002, No. 2473 (Adopted Nov. 18/02)	Amend CD-9 and rezone 20875, 20877, 20901 Fraser Highway, 550 208 Street and 5473, 5483 and 5501 209 Street (Lot A, DL 36, Gp 2, NWD, Plan BCP000202; Lot 2, DL 36, Gp 2, NWD, Plan LMP46575; Lots 80, 81 and 82, DL 36, Gp2, NWD Plan 38613; Lots 75 and 76, DL 36, Gp2, NWD Plan 37955; Lot 30, DL 36, Gp2, NWD, Plan 26036; Lot 39 DL 36, Gp2, NWD Plan 28295; Lot A, DL 36, Gp 2 NWD, Plan 37620) to CD-9
Amendment No. 47 Bylaw, 2002, No. 2497 (Adopted May 5/03)	Rezone 20622 Langley Bypass (Lot 6, Except firstly – part on Plan 27727; secondly – Part on Plan 28361; thirdly – Parcel B (Right of way Plan 41136); fourthly – part highway statutory right of way Plan 29755; DL 308, Gp 2, NWD, Plan 2020) from I-L to C-2
Amendment No. 48 Bylaw, 2003, No. 2502 (Adopted Oct. 6/03)	Add CD-13 and rezone 5349 201 A Street, 20149, 20159 and 20169 53 A Avenue (Lot

	48, DL 305, Gp 2, NWD, Plan 32163 and Lots 243, 244, 245, DL 305, Gp 2, NWD, Plan 39394) from RS-1 to CD-13
Amendment No. 49 Bylaw, 2003, No. 2503 (Adopted June 23/03)	Amend to CD-10 to limit retail store uses to 25% of total gross floor building area.
Amendment No. 50 Bylaw, 2003, No. 2507 (Adopted June 23/03)	Add CD-14 and rezone 5486 and 5496 200 Street (Lot 4, DL 305, Gp 2, NWD, Plan 6599) from RS-1 to CD-14
Amendment No. 51 Bylaw, 2003, No. 2508 (Adopted July 14/03)	Add CD-15 and rezone 20402, 20408, 20414, 20425 Locke Road, 20400 Logan Avenue, 5671, 5667 Glover Road, 20355, 20369, 20391 Fraser Highway, 20400 Imperial Avenue (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, DL 309, Gp 2, NWD Plan LMP 45621; Lot 1, DL 309, Gp 2, NWD, Plan LMP 24093; Lot 1, DL 309, Gp 2, NWD, Plan 74345; Lot 1, DL 309, Gp 2, NWD, Plan LMP 24094; Lot 63, DL 309, Gp 2, NWD, Plan 30323) from C-1 to CD-15 and amending definition of “Gaming Activity”, adding definitions for “convention centre” and “liquor primary establishment” and adding parking requirements.
Amendment No. 52 Bylaw, 2003, No. 2511 (Adopted Dec. 15/03)	Rezone 20361 Imperial Avenue (Lots 1 & 2, DL 309, NWD, Plan 11694) from C-1 to CD-15
Amendment No. 53 Bylaw, 2003, No. 2513 (Adopted Nov. 17/03)	Rezone 5457, 5467, 5477 203 Street (Lots 8, 9 and 10, DL 305, Gp2, NWD Plan 8109) from RS-1 to C-1
Amendment No. 54 Bylaw, 2003, No. 2517 DEFEATED	Amend definitions of retail stores and retail warehouse to exclude liquor sales - DEFEATED
Amendment No. 55 Bylaw, 2003, No. 2527 ABANDONED	Amend the I-1 and I-2 Zones - ABANDONED
Amendment No. 56 Bylaw, 2004, No. 2532 (Adopted May 17/04)	Add CD 16 and rezone 5436 and 5438 198 Street from RM-1 to CD-16 to new zone
Amendment No. 57 Bylaw, 2004, No. 2534 (Adopted May 3/04)	Implement the recommendations of the Industrial Land Use Study and amend the I-1 and I-2 zones
Amendment No. 58 Bylaw, 2004, No. 2540 (Adopted May 17/04)	Rezone 19930-19990 Fraser Highway (Lot 125, except firstly: part dedicated road on Plan BCP 6859; secondly, part dedicated road on Plan BCP 9469, DL 310, Gp 2, NWD, Plan 51722) from I-L to C-2)
Amendment No. 59 Bylaw, 2004, No. 2543 (Adopted June 28/04)	Add CD 17 and rezone 5243, 5253, 5257 and 5261 201 A Street (Lots 4, 5, 6 and 7, DL 305, Gp2, NWD, Plan 22075) from RS-1 to CD-17
Amendment No. 60 Bylaw, 2004, No. 2552	Repeal and replace the existing Off Street

(Adopted July 12/04)	Parking and Loading Requirements for Residential Use
Amendment No. 61 Bylaw, 2004, No. 2565 (Adopted Feb. 21/05)	Add CD 18 and rezone the property located 5354, 5362, 5370, 5378, 5386 – 201A Street and 20171, 20173 – 53A Avenue (Lots 1, 2, 3, 4, and 5 , District Lot 305, Group 2, New Westminster, Plan 12210 and Lot 1 and Lot 2, District Lot 305, Group 2, New Westminster District, Plan NW 1010) from the RS1 and RM1 to CD18
Amendment No. 62 Bylaw, 2004, No. 2568 (Adopted Mar. 21/05)	Text Amendment – Definition of Child Care and Home Occupations
Amendment No. 63 Bylaw, 2004, No. 2569 (Adopted Mar. 7/05)	Rezone an unzoned right of way (614 m2 Portion of Road Dedicated by Plan 2188, District Lot 309, Group 2, New Westminster District) to C-2
Amendment No. 64 Bylaw, 2005, No. 2570 (Adopted Feb. 7/05)	Text Amendment – Add definitions Cheque Cashing and Currency Exchange
Amendment No. 65, Bylaw, 2005, No 2571 (Adopted July 25/05)	Schedule A – Lot 17 & 18, Sec. 3. Twp. 8, NWD, Plan 11438 from RS1 to RM3
Amendment No. 66, Bylaw 2005, No. 2572 (Adopted Mar. 21/05)	Schedule A – Lot 1, DL 305, Gr. 2, NWD., Plan 6564 from RM1 to RM3
Amendment No. 67, Bylaw 2005, No. 2574 (Adopted April 4/05)	Definition Section (Money Lending) Part III, Section c, Subsection 2
Amendment No. 68, Bylaw 2005, No. 2582 (Adopted May 2/05)	Schedule A – Lot 300, DL 304, Gr. 2, NWD, Plan 56209 from RS1 to P1
Amendment No. 69, Bylaw 2005, No. 2583 (Adopted July 25/05)	Schedule A – S ½ of Lot 2, Blk 10, DL 310, Gr 2, NWD, Plan 7890, Pcl A (J68442E), Lot 3, Blk 10, Gr. 2, NWD, Plan 7890 from RS1 to I1
Amendment No. 71, Bylaw 2005, No. 2597 APPLICATION WITHDRAWN	Lot 2, DL 308, Gr. 2, NWD, Plan BCP 5654 from A1 to C2 APPLICATION WITHDRAWN
Amendment No. 72, Bylaw 2005, No. 2598 (Adopted Nov. 7/05)	Schedule A – Lot 1, Sec 3, Twp. 8, NWD, Plan LMP 38442 from CD3 to RM2
Amendment No. 73, Bylaw 2005, No. 2602 (Adopted Dec. 19/05)	Schedule A – Lots 5, 6, 7 and 8, DL 305, Gr. 2, NWD, Plan 9766 from RS1 to RM3
Amendment No. 74, Bylaw 2005, No. 2605 (Adopted April 24/06)	Add CD 19 rezone property at 5450, 5460 and 5470 – 198 Street (Lot 14, Lot 15 and Lot 16, Sec. 3, Twp 8, NWD, Plan 11438
Amendment No. 75, Bylaw 2005, No. 2608 (Adopted April 24/06)	Schedule A – Lot 1, DL 308, Gr. 2, NWD, Plan BCP 5654 from A1 to C2
Amendment No 76, Bylaw 2005, No. 2610 (Adopted April 24/06)	Schedule A – Lot 1, Except: Pcl A ( Ex. Plan 15725), Sec. 3, Twp 8, NWD, Plan 7447 from RS1 and RM1 to RM3
Amendment No. 77 Bylaw 2006, No. 2623 (Adopted May 29/06)	Section C Definitions, Part I, Section D.2 (Drug Paraphernalia)
Amendment No. 78 Bylaw 2006, No. 2630 DEFEATED	(Gaming Teletheatre) DEFEATED

Amendment No. 79, Bylaw 2006, No. 2634	Did not proceed
Amendment No. 80, Bylaw 2006, No. 2639 (Adopted Oct. 2, 2006)	Delete table A. RS1, Section 4. & B. RS2 (size of building structures)
Amendment No. 81, Bylaw 2006, No. 2643 (Adopted Oct. 2, 2006)	Schedule A 48A Ave – 205A Street walkway dedicated by Plan 41514, DL 304, Gr 2, NWD
Amendment No. 82, Bylaw 2006, 2644 (Adopted Dec. 4, 2006)	Secondary Suites
Amendment No. 83, Bylaw 2006, 2648 (Adopted Jan. 15, 2007)	Schedule A (Nash Tot Lot) Park in DL 312, Gr 2, NWD, Plan 44902
Amendment No. 84, Bylaw 2007, 2661	Schedule A – Lot 19, Sec 3, Twp 8, NWD Plan 11438 and Lot 136, Sec. 3, Twp 8, NWD, Plan 47772
Amendment No. 85, Bylaw 2007, 2684	Schedule A – Lot 10, District Lot 305, Gr 2, NWD Plan 9766; Lot 11, District Lot 305, Gr 2, NWD, Plan 9766
Amendment No. 86, Bylaw 2007, 2690	Add Part VII Comprehensive Development Zone (CD20); Section C Definitions, Part I, (Social Housing and Services) Schedule A – Lot 67, District Lot 37, Group 2, New Westminster District, Plan 57552
Amendment No. 87, Bylaw 2007, 2694	Schedule A - Lots 1 & 2, District Lot 305, Group 2, New Westminster District, Plan 8109
Amendment No. 88, Bylaw 2007, 2700	Schedule A – Removal of former road dedication
Amendment No. 89, Bylaw 2007, 2701	Schedule A - Lots 16, 17 and 18, District Lot 306, Group 2, New Westminster District Plan 8182
Amendment No. 90, Bylaw 2008, 2731	Replace section 4 of Zones RM2, RM3 and C1; replace section 5 of Zones RM2 and C1 and replace section 4 of Off Street Parking and Loading Requirement in Part I, Administration and Enforcement
Amendment No. 91, Bylaw 2008, 2732	Zone (CD21); Schedule A – Lot 35, Except Parcel “B” (Bylaw Plan 60551), District Lot 309, Group 2, New Westminster District, Plan 26341
Amendment No. 92, Bylaw 2008, 2747	Zone (CD22); Schedule A – Lots 36, 37, 38, 39, Section 3, Township 8, New Westminster District, Plan 17953
Amendment No. 93, Bylaw 2008, 2758	Zone (CD23); Parcel A, District Lot 308, Group 2, New Westminster District, Plan LMP42891; Lot 2, District Lot 308, Group 2, New Westminster District, Plan BCP5654
Amendment No. 94, Bylaw 2009, 2763	Deleting “Hemp Store” definitions
Amendment No. 95, Bylaw 2009, 2771	Did not proceed

Amendment No. 96, Bylaw 2009, 2772	Replacing definition of finished grade, height and storey; adding definitions of first storey and proposed grade
Amendment No. 97, Bylaw 2009, 2779	Zone (CD24); Lots 7 and 8, District Lot 36, Group 2, New Westminster District, Plan 9350; Parcel One (Reference Plan 11530) of Parcel "A" (Reference Plan 10545), District Lot 36, Group 2, New Westminster District and Parcel 1 on the Proposed Airspace Parcel Plan prepared by Isaak, Osman & Associates and certified correct on the 24 <sup>th</sup> day of September, 2009, a copy of which is attached as Schedule "A"
Amendment No. 98, Bylaw 2009, 2787	Zone (CD25); Lot 33, Section 35, Township 7, New Westminster District Plan 25953
Amendment No. 99, Bylaw 2009, 2796	Zone (CD26); Parcel A (Explanatory Plan 15166) Lot 12, District Lot 305, Group 2, New Westminster District Plan 14560, Lots 502 & 503, District Lot 305, Group 2, New Westminster District Plan 58031, Lots 1 & 2, District Lot 305, Group 2, New Westminster District Plan 8109
Amendment No. 100, Bylaw 2009, 2801	To amend parking design criteria
Amendment No. 101, Bylaw 2010, 2813	Not yet adopted
Amendment No. 102, Bylaw 2010, 2814	Zone (CD27); Lots 40, 41, 42, 43, Section 3, Township 8, New Westminster District, Plan 17953;
Amendment No. 103, Bylaw 2010, 2815	Zone (CD28); Lot 7, Section 3, Township 8, New Westminster District Plan 7447; Lot 8, Except: Part Road on Plan NWP87502; Section 3, Township 8, New Westminster District Plan 7447
Amendment No. 104, Bylaw 2010, 2820	Did not proceed
Amendment No. 105, Bylaw 2010, 2824	Did not proceed
Amendment No. 106, Bylaw 2010, 2826	Zone (CD29); Lot 1, District Lot 309, Group 2, New Westminster District Plan 6931, and Parcel "A", (Reference Plan 3112), Lot 1 Except: Part Shown On Statutory Right Of Way Plan 4500; District Lot 309, Group 2, New Westminster District Plan 1730
Amendment No. 107, Bylaw 2010, 2829	Did not proceed
Amendment No. 108, Bylaw 2010, 2835	Did not proceed
Amendment No. 109, Bylaw 2011, 2853	Zone (C2); Parcel "A", District Lot 308, Group 2, New Westminster District, Explanatory Plan 71544

Amendment No. 110, Bylaw 2011, 2856	Prohibit dispensing of medicinal marihuana, methadone, heroin except as authorized; prohibit public dances except as authorized; amend parking requirement for community centre use; amend intent statement and add community centre as a permitted use to Downtown Commercial zone.
Amendment No. 111, Bylaw 2011, 2858	Zone (CD31) Lot 8, District Lot 305, Group 2, New Westminster District Plan 14560
Amendment No. 112, Bylaw 2012, 2881	Zone (C-1) Parcel 1 Except: Part on Plan BCP26955, District Lot 309, Group 2, New Westminster District, Plan 78678 (20299 Industrial Avenue)
Amendment No. 113, Bylaw 2012, 2883	Did not proceed
Amendment No. 114, Bylaw 2012, 2884	Zone (C-2) Parcel 1 (Reference Plan LMP41601), District Lot 308, Group 2, New Westminster District, Dedicated Road on Plan 29755 (20801 Langley Bypass)
Amendment No. 115, Bylaw 2012, 2888	Zone (CD 33) Lots 5, 6, and 7, Section 3, Township 8, New Westminster District Plan 9982, and Lots 7 and 8, Section 3, Township 8, New Westminster District Plan 9887 (19728, 19738, 19754, 19764 and 19770 55A Avenue)
Amendment No. 116, Bylaw 2012, 2889	Zone (CD34) Lot 6, Section 3, Township 8, New Westminster District Plan 9887, and West Half Lots 5, Section 3, Township 8, New Westminster District Plan 9887
Amendment No. 117, Bylaw 2012, 2896	Zone (C-2) Lot 43, District Lot 310, Group 2, New Westminster District Plan 29675 (5923 Production Way)
Amendment No. 118, Bylaw 2013, 2906	Zone (CD-35) Lot 299, District Lot 305, Group 2, New Westminster District Plan 42983, Lot 298, District Lot 305, Group 2, New Westminster District Plan 42983, Lot 300, District Lot 305, Group 2, New Westminster District Plan 42983, Lot 297, District Lot 305, Group 2, New Westminster District Plan 42983, Lot 101, District Lot 305, Group 2, New Westminster District Plan 33845, Lot 99, District Lot 305, Group 2, New Westminster District Plan 33845, Lot 100, District Lot 305, Group 2, New Westminster District Plan 33845 (5331, 5341 and 5369 -201 <sup>st</sup> Street, 5332 and 5342 -200A Street and 20040 - 20054 -53B Avenue)
Amendment No. 119, Bylaw 2013, 2907	Medicinal Marihuana
Amendment No. 120, Bylaw 2013, 2909	Zone (CD 36) District Lot 308, Group 2, New Westminster District, Explanatory Plan 71544

Amendment No. 121, Bylaw 2014, 2936	Zone (CD 37) Lots A, B, C, Section 3, Township 8, New Westminster District Plan 15910, and Lot 131 Section 3, Township 8, New Westminster District Plan 43957 - 19690, 19700, 19710, 19720 - 55A Avenue
Amendment No. 122, Bylaw 2014, 2937	(CD-38) Lots 127, 128, 129, District Lot 305, Group 2, New Westminster District Plan 33824, and Lots 58, 59, 60, District Lot 305, Group 2, New Westminster District Plan 32496 - 20030, 20040, 20050 Michaud Crescent, 5381, 5391, 5401- 201 <sup>St</sup> Street
Amendment No. 123, Bylaw 2015, 2939	400 metre distance between pharmacies
Amendment No. 124, Bylaw 2015, 2949	Lot 121, District Lot 310, Group 2, New Westminster District Plan 50395 - 20084 Logan Avenue
Amendment No. 125, Bylaw 2015, 2957	Lots 10 & 11, Section 3, Township 8, New Westminster District, Plan 9434; Lot 66 Except: The North 56 Feet, Section 3, Township 8, New Westminster District, Plan 26294; The North 56 Feet of Lot 66, Section 3, Township 8, New Westminster District, Plan 26294
Amendment No. 126, Bylaw 2015, 2958	Heroin and methadone dispensing
Amendment No. 127, Bylaw 2015, 2976	Zone CD41 – 20721 and 20725 Fraser Highway. Lot 282, District Lot 36, Group 2, New Westminster District Plan 71731 and Lot 4, District Lot 36, Group 2, New Westminster District Plan 3739
Amendment No. 128, Bylaw 2015, 2978	5290 and 5308 201A Street: Parcel “B” (N120694E) Lot 10 Except: Firstly: Parcel “A” (Reference Plan 9192), Secondly: South 33 Feet, District Lot 305, Group 2, New Westminster District, Plan 1614; Parcel “A” (Reference Plan 9192) Lot 10, District Lot 305, Group 2, New Westminster District, Plan 1614
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# **ZONING BYLAW, 1996, NO. 2100**

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**SAMPLE REFERENCE TO ZONING BYLAW PROVISION**

**IIB.2.(b)i)**

- II** Part
- B.** Section
- 2.** Sub-Section
- (b)** Clause
- i)** Sub-Clause

**CITY OF LANGLEY**

**BYLAW NO. 2100**

WHEREAS the Municipal Act of the Province of British Columbia authorizes a local government to enact a bylaw, pursuant to the provisions of Part 26 Division (7) - Management of Development - Land Use Designation, which divides the municipality into zones and which sets regulations for each zone;

AND WHEREAS persons who deem their interest in property affected by this bylaw have, before the passage hereof, been afforded an opportunity to be heard on the matters contained herein before the Council of the City of Langley, all in accordance with the requirements of the Municipal Act;

AND WHEREAS the principal purpose of this bylaw is to regulate the natural growth of the municipality in a systematic and orderly way for the ultimate benefit of the community as a whole by ensuring that the various uses made of land and structures in the municipality develop in proper relationship to one another;

NOW THEREFORE the Municipal Council of the City of Langley, in open meeting assembled, enacts as follows:

**PART I      ADMINISTRATION AND ENFORCEMENT**

**A. APPLICATION**

This Bylaw is applicable to all of the area with the boundaries of the City of Langley.

**B. ESTABLISHMENT OF ZONES**

1. Zones

For the purpose of this Bylaw, the land within the boundaries of the City of Langley is divided into the following Zones, the boundaries of which are as delineated on the plan forming Schedule “A” to this Bylaw:

- RS1 Single Family Residential Zone
- RS2 Single Family Estate Residential Zone
- RM1 Multiple Residential Low Density Zone
- RM2 Multiple Residential Medium Density Zone
- RM3 Multiple Residential High Density Zone
  
- C1 Downtown Commercial Zone
- C2 Service Commercial Zone
- C3 Specific Commercial Zone
  
- I1 Light Industrial Zone
- I2 Service Industrial Zone
- I3 Special Industrial Zone
  
- P1 Public Institutional / Recreation Zone
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- CD Comprehensive Development Zones (Template)
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**2. Exclusions**

Notwithstanding Sub-Section 1. above, the following *lots* shall be excluded from Schedule “A” and all the provisions of this Bylaw until amendments to this Bylaw to include these *lots* have been adopted:

- a) Those *lots* which are subject to an application to amend the Zoning Designation of the City of Langley Zoning Bylaw, 1979, No. 950 on April 15, 1996.
- b) Those *lots* for which an application to amend the Zoning designation of the City of Langley Zoning Bylaw, 1979, No. 950 has been accepted between and including April 15, 1996 and the date of final adoption of this Bylaw.

All of which are listed in Schedule “B” to this Bylaw.

**C. DEFINITIONS**

The following definitions shall apply throughout this Bylaw:

***Accessory Building and Structure*** means a building, the use of which is smaller, incidental and subordinate to that of a principal building or use situated on the same lot.

***Accessory Use*** means a use which is secondary and ordinarily incidental to that of a principal use situated on the same lot and which occupies a smaller area of the lot or a building on the lot than the principal use.

***Adult Entertainment*** means a selling or offering for sale objects, other than contraceptive devices, designed or intended to be used in a sexual act as defined by the Motion Picture Act.

***Adult Motion Picture*** is defined as set out in the Motion Picture Act of British Columbia and the regulations passed pursuant thereto, as amended from time to time.

***Adult Theatre*** means a theatre licensed under the Motion Picture Act of British Columbia and the regulations passed pursuant thereto, as amended from time to time, exhibiting adult motion pictures only.

***Adult Video Store*** means any premises which is licensed as an adult film distributor or an adult film retailer under the Motion Picture Act of British Columbia and the regulations passed pursuant thereto, as amended from time to time. The terms "adult film distributor" and "adult film retailer" are defined as set out in the Motion Picture Act of British Columbia and the regulations passed pursuant thereto, as amended from time to time.

***Agriculture*** means the use of land for the growing of crops or the raising of *livestock*.

***Amenity Space*** means an indoor space, provided in a single location within a multiple-unit residential development, specifically designed for use by all of its residents for cultural, social or recreational purposes and does not include guest suites.

***Approving Officer*** means a person appointed by *City Council* as an Approving Officer under the Land Title Act, R.S.B.C.

***Arcade*** means a premise where 4 or more amusement devices mechanically, electronically or otherwise operated are located and are used or intended to be used for the enjoyment of the public.

***Artist Studio*** means the workroom of a painter, sculptor, photographer or film maker, which may be occupied by a resident artist.

***Assembly Hall*** means a building which provides for the gathering of persons for religious, charitable, philanthropic, cultural or educational purposes and includes churches, auditoriums and youth services, but excludes private *schools* or *child care centres*.

***Auction Use*** means a sale of goods to the highest bidder

***Auto Dismantling and Recycling Yard*** means an area inside or outside of an enclosed building where motor vehicles are disassembled or recycled or where vehicles not in operable condition or used parts of motor vehicles are stored

***Automotive Service*** means a business which provides light maintenance of motor vehicles including engine tune-ups, lubrication, repairs and car wash facilities.

***Bay Window*** means a projection from the wall of a building that contains a window, is wholly above the level of the adjacent floor surface and does not result in any projection of the adjacent floor area.

***Beauty and Wellness Center*** means premises, including beauty salons and barber shops, used to provide beauty and wellness improvement services through hair styling, cutting or chemical treatment or through skin or other body & nail treatments including pedicures, manicures, facials, lashes, microdermabrasion, microblading, permanent make-up, waxing, and laser, hydro, anti-aging, or skin rejuvenation therapy.

***Body-rub Service*** means the rubbing, massaging, stimulating or similar of a person's body other than as part of a medical or therapeutic treatment given by a person who is either a massage therapy registrant under the Health Professions Act or a person who is eligible to be licenced as a therapeutic touch therapist under a business licencing bylaw of the City;

***Body Art and Tattoo Service*** means the marking and/or piercing of the skin of a person with a design, symbol, lettering or any other pattern by any means including branding, needles, pricking and body piercing;

***Building Supply Store*** means a retail or wholesale business selling building supplies and home improvement products.

***Caretaker's Dwelling Unit*** means a *dwelling unit* which is used as a residence by a caretaker or watchman or which is inhabited only in order to provide security to commercial, industrial or institutional uses.

***Cheque-Cashing*** means a business other than a bank or credit union regulated under the Financial Institutions Act or the Bank Act that cashes cheques for a fee or for less than face value of the cheque.

***Child Care Centre*** means a facility for providing group day care, family day care, pre-school, out-of-school care, child minding, specialized day care and emergency child care as defined, licensed and regulated under the Community Care Facility Act R.S.B.C. 1979, c.57 and the Child Care Regulations set out under B.C. Reg 319/89, as amended.

***City*** means the City of Langley.

***Coffee Shop*** means a place of business which supplies light meals, beverages and snacks (without a liquor license).

***Community and Family Services*** includes the provision of a commercial-grade kitchen, emergency food hampers, counseling and referrals to treatment and support programs, pro bono legal services, areas for the teaching of life-skills and vocations, a chapel and other similar support services and areas”.

***Community Service*** means a use by a non-profit society but excludes residential uses.

***Congregate Housing*** means a *multiple unit residential* use for elderly persons in the form of rental occupancy only, with shared dining, social, and recreational facilities and *dwelling units* having a *gross floor area* not to exceed 70 m<sup>2</sup> (753 sq. ft.) each and may also include a *caretaker's dwelling unit*, as well as administrative office and *personal services* for the use of residents.

***Convenience Store*** means a small commercial establishment which retails groceries and other convenience items and services to serve the immediate neighborhood.

***Convention Centre*** means a meeting facility configured for holding conferences, conventions, seminars and trade shows and includes ancillary hospitality uses.

***Cultural Facilities*** means facilities which provide for social enlightenment and includes a museum, library, playhouse and art gallery.

***Currency Exchange*** means a business other than a bank or credit union regulated under the Financial Institutions Act or the Bank Act that exchanges currency for a fee.

***Drug Paraphernalia*** means all equipment, products, and materials of any kind which are used or designed for use in smoking, inhaling, ingesting, injecting, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, or introducing into the human body a controlled substance as defined in Schedules I, II, and III of the Controlled Drugs and Substances Act, SC 1996, c. 19, as may be amended from time to time, other than a controlled substance permitted under this Act. Without limiting the generality of the foregoing, drug paraphernalia includes pipes of any kind for the smoking of cannabis, including bong and hookahs.

***Dwelling Unit*** means one (1) self-contained unit with living, sleeping, cooking and sanitary facilities which is used or intended to be used for the residential accommodation of one (1) *family*.

***Eating Establishment*** means a commercial establishment where food is sold to the public for consumption on or off the premises and includes *coffee shop*, restaurant, catering and drive-thru restaurant.

***Entertainment Facilities*** means facilities which provide for the enjoyment of patrons and includes theatres but excludes *recreation facilities*, *adult entertainment*, billiard halls, bingo parlour, casinos, night clubs, cabarets and *arcades*.

***Escort Service*** means the use of land, buildings or structures or any part thereof for the purpose of operating a business which involves arranging dates or social companionship between persons providing the service and those who request the service.

***Exotic Dancer*** means a person who, during a performance, removes all or a substantial portion of the clothing from his or her body, or who comes to the stage area or stage substantially nude and dresses or leaves the stage during a performance to remove a substantial portion of his or her clothing and returns thereafter to continue the performance.

***Exotic Entertainment*** means an establishment which features exotic dancers, strippers or similar entertainers.

***Family*** means one (1) or more persons living as a single household in one dwelling unit and may consist of either an individual, two (2) or

more persons related by blood, marriage, common law, adoption, foster parenthood, or a maximum of four (4) unrelated persons.

***Finished Grade*** means for the RS1 Single Family Residential Zone and the RS2 Single Family Estate Residential Zone, the lowest ground elevation at any point adjoining any one exterior wall of a building or structure; and for all other uses, the lowest average levels of the *proposed grades* adjacent to each exterior wall of a building.

***First Storey*** means the uppermost *storey* having its floor elevation not more than 2.0 metres above the *finished grade*, and shall not be more than 2.5 metres above the crown of the road adjacent to the property.

***Gaming Activity*** means the use of land, buildings or structures or any part thereof for any game of chance played with cards, dice, or any mechanical or electronic device or machine for money, token or anything of value.

***Gasoline Station*** means a business where automotive fuel and automotive accessories are retailed to the general public.

***General Service*** means a business that provides services, other than *personal services*, to individuals or to other businesses and includes printing, reproduction, publishing, bookbinding, film processing, rentals, veterinary clinics, and banks but excludes *automotive service* uses, industrial equipment rental, *pawn brokers*, *cheque-cashing* and *currency exchange* businesses.

***Gross Floor Area*** means all the area of the floor enclosed by the outside edge of the exterior walls of a building, including stairways, elevator shafts, storage rooms and mechanical rooms.

***Height*** means for the RS1 Single Family Residential Zone and the RS2 Single Family Estate Residential Zone, the vertical distance measured from the *finished grade* to the highest point on a flat roof, the average level between the eaves and ridge of a gable, hip, or gambrel roofed building and the deck line of a mansard roof. Where there is more than one type of roof, the greater of these measurements shall apply. For all other uses where measured in metres, the vertical distance measured in metres from the floor of the *first storey* to the ceiling of the uppermost *storey*; and for all other uses where measured in *storeys*, the number of *storeys* from the *first storey* to the upper most *storey*.

**Highway** means a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

**Home Occupation** means an occupation or profession carried on for profit within a dwelling unit by a person residing in the same dwelling unit in a manner ancillary to the residential use of the building and includes a bed and breakfast (limited to two (2) sleeping rooms) and a Child Care Centre (limited to eight (8) children), but excludes retail sales.

**Hospital, Private** means a non-governmental institution which provides medical care for sick or injured patients, primarily those who are lodged in the institution and includes a senior's care facility.

**Hospital, Public** means a governmental institution which provides medical care for sick or injured patients, primarily those who are temporarily lodged in the institution.

**Includes** and **Including** means among other things, but not limited to.

**Industrial** use means the manufacturing, processing, assembling, fabricating, testing, servicing, repairing or storage of goods or materials, including wholesale sales of products processed or manufactured on the lot.

**Industrial, Heavy** means an *industrial* use which may be offensive by reason of size, odours, fumes, noise, cinder, vibrations, heat, glare or electrical interference and includes brewery, distillery, fuel storage and distribution, lumber yard and saw mill and *auto dismantling and recycling yard*.

**Industrial, Light** means an *industrial* use which is enclosed within a building (other than storage) and is not offensive by reason of odours, fumes, noise, cinder, vibrations, heat, glare or electrical interference.

**Laboratory** means a facility for scientific research or for the research, development and testing of products.

**Liquor Primary Establishment** means any building or premise licensed for Liquor Primary use under the Provincial *Liquor Control and Licensing Act* and regulations thereto.

**Livestock** means all animals and fowl but excludes household pets of an ordinary nature.

**Lot** means a parcel of land registered in the New Westminster Land Title Office and includes a strata *lot*.

**Lot Coverage** means the horizontal area covered by all buildings and enclosed structures and is expressed as a percentage of the *lot* area.

**Lot Line, Exterior** means a lot line, other than the *front lot line*, common to a *lot* and an abutting *highway* (including a lane).

**Lot Line, Front** means the lot line common to a lot and an abutting highway (excluding a lane) or, in the case of a corner lot, the *lot line* common to either of the abutting *highways* (excluding lanes).

**Lot Line, Interior** means a *lot line* other than an *Exterior Lot Line*, *Front Lot Line* or *Rear Lot Line*.

**Lot Line, Rear** means the *lot line* opposite to and most distant from the *front lot line*, provided that there is more than 1 *lot line* opposite to and not adjoining the *front lot line*, all such *lot lines* shall be considered to be *rear lot lines*.

**Lot Width** means the horizontal distance between *interior* an/or *exterior lot lines*.

**Mobile Home** means a *dwelling unit* designed for and capable of locomotion, whether it is on wheels or not and even though it may rest on foundations and be connected to or annexed to the site for the enjoyment of electricity, water, sewer or other utilities and amenities.

**Money-Lending** means the business of lending money in exchange for interest payments, fees, or any other form of consideration beyond repayment of the principal sum being loaned. Without limiting the generality of the foregoing, this includes the making of so-called “pay day loans” and analogous shorter term lending, regardless whether collateral or security is or is not taken in conjunction with the transaction. Money lending is deemed not to include any of the following:

- (a) Activities occurring in a bank which is licensed and regulated under the *Bank Act*, S.C. 1999 c. 46, as amended
- (b) Activities occurring in a credit union which is licensed and regulated under the *Financial Institutions Act*, R.S.B.C. 1996 c.141, as amended

- (c) Activities occurring in a mortgage broker's premises, where those premises are licensed and regulated under the *Mortgage Brokers Act*, R.S.B.C. 1996 c. 313
- (d) Activities occurring in a dealer which is licensed and regulated under the *Securities Act*, R.S.B.C. 1996 c. 418, as amended
- (e) The extension of credit to purchasers of consumer goods, furniture, electronics, or automobiles as an incident of a purchase transaction.

***Multiple-Unit Residential*** building means a building which contains two (2) or more dwelling units, excluding secondary suites.

***Nicomekl River Floodplain*** means the 1 in 25 year Nicomekl River Floodplain, the use of which is managed in accordance with the Nicomekl River Floodplain Management Study, 1984.

***Office*** means premises occupied or used for the purpose of carrying out business or professional activities, but specifically excludes premises used for assembly, manufacturing, repairing or servicing of goods.

***Official Community Plan*** means the community plan adopted by the City Council under the Local Government Act.

***Open Space*** means an outdoor area which is intended for passive or active recreational purposes.

***Parking Facilities*** means land, buildings or structures designated or used for the parking of motor vehicles, with or without charge.

***Pawnbroker*** includes every person who carries on the trade or business of taking goods and chattels in pawn, or who keeps a store, shop or other premise for the purpose of carrying on such trade or business.

***Personal Health Enhancement Center*** means premises used for the provision of therapies intended to enhance health through such techniques as Shiatsu, acupressure, reflexology, bio-kinesiology, hellework, polarity, reiki, rolfing and trager approach and includes other touch therapies and techniques, but does not include *Registered Massage Therapy Clinics* or *Beauty and Wellness Centers*.

***Personal Service*** means a business that provides for the care of the body or the cleaning or repair of personal effects and includes a barber shop, beauty salon, shoe repair shop, dry cleaning shop, launderette, *Registered Massage Therapy Clinic*, *Beauty and Wellness Center* and *Personal Health Enhancement Center*, but does not include Body-rub Service.

***Plex-Home*** means a building containing two (2) or three (3) or four (4) *dwelling units*, excluding *single family residential* buildings with *secondary suites*. A *Plex-Home* may contain five (5) or six (6) *dwelling units* if located within 400 metres of a frequent bus stop which is served by a bus route with an average frequency of 15 minutes or more frequent between the hours of 7 am and 7 pm, Monday to Friday, and 10 am and 6 pm on Saturdays and Sundays.

***Principal Building*** means a building which accommodates the principal use on a *lot*.

***Private Care Facility*** means a facility that provides support services for women and women with children leaving abusive relationships, with or without charge, to ten (10) or less persons.

***Production Studio*** means a facility for the recording and production of audio and visual media.

***Proposed Grade*** means the average between the elevations immediately adjacent to the exterior building wall and the natural elevation at the property line. These measurements shall be taken at 5.0 metre intervals along the exterior building walls at right angles to the walls, excluding driveways, stairs and ramps.

***Recreational Facilities*** means facilities which provide patrons the opportunity to perform physical activities and includes gymnasiums, indoor or outdoor racquet courts, curling rinks, skating / roller rinks, golf course, swimming pools and bowling alleys, but excludes billiard halls.

***Registered Massage Therapy Clinic*** means premises in which clients receive massage therapy treatment from a person who is authorized under the *Health Professions Act* to practice massage therapy.

***Repair Shop*** means a business in which household items or other small motors or electrical devices are repaired.

***Retail Store*** means the business of selling new or used goods or merchandise to the ultimate consumer for their personal consumption or household use and includes convenience stores and video rental, but excludes automotive sales, rentals, pawnbrokers and adult video store.

***Retail Warehouse*** means warehousing and bulk type sales and rentals and retailing of goods and services provided that individual commercial retail units (CRU's) are not less than 371.6m<sup>2</sup> (4,000,00 ft<sup>2</sup>)

***School, Private*** means a place of learning which is provided, maintained and operated principally at private expense and involves a curriculum of elementary or secondary academic institution.

***School, Public*** means a place of learning which is provided, maintained and operated principally at public expense and involves a curriculum of elementary or secondary academic institution.

***Secondary Suite*** means a *dwelling unit* which is accessory to a *single family residential* use and is contained within the principal building.

***Senior Citizens Care Facility*** means a facility licensed under the Community Care Facility Act, providing *sleeping units* as well as medical, food and *personal services* for elderly persons but does not include *dwelling units*.

***Seniors-Oriented Multiple Unit Residential*** means a *multiple unit residential* use oriented toward persons aged 55 years and over and includes *personal services* for the use of residents.

***Shopping Centre*** means a single, interdependent and comprehensively planned development consisting of retail stores all of which can be accessed by customers from a single enclosed pedestrian mall which connects all the retail stores in the shopping centre.

***Single Family Residential*** means a *dwelling unit* which is used exclusively by one (1) *family* for residential purposes and excludes a *mobile home* but may include one (1) *secondary suite*.

***Sleeping Unit*** means one or more rooms containing no cooking facilities for the lodging of a person or persons.

***Storey*** means the space between a floor level and the ceiling directly above it.

***Suburban Residential*** means lands which are designated Suburban Residential in the *Official Community Plan*.

***Technology Industry*** means a *Light Industrial* or *Office* use where the principal products and services are associated with the information technology, telecommunications, pharmaceutical, biotechnology or aerospace sectors.

***Telephone Call Centre*** means a facility principally used for processing consumer service telephone calls.

***Temporary Homeless Shelter Care Facility*** means a building, or part thereof, used to provide temporary emergency or other sleeping accommodation at no cost for persons in need”.

***Thrift Store*** means premises devoted to or principally used for the retail sale of used or donated items, other than items taken on consignment.

***Tourist Accommodation*** means a building in which temporary accommodation for periods of less than one month is provided to the traveling public for consideration and may include private cooking and eating facilities.

***Transitional Housing Units*** means a building, or part thereof, used to provide living units with sleeping accommodation, including independent cooking and eating facilities for a person re-integrating back into the community from a substance abuse treatment centre, abusive relationships and other similar situations.

***Vapour Product Store*** means an establishment that primarily sells e-cigarettes, e-substances and cartridges for or components of an e-cigarette;

***Workshop*** means a workshop which produces, sells or services specialized goods and includes plumbing and heating, sheet metal work, refrigeration, electrical and upholstery.

***Warehouse*** means the storing of large quantities of new goods in a building or structure and their distribution.

**D. GENERAL PROVISIONS**

**1. Uses Permitted in All Zones**

- (a) Municipal facilities, public utilities and services available to the general public, including transit facilities.
- (b) Horticulture.

**2. Uses Prohibited in All Zones**

- (a) *Auto Dismantling and Recycling Yard* except that this use shall be permitted on the following properties:

Civic Address	Legal Description
5730-5740 Production Way	Lot 40, District Lot 310, Group 2, New Westminster District, Plan 28756
5640-5700 – 198 Street	Lot 135, District Lot 310, Group 2, New Westminster District, Plan 54357
20132 Industrial Avenue	Lot 8, District Lot 309, Group 2, New Westminster District, Plan 15833
20152 Industrial Avenue	Lot 12, Except: Parcel “A” (Explanatory Plan 27618), District Lot 309, Group 2, New Westminster District, Plan 14096
5680 Production Way	Lot 2, District Lot 310, Group 2, New Westminster District, Plan 74649
5721 Production Way	Lot 93, District Lot 310, Group 2, New Westminster District, Plan 45918
5763 – 198 Street	Lot C, District Lot 310, Group 2, New Westminster District, Plan LMP20032

- (b) Selling, offering for sale, trading or dealing in drug paraphernalia.
- (c) The use of any premises for the cultivation, growing, production, packaging, storage, distribution, dispensing, trading or selling of cannabis (marihuana).
- (d) The use of any premises for the dispensing of heroin for use on the premises and the use of any premises other than a licensed pharmacy for the dispensing of methadone for use on the premises.
- (e) The use of any premises, other than public and private schools, churches and community recreation centres, for public dances to which persons under the age of nineteen years are admitted and for which an admission fee is charged.

- (f) The use of any container, structure area of land, or premises, other than within a fully-enclosed building, by collection in-person, or by delivery to a person, for the collection or receipt of used or donated goods.

**3. Regulations Applicable to All Zones**

- (a) Water and Sewer

All buildings shall comply with the provisions of the City of Langley Water Works Regulation Bylaw and the Sewer Regulations Bylaw.

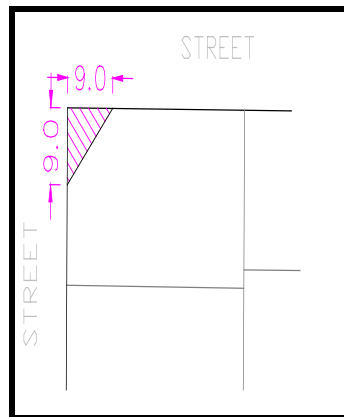
- (b) Height of Buildings and Structures

*Height* limitations shall not apply to church spires, belfries, domes, monuments, fire towers, transmission towers, chimney ventilators, flag poles, water tanks, aerials and necessary mechanical appurtenances usually carried above the roof level. Such features, however, shall be erected only to such height as is necessary to accomplish the purpose they are to serve and shall not exceed a horizontal cross-sectional area equivalent to 20 percent of the ground floor area of the building to which they are attached.

- (c) Swimming Pools

Swimming pools shall not be placed, constructed or erected within that area of a corner lot bounded by a line connecting (to form a triangle) the two points 9.0 m [29.53 ft] from the intersection of the exterior lot lines or their projections as follows:

Diagram:



- (d) Land Use Contracts

Where the regulations set forth in this Bylaw conflict with the terms and conditions contained in an existing Land Use Contract, the terms and conditions contained in the Land Use Contract shall prevail.

- (e) *Provincial Highway* Setback

Where a building is to be constructed on a *lot* which fronts onto a Provincial Highway and the Ministry of Transportation and Highways requires a front yard setback in excess of the requirements of this Bylaw, the requirements of the Ministry of Transportation and Highways shall prevail.

- (f) *Nicomekl River Floodplain*  
On lands abutting the *Nicomekl River Floodplain*, the under floor elevation of any building constructed shall be an elevation of at least equal to 0.61 m [2.00 ft] above the 1 in 200 year flood elevation, as determined by the Ministry of Environment.
- (g) Subdivision
  - i) For the purpose of this Section, subdivision shall include *lot* consolidation.
  - ii) Any *lot* existing prior to the adoption of this Bylaw which fails to meet the minimum *lot* area requirements of a Zone at the time of adoption of this Bylaw, shall not by reason thereof be deemed to be non-conforming or unlawful. Any subsequent use of the *lot*, however, shall comply with the regulations specified for the Zone in which it is located and any *lot* proposed by subdivision must contain the minimum *lot* area specified for the Zone.
  - iii) Where land taken from a *lot* for public purposes results in the *lot* having less area than the minimum *lot* area specified for the Zone, such *lot* shall not by reason thereof be deemed to be non-conforming.
  - iv) Unless otherwise provided hereinafter, any *lot* created under the City of Langley Subdivision Control Bylaw shall be in accordance with the *lot* standards prescribed for the Zone in which the subdivision is located.
  - v) No *lot* created by subdivision shall have a frontage less than 1/10 of its total perimeter.
  - vi) Nothing contained within this Bylaw or the City of Langley Subdivision Control Bylaw shall be deemed to bind the *Approving Officer* to approve a subdivision complying with the prescribed minimum requirements as to shape and dimensions of a *lot* if, in his/her opinion, such minimum standards would not be adequate to accommodate the facilities, structures and open space required by the proposed use, or to protect the established amenities of adjoining or adjacent lands.

(h) Pharmacies

No pharmacy shall be located within 400 metres of any other pharmacy.

(i) Thrift Stores

No thrift stores shall be located within 400 metres of any other thrift store.

(j) Body Art and Tattoo Service

No establishment containing body art and tattoo services shall be located within 400 metres of any other establishment containing body art and tattoo services, except that one instance of this use shall be permitted on one of the following two properties at a given time:

- 1) 103 - 20258 Fraser Highway (Lot 3, District Lot 309, New Westminster District, Plan LMS1395)
- 2) 20785 Fraser Highway (Lot 115, District Lot 36, New Westminster District, Plan 45255)

(k) Vapour Product Store

No vapour product store shall be located within 400 metres of any other vapour product store.

(l) Personal Service

No *Beauty and Wellness Center* or *Personal Health Enhancement Center* shall be located within 400 metres of any other *Beauty and Wellness Center* or *Personal Health Enhancement Center*.

(m) Child Care Centres

No *Child Care Centre* within the area outlined in the map below shall be located within 400 metres of any other *Child Care Centre* within the area outlined in the map below.



**4. Regulations Applicable to Specific Zones**

(a) Parking Restrictions

On *lots* in all Single Family Residential Zones, the following parking restrictions shall apply:

- i) Except in the case of service calls and of vehicles of the City, British Columbia and Hydro Authority and British Columbia Telephone Company, the parking of commercial vehicles is restricted to:
  - a) One (1) commercial vehicle having a gross vehicle weight of less than 5,000 kg [11,025 pounds] which may be parked anywhere on the *lot*; and
  - b) One (1) commercial vehicle having a gross vehicle weight of more than 5,000 kg [11,025 pounds] but not longer than 9.0 m [29.53 ft] in length, which may be parked only within a building or structure on the *lot*.
- ii) One (1) recreation trailer, camper, motor home or private pleasure boat, kept for other than commercial gain or sale, may be stored upon a *lot*. If located within a building or structure it may be stored anywhere on the *lot*. Otherwise, storage shall be limited to the area behind any *principal building* wall or projection of such wall to any *lot* line and a minimum of 9.0 m [29.53 ft] to the rear of the *front lot line*.

(b) Home Occupations

*Home occupations* shall be permitted in all Residential Zones provided that such occupations:

- i) Must be conducted by a resident of the residential building in which they are permitted and shall not employ more than one person not resident therein;
- ii) Shall meet all Provincial and Federal health and safety requirements and produce no public offence or nuisance, by noise, vibration, smoke, odour, dust, heat, glare, electrical interference or by any other means; and
- iii) Shall not give any external indication of the existence of the occupation, other than a name plate not exceeding 0.2 m<sup>2</sup> [2.15 ft<sup>2</sup>] by displays, floodlighting, storage of materials, alteration of the appearance of buildings or by any other means.
- iv) Child Care Centre is not permitted as a home occupation in Single Family Residential lots containing Secondary Suites.

(c) Secondary Suites

*Secondary Suites* must satisfy the following conditions:

- i) The registered owner of the *lot* on which the *secondary suite* is situated must reside in either the principal *dwelling* or the *secondary suite*;
- ii) Must comply fully with the B.C. Building Code;
- iii) Shall not exceed a gross floor area of 90 m<sup>2</sup>;
- iv) Shall not exceed 40% of the gross floor area of the building in which the principal *dwelling* and *secondary suite* are located;
- v) Must provide at least one off-street parking space in addition to the two spaces normally required for a *single family residential use* as set out in Part I E. 4. of this Bylaw;
- vi) Must be inspected and approved for compliance with all requirements by way of a building permit application and recorded in a secondary suites registry maintained by the City of Langley.

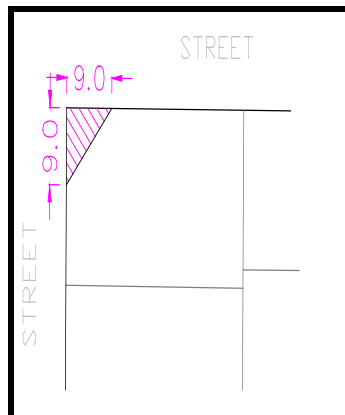
(d) Fence Height

In all Residential Zones, the maximum height of a fence shall not exceed 2.0 m [6.56 ft].

(e) Visibility at Intersections

On corner *lots* in all residential zones nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision between a height of 0.8 m [2.62 ft] and 3.0 m [9.84 ft] above the centre line grade of the intersecting streets in the area bounded by the *lot* lines of such corner *lot* and a line joining two points along said *lot* lines or their projections 9.0 m [29.52 ft] from the point of intersection, as follows:

Diagram:

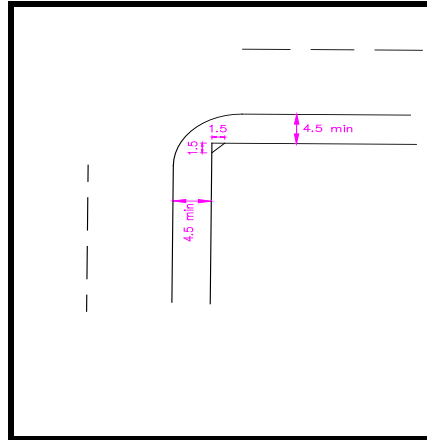


This clause shall not apply when:

- i) The constructed road width is 13.5 m [44.29 ft] or less;
- ii) There is at least 4.5 m [14.76 ft] between the curb and the fence;
- iii) The number of travel lanes is not more than 2; and
- iv) The fence has a corner truncation of 1.5 m [4.92 ft] by 1.5 m [4.92 ft].

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f *Accessory Buildings*

In all Single Family Residential Zones, an *accessory building* shall not be located closer to the *front lot line* than a *principal building* nor closer to a *principal building* than 1.0 m [3.28 ft].

(f) Projections Into Yards

The following may project into or be located in a required front, side or rear yard:

- (i) All Single Family and Multiple Residential Zones: eaves and gutters, cornices, sills, bay windows, sun shades, chimneys, steps or other similar features provided that such projections do not exceed 1.0 m [3.25 ft];
- (ii) All Commercial Zones: marquees and canopies, provided that such projections do not project closer than 1.0 m [3.28 ft] to the vertical projection of the curb line and the minimum height of the underside of a canopy shall be 2.5 m [8.20 ft];
- (iii) All Zones: steps, arbors and trellises, fish ponds, ornaments, flag poles or similar landscaping features, **uncovered patios or terraces. Swimming pools shall not project into front yard setback areas;** and

(iv) In the C2 Zone, gasoline pumps provided that such pumps or pump islands shall be located not closer than 4.5 m [14.76 ft] to any property line.

(g) Caretaker’s Dwelling Unit

*A caretaker’s dwelling unit shall be located within the principal building and shall not exceed a maximum size of 93 m<sup>2</sup> [1001.07 ft<sup>2</sup>].*

(h) Garbage Containers

In all Commercial, Industrial and **Multiple Residential Zones (with underground refuse areas)**, garbage containers shall be sized to accommodate the use, located entirely on the *lot*, placed on a concrete pad with floor drain connected to the sanitary sewer and fitted with a frost-free hose bib.

(i) Residential Zones within a Designated Transit Oriented Area (TOA)

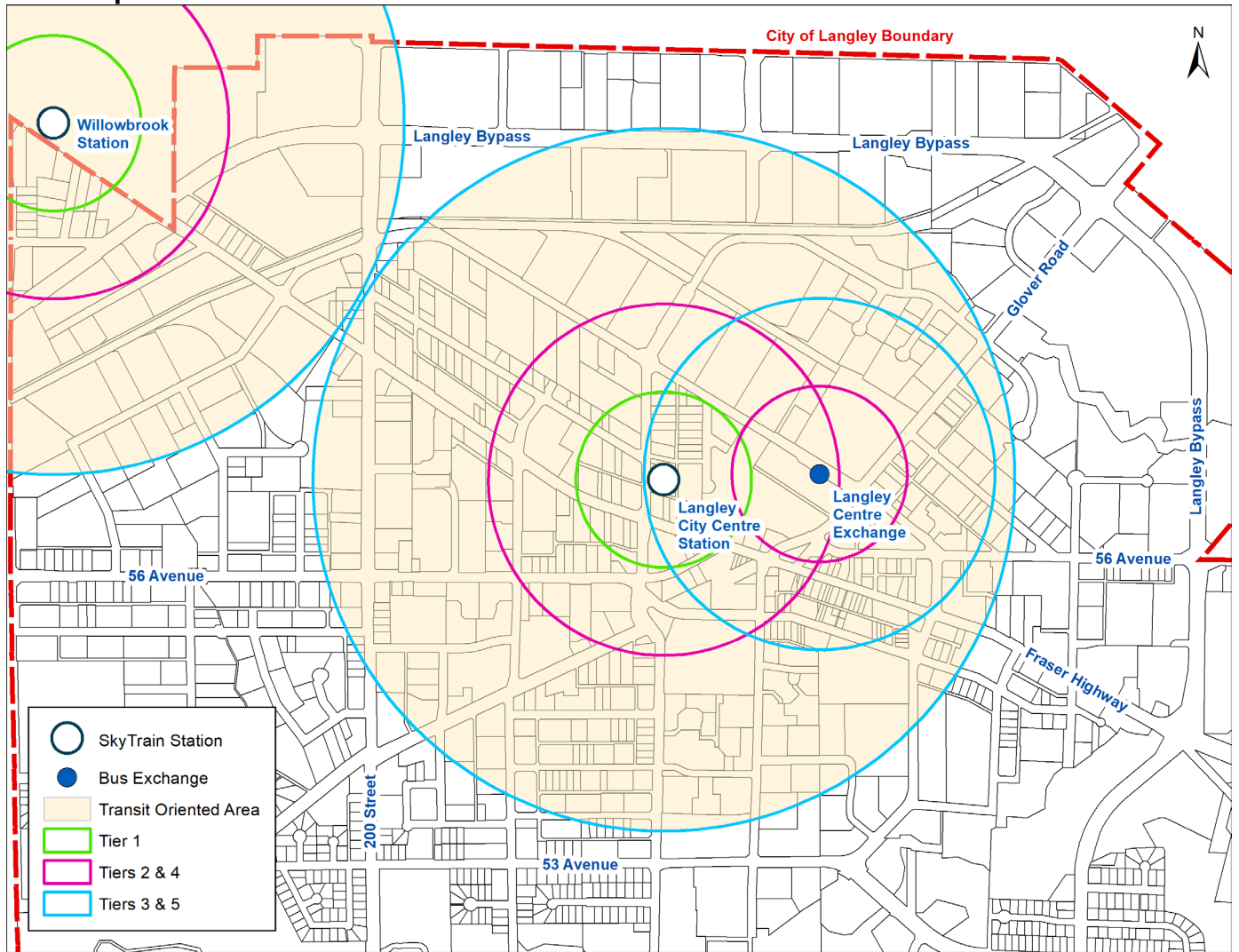
- i. Consistent with the Local Government Act, Transit Oriented Areas (TOAs) are designated in accordance with the TOA Map below.
- ii. If a portion of a lot or an assembly of lots is within a TOA, the whole lot or assembly of lots is considered to be within the TOA. If a lot or an assembly of lots is within multiple TOA Tiers, the whole lot or assembly of lots is considered to be within the Tier with the higher minimum allowable height and density in the TOA Table.
- ii. Irrespective of other provisions within this bylaw, properties zoned to allow for residential uses within TOAs shall have no minimum parking requirement for residential uses, except for a minimum of 0.05 Handicapped Parking spaces being provided per *dwelling unit*.
- iii. Irrespective of other provisions within this bylaw, properties zoned to allow for residential uses within TOAs may develop in accordance with the heights and densities in the TOA Table and corresponding radii on the TOA Map below, in accordance with other provisions within their respective zones:

**TOA Table**

<b>Transit Station</b>	<b>Radius from Transit Station (TOA Tier)</b>	<b>Radius Colour</b>	<b>Minimum allowable height*</b>	<b>Minimum allowable density</b>
SkyTrain Station (Willowbrook, Langley City Centre)	200m (1)	Green	20 storeys	5 FAR
	400m (2)	Pink	12 storeys	4 FAR
	800m (3)	Blue	8 storeys	3 FAR
Bus Exchange (Langley Centre)	200m (4)	Pink	12 storeys	4 FAR
	400m (5)	Blue	8 storeys	3 FAR

\* Minimum allowable height is subject to the Airport Zoning Regulation (AZR) as enforced by the *Aeronautics Act*.

**TOA Map**



**D. GENERAL PROVISIONS**

**E. OFF-STREET PARKING AND LOADING**

**1. New and Existing Buildings, Structures & Uses**

- (a) For land uses, buildings and structures (including additions / renovations) approved after the adoption of this Bylaw, off-street parking and loading spaces shall be required in accordance with the regulations of this Bylaw.
- (b) For land uses, buildings and structures existing at the time of adoption of this Bylaw, the minimum number of off-street parking and loading spaces shall be the lesser of:
  - i) The number of off-street parking spaces existing at the date of adoption of this Bylaw; or
  - ii) The number of off-street parking and loading spaces required by applying the regulations set out in this Bylaw to the existing land uses, buildings and structures.

**2. Location of Parking Facilities**

- (a) For all uses, except residential, required off-street parking may be located within 160 m [529.93 ft] of the permitted use provided that:
  - i) The site for such parking is zoned to allow this use; or
  - ii) The site for such parking is protected by a restrictive covenant registered in the Land Titles Office allowing only parking for the dominant lot.
- (b) The required off-street parking for all residential uses shall be located on the same *lot* as the principal use.
- (c) A required parking space may be open or enclosed and may be outside, under, within or on the roof of a building. For all *Multiple-Unit Residential* uses, all parking spaces (other than those designated for “Visitor Parking”) shall be underground or **enclosed**. **All visitor parking stalls shall be located at grade.**

**3. Units of Measurement**

- (a) When the calculation of off-street parking and loading requirements results in a fractional figure, it shall be rounded upwards to the nearest whole number.

**4. Off-Street Parking Requirements**

Off-Street vehicular parking shall be provided in accordance with the following:

<b>LAND USE</b>	<b>Minimum PARKING REQUIREMENTS<sup>(1)</sup></b>
<b>RESIDENTIAL USES:</b>	
<i>Single Family Residential</i>	2.0 spaces per <i>dwelling unit</i> plus 1.0 spaces per secondary suite
<i>Multiple - Unit Residential (RM1):</i>	
1 Bedroom	1.5 spaces per <i>dwelling unit</i>
>= 2 Bedroom	2.0 spaces per <i>dwelling unit</i> <sup>(2)</sup>
<i>Multiple - Unit Residential (RM2):</i>	
Studio & 1 Bedroom	1.2 spaces per <i>dwelling unit</i>
2 Bedroom	1.4 spaces per <i>dwelling unit</i>
>= 3 Bedroom	2.0 spaces per <i>dwelling unit</i>
<i>Multiple - Unit Residential (RM3):</i>	
Studio & 1 Bedroom	1.2 spaces per <i>dwelling unit</i>
2 Bedroom	1.3 spaces per <i>dwelling unit</i>
>= 3 Bedroom	2.0 spaces per <i>dwelling unit</i>
<i>Multiple - Unit Residential (C1):</i>	
Studio, 1 & 2 Bedroom	1.2 spaces per <i>dwelling unit</i>
>= 3 Bedroom	2.0 spaces per <i>dwelling unit</i>
Bed and Breakfast	1.0 space per sleeping room
<i>Caretaker's Dwelling Unit</i>	2.0 spaces per <i>dwelling unit</i>
<i>Congregate Housing</i>	0.5 space/unit
<i>Seniors-Oriented Multiple Unit Residential</i>	1.0 space/unit
*For the purposes of this section, a den shall be considered the same as a bedroom	
 <i>Plex-Home</i>	 1 space per unit for a unit not exceeding a gross floor area of 90 sm.  1.5 spaces per unit for a unit exceeding a gross floor area of 90 sm.  There is no minimum parking requirement for a Plex-Home unit if it is located within 400 metres of a bus stop which is served by at least one bus route with an average

**E. OFF-STREET PARKING AND LOADING**

	frequency of 15 minutes or more frequent between the hours of 7 am and 7 pm, Monday to Friday, and 10 am and 6 pm on Saturdays and Sundays.
<b>COMMERCIAL USES</b>	
<i>Retail Store</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of gross floor area or fraction thereof
<i>General Service</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of gross floor area or fraction thereof
<i>Personal Service</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of gross floor area or fraction thereof
<i>Office</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of gross floor area or fraction thereof
<i>Eating Establishment</i>	3.0 spaces per 93m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of gross floor area or fraction thereof
<i>Entertainment Facilities</i>	1.0 space per 10 m <sup>2</sup> [107.64 ft <sup>2</sup> ] of gross floor area
<i>Cultural Facilities</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of gross floor area or fraction thereof
<i>Indoor Recreation Facilities:</i>	
<i>Skating / Roller Rink, Swimming Pool</i>	1.0 space per 10 m <sup>2</sup> [107.64 ft <sup>2</sup> ] of gross floor area
<i>Racquet Court, Curling Rink, Bowling Alley</i>	3.0 spaces per court, rink or alley plus 1.0 space per spectator seat
<i>Tourist Accommodation</i>	1.0 space per guest room plus 1.0 spaces per 3 employees
<i>Assembly Hall</i>	1.0 space per 10 m <sup>2</sup> [107.64 ft <sup>2</sup> ] of gross floor area
<i>Child Care Centre</i>	1.0 space per employee
<i>Repair Shop</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of gross floor area
<i>Automotive Service</i>	1.0 space per service bay, plus 1.0 space per 2 pumps and 1.0 space per 46 m <sup>2</sup> [495.15 ft <sup>2</sup> ] of showroom and office

**E. OFF-STREET PARKING AND LOADING**

	space	
<i>Gasoline Station</i>	1.0 space per service bay, plus 1.0 space per 2 pumps and 1.0 space per 46 m <sup>2</sup> [495.15 ft <sup>2</sup> ] of showroom and office space	
<i>Retail Warehouse</i>	2.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ]	
<i>Automotive Sales and Rental</i>	3.0 spaces per 1,000 m <sup>2</sup> [10,764.26 ft <sup>2</sup> ] of lot area	
<i>Equipment Sales, Service and Rental</i>	3.0 spaces per 1,000 m <sup>2</sup> [10,764.26 ft <sup>2</sup> ] of lot area	
<i>Convenience Store</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of lot area	
<i>Garden Centre</i>	3.0 spaces per 1,000 m <sup>2</sup> [10,764.26 ft <sup>2</sup> ] of lot area	
<i>Auction Use</i>	1.0 space per 10m <sup>2</sup> (107.64ft <sup>2</sup> ) of gross floor area	
<i>Convention Centre</i>	1.0 spaces per 10 square metres (107.64 square feet) of gross floor area)	
<i>Gaming Activity</i>	1.0 spaces per 10 square metres (107.64 square feet) of gross floor area)	
<i>Liquor Primary Establishment</i>	3.0 spaces per 93 square metres (1001.07 square feet) of gross floor area)	
<b>INDUSTRIAL USES<sup>(v)</sup></b>		
<i>Light Industrial</i>	11 Zone	1.0 space per 100 m <sup>2</sup> [1,076.39 ft <sup>2</sup> ] of gross floor area or fraction thereof
	Other Zones	2.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of gross floor area or fraction thereof
<i>Workshop</i>	11 Zone	1.0 space per 100 m <sup>2</sup> [1,076.39 ft <sup>2</sup> ] of

**E. OFF-STREET PARKING AND LOADING**

		<i>gross floor area or fraction thereof</i>
	Other Zones	2.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of <i>gross floor area or fraction thereof</i>

**E. OFF-STREET PARKING AND LOADING**

<i>Warehouse</i>	11 Zone	1.0 space per 100 m <sup>2</sup> [1,076.39 ft <sup>2</sup> ] of <i>gross floor area</i> or fraction thereof
	Other Zones	2.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of <i>gross floor area</i> or fraction thereof
<i>Building Supply Store</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of <i>gross floor area</i> or fraction thereof	
<i>Laboratory</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of <i>gross floor area</i> or fraction thereof	
<i>Office</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of <i>gross floor area</i> or fraction thereof	
<i>Production Studio</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of <i>gross floor area</i> or fraction thereof	
<i>Telephone Call Centre</i>	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of <i>gross floor area</i> or fraction thereof	
Public / Private <i>Hospital</i>	1.0 space per 4 patient beds plus 1.0 space per staff doctor plus 1.0 space per 3 employees	
<b>INSTITUTIONAL USES</b>		
<i>Public Educational Facilities:</i>		
Elementary / Junior High School	1.0 space per employee plus 1.0 space per 20 students	
Senior High School	1.0 space per employee plus 1.0 space per 10 students	
Public / Private <i>Hospital</i>	1.0 space per 4 patient beds plus 1.0 space per staff doctor plus 1.0 space per 3 employees	
Governmental Facilities	3.0 spaces per 93 m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of <i>gross floor area</i> or fraction thereof	
<i>Cultural Facilities</i>	1.0 space per 10 m <sup>2</sup> of <i>gross floor area</i>	

**E. OFF-STREET PARKING AND LOADING**

<i>Community Centre</i>	3.0 spaces per 93 m <sup>2</sup> of <i>gross floor area</i>
<i>Senior Citizens Care Facility</i>	1 space/3 beds

- (i) **Combination of uses**  
Where land, buildings or structures contain uses which fall into more than one classification (i.e. a combination of uses) the required number of parking spaces shall be the sum of spaces required for each use.
- (ii) **Visitor Parking**  
A minimum of 0.2 parking spaces shall be designated with signage as Visitor Parking spaces in *Multiple-Unit Residential, Seniors-Oriented Multiple Unit Residential, and Congregate Housing developments*, except for *Plex-Homes*.
- (iii) **Handicapped Parking**  
A minimum of five (5) percent of the total parking spaces required shall be designated with signage as Handicapped Parking spaces.
- (iv) **Small Car Parking**  
A maximum of forty(40) percent of the total parking spaces required may be designated with signage as Small Car Parking Spaces.
- (v) **Mezzanine**  
*Gross floor area* shall not include a mezzanine as defined by the British Columbia Building Code for the purpose of calculating parking requirements.
- (vi) **An additional 0.2 parking spaces per unit shall be designated with signage as Visitor Parking spaces in Residential Uses.**

**5. Off-Street Parking Design Criteria**

- (a) **Surface**  
Where the required off-street parking area is to accommodate three (3) or more vehicles, such spaces and associated maneuvering aisles shall:
  - i) Be hard surfaced with concrete or asphalt;

- ii) Have the individual parking spaces, entrances and exits clearly marked;
- iii) Have adequate provision for individual ingress and egress by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles; and

<sup>1</sup>not applicable to *single family residential* uses containing *secondary suites*

- iv) Not have vehicular access, ingress or egress permitted to the property other than in locations approved by the City’s Public Works Department.
- v) Not exceed a maximum slope of 5% in any direction.

(b) Parking Stall and Aisle Dimensions

Off-street parking spaces shall comply with the following:

Parking Angle	Stall Width	Minimum Stall Length	Aisle Width	Traffic Flow
90	2.6 m <sup>(i)(iii)</sup> [8.5 ft]	5.5 m <sup>(ii)</sup> [18 ft]	6.0 m [20 ft]	two way
60	2.6 m <sup>(i)(iii)</sup> [8.5 ft]	5.5 m <sup>(ii)</sup> [18 ft]	5.5 m [18 ft]	one way
45	2.6 m <sup>(i)(iii)</sup> [8.5 ft]	5.5 m <sup>(ii)</sup> [18 ft]	4.0 m [13 ft]	one way
Parallel	2.6 m <sup>(i)(iii)</sup> [8.5 ft]	6.7 m <sup>(ii)</sup> [22 ft]	3.6 m [12 ft]	one way or two way
Tandem	2.6 m <sup>(i)(iii)</sup> [8.5 ft]	12.2 m <sup>(ii)</sup> [40 ft]	3.6 m [12 ft]	one way or two way

- (i) This may be reduced to a minimum of 2.5 metres [8 ft] in the case of Small Car Parking stalls and shall be increased to a minimum of 3.7 metres [12 ft] in the case of Handicapped Parking stalls.
- (ii) This may be reduced to a minimum of 4.9 metres [16 ft] in the case of Small Car Parking stalls and 5.8 metres [19 ft]<sup>24</sup> in the case of Handicapped Parking stalls.
- (iii) When the side of a parking space adjoins a fence, wall or other structure more than 0.3 metres [1 ft] in height, the width of the parking space shall be increased by 0.6 metres [2 ft] for its entire length.

(c) The ramp providing vehicular access to a parking surface shall have:

**E. OFF-STREET PARKING AND LOADING**

- i) A vehicle landing area adjacent to the city road or lane, having a minimum length of 6 metres measured from the property line which shall have a maximum slope not exceeding 5% in any direction, and
- ii) a maximum slope beyond the landing in 5(c)(i) not exceeding 15%.

**6. Location of Loading Facilities**

Off-street loading spaces and facilities shall be provided on the same *lot* as the use served.

**7. Off-Street Loading Requirements**

Off-Street loading spaces and facilities for each commercial or industrial land use, building or structure within the C1, C2, I1 or I2 Zones shall be provided in accordance with the following:

Gross Floor Area	# Loading Spaces Required
465 m <sup>2</sup> [5,005.38 ft <sup>2</sup> ]	1
465 m <sup>2</sup> - 2,323 m <sup>2</sup> [5,005.38 ft <sup>2</sup> - 25,005.38 ft <sup>2</sup> ]	2
Each additional 2,323 m <sup>2</sup> [25,005.38 ft <sup>2</sup> ] or fraction thereof	1 additional
Each additional 2,323 m <sup>2</sup> [25,005.38 ft <sup>2</sup> ] or fraction thereof	1 additional

**8. Off Street Loading Design Criteria**

- (a) Surface

Off-street loading spaces and maneuvering aisles shall:

- i) Be hard surfaced with concrete or asphalt; and
- ii) Have the individual loading spaces clearly marked.

- (b) Loading Space Dimensions

Off-street loading spaces shall be a minimum of 9.0 metres [29.53 ft] in length, 3.0 metres [9.84 ft] in width and 3.6 metres [11.81 ft] in height.

**9. Location of Bicycle Parking Facilities**

Bicycle parking spaces and facilities shall be provided on the same *lot* as the use served.

**10. Bicycle Parking Stall Requirements**

Bicycle parking shall be provided in accordance with the following:

**MINIMUM PARKING REQUIREMENTS**

<b>LAND USE</b>	<b>CLASS I Residents / Employees</b>	<b>CLASS II Patrons / Visitors</b>
<i>Multiple - Unit Residential</i>	0.5 spaces per unit	6.0 spaces per building
<i>Office</i>	1.0 space per 750 m <sup>2</sup> [8,093.19 ft <sup>2</sup> ] of <i>gross floor area</i>	6.0 spaces per unit
<i>Tourist Accommodation</i>	1.0 space per 20 rooms	6.0 spaces per unit
<i>Retail Store</i>	1.0 space per 500 m <sup>2</sup> of <i>gross floor area</i> or 1.0 space per 10 employees	6.0 spaces per unit
<i>Eating Establishment</i>	1.0 space per 500 m <sup>2</sup> of <i>gross floor area</i> or 1.0 space per 10 employees	6.0 spaces per unit
<i>All Industrial Uses</i>	1.0 space per 10 employees	6.0 spaces per unit
<i>All Institutional Uses</i>		10.0 spaces

**11. Bicycle Parking Design Criteria**

(a) Bicycle Parking Stall and Aisle Dimensions

Bicycle parking spaces shall be a minimum of 1.8 metres [5.90 ft] in length and 0.6 metres [1.96 ft] in width (vertical parking is allowable up to 40% of the total required number of stalls and shall be a minimum of 1.1 metres [3.60 ft] in length and 0.6 metres [1.96 ft] in width). Aisle width shall be a minimum of 1.2 metres [3.93 ft] in width and vertical clearance shall be a minimum of 1.9 metres [6.23 ft].

(b) Security

Each bicycle parking stall must be accompanied by a secure bicycle parking device which enables the user to lock the frame and at least one wheel with a “U” style locking device (without having to remove a bicycle wheel).

(c) Racks

Bicycle racks that support the bicycle with the wheel rather than the frame, or support the bicycle below its centre of gravity are not permitted.

**12. Storage Lockers**

For all *Multiple-Unit Residential* uses within the RM2, RM3 and C1 Zones, a separate, secured storage locker shall be provided for each *dwelling unit* as follows:

(a) Buildings Without Elevators:

A minimum of 5.67 m<sup>3</sup> [200.23 ft<sup>3</sup>] of usable storage area per unit, plus 2.12 m<sup>3</sup> [74.86 ft<sup>3</sup>] per bedroom, with a locker height of at least 1.8 metres [5.90 ft].

(b) Buildings With Elevators:

A minimum of 5.67 m<sup>3</sup> [200.23 ft<sup>3</sup>] of usable storage area per unit (no additional requirement per bedroom) with a locker height of at least 1.8 metres [5.90 ft].

**F. LANDSCAPING**

**1. General Regulations**

The following general requirements shall be applicable to all of the area within the boundaries of the City of Langley:

(a) Street Tree Guidelines

Where required, trees shall be provided in accordance with the City of Langley Street Tree Guidelines.

(b) Protection and Maintenance

All landscaping required by this Bylaw shall be maintained in good condition.

(c) Landscaping Plans

Where a landscaping plan is required in conjunction with a Development Permit or Building Permit, it shall be prepared by a registered Landscape Architect in accordance with the British Columbia Society of Landscape Architects Development Permit and Construction Documents Building Permit Submission Guidelines.

**2. Minimum Requirements**

Landscaping shall be provided in accordance with the following minimum standards:

(a) Buffer

A buffer of planted trees or shrubs or a fence of not less than 1.2 metres [3.93 ft] high (at time of planting) shall be provided along all *lot* lines which abut a *lot* which is zoned to permit different uses from the *lot* where the buffer is located.

(b) Parking & Loading

Where parking is located within 6.0 metres [19.68 ft] of a *highway*, it shall be screened with a landscaped screen of not less than 1.0 metres [3.28 ft] wide and 1.2 metres [3.93 ft] high (at time of planting) or by a fence of not less than 1.2 metres [3.93 ft] high. Loading areas shall be screened from any adjacent *lot* with a landscaped screen of not less than 1.2 metres [3.93 ft] high (at time of planting).

- c) Provincial Highway  
Along the developed sides of the *lot* which abut a *provincial highway*, a continuous landscaping strip of not less than 3.0 m [9.84 ft] wide shall be provided within the *lot*.
  
- (d) Storage  
Open storage of goods, materials or supplies shall be completely screened to a height of at least 1.2 metres [3.93 ft] high (at time of planting).
  
- (e) Garbage & Recycling Containers  
Garbage containers and recycling containers shall be screened from any adjacent *lot* to a height of at least 1.2 metres [3.93 ft] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof

**G. ENFORCEMENT**

**1. General Compliance**

The use and development of land, buildings and structures within the City shall conform with the regulations of this Bylaw and in each Zone, any use, building or structure which is not expressly permitted, is prohibited in that Zone.

**2. Non-Conforming Uses**

A lawful use of premises existing or lawfully under construction at the time of the adoption of this Bylaw, although such use does not conform to the provisions of this Bylaw, may be continued pursuant to the regulations of Section 911 of the Municipal Act.

**3. Severability**

If any Part, Section, Sub-section, Clause, Sub-Clause, sentence or phrase of this Bylaw is for any reason held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

**4. Violations**

Every person who violates any of the provisions of this Bylaw, or permits any act in contravention or violation of this Bylaw, or who neglects to do or refrains from doing anything required by the provisions of this Bylaw, commits an offence, and upon summary conviction therefore shall be liable to a fine and penalty not exceeding \$2000.00, or in the alternative, to imprisonment for any period of time not exceeding six (6) months.

**5. Enforcement**

The Director of Development Services, Planner, Building Inspector, Plan Checker and Bylaw Enforcement Officer may enter at all reasonable times upon or into any property, building or structure for the purpose of ascertaining whether the requirements of this Bylaw are being observed. No person shall obstruct entry by any official of the *City* under this section.

**6. Bylaw Amendments**

Any person applying to *City* Council to have any provision of this Bylaw amended shall apply in writing by submitting an application in accordance with the Development Application Procedures Bylaw.

**7. Bylaw Appeal**

The Board of Variance, established pursuant to the Board of Variance Bylaw, shall hear and determine any appeal pursuant to the regulations of Sections 901 and 902 of the Municipal Act.

**8. Units of Measure**

All units of measure contained in this Bylaw are expressed in the Standard International Units (Metric) System. Equivalents in the Imperial System [acres, feet, etc.] shown in square brackets are included for convenience only and do not form part of this Bylaw.

**PART II RESIDENTIAL ZONES**

**A. RS1 SINGLE FAMILY RESIDENTIAL ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of single family housing on small *Suburban Residential* lots.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Single Family Residential.*
- (b) *Plex-Home*, except for properties within a Transit-Oriented Area.
- (c) *Accessory Uses* limited to *Home Occupation* and *Secondary Suite*.
- (d) *Private Care Facility.*

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
557 m <sup>2</sup> [5,995.69 ft <sup>2</sup> ]	16.0 m [52.49 ft]

**4. Size of Buildings and Structures**

	<b>Maximum</b>	
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	4; 6 if within 400 m of frequent bus stop	9.0 m [29.53ft]
<i>Accessory Buildings and Structures</i>	n/a	4.6 m [15.09 ft]

**5. Lot Coverage**

All buildings and structures combined shall not cover more than thirty-three (33) percent of the lot area.

**6. Siting of Buildings and Structures**

	<b>Minimum Lot Line Setback</b>			
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b>Principal Building</b>	7.5 m [24.61 ft]	7.5 m [24.61 ft]	1.5 m [4.92 ft]	4.5 m [14.76 ft]
<b>Accessory Buildings and Structures</b>	7.5 m [24.61 ft]	1.5 m [4.92 ft]	1.5 m [4.92 ft]	4.5 m [14.76 ft]

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Not applicable to this Zone.

**9. Special Regulations**

Not applicable to this Zone.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits may be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.
- (f) *Secondary Suites* shall comply with Section I.D.4.(c) of this Bylaw.

**B. RS2 SINGLE FAMILY ESTATE RESIDENTIAL ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of single family housing on large *Suburban Residential* lots.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Single Family Residential.*
- (b) *Plex-Home*, except for properties within a Transit-Oriented Area.
- (c) *Accessory Uses* limited to *Home Occupation* and *Secondary Suite*.

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
930 m <sup>2</sup> [10,010.76 ft <sup>2</sup> ]	18.0 m [59.05 ft]

**4. Size of Buildings and Structures**

<b>Building Type</b>	<b>Maximum</b>	
	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	4; 6 if within 400 m of frequent bus stop	9.0 m [29.53ft]
<i>Accessory Buildings and Structures</i>	n/a	4.6 m [16.09 ft]

**5. Lot Coverage**

All buildings and structures combined shall not cover more than thirty-three (33) percent of the lot area.

**6. Siting of Buildings and Structures**

<b>Building Type</b>	<b>Minimum Lot Line Setback</b>			
	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b><i>Principal Building</i></b>	7.5 m [24.61]	7.5 m [24.61 ft]	3.0 m [9.84 ft]	4.5 m [14.76 ft]
<b><i>Accessory Buildings and Structures</i></b>	7.5 m [24.61 ft]	1.5 m [4.92 ft]	3.0 m [9.84 ft]	4.5 m [14.76 ft]

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Not applicable to this Zone.

**9. Special Regulations**

Not Applicable to this Zone.

**10 Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits may be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.
- (f) *Secondary Suites* shall comply with Section I.D.4.(c) of this Bylaw.

**C. RM1 MULTIPLE RESIDENTIAL LOW DENSITY ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of low density, ground-oriented *multiple-unit residential* buildings and related *amenity spaces*.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential*;
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.
- (c) Congregate Housing.
- (d) Seniors-Oriented Multiple Unit Residential.

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
1,400 m <sup>2</sup> [15,069.96 ft <sup>2</sup> ]	30.0 m [98.42 ft]

**4. Size of Buildings and Structures**

	<b>Maximum</b>	
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	62 units/ha. [25.09 units/ac.]	2 storeys <sup>(i)</sup>
<i>Accessory Buildings and Structures</i>	n/a	7.0 m <sup>(i)</sup> [22.97 ft]

<sup>(i)</sup> This shall be reduced to a maximum of 4.5 m [14.76 ft] and one *storey* in the case of a two-family dwelling.

**5. Lot Coverage**

All buildings and structures combined shall not cover more than thirty-five (35) percent of the lot area.

**6. Siting of Buildings and Structures**

<b>Building Type</b>	<b>Minimum Lot Line Setback</b>			
	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b>Principal Building</b>	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m <sup>(i)</sup> [24.61 ft]	7.5 m <sup>(ii)</sup> [24.61 ft]
<b>Accessory Buildings and Structures</b>	7.5 m [24.61 ft]	3.0 m [9.84 ft]	3.0 m [9.84 ft]	7.5 m [24.61 ft]

- (i) This may be reduced to a minimum of 3.0 m [9.84 ft] in the case of a two-family dwelling.
- (ii) This may be reduced to a minimum of 4.5 m [14.76 ft] in the case of a two family dwelling.

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) *Amenity space* shall be provided on the *lot* as follows:
  - i) Indoor *amenity space* in the amount of 2.3 m<sup>2</sup> [24.76 ft<sup>2</sup>] per *dwelling unit* for all buildings containing more than twenty (20) units.
- (b) The minimum *lot* area for a two family dwelling shall be 836 m<sup>2</sup> [8,998.92 ft<sup>2</sup>]. This may be further reduced to a minimum of 418 m<sup>2</sup> [4,499.46 ft<sup>2</sup>] and one *interior lot line* setback may be reduced to 0.0 m [0.0 ft] provided that a party wall agreement is implemented between the owners of the two units and registered against the titles of the two *lots*.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**D RM2 MULTIPLE RESIDENTIAL MEDIUM DENSITY ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of medium density, *multiple-unit residential* buildings and related *amenity spaces*.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential.*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding *bed and breakfast* and *child care centre*.
- (c) Congregate Housing.
- (d) Seniors-Oriented Multiple Unit Residential.

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
1,850 m <sup>2</sup> [19,913.88 ft <sup>2</sup> ]	30.0 m [98.42 ft]

**4. Size of Buildings and Structures**

	<b>Maximum</b>	
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	173 units/ha. [70 units/ac.]	4 storeys
<i>Accessory Buildings and Structures</i>	n/a	7.0 m [22.97 ft]

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty (40) percent of the lot area.

**6. Siting of Buildings and Structures**

<b>Building Type</b>	<b>Minimum Lot Line Setback</b>			
	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b><i>Principal Building</i></b>	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]
<b><i>Accessory Buildings and Structures</i></b>	7.5 m [24.61 ft]	3.0 m [9.843 ft]	3.0 m [9.843 ft]	7.5 m [24.61 ft]

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) *Amenity space* shall be provided on the *lot* as follows:
  - i) Indoor *amenity space* in the amount of 2.3 m<sup>2</sup> [24.76 ft<sup>2</sup>] per *dwelling unit* for all buildings containing more than twenty (20) units.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**E. RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of high density, *multiple-unit residential* buildings and related *amenity spaces*.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential*.
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding *bed and breakfast* and *child care centre*.
- (c) Congregate Housing.
- (d) Seniors-Oriented Multiple Unit Residential.

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
1,850 m <sup>2</sup> [19,913.88 ft <sup>2</sup> ]	30.0 m [98.42 ft]

**4. Size of Buildings and Structures**

	<b>Maximum</b>	
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
Principal Building	198 units/ha. [80 units/ac.]	4 storeys
<i>Accessory Buildings and Structures</i>	n/a	4.5 m [14.76 ft]

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty (40) percent of the lot area.

**6. Siting of Buildings and Structures**

	<b>Minimum Lot Line Setback</b>			
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b><i>Principal Building</i></b>	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]
<b><i>Accessory Buildings and Structures</i></b>	7.5 m [24.61 ft]	3.0 m [9.84 ft]	3.0 m [9.84 ft]	7.5 m [24.61 ft]

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) *Amenity space* shall be provided on the *lot* as follows:
  - i) Indoor *amenity space* in the amount of 2.3 m<sup>2</sup> [24.76 ft<sup>2</sup>] per *dwelling unit* for all buildings containing more than twenty (20) units.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**PART III COMMERCIAL ZONES**

**A. C1 DOWNTOWN COMMERCIAL ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of retail and service commercial, office, recreation, entertainment and residential uses and facilities serving the core commercial area, which is subject to guidelines for the form and character of commercial development under the City's Downtown Master Plan. The Plan also contains objectives and guidelines for the core area public realm, including parks and other open space, streets, parking areas and gateways.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Retail Store.*
- (b) *General Service.*
- (c) *Personal Service.*
- (d) *Office.*
- (e) *Eating Establishment.*
- (f) *Entertainment Facilities.*
- (g) *Cultural Facilities.*
- (h) *Indoor Recreation Facilities.*
- (i) *Tourist Accommodation.*
- (j) *Assembly Hall.*
- (k) *Community Service.*
- (l) *Artist Studio.*
- (m) *Child Care Centre.*
- (n) *Multiple-Unit Residential.*
- (o) *Parking Facilities.*
- (p) *Accessory uses limited to the following:*
  - i) *Caretaker's dwelling unit; and*
  - ii) *Repair shop.*
- (q) *Senior Citizens Care Facility.*
- (r) *Congregate Housing.*
- (s) *Seniors-Oriented Multiple Unit Residential.*

- (t) *Auction Use.*
- (u) *Community Centres.*

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
222 m <sup>2</sup> [2,389.66 ft <sup>2</sup> ]	n/a

**4. Size of Buildings and Structures**

	<b>Maximum</b>	
	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	371 unit/ha. <sup>(i)</sup> [150 units/ac.]	46.0 m [150.91 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

**5. Lot Coverage**

All buildings and structures combined shall not cover more than ninety-five (95) percent of the lot area. Parking structures are excluded from the lot coverage requirements provided they are screened by buildings, berms and/or landscaping.

**6. Siting of Buildings and Structures**

<b>Building Type</b>	<b>Minimum Lot Line Setback</b>			
	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b>Principal Building</b>	1.8 m <sup>(i)</sup> [5.90 ft]	0.0 m <sup>(i)(ii)</sup> [0.0 ft]	0.0 m <sup>(i)(ii)</sup> [0.0 ft]	1.8 m <sup>(i)</sup> [5.90 ft]
<b>Accessory Buildings and Structures</b>	n/a	n/a	n/a	n/a

- (i) Where *storeys* are used for residential purposes, all *lot line setbacks* shall be a minimum of 6.0 m [19.69 ft] with respect to such *storeys*.
- (ii) Where the site abuts a residential Zone, the minimum setback for commercial development abutting such residential Zone shall be 3.0 m [9.84 ft].

**7. Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) *Amenity space* shall be provided on the *lot* as follows:
  - i) Indoor *amenity space* in the amount of 2.3 m<sup>2</sup> [24.76 ft<sup>2</sup>] per *dwelling unit* for all buildings containing more than twenty (20) units.
- (b) *Auction Use* is restricted to an enclosed building that has a sprinkling/fire suppression system that complies with the BC Building Code and National Fire Protection Association (NFPA) standards.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.

- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**B. C2 SERVICE COMMERCIAL ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of service-oriented commercial uses and facilities which require large sites, exposure to Provincial Highways and Municipal/Regional Network Roads and are generally not accommodated in core commercial developments.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Automotive Service.*
- (b) *Gasoline Station.*
- (c) *Retail Warehouse.*
- (d) *Automotive Sales and Rental.*
- (e) *Equipment Sales, Service and Rental.*
- (f) *Repair Shop.*
- (g) *Convenience Store.*
- (h) *Garden Centre.*
- (i) *Tourist Accommodation.*
- (j) *Eating Establishment.*
- (k) *General Service uses limited to the following:*
  - i) *Freight Depot;*
  - ii) *Courier Service; and*
  - iii) *Veterinary Clinic and Pet Grooming Salon.*
- (l) *Indoor Recreation Facilities.*
- (m) *Assembly Hall.*
- (n) *Office.*
- (o) *Accessory uses limited to the following:*
  - i) *Caretaker's dwelling unit.*
- (p) *Auction Use.*

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
920 m <sup>2</sup> [9,903.12 ft <sup>2</sup> ]	n/a

**4. Size of Buildings and Structures**

<b>Building Type</b>	<b>Maximum</b>	
	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	n/a	15.0 m [49.21 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

**5. Lot Coverage**

All buildings and structures combined shall not cover more than ninety (90) % of the lot area.

**6. Siting of Buildings and Structures**

<b>Building Type</b>	<b>Minimum Lot Line Setback</b>			
	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>Principal Building</i>	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m [0.0 ft]	4.5 m [14.76 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

**7. Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) *Auction Use* shall be permitted in an enclosed building (subject to BC Building Code and NFPA compliance), or outdoors on the subject lot.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw, 1995 and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**C. C3 SPECIFIC COMMERCIAL ZONE**

**1. Intent**

This zone is intended to accommodate and regulate the development of service oriented commercial uses and facilities, which require large sites, exposure to Provincial Highways and Municipal/Regional Network Roads and are generally not accommodated in core commercial developments, and to accommodate and regulate the development of certain other service oriented uses.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Automotive Services.*
- (b) *Gasoline Station.*
- (c) *Retail Warehouse.*
- (d) *Automotive Sales and Rental.*
- (e) *Equipment Sales, Service and Rental.*
- (f) *Repair Shop.*
- (g) *Convenience Store.*
- (h) *Garden Centre.*
- (i) *Tourist Accommodation.*
- (j) *Eating Establishment.*
- (k) *General Service uses limited to the following:*
  - i) *Freight Depot;*
  - ii) *Courier Services; and*
  - iii) *Veterinary Clinic and Pet Grooming Salon*
- (l) *Indoor Recreation Facilities.*
- (m) *Assembly Hall.*

**PART III – COMMERCIAL ZONES**

- (n) *Office.*
- (o) *Accessory uses* limited to the following:
  - i) Caretaker's dwelling unit.
- (p) *Retail Store*, provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (q) *Shopping Centre.*
- (r) *Adult Entertainment*, provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (s) *Adult Video Store*, provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (t) *Adult Theatre*, provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (u) *Arcade*, provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (v) *Escort Service* provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (w) *Gaming Activity* provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (x) *Exotic Entertainment*, provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (y) *Body-rub Service*, provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.

- (z) *Pawn Broker*, provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (aa) *Auction Use*.
- (bb) *Cheque-Cashing* provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (cc) *Currency Exchange* provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.
- (dd) *Money-Lending* provided that such use shall be located within a shopping centre and customer access to and from the premises is restricted to an enclosed pedestrian mall.

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this zone are as follows:

***Minimum***

<b>Lot Size</b>	<b>Lot Width</b>
920 m <sup>2</sup> [9,903.12 ft <sup>2</sup> ]	N/A

**4. Size of Buildings and Structures**

**Maximum**

<b>Building Type</b>	<b>#Units</b>	<b>Height</b>
Principal Building	N/A	15.0 m [49.21 ft]
Accessory Buildings And Structures	N/A	N/A

**5. Lot Coverage**

All buildings and structures combined shall not cover more than ninety (90%) of the lot area.

**6. Siting of Buildings and Structures**

<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
Principal Building	4.5 m [14.76]	0.0 m [0.0 ft]	0.0 m [0.0 ft]	4.5 m [14.76 ft]
Accessory Buildings & Structures	N/A	N/A	N/A	N/A

**7. Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with Part I, Section E of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Part I, Section F of this Bylaw.

**9. Special Regulations**

- (a) *Auction Use* is restricted to an enclosed building that has a sprinkling/fire suppression system that complies with the BC Building Code and National Fire Protection Association (NFPA) standards.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Part I, Section D of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw, 1995, and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the Official Community Plan.

- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**PART IV INDUSTRIAL ZONES**

**A. I1 LIGHT INDUSTRIAL ZONE**

**1. Intent**

This Zone is to accommodate and regulate the development of light impact industrial uses and facilities including *Technology Industries*.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Light Industrial.*
- (b) *Workshop.*
- (c) *Warehouse.*
- (d) *Automotive Service.*
- (e) *Building Supply Store.*
- (f) *Indoor Recreation Facilities.*
- (g) *Technology Industries.*
- (h) *Laboratory.*
- (i) *Production Studio.*
- (j) *Telephone Call Centre.*
- (k) *Office uses limited to architectural, engineering, surveying, general contractor and utility companies.*
- (l) *Accessory uses limited to the following:*
  - i) *Caretaker's Dwelling Unit.*
  - ii) *Office uses, including those supporting land development, manufacturing, utility, and technology/e-commerce industries, limited to a maximum leasable floorspace of the lesser of 10 percent of lot area or gross floor area, and only on lots adjoining 56 Avenue, 200 Street, Fraser Highway, Logan Avenue, and the Langley Bypass.*

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
929 m <sup>2</sup> [10,000.00 ft <sup>2</sup> ]	n/a

**4. Size of Buildings and Structures**

	<b>Maximum</b>	
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	n/a	30.0 m [98.4 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

**5. Lot Coverage**

Not applicable to this Zone.

**6. Siting of Buildings and Structures**

	<b>Minimum Lot Line Setback</b>			
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>Principal Building</i>	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m [0.0 ft]	4.5 m [14.76 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

**7. Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) Any use which produces noise, vibration, smoke, dust, odor, heat, glare, electrical interference or other offense or

nuisance detectable or measurable at a distance of more than 30.0 m [98.42 ft] shall be contained within a building and the nuisance shall not be detectable nor measurable at a distance of 76.0 m [249.34 ft] from the building.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**B. I2 SERVICE INDUSTRIAL ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of service industrial uses and facilities.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Workshop.*
- (b) *Warehouse.*
- (c) *Automotive Service.*
- (d) Equipment Sales, Service and Rental
- (e) *Repair Shop*
- (f) *General Service uses, excluding banks.*
- (e) *Building Supply Store.*
- (f) *Indoor Recreation Facilities.*
- (g) *Office uses limited to architectural, engineering, surveying, general contractor and utility companies.*
- (h) *Accessory uses limited to the following:*
  - i) *Caretaker’s Dwelling Unit.*

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
929 m <sup>2</sup> [10,000.00 ft <sup>2</sup> ]	n/a

**4. Size of Buildings and Structures**

<b>Building Type</b>	<b>Maximum</b>	
	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	n/a	15.0 m [49.21 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

**5. Lot Coverage**

Not applicable to this Zone.

**6. Siting of Buildings and Structures**

<b>Building Type</b>	<b>Minimum Lot Line Setback</b>			
	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>Principal Building</i>	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m [0.0 ft]	4.5 m [14.76 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

**7. Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) Any use which produces noise, vibration, smoke, dust, odor, heat, glare, electrical interference or other offense or nuisance detectable or measurable at a distance of more than 30.0 m [98.42 ft] shall be contained within a building and the nuisance shall not be detectable nor measurable at a distance of 76.0 m [249.34 ft] from the building.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

## **C. 13 SPECIAL INDUSTRIAL ZONE**

### **1. Intent**

This Zone is to accommodate and regulate the development of mixed-use *light industrial* and residential projects.

### **2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Light Industrial* uses excluding manufacturers of paints, plastics, varnishes, lacquers and adhesives.
- (b) *Workshop* uses excluding woodworking and metalworking shops where spray coating is conducted.
- (c) *Warehouse*.
- (d) *Automotive Service* uses excluding autobody shops.
- (e) *Multiple-Unit Residential*, provided that such use forms an integral part of the industrial space and does not exceed one (1) *dwelling unit* per industrial strata unit / lot.
- (f) *Accessory uses* limited to the following:
  - i) *Office*; and
  - ii) *Coffee Shop*.

### **3. Special Regulations**

- (a) *Heavy Industrial* uses which may be offensive by reason of size, odors, fumes, noise, cinder, vibrations, heat, glare or electrical interference, or Group F, Division 1 uses as defined by the 1992 British Columbia Building Code shall not be permitted;
- (b) Storage of goods or material shall not be permitted on the *lot* unless contained within a building; and
- (c) *Multiple unit residential* uses must be located above any other use and shall only be permitted on the second floor of the *principal building*.

#### 4. Lot Dimensions

The minimum size and width of *lots* which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
929 m <sup>2</sup> [10,000.00 ft <sup>2</sup> ]	n/a

#### 5. Size of Buildings and Structures

<b>Maximum</b>		
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	The number of <i>multiple-unit residential</i> units shall not exceed the number of industrial strata units / <i>lots</i>	15.0 m [49.21 ft] and 2 storeys
<i>Accessory Buildings and Structures</i>	n/a	7.0 metres [22.96 ft]

#### 6. Lot Coverage

All buildings and structures combined shall not cover more than fifty (50) % of the *lot* area.

## 7. Siting of Buildings and Structures

<b>Minimum Lot Line Setback</b>				
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>Principal Building</i>	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m <sup>(1)</sup> [0.0 ft]	4.5 m [14.76 ft]
<i>Accessory Buildings and Structures</i>	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m <sup>(1)</sup> [0.0 ft]	4.5 m [14.76 ft]

- (i) This shall be increased to a minimum of 3.0 metres (9.84 ft) where the interior side yard abuts a lot which is zoned to permit a residential use.

## 8. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw, except as follows:

<b>Minimum</b>	
<b>Land Use</b>	<b>Parking Requirements</b>
<i>Light Industrial, Workshop, Warehouse, Automotive Service</i>	1.75 spaces per 93m <sup>2</sup> [1,001.07 ft <sup>2</sup> ] of gross floor area
<i>Multiple-Unit Residential<sup>(1)</sup></i>	1.5 spaces per dwelling unit

- (i) There is no requirement that all tenant parking spaces for *multiple-unit residential* units be underground or enclosed.

## 9. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw, including Section 32A as it relates to sprinklering requirements for new buildings, and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**PART V INSTITUTIONAL ZONES**

**A. P1 PUBLIC INSTITUTIONAL / RECREATION ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of assembly halls, hospitals, schools and related institutional uses and facilities which serve the general public.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Public Educational Facilities.*
- (b) *Public Hospital.*
- (c) *Governmental Facilities*
- (d) *Cultural Facilities.*
- (e) *Community Centre.*
- (f) *Public Open Space.*
- (g) *Parking Facilities.*
- (h) *Accessory uses* limited to the following:
  - i) *Caretaker's dwelling unit.*
- (i) *Senior Citizens Care Facility.*

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
n/a	n/a

**4. Size of Buildings and Structures**

**Maximum**

<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	1 <sup>(i)</sup>	Subject to Aeronautics Act
<i>Accessory Buildings and Structures</i>	n/a	n/a

<sup>(i)</sup> This shall be limited to a *caretakers dwelling unit* as permitted by 2.(h)i).

**5. Lot Coverage**

Not applicable to this zone.

**6. Siting of Buildings and Structures**

**Minimum Lot Line Setback**

<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>Principal Building</i>	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

**7. Off-Street Parking**

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

Not applicable to this Zone.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw.

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- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**B. P2 PRIVATE INSTITUTIONAL / RECREATION ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of private assembly halls, hospitals, schools and related institutional uses.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Assembly Hall.*
- (b) *Private School.*
- (c) *Private Hospital.*
- (d) *Child Care Centre.*
- (e) *Community Service.*
- (f) *Golf Course.*
- (g) *Parking Facilities.*
- (h) *Accessory uses* limited to the following:
  - i) *Caretaker's dwelling unit;* and
  - ii) *Eating Establishment.*
- (i) *Senior Citizens Care Facility.*

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
668 m <sup>2</sup> [7190.52 ft <sup>2</sup> ]	n/a

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**4. Size of Buildings and Structures**

<b>Maximum</b>		
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	1 <sup>(i)</sup>	Subject to Aeronautics Act
<i>Accessory Buildings and Structures</i>	n/a	n/a

<sup>(i)</sup> This shall be limited to a *caretakers dwelling unit* as permitted by 2.(h)i).

**5. Lot Coverage**

All buildings and structures combined shall not cover more than fifty (50) percent of the lot area.

**6. Siting of Buildings and Structures**

<b>Minimum Lot Line Setback</b>				
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>Principal Building</i>	4.5 m [14.76 ft]	6.0 m [19.67 ft]	4.5 m [14.76 ft]	4.5 m [14.76 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

Not applicable to this Zone.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

(a) General provisions on use are set out in Section I.D. of this Bylaw.

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- (b) Building Permits shall be subject to the City of Langley Building Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**PART VI AGRICULTURAL ZONES**

**A. A1 AGRICULTURAL ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate agricultural uses on lots of a minimum size of 2 hectares [5 acres].

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Agriculture.*
- (b) *Single Family Residential.*
- (c) *Accessory uses limited to a Home Occupation.*

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

---

**Minimum**

<b>Lot Size</b>	<b>Lot Width</b>
2.0 ha. [4.94 ac.]	10% of lot perimeter

**4. Size of Buildings and Structures**

---

**Maximum**

<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	1	10.0 m <sup>(i)</sup> [32.81 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

<sup>(i)</sup> This applies only in the case of a Single Family Dwelling.

**5. Lot Coverage**

Not applicable to this zone.

**6. Siting of Buildings and Structures**

**Minimum Lot Line Setback**

<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>Principal Building</i>	15.0 m [49.21 ft]	15.0 m [49.21 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]
<i>Accessory Buildings and Structures</i>	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Not applicable to this Zone.

**9. Special Regulations**

Not applicable to this Zone.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw.
- (c) Lands located in the Agricultural Land Reserve (ALR) are established and regulated by the Agricultural Land Commission Act.

**PART VII COMPREHENSIVE DEVELOPMENT ZONES**

**A. CD COMPREHENSIVE DEVELOPMENT ZONES (TEMPLATE)**

**1. Intent**

This Zone is intended to accommodate and regulate the development of a use or a mixture of uses as an integrated unit based on a comprehensive development plan. An amending Bylaw may specify permitted uses and regulations other than those set out below.

**2. Permitted Land Uses**

Land, buildings and structures shall be used for the uses as permitted in the following Zones only:

- (a) Uses permitted in the RM1, RM2 and RM3 Zones.
- (b) Uses permitted in the C1 and C2 Zones.
- (c) Uses permitted in the P1 and P2 Zones.
- (d) Uses permitted in the I1 and I2 Zones.

**3. Lot Dimensions**

The minimum size of lots shall comply with Sub-section 3 Lot Dimensions prescribed in the respective zones under different Parts of this Bylaw.

**4. Size of Buildings and Structures**

The size of buildings and structures shall comply with Sub-section 4 Size of Buildings and Structures prescribed in the respective zones under different Parts of this Bylaw.

**5. Lot Coverage**

The lot coverage shall comply with Sub-section 5 Lot Coverage prescribed in the respective zones under different Parts of this Bylaw.

**6. Siting of Buildings and Structures**

The siting of buildings and structures shall comply with Sub-section 6 Siting of Buildings and Structures prescribed in the respective zones under different Parts of this Bylaw.

**7. Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) Special regulations shall comply with Sub-section 9 Special Regulations prescribed in the respective zones under different Parts of this Bylaw.
- (b) A Comprehensive Development Zone may include, as part of the said Bylaw, site (including legal description), building and landscaping plans as well as a determination of uses and staging of development buildings providing, however, that the foregoing may be waived in whole or in part if the lot and the proposed development are subject to a Development Permit.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits may be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

B. CD1 COMPREHENSIVE DEVELOPMENT ZONE

1. **Intent**

This Zone is intended to accommodate and regulate a commercial development on the said lands consisting of approximately 5,109.5 m<sup>2</sup> [55,000.00 ft<sup>2</sup>] of floor area.

2. **Definitions**

The following definitions shall apply throughout this zone:

**“Commercial Retail Unit”** (CRU) means the place of business of an enterprise.

**“Retail Warehouse”** means warehousing and bulk type sales and rentals and retailing of goods and services provided that individual commercial retail units (CRU’s) are not less than 464.5 m<sup>2</sup> (5,000.00 ft<sup>2</sup>).

3. **Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) Uses permitted in the Downtown Commercial (C1) Zone; however:
  - i) *Retail Store* uses are limited to 25% of the total gross floor building area to be constructed on the site and shall be contained within commercial retail units (CRU’s) greater than 185.8 m<sup>2</sup> [2,000.00 ft<sup>2</sup>], exempting *retail stores* in excess of 464.5 m<sup>2</sup> [5,000.00 ft<sup>2</sup>]; and
  - ii) *Multiple-Unit Residential* uses are not permitted.
- (b) Uses permitted in the Service Commercial (C2) Zone; however:
  - i) *Retail Warehouse* uses with an individual commercial retail unit (CRU) less than 464.5 m<sup>2</sup> [5,000.00 ft<sup>2</sup>] are not permitted.
- (c) Effective January 1, 2005, Sub-Clauses i) and ii) of Clause (a) are repealed.

4. **Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 920 m<sup>2</sup> [9,903.12 ft<sup>2</sup>].

5. **Density and Size of Buildings and Structures**

Building Type	Maximum	
	Size	Height
<b>Buildings in Total</b>	5,109.50 m <sup>2(i)</sup> [55,000.00 ft <sup>2</sup> ]	15.0 m [49.21 ft]

(i) Combined *gross floor area* of all buildings on the said lands.

## 6. Lot Coverage

All buildings and structures combined shall not cover more than ninety (90) percent of the *lot* area.

## 7. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

Minimum <i>Lot Line</i> Setback			
<i>Front</i> (Langley Bypass)	<i>Rear</i> (62 Avenue)	<i>Exterior</i> (201A Street)	<i>Interior</i>
7.5 m [24.61 ft]	3.0 m [9.84 ft] and 0.0 m [0.0 ft] from required fisheries setback from Logan Creek	4.5 m [14.76 ft]	0.0 m [0.0 ft] from required fisheries setback from Logan Creek

## 8. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the provisions of Section E of Part I of Bylaw 2100.

**9. Landscaping**

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

**10. Other Regulations**

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of Bylaw 2100.
- (b) Building Permits shall be subject to the “Building/Plumbing Bylaw, 1995, No. 2033”, including Section 32A as it relates to sprinklering requirements for new buildings, and the “Development Cost Charge Bylaw, 1994, No. 1980”.
- (c) Subdivisions shall be subject to the “City of Langley Subdivision Control Bylaw, 1980, No. 1015”.
- (d) Development Permits shall be required in accordance with the “Official Community Plan Designation Bylaw, 1992, No. 1900”.
- (e) Sign Permits shall be subject to the “City of Langley Sign Bylaw, 1996, No. 2125”.

**C. CD3 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a mixed-use transition housing development on the said lands consisting of a 40 bed care facility and 47 senior's - oriented residential housing units.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) Care Facility for Senior Citizens.
- (b) Senior's - oriented *Multiple-Unit Residential*.

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 3,700.0 m<sup>2</sup> [39,827.77 ft<sup>2</sup>].

**4. Size of Buildings and Structures**

Building/Structure Type	Maximum	
	Height	Density
<i>All Buildings and Structures</i>	3 Storeys	124 units/ha. [50.18 units/ac.]

**5. Lot Coverage**

All buildings and structures combined shall not cover more than fifty (50) percent of the *lot* area.

## 6. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

<b>Minimum Lot Line Setback</b>				
<b>Building/Structure Type</b>	<b>Front (56 Avenue)</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior (198 St.)</b>
<b>All Buildings and Structures</b>	4.5 m [14.76 ft]	4.5 m [14.76 ft]	6.0 m [19.67 ft]	4.5 m [14.76 ft]

## 7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the provisions of Section E of Part I of Bylaw 2100.

	<b>Minimum</b>
<b>Land Use</b>	<b>Parking Requirements</b>
<b>Care Facility Bed</b>	space per 4 patient beds plus 1.0 space per staff doctor plus 1.0 space per 3 employees
<b>Senior's – oriented Multiple-Unit Residential</b>	1.0 space per <i>dwelling unit</i>

## 8. Landscaping

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

## 9. Other Regulations

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of Bylaw 2100.
- (b) Building Permits shall be subject to the “Building/Plumbing Bylaw, 1995, No. 2033”, including Section 32A as it relates to sprinklering requirements for new buildings, and the “Development Cost Charge Bylaw, 1994, No. 1980”.
- (c) Subdivisions shall be subject to the “City of Langley Subdivision Control Bylaw, 1980, No. 1015”.

- (d) Development Permits shall be required in accordance with the “Official Community Plan Designation Bylaw, 1992, No. 1900”.
- (e) Sign Permits shall be subject to the “City of Langley Sign Bylaw, 1996, No. 2125”.

**D. CD5 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate an industrial development on the said lands consisting of various light industrial uses and a 14.0 metre [45.93 ft] monopole telecommunication tower with related equipment storage facilities.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) One (1) *Private Telecommunication Tower*;
- (b) Telecommunication equipment storage facilities; and
- (c) Uses permitted in the *Light Industrial (I1) Zone*.

**3. Definitions**

**“Private Telecommunication Tower”** means a freestanding telecommunication tower which provides a communication service and is not operated by the City of Langley, other governmental body or a public utility company.

**4. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 920 m<sup>2</sup> [9,903.12 ft<sup>2</sup>].

**5. Density and Size of Buildings and Structures**

Maximum	
Building/Structure Type	Height
<i>Principal and Accessory Buildings and Structures</i>	15.0 m [49.21 ft]
<i>Private Telecommunication Tower</i>	14.0 m [45.93 ft]

**6. Lot Coverage**

All buildings and structures combined shall not cover more than ninety (90) percent of the *lot* area.

## 7. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

<b>Minimum Lot Line Setback</b>			
<i>Building/Structure Type</i>	<i>Front (206A Street)</i>	<i>Rear</i>	<i>Interior</i>
<i>All Buildings and Structures</i>	4.5 m [14.76 ft]	0.0 m [0.00 ft]	0.0 m [0.0 ft]

## 8. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with the provisions of Section E of Part I of Bylaw 2100.

## 9. Landscaping

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

## 10. Other Regulations

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of Bylaw 2100.
- (b) Building Permits shall be subject to the “Building/Plumbing Bylaw, 1995, No. 2033”, including Section 32A as it relates to sprinklering requirements for new buildings, and the “Development Cost Charge Bylaw, 1994, No. 1980”.
- (c) Subdivisions shall be subject to the “City of Langley Subdivision Control Bylaw, 1980, No. 1015”.
- (d) Development Permits shall be required in accordance with the “Official Community Plan Designation Bylaw, 1992, No. 1900”.
- (e) Sign Permits shall be subject to the “City of Langley Sign Bylaw, 1996, No. 2125”.

**E. CD6 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of a family-oriented townhouse development.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential.*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding *bed and breakfast* and *child care centre.*

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
1,850 m <sup>2</sup> [19,913.88 ft <sup>2</sup> ]	30.0 m [98.42 ft]

**4. Size of Buildings and Structures**

<b>Maximum</b>		
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
Principal Building	148 units/ha. [59.89 units/ac.]	4 storeys
<i>Accessory Buildings and Structures</i>	n/a	4.5 m [14.76 ft]

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty (40) percent of the lot area.

**6. Siting of Buildings and Structures**

**Minimum Lot Line Setback**

<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b>Principal Building<sup>(i)</sup></b>	6.0 m [19.68 ft]	6.0 m [19.68 ft]	7.5 m [24.60 ft]	6.0 m [19.68 ft]
<b>Accessory Buildings and Structures</b>	7.5 m [24.61 ft]	3.0 m [9.84 ft]	3.0 m [9.84 ft]	7.5 m [24.61 ft]

<sup>(i)</sup> front porches, steps and other similar features may project a maximum of 2.4 meters (7.87 ft.) into a required setback.

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section I.E. of Bylaw No. 2100 as it relates to the Multiple Residential Medium Density (RM2) Zone.

**8. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

Amenity space shall be provided on the lot as follows:

- a) Private Amenity Space shall be provided in the amount of 7.8 m<sup>2</sup> (84 ft<sup>2</sup>) per dwelling unit.
- b) Shared Amenity Space shall be provided in the amount of 315 m<sup>2</sup> (3390.74 ft<sup>2</sup>).

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**F. CD7 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a live-work mixed-use development based on a comprehensive development plan.

**2. Permitted Land Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple unit residential*, provided that such use is located on the second floor of the principal building, and does not exceed one (1) dwelling unit per strata unit/lot.
- (b) *Office*.
- (c) *Coffee shop*.
- (d) Small Equipment Sales, Service and Rental.
- (e) Veterinary Clinic and Pet Grooming Salon.
- (f) *Retail Warehouse*.
- (g) Workshop uses excluding automotive service/woodworking and metalworking shops.
- (h) Laundries, self-service.
- (i) Wholesale rooms.
- (j) Beauty parlour.
- (k) *Warehouse*.
- (l) Licensed Day-Care Facility.
- (m) *Artist Studio*.

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
929 m <sup>2</sup> [10,000 ft <sup>2</sup> ]	n/a

**4. Size of Buildings and Structures**

<b>Building Type</b>	<b>#Units</b>	<b>Height</b>
Principal Building	The number of multiple-unit residential units shall not exceed the number of industrial strata units/lots	10.0 m [32.80 ft] or 2 storeys

#### 5. Lot Coverage

All buildings and structures combined shall not cover more than (50%) of the lot area.

#### 6. Siting of Buildings and Structures

<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b>Principal Building</b>	4.5m [14.76 ft]	0.0m [0.0ft]	0.0m <sup>(1)</sup> [0.0 ft]	4.5m [14.76 ft]

<sup>(1)</sup>This shall be increased to a minimum of 3.0 metres (9.84 ft) where the interior side yard abuts a lot which is zoned to permit a residential use.

#### 7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw, except as follows:

<b>Land Use</b>	<b>Parking Requirements</b>
All CD7 Zone Listed Permitted Uses, except Multiple-Unit Residential	1.75 spaces per 93m <sup>2</sup> {1,001.07ft <sup>2</sup> } of gross floor area
Multiple-Unit Residential (*)	1.5 spaces per dwelling unit

(\*) There is no requirement that all tenant parking spaces for multiple-unit residential units be underground or enclosed.

#### 8. Landscaping

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits may be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**G. CD8 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a live-work mixed-use development consisting of a maximum of 16 strata lots, 8 of which are used for residential uses permitted in this zone and 8 of which are used for light industrial/commercial uses permitted in this zone, based on a comprehensive development plan.

**2. Permitted Land Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple unit residential*, provided that such use is located on the second floor of the principal building, and does not exceed one (1) dwelling unit per strata unit/lot.
- (b) Only those service, office, light industrial and other uses listed below, provided that any such use is located in a strata lot on the ground floor of the principal building:
  - (i) *Office.*
  - (ii) *Coffee shop.*
  - (iii) Small Equipment Sales, Service and Rental.
  - (iv) Veterinary Clinic and Pet Grooming Salon.
  - (v) *Retail Warehouse.*
  - (vi) Workshop uses excluding automotive service/woodworking and metalworking shops.
  - (vii) Laundries, self-service.
  - (viii) Wholesale rooms.
  - (ix) Beauty parlour.
  - (x) *Warehouse.*
  - (xi) Licensed Day-Care Facility.
  - (xii) *Artist Studio.*

## **PART VII COMPREHENSIVE DEVELOPMENT ZONES**

### **3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
929 m <sup>2</sup> [10,000 ft <sup>2</sup> ]	n/a

### **4. Size of Buildings and Structures**

<b>Building Type</b>	<b>#Units</b>	<b>Height</b>
Principal Building	8 Strata Lots located on the second floor of the principal building and used only for residential uses permitted in this zone; and, 8 Strata Lots located on the ground floor of the principal building and used only for commercial uses permitted in this zone.	10.0 m [32.80 ft] or 2 storeys

### **5. Lot Coverage**

All buildings and structures combined shall not cover more than (50%) of the lot area.

### **6. Siting of Buildings and Structures**

Building Type	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b>Principal Building</b>	4.5m [14.76 ft]	0.0m [0.0ft]	0.0m [0.0 ft]	4.5m [14.76 ft]

## 7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section 1.E. of this Bylaw, except as follows:

Land Use	Parking Requirements
All CD8 Zone Listed Permitted Uses, except Multiple-Unit Residential	1.75 spaces per 93m <sup>2</sup> {1,001.07ft <sup>2</sup> } of gross floor area*
Multiple-Unit Residential (**)	1.5 spaces per dwelling unit

- (\*) One parking space must be located within the ground floor commercial strata lot.
- (\*\*) There is no requirement that all tenant parking spaces for multiple-unit residential units be underground or enclosed.

## 8. Landscaping

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section 1.F. of this Bylaw.

## 9. Restrictive Covenant Pursuant To Section 219 Land Title Act:

The Municipality will require that a restrictive covenant be registered against all lands zoned CD8 which relates to parking and which restricts the transfer of the strata lots.

## 10. Other Regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section 1.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits may be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

## **H. CD9 COMPREHENSIVE DEVELOPMENT ZONE**

### **1. Intent**

This Zone is intended to accommodate a neighbourhood shopping centre development.

### **2. Permitted Land Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- a) *Retail Store.*
- b) *Retail Warehouse.*
- c) *Convenience Store.*
- d) *Garden Centre.*
- e) *General Service.*
- f) *Personal Service.*
- g) *Automotive Service.*
- h) *Gasoline Station.*
- i) *Equipment Sales, Service and Rental.*
- j) *Repair Shop.*
- k) *Office.*
- l) *Eating Establishment.*
- m) *Indoor Recreation Facilities.*
- n) *Entertainment Facilities*
- o) *Assembly Hall.*
- p) *Community Service.*
- q) *Parking Facilities.*
- r) *Accessory uses limited to the following:*
  - (i) *Caretaker's dwelling unit.*

### 3. Lot Dimensions

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
11,612 m <sup>2</sup> <sup>(i)</sup> [125,000 ft <sup>2</sup> <sup>(i)</sup> ]	n/a

- (i) The minimum lot size for the gas bar property shall be 2,090 m<sup>2</sup> (22,500 ft<sup>2</sup>).

### 4. Size of Buildings and Structures

<b>Maximum</b>		
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>All Buildings &amp; Structures</i>	n/a	15.0 m [49.21 ft]

### 5. Lot Coverage

All buildings and structures combined shall not cover more than ninety percent (90%) of the lot area.

### 6. Siting of Buildings and Structures

<b>Minimum Lot Line Setback</b>				
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>All Buildings &amp; Structures</i>	0.75 m [2.50 ft]	0.0 m <sup>(i)</sup> [0.0 ft]	0.0 m <sup>(i)</sup> [0.0 ft]	1.8 m [5.90 ft]

- (i) Where the site abuts a residential Zone, the minimum setback shall be 3.0 m [9.84 ft].

### 7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

### 8. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

### **9. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.\*

## I. CD10 COMPREHENSIVE DEVELOPMENT ZONE

### 1. Intent

This Zone is intended to accommodate and regulate a commercial development on the said lands consisting of approximately 21,656 m<sup>2</sup> [233,111.00 ft<sup>2</sup>] of floor area.

### 2. Definitions

The following definitions shall apply throughout this zone:

“**Commercial Retail Unit**” (CRU) means the place of business of an enterprise.

### 3. Permitted Uses

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) Uses permitted in the Downtown Commercial (C1) Zone; however:
  - i) *Retail Store* uses are limited to 25% of the total gross floor building area to be constructed on the site; and
  - ii) *Multiple-Unit Residential, Senior Citizens Care Facility, Congregate Housing and Seniors-Oriented Multiple Unit Residential* uses are not permitted;
- (b) Uses permitted in the Service Commercial (C2) Zone; however:
  - i) *Retail Warehouse* uses with an individual commercial retail unit (CRU) less than 371.6 m<sup>2</sup> [4,000.00 ft<sup>2</sup>] are not permitted.

### 4. Site Area

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 920 m<sup>2</sup> [9,903.12 ft<sup>2</sup>].

### 5. Density and Size of Buildings and Structures

#### Maximum

Building Type	Size	Height
Buildings in Total	21,656 m <sup>2</sup> <sup>(i)</sup> [233,111.00 ft <sup>2</sup> ]	15.0 m [49.21 ft]

<sup>(i)</sup> Combined *gross floor area* of all buildings on the said lands.

## 6. **Lot Coverage**

All buildings and structures combined shall not cover more than fifty (50) percent of the *lot* area.

## 7. **Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

**Minimum Lot Line Setback**

<i>Front</i>	<i>Rear</i>	<i>Exterior</i>	<i>Interior</i>
7.5 m (24.61 ft)	7.5 m (24.61 ft)	7.5 m (24.61 ft)	7.5 m (24.61 ft)

## 8. **Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with the provisions of Section E of Part I of Bylaw 2100.

## 9. **Landscaping**

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

## 10. **Other Regulations**

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of Bylaw 2100.
- (b) Building Permits shall be subject to the “Building/Plumbing Bylaw, 1995, No. 2033”, including Section 32A as it relates to sprinklering requirements for new buildings, and the “Development Cost Charge Bylaw, 1994, No. 1980”.
- (c) Subdivisions shall be subject to the “City of Langley Subdivision Control Bylaw, 1980, No. 1015”.
- (d) Development Permits shall be required in accordance with the “Official Community Plan Designation Bylaw, 1992, No. 1900”.
- (e) Sign Permits shall be subject to the “City of Langley Sign Bylaw, 1996, No. 2125”.

**J. CD11 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a *congregate housing* development on the said lands consisting of 65 rental housing units for senior citizens with ancillary dining, recreation and entertainment facilities.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Congregate Housing* for Senior Citizens.

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 4,336.57 m<sup>2</sup> [46,680 ft<sup>2</sup>].

**4. Size of Buildings and Structures**

Building/Structure Type	Maximum	
	Height	# Units
<i>All Buildings and Structures</i>	4 Storeys	65 units

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty (40) percent of the *lot* area.

## 6. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

<b>Minimum Lot Line Setback</b>				
<i>Building/Structure Type</i>	<i>Front (Fraser Hwy.)</i>	<i>Rear</i>	<i>Interior (westside)</i>	<i>Interior (eastside)</i>
<i>All Buildings and Structures</i>	1.8 m [5.9 ft]	6.8 m [22.3 ft]	6.2 m [20.3 ft]	2.13 m [7.0ft]

## 7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section E of Part I of this Bylaw and the following provisions:

<b>Minimum</b>	
<b>Land Use</b>	<b>Parking Requirements</b>
<b>Congregate Housing Unit</b>	0.5 space/unit

## 8. Landscaping

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

## 9. Other Regulations

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of this Bylaw.
- (b) Building Permits shall be subject to the “Building/Plumbing Bylaw, 1995, No. 2033”, including Section 32A as it relates to sprinklering requirements for new buildings, and the “Development Cost Charge Bylaw, 1994, No. 1980”.
- (c) Subdivisions shall be subject to the “City of Langley Subdivision Control Bylaw, 1980, No. 1015” and the “Development Cost Charge Bylaw, 1994, No. 1980”.
- (d) Development Permits shall be required in accordance with the “Official Community Plan Bylaw, 1999, No. 2280”.

- (e) Sign Permits shall be subject to the “City of Langley Sign Bylaw, 1996, No. 2125”.

## K. CD12 COMPREHENSIVE DEVELOPMENT ZONE

### 1. Intent

This Zone is intended to accommodate and regulate the development of retail and service commercial, office, recreation, entertainment and residential uses and facilities serving the core commercial area.

### 2. Permitted Land Uses

Land, buildings and structures shall be used for the uses as permitted in the following Zone only:

- (a) Uses permitted in the C1 Zone.
- (b) Auto Body Repair Shop

### 3. Lot Dimensions

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

Minimum	
Lot Size	Lot Width
222 m <sup>2</sup> [2,389.66 ft <sup>2</sup> ]	n/a

### 4. Size of Buildings and Structures

Maximum		
Building Type	# Units	Height
<i>Principal Building</i>	247 unit/ha. <sup>(i)</sup> [99.96 units/ac.]	46.0 m [150.91 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

- <sup>(i)</sup> This applies only to *Multiple-Unit Residential* uses.

## 5. Lot Coverage

All buildings and structures combined shall not cover more than ninety-five (95) percent of the lot area. This shall be reduced to a maximum of sixty (60)<sup>24</sup> percent of the lot area in the case of *Multiple-Unit Residential Uses* without commercial. Mixed-use (residential/commercial) building to have AT LEAST 50% of the building footprint, at street level, not including the space required for the residential entrance lobby to be used for commercial purposes to benefit from the 95% lot coverage provision.

## 6. Siting of Buildings and Structures

**Minimum Lot Line Setback**

Building Type	Front	Rear	Interior	Exterior
<i>Principal Building</i>	1.8 m <sup>(i)</sup> [5.90 ft]	0.0 m <sup>(i)(ii)</sup> [0.0 ft]	0.0 m <sup>(i)(ii)</sup> [0.0 ft]	1.8 m <sup>(i)</sup> [5.90 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

(i) Where *storeys* are used for residential purposes, all *lot line setbacks* shall be a minimum of 6.0 m [19.69 ft] with respect to such *storeys*.

(ii) Where the site abuts a residential Zone, the minimum setback for commercial development abutting such residential Zone shall be 3.0 m [9.84 ft].

## 7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

## 8. Landscaping

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

## 9. Special Regulations

(a) *Amenity space* shall be provided on the *lot* as follows:

i) Indoor *amenity space* in the amount of 2.3 m<sup>2</sup> [24.76 ft<sup>2</sup>] per *dwelling unit* for all buildings containing more than twenty (20) units.

(b) *Auction Use* is restricted to an enclosed building that has a sprinkling/fire suppression system that complies with the BC Building Code and National Fire Protection Association (NFPA)

standards.

## **10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits may be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw

**L. CD13 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 23-unit townhouse development.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential:*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 3,000 m<sup>2</sup> [32,295 ft<sup>2</sup>].

**4. Size of Buildings and Structures**

<b>Building/Structure Type</b>	<b>Maximum</b>	
	<b>Height</b>	<b># Units</b>
<i>All Buildings and Structures</i>	3 Storeys	23 units

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty (40) percent of the *lot* area.

**6. Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

<b>Building/Structure Type</b>	<b>Minimum Lot Line Setback</b>			
	<b>Front (201A St.)</b>	<b>Rear (westside)</b>	<b>Interior (northside)</b>	<b>Exterior (53A Avenue)</b>
<i>All Buildings and Structures</i>	6.0 m [19.68 ft]	1.5 m [4.92 ft]	4.5 m [14.76 ft]	3.7 m [12.00 ft]

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section E of Part I of this Bylaw.

**8. Landscaping**

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

**9. Other Regulations**

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw, and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Development Permits shall be required in accordance with the City of Langley Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**M. CD14 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 60 –unit apartment development.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential:*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 2,922 m<sup>2</sup> [31,453 ft<sup>2</sup>].

**4. Size of Buildings and Structures**

<b>Maximum</b>		
<b>Building/Structure Type</b>	<b>Height</b>	<b># Units</b>
<i>All Buildings and Structures</i>	4 Storeys	60 units

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty (40) percent of the *lot* area.

**6. Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

<b>Minimum Lot Line Setback</b>				
<b>Building/Structure Type</b>	<b>Front (55A Ave.)</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior (200<sup>th</sup> St.)</b>
<i>All Buildings and Structures</i>	.914 m [3.00 ft]	0.0 m [0.0 ft]	1.2 m [4.00 ft]	.304 m [1.00 ft]

## 7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section E of Part I of this Bylaw, except for the following:

A maximum of sixty-five percent (65%) of the total parking spaces required shall be designated as Small Car Parking Spaces.

A minimum of three decimal-three percent (3.3%) of the total parking spaces required shall be designated as Handicapped Parking spaces.

A minimum of 6.7 metre off-street parking aisle width shall be required in the parkade.

## 8. Landscaping

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

## 9. Other Regulations

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw, and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Development Permits shall be required in accordance with the City of Langley Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**N. CD15 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of an integrated hotel, convention centre, and gaming activity facility with complementary accessory uses, based on a comprehensive development plan.

**2. Permitted Land Uses**

The principal uses permitted in this zone are:

- (a) *Tourist Accommodation*
- (b) *Convention Centre*
- (c) *Gaming Activity*

**Accessory Uses**

*Accessory Uses* permitted in this zone include the following:

- (a) *Retail Stores*
- (b) *Personal Services*
- (c) *Recreation Facilities*
- (d) *Cultural Facilities*
- (e) *Eating Establishments*
- (f) *Offices*
- (g) *Liquor Primary Establishments*
- (h) *Parking Facilities.*

**3. Site Area**

The minimum lot area which may be created by subdivision in this Zone shall be 0.4047 hectares (1.0 acres).

#### 4. Size of Buildings and Structures

##### Maximum

Building Type		Height
<i>Principal Building</i>		46.0 m [150.91 ft]

#### 5. Lot Coverage

All buildings and structures combined shall not cover more than ninety-five percent (95%) of the lot area.

#### 6. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

##### Minimum Lot Line Setback

Building Type	Front	Rear	Interior	Exterior
<i>Principal Building</i>	1.5 m (5.90 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	1.5 m (5.90 ft)
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

#### 7. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 1.E of this Bylaw.

#### 8. Other Regulations

In addition, land use regulations including the following are applicable:

- (a) General regulations on use are set out in Section I.D of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivisions Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw

**0. CD16 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 59 –unit apartment development.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential:*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 2,922 m<sup>2</sup> [31,453 ft<sup>2</sup>].

**4. Size of Buildings and Structures**

**Maximum**

<b>Building/Structure Type</b>	<b>Height</b>	<b># Units</b>
<i>All Buildings and Structures</i>	4 Storeys	59 units

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty (40) percent of the *lot* area.

**6. Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

**Minimum Lot Line Setback**

<b>Building/Structure Type</b>	<b>Front (198 St.)</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>All Buildings and Structures</i>	7.5 m [25 ft]	51.2 m [168 ft]	5.48 m [18 ft]	5.79 m [19 ft]

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section E of Part I of Bylaw No. 2100 as it relates to the multiple Residential High Density (RM3) Zone.

**8. Landscaping**

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

**9. Other Regulations**

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw, and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Development Permits shall be required in accordance with the City of Langley Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**P. CD17 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 18-unit townhouse development.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential:*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 2,428 m<sup>2</sup> [26,136 ft<sup>2</sup>].

**4. Size of Buildings and Structures**

**Maximum**

<b>Building/Structure Type</b>	<b>Height</b>	<b># Units</b>
<i>All Buildings and Structures</i>	3 Storeys	18 units

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty one (41) percent of the *lot* area.

**6. Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

**Minimum Lot Line Setback**

<b>Building/Structure Type</b>	<b>Front (53 Ave.)</b>	<b>Front (52 Ave.)</b>	<b>Interior</b>	<b>Exterior (201A St.)</b>
<i>All Buildings and Structures</i>	6.0 m [20 ft]	6.0 m [20 ft]	3.96 m [13 ft]	3.96 m [13.00 ft]

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section E of Part I of this Bylaw.

**8. Landscaping**

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

**9. Other Regulations**

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw, and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Development Permits shall be required in accordance with the City of Langley Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**Q. CD18 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 36-unit townhouse development.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential:*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 4,679 m<sup>2</sup> [50,365 ft<sup>2</sup>].

**4. Size of Buildings and Structures**

**Maximum**

<b>Building/Structure Type</b>	<b>Height</b>	<b># Units</b>
<i>All Buildings and Structures</i>	3 Storeys	36 units

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty two (42) percent of the *lot* area.

**6. Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

**Minimum Lot Line Setback**

<b>Building/Structure Type</b>	<b>Front (54 Ave.)</b>	<b>Front (53A Ave.)</b>	<b>Front (Lane)</b>	<b>Front (201A St.)</b>
<i>All Buildings and Structures</i>	4.9 m [16 ft]	4.9 m [16 ft]	3.14 m [10 ft]	4.57 m [15.00 ft]

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section E of Part I of this Bylaw.

**8. Landscaping**

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

**9. Other Regulations**

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw, and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Development Permits shall be required in accordance with the City of Langley Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**R. CD19 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a condominium apartment complex consisting of two multiple-unit residential buildings.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential:*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Lot Dimensions**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 1,900 m<sup>2</sup> [20,452 ft<sup>2</sup>].

The minimum lot width which may be created by subdividing the said lands in this Zone shall be 30.0m (98.42 ft.).

**4. Size of Buildings and Structures**

Building/Structure Type	Maximum	
	Height	# Units
<i>All Buildings and Structures</i>	4 Storeys	148 units/ha. 59.8 units/ac.

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty (40) percent of the *lot* area.

## 6. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

**Minimum Lot Line Setback**

<i>Building/Structure Type</i>	<i>Front (198 St.)</i>	<i>Rear</i>	<i>Interior (south-side)</i>	<i>Interior (north-side)</i>
<i>All Buildings and Structures</i>	7.5 m [25 ft]	30 m [98.4 ft]	7.5 m (25 ft)	4.5 m (15 ft)

## 7. Off-Street Parking

Off-street parking shall be provided and maintained on the basis of 1.5 spaces per dwelling unit.

A minimum of 0.2 parking spaces per unit shall be designated with signage as Visitor Parking spaces in multiple-unit residential developments.

A minimum of five (5) percent to the total parking spaces required shall be designated with signage as Handicapped Parking spaces.

All parking spaces (other than those designated for “visitor parking”) shall be underground or enclosed.

## 8. Landscaping

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

## 9. Other Regulations

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw, and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Development Permits shall be required in accordance with the City of Langley Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw

**S. CD20 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate an integrated non-profit social care and teaching facility, including an emergency shelter, transitional housing, commercial /teaching kitchen, community and family services and related multi-purpose, storage and administrative office space uses.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Temporary Homeless Shelter Care Facility;*
- (b) *Transitional Housing Units;*
- (c) *Community and Family Services;*
- (d) *Accessory uses limited to office and administrative space for non-profit operators of the facility, and enclosed storage of personal effects.*

**3. Lot Dimensions**

The minimum *lot* area which may be created by subdivision in this Zone shall be .5431 hectares [1.34 acres].

**4. Size of Buildings and Structures**

	<b>Maximum Maximum</b>	
<b>Building/Structure Type</b>	<b>Height</b>	<b># Units</b>
<i>All Buildings and Structures</i>	3 Storeys	25 Transitional Housing Units

## 5. Lot Coverage

All buildings and structures combined shall not cover more than fifty (50) percent of the *lot* area.

## 6. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

**Minimum Lot Line Setback**

<i>Building/Structure Type</i>	<i>Front</i>	<i>Rear</i>	<i>Exterior</i>	<i>Interior</i>
<i>All Buildings and Structures</i>	6.0 m (19.67 ft)	6.0 m (19.67 ft)	6.0m (19.67 ft)	6.0 m (19.67 ft)

## 7. Off-Street Parking

A minimum of 14 off-street parking spaces shall be provided and maintained.

## 8. Landscaping

All portions of the *lot* not covered by a building or structure or paved area shall be landscaped to the standards set out in Part I-F of this Bylaw; or as specifically required by Development Permit or Building Permit.

## 9. Other Regulations

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of this Bylaw.
- (b) Building Permits shall be subject to “Building and Plumbing Regulation Bylaw No. 2498”.
- (c) Sign Permits shall be subject to the “City of Langley Sign Bylaw 1996, No. 2125”.

**T. CD21 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 220 unit comprehensive development project.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential:*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone 0.94 ha.

**4. Size of Buildings and Structures**

Building/Structure Type	Maximum	
	Height	# Units
<i>All Buildings and Structures</i>	4 Storeys	220 units

**5. Lot Coverage**

All buildings and structures combined shall not cover more than fifty five (55) percent of the *lot* area.

**6. Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

**Minimum Lot Line Setback**

<i>Building/Structure Type</i>	<i>Front Fraser Highway</i>	<i>Rear</i>	<i>Exterior 201A Street</i>	<i>Interior</i>
<i>All Buildings and Structures</i>	4.0 m (13.12 ft)	6.0 m (19.68 ft)	4.0m (13.12 ft)	6.0 m (19.68 ft)

**7. Off-Street Parking**

Off-street parking shall be provided and maintained in accordance with Section E of Part 1 of this Bylaw, except for the following:

A maximum of forty (40) percent of the total parking spaces required shall be designated as Small Car Parking Spaces.

A maximum of five (5) percent of the total parking spaces required shall be designated as Handicapped Parking spaces.

A minimum of 6.0 metre off-street parking aisle width shall be required in the parkade for small cars and 7.3 m aisle for standard cars.

**8. Landscaping**

All portions of the *lot* not covered by a buildings or structures (including paved areas) shall be landscaped.

**9. Other Regulations**

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of Bylaw 2100.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Development Permits shall be required in accordance with the City of Langley Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.”

**U. CD22 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 62 unit comprehensive development project.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Multiple-Unit Residential:*
- (b) *Accessory uses* limited to the following:
  - i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone 0.94 ha.

**4. Size of Buildings and Structures**

<b>Maximum</b>		
<b>Building/Structure Type</b>	<b>Height</b>	<b># Units</b>
<i>All Buildings and Structures</i>	4 Storeys	62 units

**5. Lot Coverage**

All buildings and structures combined shall not cover more than forty (40) percent of the *lot* area.

**6. Siting of Buildings and Structures**

All buildings and structures shall be sited in accordance with the following minimum setbacks:

<b>Minimum Lot Line Setback</b>				
<b>Building/Structure Type</b>	<b>Front</b>	<b>Rear</b>	<b>Exterior</b>	<b>Interior</b>
<i>All Buildings and Structures</i>	7.5 m (24.61 ft)	6.0 m (19.68 ft)	7.5m (24.61 ft)	7.5 m (24.61 ft)

## 7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section E of Part 1 of this Bylaw, except for the following:

A maximum of forty (40) percent of the total parking spaces required shall be designated as Small Car Parking Spaces.

A maximum of five (5) percent of the total parking spaces required shall be designated as Handicapped Parking spaces.

A minimum of 6.0 metre off-street parking aisle width shall be required in the parkade for small cars and 7.3 m aisle for standard cars.

## 8. Landscaping

All portions of the *lot* not covered by a buildings or structures (including paved areas) shall be landscaped.

## 9. Other Regulations

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of Bylaw 2100.
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Development Permits shall be required in accordance with the City of Langley Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.”

**V. CD23 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a comprehensive development project.

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

Land, buildings and structures shall be used for the following uses only, or for a combination of such uses:

- (a) *Automotive Sales and Rental;*
- (b) *Automotive Service;*
- (c) *Retail;*
- (d) *Office;*
- (e) *Eating Establishments;*
- (f) *Gasoline Station;*
- (g) *Retail Warehouse;*
- (h) *Personal Service;*
- (i) *Indoor Recreation Facilities;*
- (j) *Tourist Accommodations;*
- (k) *Accessory uses limited to the following;*
  - i) Caretaker's Dwelling Unit*
- (l) *General Service*

**3. Site Area**

The minimum *lot* area which may be created by subdividing the said lands in this Zone shall be 920 square metres (9,903 square feet).

#### 4. Size of Buildings and Structures

Building/Structure Type	Maximum
	Height
<i>All Buildings and Structures</i>	25m (82ft.)

#### 5. Lot Coverage

All buildings and structures combined shall not cover more than 55 percent (55%) of the *lot* area.

#### 6. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

Building/Structure Type	Minimum Lot Line Setback			
	Front	Rear	Exterior	Interior
<i>All Buildings and Structures</i>	1 m (3.28 ft)	0.0 m	4.5m (14.76 ft)	0.0 m

#### 7. Off-Street Parking

Off-street and on-street parking shall be provided and maintained in accordance with Section E of Part 1 of this Bylaw with the following exceptions:

- Automotive Sales and Rental – 2stalls / 93m<sup>2</sup> of gross floor area;
- Automotive Service – 1 stall per service bay

#### 8. Landscaping

All portions of the *lot* not covered by buildings or structures (including paved areas) shall be landscaped.

#### 9. Other Regulations

In addition, land development regulations including the following are applicable:

- (a) General regulations on use are set out in Section D of Part I of Bylaw 2100.

- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw.
- (d) Development Permits shall be required in accordance with the City of Langley Official Community Plan.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**W. CD24 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of a 68-unit, four storey, multi-family residential building with underground parking and/or storage in an adjoining air space parcel (“the Development”).

**2. Permitted Uses**

Land, buildings and structures shall be used for the following uses as permitted in the C1 Downtown Commercial Zone only,

- (a) Multiple-Unit Residential:
- (b) Accessory uses limited to the following:
  - i) Home Occupations excluding bed and breakfast and child care centre.

**3. Site Dimensions**

The following lots and proposed airspace parcel shall form the site and shall be zoned CD #24 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) Lots 7 and 8, District Lot 36, Group 2, New Westminster District, Plan 9350;
- (b) Parcel One (Reference Plan 11530) of Parcel “A” (Reference Plan 10545), District Lot 36, Group 2, New Westminster District
- (c) Parcel 1 on the Proposed Airspace Parcel Plan prepared by Isaak, Osman & Associates and certified correct on the 24<sup>th</sup> day of September, 2009, a copy of which is attached as Schedule “A”.

The lots described in subsections (a) and (b) shall be consolidated prior to development. The buildings and structures shall be considered a single building for B.C. Building Code purposes.

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 11 pages and dated September 28, 2009 prepared for Weststone Properties Ltd. by Patrick Cotter Architect Inc., copies of which are attached to

Development Permit 01-09 and also located in City of Langley Development Services file #6620.00.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this Bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw, the *Land Title Act* and the Development Cost Charge Bylaw.
- (d) Development Permits may be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.”

**X. CD25 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the use of land, buildings and structures located at 20660 - 48<sup>th</sup> Avenue as a not for profit hospice centre with associated administrative office and community counseling services.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following principal uses:

- (a) counseling services related to palliative, grief and bereavement support;
- (b) administrative office services supporting hospice services including a hospice library;
- (c) hospice volunteer training and bereavement support group sessions;
- (d) single family residential; and
- (e) accessory uses limited to:
  - i) caretaker accommodation;
  - ii) parking for clients, volunteers and staff.

**3. Site Dimensions**

The following parcel shall form the site and shall be zoned CD #25 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

PID: 008-828-768

Lot 33, Section 35, Township 7, New Westminster District, Plan 25953

(herein referred to as "the Land")

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures located on the Land shall generally conform to the plans and specifications ("the Plan") comprising one page

and dated September 2009 prepared for Langley Hospice Society by Russcher and Evans Architects, a copy of which is attached to this bylaw.

**5. Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with the Plan.

**6. Landscaping**

Landscaping, Screening and Fencing shall be provided in accordance with the Plan and shall be continuously maintained.

**7. Special Regulations**

- (a) The Lands, buildings and structures shall only be used for the principal uses described in sections 2(a) and (b) from 8 am to 6 pm, Monday through Friday, inclusive, of any week.
- (b) The Lands, buildings and structures shall only be used semi-annually for the principal uses described in section 2(c) between the hours of 6:30 pm and 8:30 pm. Each session shall be conducted on a weekly basis for a period not exceeding 8 consecutive weeks.

**8. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (b) The Land may not be subdivided.
- (c) Sign Permits and any signage shall be subject to the City of Langley Sign Bylaw.

**Y. CD26 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of a 69 -unit, four storey, multi-family residential building with underground parking (“the Development”).

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) Home Occupations excluding bed and breakfast and child care centre.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD #26 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- a. PID: 009-984-844  
Parcel A (Explanatory Plan 15166) Lot 12, District Lot 305, Group 2, NWD Plan 14560
- b. PID: 002-769-093  
Lot 502, District Lot 305, Group 2, NWD Plan 58031
- c. PID: 005-650-642  
Lot 503, District Lot 305, Group 2, NWD Plan 58031
- d. PID: 001-090-208  
Lot 1, District Lot 305, Group 2, NWD Plan 8109
- e. PID: 011-286-598  
Lot 2, District Lot 305, Group 2, NWD Plan 8109

The lots described in subsections (a), (b), (c), (d) and (e) shall be consolidated prior to development. The buildings and structures shall be considered a single building for B.C. Building Code purposes.

#### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 8 pages and dated August 2009 prepared for Redekop (Langley) Homes Ltd. by Keystone Architecture, copies of which are attached to Development Permit 03-09.

#### **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

#### **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw;  
and
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw, the *Land Title* Act and the Development Cost Charge Bylaw.

**Z. CD27 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of a 62 -unit, four storey, multi-family residential building with underground parking (“the Development”).

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) Home Occupations excluding bed and breakfast and child care centre.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD #27 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 010-332-316  
Lot 43, Section 3, Township 8, NWD Plan 17953
- (b) PID: 003-447-006  
Lot 42, Section 3, Township 8, NWD Plan 17953
- (c) PID: 010-332-243  
Lot 41, Section 3, Township 8, NWD Plan 17953
- (d) PID: 010-332-197  
Lot 40, Section 3, Township 8, NWD Plan 17953

The lots described in subsections (a), (b), (c) and (d) shall be consolidated prior to development. The buildings and structures shall be considered a single building for B.C. Building Code purposes.

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 9 pages and dated December 2009 prepared for Redekop (Langley) Homes Ltd. by Keystone Architecture, copies of which are attached to Development Permit 01-10.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw, the Land Title Act and the Development Cost Charge Bylaw.

**AA. CD28 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of a 51 - unit, four storey, multi-family residential building with underground parking (“the Development”).

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations excluding bed and breakfast and child care centre*

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD #28 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 000-609-374  
Lot 8 Except Part Road on Plan NWP87502; Section 3, Township 8, NWD Plan 7447
- (b) PID: 011-230-886  
Lot 7, Section 3, Township 8, New Westminster District Plan 7447

The lots described in subsections (a) and (b) shall be consolidated prior to development. The buildings and structures shall be considered a single building for B.C. Building Code purposes.

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 12 pages and dated February 2010 prepared for Bearing Pointe Developments Ltd. by Barnett Dembek Architects Inc., copies of which are attached to Development Permit 02-10.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw, the Land Title Act and the Development Cost Charge Bylaw.

***BB. CD29 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate the development of a four building, 231 unit, four storey, multi-family residential development with underground parking (“the Development”).

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - i) Home Occupations excluding bed and breakfast and child care centre

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD #29 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 000-609-374  
Lot 8 Except Part Road on Plan NWP87502; Section 3, Township 8, NWD Plan 7447
- (b) PID: 011-230-886  
Lot 7, Section 3, Township 8, New Westminster District Plan 7447

The lots described in subsections (a) and (b) shall be consolidated prior to development. The buildings and structures shall be considered a single building for B.C. Building Code purposes.

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 1 page and dated May 2010 prepared for Redekop Kroeker Development Inc. by Keystone Architecture, copies of which are attached to Development Permit 09-10.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw, the *Land Title* Act and the Development Cost Charge Bylaw.

***DD. CD31 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate the development of a 5 - unit, three storey, multi-family residential townhouse building (“the Development”).

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

(a) Multiple-Unit Residential; and

(b) Accessory uses limited to the following:

(i) Home Occupations excluding bed and breakfast and child care centre.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 31 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

(a) PID: 009-984-810  
Lot 8, District Lot 305, Group 2, New Westminster District Plan 14560

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 10 pages and dated March, 2011 prepared for 0686632 B.C. Ltd. by Brian G. Hart & Company and Clark Kavolinas & Associates Inc., copies of which are attached to Development Permit 01-11.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw, the Land Title Act and the Development Cost Charge Bylaw.

***EE. CD33 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 33-unit townhouse development

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 33 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 007-612-907  
Lot 5, Section 3, Township 8, New Westminster District Plan 9982
- b. PID: 011-452-145  
Lot 6, Section 3, Township 8, New Westminster District Plan 9982
- c. PID: 011-452-170  
Lot 7, Section 3, Township 8, New Westminster District Plan 9982
- d. PID: 011-508-027  
Lot 7, Section 3, Township 8, New Westminster District Plan 9887
- e. PID: 000-859-923  
Lot 8, Section 3, Township 8, New Westminster District Plan 9887

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 12 pages and dated May, 2012 prepared for 0932692 B.C. Ltd. by F. Adab Architects Inc., copies of which are attached to Development Permit 08-12.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, the Land Title Act and the Development Cost Charge Bylaw.

***FF. CD34 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 13-unit townhouse development

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

(a) Multiple-Unit Residential; and

(b) Accessory uses limited to the following:

(ii) *Home Occupations* excluding bed and breakfast and *child care centre*.

**2. Site Dimensions**

The following lot shall form the site and shall be zoned CD 34 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

a. PID: 011-508-019

Lot 6, Section 3, Township 8, New Westminster District Plan 9887

b. PID: 011-507-993

West Half Lot 5, Section 3, Township 8, New Westminster District Plan 9887

**3. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 12 pages and dated, May 2012 prepared for 0932692 B.C. Ltd. by F. Adab Architects Inc., copies of which are attached to Development Permit 09-12.

**4. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**5. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, the *Land Title* Act and the Development Cost Charge Bylaw.

***HH. CD35 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 90 unit condominium development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

(a) Multiple-Unit Residential; and

(b) Accessory uses limited to the following:

*(ii) Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD 35 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

a. PID: 006-576-761

Lot 300, District Lot 305, Group 2, New Westminster District Plan 42983

b. PID: 006-576-745

Lot 297, District Lot 305, Group 2, New Westminster District Plan 42983

c. PID: 006-925-235

Lot 100, District Lot 305, Group 2, New Westminster District Plan 33845

d. PID: 005-110-696

Lot 101, District Lot 305, Group 2, New Westminster District Plan 33845

e. PID: 006-925-219

Lot 99, District Lot 305, Group 2, New Westminster District Plan 33845

f. PID: 001-517-414

Lot 299, District Lot 305, Group 2, New Westminster District Plan 42983

- g. PID: 004-326-326  
Lot 298, District Lot 305, Group 2, New Westminster District Plan 42983

**3. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 15 pages and dated, April 16, 2013 prepared for 857401 B.C. Ltd. And CH Project (Langley) Ltd. by Keystone Architecture & Planning Ltd., copies of which are attached to Development Permit 10-12.

**4. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**5. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, the *Land Title Act* and the Development Cost Charge Bylaw.”

**GG. CD36 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of service –oriented commercial uses and facilities which require large sites, exposure to Provincial Highways and are generally not accommodated in downtown core commercial areas.

**2. Permitted Land Uses**

Land, buildings and structures shall be used for the uses as permitted in the following Zone only:

- (a) Uses permitted in the C2 Zone.
- (b) Child Care Centre

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
920 m <sup>2</sup> [9,903.1 2 ft <sup>2</sup> ]	n/a

**4. Size of Buildings and Structures**

<b>Maximum</b>		
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	n/a	15.0 m [49.21 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

**5. Lot Coverage**

All buildings and structures combined shall not cover more than ninety (90) percent of the lot area.

**6. Siting of Buildings and Structures**

<b>Minimum Lot Line Setback</b>				
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<b>Principal Building</b>	<b>4.5 m 14.76 ft.</b>	<b>0.0 m 0.0 ft</b>	<b>0.0 m 0.0 ft</b>	<b>4.5 m 14.76ft.</b>
<b>Accessory Buildings and Structures</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>

**7. Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw.

**8. Landscaping**

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) *Auction Use* is restricted to an enclosed building that has a sprinkling/fire suppression system that complies with the BC Building Code and National Fire Protection Association (NFPA) standards.<sup>36</sup>

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits may be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**PART VII COMPREHENSIVE DEVELOPMENT ZONES**

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- 2) The said Bylaw No. 2100 is further amended to rezone Parcel “A”, District Lot 308, Group 2, New Westminster District, Explanatory Plan 71544 the said lands contained within the heavy black outline appearing on Schedule “A”, attached hereto and forming a part of this Bylaw, from Service Commercial (C2) Zone to the Comprehensive Development - 36 (CD36) Zone herein as the said lands.

**II. CD37 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 28-unit townhouse development

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 37 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 001-575-414  
Lot "A", Section 3, Township 8, New Westminster District Plan 15910
- b. PID: 004-566-548  
Lot "B", Section 3, Township 8, New Westminster District Plan 15910
- c. PID: 001-956-213  
Lot "C", Section 3, Township 8, New Westminster District Plan 15910
- d. PID: 001-588-257  
Lot 131, Section 3, Township 8, New Westminster District Plan 43957

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 20 pages and dated April, 2014 prepared for

1001024 B.C. Ltd. by F. Adab Architects Inc., copies of which are attached to Development Permit 02-14.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, the *Land Title Act* and the Development Cost Charge Bylaw.

***JJ. CD38 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 24-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:  
*Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 38 Comprehensive Development Zone on the zoning map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 004-115-902  
Lot 127, District Lot 305, Group 2, New Westminster District Plan 33824
- (b) PID: 004-055-799  
Lot 128, District Lot 305, Group 2, New Westminster District Plan 33824
- (c) PID: 006-944-906  
Lot 129, District Lot 305, Group 2, New Westminster District Plan 33824
- (d) PID: 004-513-304  
Lot 58, District Lot 305, Group 2, New Westminster District Plan 32496
- (e) PID: 000-625-426  
Lot 59, District Lot 305, Group 2, New Westminster District Plan 32496
- (f) PID: 006-695-485

Lot 60, District Lot 305, Group 2, New Westminster District Plan  
32496

**4. Size of Buildings and Structures**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 20 pages and dated May, 2014 prepared for CH Project (Langley) Ltd. by Keystone Architecture & Planning, copies of which are attached to Development Permit 01-14.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zoned under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.

**KK. CD39 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate the development of service –oriented commercial uses and facilities.

**2. Permitted Land Uses**

Land, buildings and structures shall be used for the uses as permitted in the following Zone only:

- (a) Uses  
permitted in the C2 Zone.
- (b) Micro  
brewery Use.

**3. Lot Dimensions**

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
920 m <sup>2</sup> [9,903.12 ft <sup>2</sup> ]	n/a

**4. Size of Buildings and Structures**

	<b>Maximum</b>	
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	n/a	15.0 m [49.21 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

**5. Lot Coverage**

All buildings and structures combined shall not cover more than ninety (90) percent of the lot area.

**6. Siting of Buildings and Structures**

<b>Minimum Lot Line Setback</b>				
<b>Building Type</b>	<b>Front</b>	<b>Rear</b>	<b>Interior</b>	<b>Exterior</b>
<i>Principal Building</i>	4.5 m 14.76 ft.	0.0 m 0.0 ft	0.0 m 0.0 ft	4.5 m 14.76ft.
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

**7. Off-Street Parking and Loading**

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw with the following exception:

- i. Microbrewery Use- 2 spaces per 93 m<sup>2</sup> (1,001.07 ft<sup>2</sup>) of gross floor area*

**8. Landscaping**

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

**9. Special Regulations**

- (a) *Microbrewery Use* means a facility for the brewing of beer that produces less than 1,500 barrels per year and is licensed by the Province of British Columbia: includes the following as accessory uses: lounge area for sampling product made on site, retail display and retail sales area.

**10. Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.

- (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits may be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.

***LL . CD40 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 57-unit condominium development

**2. Permitted Uses**

**The Land, buildings and structures shall only be used for the following uses only:**

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 40 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- a. PID: 000-938-424  
The North 56 Feet Of Lot 66, Section 3, Township 8, New Westminister District Plan 26294
- b. PID: 000-570-621  
Lot 10, Section 3, Township 8, New Westminister District Plan 9434
- c. PID: 011-391-332  
Lot 11, Section 3, Township 8, New Westminister District Plan 9434
- d. PID: 001-982-028  
Lot 66 Except., The North 56 Feet; Section 3, Township 8, New Westminister District Plan 26294

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 15 pages and dated May, 2015 prepared for RKDI Apartments Inc. by Points West Architecture., copies of which are attached to Development Permit 05-15.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, the *Land Title* Act and the Development Cost Charge Bylaw.

**MM.                    CD41                    COMPREHENSIVE DEVELOPMENT ZONE**

**1.            Intent**

This Zone is intended to accommodate and regulate a 21-unit townhouse development

**2.            Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3.            Site Dimensions**

The following lot shall form the site and shall be zoned CD 41 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- a. PID: 011-271-850  
Lot 4, District Lot 36, Group 2, New Westminster District Plan 3739

- 3. PID: 004-085-167  
Lot 281, District Lot 36, Group 2, New Westminster District Plan 71731

**4.            Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 17 pages and dated October, 2015 prepared for Kerr Properties 002 Ltd. by Keystone Architecture & Planning, 1 copies of which are attached to Development Permit 08-15.

**5.     **Special Regulations****

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6.     **Other Regulations****

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, the Land Title Act and the Development Cost Charge Bylaw.

***NN. CD42 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 19-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations excluding bed and breakfast and child care centre.*

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 42 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 007-327-781  
Parcel “A” (Explanatory Plan 15281) Lot 8, Section 3, Township 8, New Westminister District Plan 9565
- (b) PID: 007-571-429  
Lot 133, Section 3, Township 8, New Westminister District Plan 44597
- (c) PID: 002-358-611  
Lot 134, Section3, Township 8, New Westminister District Plan 44597

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 18 pages and dated October, 2016 prepared for Superstar Homes Ltd. by Fred

Adab Architects Inc. , 1 copies of which are attached to Development Permit 04-16.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, the *Land Title Act* and the Development Cost Charge Bylaw.

**00.            CD43                      COMPREHENSIVE DEVELOPMENT ZONE**

**1.            Intent**

This Zone is intended to accommodate and regulate a 4-storey, 80-unit apartment development

**2.            Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3.            Site Dimensions**

The following lot shall form the site and shall be zoned CD 43 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 001-973-428  
Lot 72, District Lot 305, Group 2, New Westminster District, Plan 33503
- (b) PID: 006-906-770  
Lot 73, District Lot 305, Group 2, New Westminster District, Plan 33503
- (c) PID: 006-906-451  
Lot 74, District Lot 305, Group 2, New Westminster District, Plan 33503
- (d) PID: 001-848-623  
Lot 75, District Lot 305, Group 2, New Westminster District, Plan 33503
- (e) PID: 000-443-999  
Lot 76, District Lot 305, Group 2, New Westminster District, Plan 33503

**4.        Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 13 pages and dated September 6, 2016 prepared for CF Projects Inc. by Keystone Architecture & Planning Ltd. and C. Kavolinas & Associates Inc., 1 copies of which are attached to Development Permit 05-16.

**5.        Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6.        Other Regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
  
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
  
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, the *Land Title Act* and the Development Cost Charge Bylaw.

***MM                    CD44                    COMPREHENSIVE DEVELOPMENT ZONE***

**1.            Intent**

This Zone is intended to accommodate and regulate a 4-storey, 28-unit townhouse development

**2.            Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (ii) Accessory uses limited to the following:
  - i. *Home Occupations* excluding bed and breakfast and *child care centre*.

**3.            Site Dimensions**

The following lot shall form the site and shall be zoned CD 44 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- a. PID: 001-681-338  
Lot A, Section 3, Township 8, New Westminster District, Plan 16536
- b. PID: 010-203-966  
Lot B, Section 3, Township 8, New Westminster District, Plan 16536
- c. PID: 003-367-096  
Lot 3, Section 3, Township 8, New Westminster District, Plan 12439

**4.            Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 27 pages and dated November 14, 2016 prepared for Concost Management Inc. by Atelier Pacific Architecture Inc. and Van der Zalm &

Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 08-16.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.

*NN*      *CD45*      ***COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 98-unit apartment development

**2. Permitted Uses**

**The Land, buildings and structures shall only be used for the following uses only:**

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - i. *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 45 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 029-900-042  
Lot 1, District Lot 305, Group 2, New Westminster District Plan EPP42319
- b. PID: 018-000-312  
Strata Lot 2, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- c. PID: 018-000-304  
Strata Lot 1, District Lot 305, Group 2, New Westminster District Strata Plan LMS643 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 18 pages and dated January 16, 2017 prepared for Tannin Developments by Keystone Architecture & Planning and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 01-17.

## **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

## **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.

**00 CD46 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 62-unit condominium apartment development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (c) Accessory uses limited to the following:
  - (i) Home Occupations excluding bed and breakfast and child care centre.

**6. Site Dimensions**

The following lot shall form the site and shall be zoned CD 46 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 001-522-841  
Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- b. PID: 001-522-884  
Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan NW788 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form 1
- c. PID: 010-344-616  
Lot 1, Section 3, Township 8, New Westminster District Plan 21252

**7. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 19 pages and dated February 2, 2017

prepared by Keystone Architecture & Planning and KD Planning and Design, 1 copy of which is attached to Development Permit 02-17.

## **8. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

## **9. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and

Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.

**PP CD47 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 88-unit condominium apartment development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

(a) Multiple-Unit Residential; and

(iii) Accessory uses limited to the following:

i. *Home Occupations* excluding bed and breakfast and *child care centre*.

**4. Site Dimensions**

The following lot shall form the site and shall be zoned CD 47 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

a. PID: 002-692-104

Lot 36, District Lot 309, Group 2, New Westminster  
District Plan 26341

b. PID: 004-622-430

Lot 37, District Lot 309, Group 2, New Westminster  
District Plan 26341

**5. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 30 pages and dated February 7, 2017 prepared by Focus Architecture and Van der Zalm & Associates Inc. 1 copy of which is attached to Development Permit 04-17.

**6. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**7. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.

**QQ CD48 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 17-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

(a) Multiple-Unit Residential; and

(b) Accessory uses limited to the following:

(i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD 48 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

a. PID: 011-508-035

Lot 9, Section 3, Township 8, New Westminster District Plan 9887

b. PID: 001-681-320

Lot 10, Section 3, Township 8, New Westminster District Plan 9887

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 29 pages and dated May 5th, 2017 prepared by Atelier Pacific Architecture Inc. and Van der Zalm & Associates Inc. Landscape Architecture, 1 copy of which is attached to Development Permit 06-17.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

## **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.

**TT. CD49 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 14-unit townhouse development

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

(a) Multiple-Unit Residential; and

(b) Accessory uses limited to the following:

i. *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 49 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

a. PID: 030-037-484

Lot 1, Section 3, Township 8, New Westminster District,  
Plan EPP67716 Except: Phase One Strata Plan EPS3996

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 17 pages and dated October, 2016 prepared for Monarchy Homes Ltd. by F. Adab Architects Inc, 1 copies of which are attached to Development Permit 08-17.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

## **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, the Land Title Act and the Development Cost Charge Bylaw.

***UU. CD50 COMPREHENSIVE DEVELOPMENT ZONE***

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 39-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

(a) Multiple-Unit Residential; and

(b) Accessory uses limited to the following:

i. *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 50 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 006-795-641  
Lot 75, Section 3, Township 8, New Westminister  
District Plan 33088
- b. PID: 006-795-692  
Lot 76, Section 3, Township 8, New Westminister  
District Plan 33088
- c. PID: 006-795-765  
Lot 77, Section 3, Township 8, New Westminister  
District Plan 33088
- d. PID: 002-459-451  
Lot 78, Section 3, Township 8, New Westminister  
District Plan 33088
- e. PID: 006-795-811  
Lot 79, Section 3, Township 8, New Westminister  
District Plan 33088

- f. Portion of 199A Street road (532.8m<sup>2</sup>) dedicated by Plan 33088

#### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 37 pages and dated October, 2017 prepared by Wensley Architecture Ltd. and Vander der Zalm & Associates Landscape Architecture 1 copy of which is attached to Development Permit 11-17.

#### **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

#### **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a) General provisions on use are set out in Section I.D. of this bylaw;
- b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.”

**“VV. CD51                    COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 33-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - a. *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 51 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 002-167-948  
Lot 69, Section 3, Township 8, New Westminster District  
Plan 29479
- (b) PID: 009-021-116  
Lot 70, Section 3, Township 8, New Westminster District  
Plan 29479
- (c) PID: 007-733-381  
Lot 71, Section 3, Township 8, New Westminster District  
Plan 29479 Except Plan BCP50018
- (d) PID: 004-492-498  
Lot “A”, Section 3, Township 8, New Westminster District  
Plan 19555
- (e) PID: 010-519-386  
Lot “B”, Section 3, Township 8, New Westminster District  
Plan 19555

#### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 30 pages and November, 2017 prepared by F. Adab Architects Inc. and PMG Landscape Architects 1 copy of which is attached to Development Permit 15-17.

#### **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

#### **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

**WW. CD52 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 26-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - i. Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 52 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 011-412-682  
Lot 1, Section 3, Township 8, New Westminster  
District Plan 9565
- b. PID: 011-412-704  
Lot 2, Section 3, Township 8, New Westminster  
District Plan 9565
- c. PID: 011-412-712  
Lot 3, Section 3, Township 8, New Westminster  
District Plan 9565 Except Plan BCP50413
- d. PID: 004-492-498  
Lot 63, Section 3, Township 8, New Westminster  
District Plan 25734 Except Plan BCP50080

#### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 35 pages and dated November, 2017 prepared by F. Adab Architects Inc. and M2 Landscape Architecture 1 copy of which is attached to Development Permit 15-17.

#### **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

#### **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;
- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act.*”

**XX. CD53 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 64-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 53 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 002-170-396  
Lot 4, Section 3, Township 8, New Westminister  
District Plan 19625
- b. PID: 000-558-303  
Lot 5, Section 3, Township 8, New Westminister  
District Plan 19625
- c. PID: 010-523-707  
Lot 6, Section 3, Township 8, New Westminister  
District Plan 19625
- d. PID: 009-702-687  
Lot 5, Section 3, Township 8, New Westminister  
District Plan 12439
- e. PID: 009-702-695  
Lot 6, Section 3, Township 8, New Westminister  
District Plan 12439

- f. PID: 005-770-904  
Lot 7, Section 3, Township 8, New Westminster  
District Plan 12439
- g. PID: 002-844-532  
Lot 8, Section 3, Township 8, New Westminster  
District Plan 12439

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 60 pages and dated December, 2017 prepared by Atelier Pacific Architecture Inc. and Vander der Zalm & Associates Landscape Architecture 1 copy of which is attached to Development Permit 15-17.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;
- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.

**AAA. CD56 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a commercial development consisting of approximately 49,962 m<sup>2</sup> (537,791 ft<sup>2</sup>) of floor area.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Uses permitted in the Service Commercial (C2) Zone; however:
  - i. Retail Store uses are limited to 25% of the total gross floor building area to be constructed on the site; and
- (b) Retail Warehouse uses with an individual commercial retail unit less than 371.6m<sup>2</sup> (4,000 ft<sup>2</sup>) are not permitted.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 56 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 002-161-877  
 Lot 69, Section 10, Township 8, District Lot 310, Group 2, New Westminster District Plan 39945 Except:  
 Firstly: Part Subdivided By Plan 53640  
 Secondly: Part on Statutory Right Of Way Plan 40248  
 Thirdly: Part Road On Plan NWP88141 And  
 Fourthly: Part Now Road On Plan EPP48107

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications attached to Development Permit 07-14.

## **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

## **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;
- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and;
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

**BBB. CD57 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 36-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD57 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 010-523-618  
Lot 1, Section 3, Township 8, New Westminster District, Plan 19625
- b. PID: 010-523-634  
Lot 2, Section 3, Township 8, New Westminster District, Plan 19625
- c. PID: 010-523-677  
Lot 3, Section 3, Township 8, New Westminster District, Plan 19625
- d. PID: 002-324-733  
Lot 4, Section 3, Township 8, New Westminster District, Plan 12439

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 31 pages and dated April 16, 2018 prepared by F. Adab Architects Inc. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 06-18.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.

**CCC. CD58 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 30-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3 Site Dimensions**

The following lot shall form the site and shall be zoned CD58 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- a. PID: 004-894-243  
Lot 51, Section 3, Township 8, New Westminster District, Plan 21709
- b. PID: 001-110-365  
Lot 52, Section 3, Township 8, New Westminster District, Plan 21709
- c. PID: 010-501-100  
Lot 53, Section 3, Township 8, New Westminster District, Plan 21709
- d. PID: 000-440-736  
Lot 54, Northeast Quarter Section 3, Township 8, New Westminster District Plan 21709
- e. PID: 008-320-560  
Lot 55, Section 3, Township 8, New Westminster District Plan 21709

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 30 pages and dated April 4, 2018 prepared by F. Adab Architects Inc. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 05-18.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

**EEE. CD60 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 48-unit condominium apartment.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - b. *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD60 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- a. PID: 008-575-142  
Lot 238, District Lot 305, Group 2, New Westminster District, Plan 39394
- b. PID: 008-575-169  
Lot 239, District Lot 305, Group 2, New Westminster District, Plan 39394
- c. PID: 008-575-177  
Lot 240, District Lot 305, Group 2, New Westminster District, Plan 39394
- d. PID: 001-497-715  
Lot 241, District Lot 305, Group 2, New Westminster District, Plan 39394

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 15 pages and dated May 30, 2018 prepared by Keystone Architecture & Planning Ltd.

and C. Kavolinas & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 10-18.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

**FFF. CD61 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 13-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD61 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- a. PID: 001-766-511  
Lot 73, Section 3, Township 8, New Westminster District,  
Plan 33088
- b. PID: 004-067-819  
Lot 74, Section 3, Township 8, New Westminster District,  
Plan 33088

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 13 pages and dated May, 2018 prepared by Wensley Architecture Ltd. and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 11-18.

## **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

## **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;
- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.

**GGG. CD62 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 4-storey, 127-unit condominium development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD62 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 016-718-496  
Parcel One, Section 3, Township 8, New Westminster District, Reference Plan 87123
- b. PID: 004-457-251  
Lot 96, Section 3, Township 8, New Westminster District, Plan 31842
- c. PID: 005-440-114  
Lot 229, Section 3, Township 8, New Westminster District Plan 56234
- d. PID: 004-828-798  
Lot 230, Section 3, Township 8, New Westminster District Plan 56234
- e. PID: 005-440-483  
Lot 231, Section 3, Township 8, New Westminster District Plan 56234

- f. PID: 005-440-505  
Lot 232, Section 3, Township 8, New Westminster District  
Plan 56234
- g. 0.103 Ha portion of closed road shown as Parcel A on  
Reference Plan EPP73909

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 22 pages and dated July 6, 2018 prepared by Points West Architecture Ltd. and Van Der Zalm & Associates Inc. Landscape Architecture one copy of which is attached to Development Permit No. 12-18.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;
- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act.*”

**HHH. CD63 COMPREHENSIVE DEVELOPMENT ZONE****1. Intent**

This Zone is intended to accommodate and regulate a 3-storey, 41-unit townhouse development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations excluding bed and breakfast and child care centre.*

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD63 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 008-538-395  
Lot 112, Section 3, Township 8, New Westminster District, Plan 38427
- b. PID: 017-337-941  
Strata Lot 1, Section 3, Township 8, New Westminster District Strata Plan LMS41 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form I;
- c. PID: 017-337-950  
Strata Lot 2, Section 3, Township 8, New Westminster District Strata Plan LMS41 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form I;
- d. PID: 017-323-169  
Strata Lot 1, Section 3 Township 8, New Westminster District Strata Plan LMS28 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form I;
- e. PID: 017-323-177

Strata Lot 2, Section 3 Township 8, New Westminster District  
Strata Plan LMS28 Together With An Interest In The Common  
Property In Proportion To The Unit Entitlement Of The Strata  
Lot As Shown On Form I;

- f. PID: 015-882-209  
Lot 3, Section 3, Township 8, New Westminster District Plan  
84735
- g. PID: 017-483-395  
Strata Lot 1, Section 3, Township 8, New Westminster District  
Strata Plan LMS139 Together With An Interest In The  
Common Property In Proportion To The Unit Entitlement Of  
The Strata Lot As Shown on Form 1;
- h. PID: 017-483-409  
Strata Lot 2, Section 3, Township 8, New Westminster District  
Strata Plan LMS139 Together With An Interest In The  
Common Property In Proportion To The Unit Entitlement  
Of The Strata Lot As Shown on Form 1;
- i. Portion of Closed Road (574.3m<sup>2</sup>) shown on Plan EPP83409.

#### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 26 pages prepared by F. Adab Architects (dated July 9, 2018) Inc. and PMG Landscape Architecture (dated July 18, 2018) one copy of which is attached to Development Permit No. 13-18.

#### **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

#### **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- a. General provisions on use are set out in Section I.D. of this bylaw;
- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

### III. CD64 COMPREHENSIVE DEVELOPMENT ZONE

#### 1. Intent

This Zone is intended to accommodate and regulate the development of a microbrewery use with downtown oriented commercial uses and facilities.

#### 2. Permitted Land Uses

Land, buildings and structures shall be used for the uses as permitted in the following Zone only:

- (a) Uses permitted in the C1 Zone.
- (b) Microbrewery Use.

#### 3. Lot Dimensions

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

<b>Minimum</b>	
<b>Lot Size</b>	<b>Lot Width</b>
222 m <sup>2</sup> [2,389.66 ft <sup>2</sup> ]	n/a

#### 4. Size of Buildings and Structures

<b>Maximum</b>		
<b>Building Type</b>	<b># Units</b>	<b>Height</b>
<i>Principal Building</i>	371 unit/ha <sup>(i)</sup>	46.0 m [150.91 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

## 5. Lot Coverage

All buildings and structures combined shall not cover more than ninety (95) percent of the lot area.

## 6. Siting of Buildings and Structures

### Minimum Lot Line Setback

Building Type	Front	Rear	Interior	Exterior
<i>Principal Building</i>	1.8 m 5.90 ft.	0.0 m 0.0 ft	0.0 m 0.0 ft	1.8 m 5.90ft.
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

- (i) Where storeys are used for residential purposes, all lot line setbacks shall be a minimum of 6.0m (19.69 ft) with respect to such storeys.

## 7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw with the following exception:

## 8. Landscaping

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

## 9. Special Regulations

- (i) *Microbrewery Use* means a facility for the brewing of beer licensed by the Province of British Columbia: includes the following as accessory uses: lounge area for sampling product made on site, retail display and retail sales area.

## 10. Other Regulations

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this Bylaw.

- (ii) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (iii) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- (iv) Development Permits may be required in accordance with the *Official Community Plan*.
- (v) Sign Permits shall be subject to the City of Langley Sign Bylaw.

**JJJ. CD65 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 78-unit condominium apartment development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD65 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a. PID: 010-219-293  
Lot 29, Section 3, Township 8, New Westminster District, Plan 16572
- b. PID: 009-894-918  
Lot 30, Section 3, Township 8, New Westminster District, Plan 16572
- c. PID: 004-492-447  
Lot 31, Section 3, Township 8, New Westminster District, Plan 16572

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 24 pages and dated July 23, 2018 prepared by Keystone Architecture & Planning Ltd. and M2 Landscape Architecture one copy of which is attached to Development Permit No. 14-18.

**5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;
- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the *Land Title Act*.”

**KKK. CD66                    COMPREHENSIVE DEVELOPMENT ZONE****1.        Intent**

This Zone is intended to accommodate and regulate a 4-storey, 40-unit condominium apartment development.

**2.        Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3.        Site Dimensions**

The following lot shall form the site and shall be zoned CD66 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- a.        PID: 000-684-015  
Lot 1, District Lot 36, Group 2, New Westminster District Plan 17901;
- b.        PID: 002-198-690  
Lot 2, District Lot 36, Group 2, New Westminster District Plan 20232;
- c.        PID: 008-709-378  
Lot 3, District Lot 36, Group 2, New Westminster District Plan 20232.

**4.        Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 21 pages prepared by Pacific West Architecture (dated September 21, 2018) Inc. and Royal Pacific Landing Ltd. Landscape Architecture (dated September 20, 2018) one copy of which is attached to Development Permit No. 16-18.

**5.        Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

**6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of this bylaw;
- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.”

**LLL. CD67            COMPREHENSIVE DEVELOPMENT ZONE****1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 104-unit condominium development.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations excluding bed and breakfast and child care centre.*

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD 67 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- a.     PID: 001-172-719  
      Lot 80, Section 3, Township 8, New Westminster District Plan 33088
- b.     PID: 006-795-846  
      Lot 81, Section 3, Township 8, New Westminster District Plan 33088
- c.     PID: 001-582-677  
      Lot 82, Section 3, Township 8, New Westminster District Plan 33088
- d.     PID: 006-795-871  
      Lot 83, Section 3, Township 8, New Westminster District Plan 33088
- e.     PID: 004-389-085  
      Lot 84, Section 3, Township 8, New Westminster District Plan 33088

- f. PID: 002-940-027  
Lot 85, Section 3, Township 8, New Westminster District Plan  
33088

#### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications comprising 22 pages and dated October 5, 2018 prepared by Keystone Architecture & Planning Ltd. and PMG Landscape Architects 1 copy of which is attached to Development Permit 17-18.

#### **5. Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

#### **6. Other Regulations**

In addition, land use regulations including the following are applicable:

- (i) General provisions on use are set out in Section I.D. of the City of Langley Zoning Bylaw;
- (ii) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (iii) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.

**“000. CD70 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 981-unit seniors rental housing development according to a master plan.

**2. Permitted Uses**

The Land, buildings and structures shall only be used for the following uses:

- (a) *Congregate Housing;*
- (b) *Seniors-Oriented Multiple Unit Residential;*
- (c) *Multiple Unit Residential;*
- (d) Accessory uses limited to the following:
  - (ii) *Community Service;*
  - (iii) *Home Occupations excluding bed and breakfast and child care centre.*

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD70 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

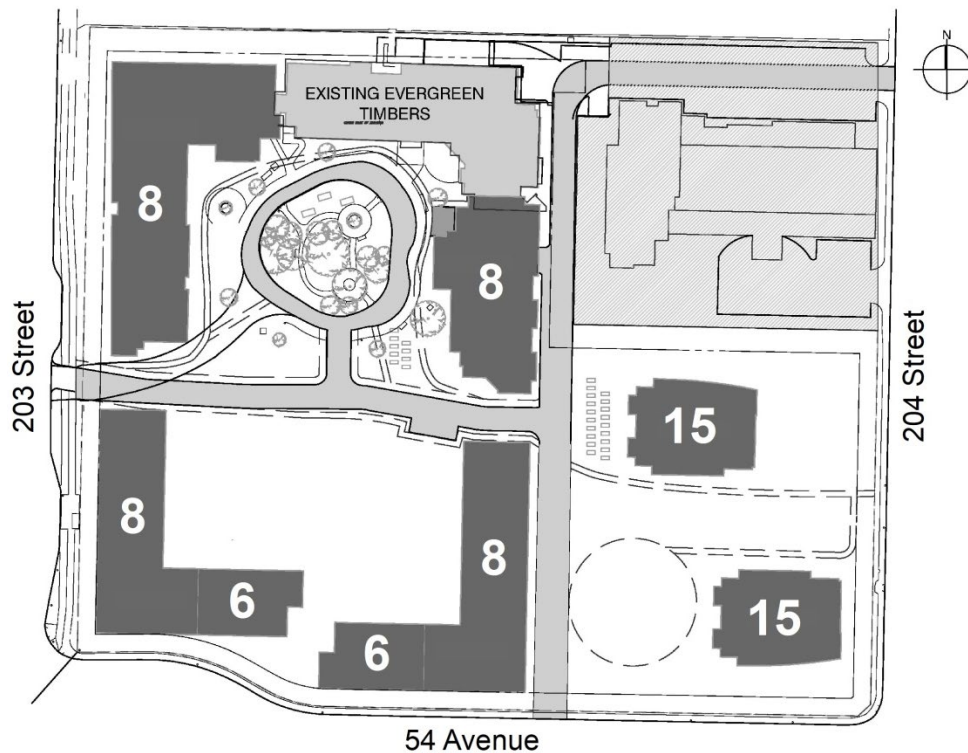
- a. Lot 172 Except: Part on Plan BCP21385, District Lot 36, Group 2, New Westminster District, Plan 50923;
- b. Lot 262, District Lot 36, Group 2, New Westminster District, Plan 65845;
- c. Lot 263, District Lot 36, Group 2, New Westminster District, Plan 65845.

**4. Maximum Density**

- a. The maximum number of units permitted in the CD70 zone is 981units;
- b. The maximum floor area ratio permitted in the CD70 zone is FAR 2.50.

**5. Siting, and Maximum Height of Buildings and Structures**

The location and maximum height (in number of building storeys) of the buildings and structures of the Development shall generally conform to the site master plan prepared by DYS Architecture as shown below:



## 6. Lot Coverage

All buildings and structures combined shall not cover more than forty (40) percent of the site area.

## 7. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Section E of Part I of this Bylaw except for the following:

- a. Off-street parking for *Congregate Housing, Seniors-Oriented Multiple Unit Residential* and *Multiple Unit Residential* shall be provided on the basis of 0.25 spaces per unit.

## 8. Special Regulations

- a. *Amenity space* shall be provided on the site as follows:
  - (i) Indoor *amenity space* in the amount of 2.3 m<sup>2</sup> (24.76 ft<sup>2</sup>) per dwelling unit for all buildings containing more than twenty (20) units.

## 9. Other Regulations

In addition, land use regulations including the following are applicable:

General provisions on use are set out in Section I.D. of the City of Langley Zoning Bylaw;

- b. Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- c. Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw, and the Land Title Act.

**PPP. CD71 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 88-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD71 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 007-000-995  
Lot 46, District Lot 37, Group 2, New Westminster District, Plan 34280
- (b) PID: 003-860-531  
Lot 47, District Lot 37, Group 2, New Westminster District, Plan 34280

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated December 8, 2020) and C. Kavolinas & Associates Inc. (dated December, 2020), one copy of which is attached to Development Permit No. 05-20.

## 5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**“QQQ. CD72 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 68-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (c) Multiple-Unit Residential; and
- (a) Accessory uses limited to the following:
  - (ii) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD72 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 008-965-561  
Lot “B”, District Lot 36, Group 2, New Westminster District, Plan 20643
- (b) PID: 001-304-607  
Lot “A”, District Lot 36, Group 2, New Westminster District, Plan 20643
- (c) PID: 000-649-996  
Lot 42, District Lot 36, Group 2, New Westminster District, Plan 29783
- (d) PID: 004-617-584  
Lot 43, District Lot 36, Group 2, New Westminster District, Plan 29783

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the Development shall generally

conform to the plans and specifications prepared by Matthew Cheng Architect Inc. and PMG Landscape Architects (both dated March 1, 2021), one copy each of which is attached to Development Permit No. 07-20.

#### **5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**RRR. CD73 COMPREHENSIVE DEVELOPMENT ZONE****1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 98-apartment unit and 389.81 m<sup>2</sup> commercial mixed-use development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Uses permitted in the Downtown Commercial (C1) Zone.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD73 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 009-830-472  
Lot "A", District Lot 309, Group 2, New Westminster District, Plan 13456

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated May 5, 2021) and C. Kavolinas & Associates Inc. (dated April, 2021), one copy each of which is attached to Development Permit No. 02-21.

**5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;

- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**SSS. CD74 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 56-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD74 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 000-884-251  
Lot 67, District Lot 305, Group 2, New Westminster District, Plan 33503
- (b) PID: 002-464-306  
Lot 68, District Lot 305, Group 2, New Westminster District, Plan 33503
- (c) PID: 006-906-419  
Lot 69, District Lot 305, Group 2, New Westminster District, Plan 33503

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated May 26, 2021) and C. Kavolinas & Associates Inc. (dated May, 2021), one copy each of which is attached to Development Permit No. 09-20.

## 5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**TTT. CD75 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 15-unit townhouse development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and child care centre.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD75 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-519-394  
Lot "C," Section 3, Township 8, New Westminster District, Plan 19555
- (b) PID: 010-116-851  
Lot "A", Section 3, Township 8, New Westminster District, Plan 15665

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the Development shall generally conform to the plans and specifications prepared by F. Adab Architects Inc. and M2 Landscape Architecture (both dated June 18, 2021), one copy of which is attached to Development Permit No. 05-21.

**5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**UUU. CD76 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 113-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and child care centre.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD76 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 006-576-788  
Lot 302, District Lot 305, Group 2, New Westminster District, Plan 42983
- (b) PID: 006-576-818  
Lot 303, District Lot 305, Group 2, New Westminster District, Plan 42983
- (c) PID: 006-592-651  
Lot 304, District Lot 305, Group 2, New Westminster District, Plan 42983
- (d) PID: 006-576-826  
Lot 305, District Lot 305, Group 2, New Westminster District, Plan 42983
- (e) PID: 006-592-660  
Lot 311, District Lot 305, Group 2, New Westminster District, Plan 42983
- (f) PID: 006-576-931

Lot 310, District Lot 305, Group 2, New Westminster District, Plan 42983

(g) PID: 006-576-923  
Lot 309, District Lot 305, Group 2, New Westminster District, Plan 42983

(h) PID: 006-576-907  
Lot 308, District Lot 305, Group 2, New Westminster District, Plan 42983

#### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. and KD Planning & Design Ltd. (both dated June 21, 2021), one copy each of which is attached to Development Permit No. 04-21.

#### **5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**VVV. CD77 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 13-unit townhouse development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD77 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-664-468 & PID: 001-664-476  
Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW1183, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1
- (b) PID: 001-664-417 & PID: 001-664-425  
Strata Lots 1 & 2, Section 3, Township 8, New Westminster District, Strata Plan NW1182, together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Atelier Pacific Architecture Inc. and VDZ+A (both dated

June 21, 2021), one copy each of which is attached to Development Permit No. 03-21.

## **5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**WWW. CD78 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 113-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD78 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 006-888-151  
Lot 94, District Lot 305, Group 2, New Westminster District, Plan 33845
- (b) PID: 006-888-551  
Lot 95, District Lot 305, Group 2, New Westminster District, Plan 33845
- (c) PID: 006-888-526  
Lot 96, District Lot 305, Group 2, New Westminster District, Plan 33845
- (d) PID: 002-332-019  
Lot 56, District Lot 305, Group 2, New Westminster District, Plan 32496
- (e) PID: 006-695-469  
Lot 57, District Lot 305, Group 2, New Westminster District, Plan 32496
- (f) PID: 006-678-912

Lot 42, District Lot 305, Group 2, New Westminster District, Plan 31810

- (g) PID: 006-678-955  
Lot 43, District Lot 305, Group 2, New Westminster District, Plan 31810

#### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated September 24, 2021) and VDZ+A (dated September 22, 2021) one copy each of which is attached to Development Permit No. 09-21.

#### **5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**XXX. CD79 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 30-unit townhouse development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD79 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 007-218-923  
Lot 100, Section 3, Township 8, New Westminster District, Plan 35562
- (b) PID: 007-218-940  
Lot 101, Section 3, Township 8, New Westminster District, Plan 35562
- (c) PID: 007-218-958  
Lot 102, Section 3, Township 8, New Westminster District, Plan 35562
- (d) PID: 007-218-991  
Lot 103, Section 3, Township 8, New Westminster District, Plan 35562
- (e) PID: 002-019-442  
Lot 104, Section 3, Township 8, New Westminster District, Plan 35562
- (f) PID: 000-500-348

Lot 105, Section 3, Township 8, New Westminster  
District, Plan 35562

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated November 17, 2021) and PMG Landscape Architects (dated November 3, 2021), one copy each of which is attached to Development Permit No. 10-21.

**5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**YYY. CD80 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 86-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations excluding bed and breakfast and child care centre.*

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD80 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 013-479-504  
Lot 229, District Lot 305, Group 2, New Westminster District, Plan 39394
- (b) PID: 013-479-512  
Lot 230, District Lot 305, Group 2, New Westminster District, Plan 39394
- (c) PID: 013-479-521  
Lot 231, District Lot 305, Group 2, New Westminster District, Plan 39394
- (d) PID: 013-479-539  
Lot 232, District Lot 305, Group 2, New Westminster District, Plan 39394
- (e) PID: 000-943-312  
Lot 233, District Lot 305, Group 2, New Westminster District, Plan 39394
- (f) PID: 008-575-096

Lot 234, District Lot 305, Group 2, New Westminster District, Plan 39394

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated November 11, 2021) and C. Kavolinas & Associates Inc. (dated November, 2021), one copy each of which is attached to Development Permit No. 11-21.

**5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**ZZZ. CD81 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 96-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations excluding bed and breakfast and child care centre.*

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD81 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-113-258  
Lot A, Section 3, Township 8, New Westminster District, Plan 15675
- (b) PID: 010-113-282  
Lot B, Section 3, Township 8, New Westminster District, Plan 15675
- (c) PID: 001-696-432  
Lot C, Section 3, Township 8, New Westminster District, Plan 15675
- (d) PID: 007-475-705  
Lot 4, Section 3, Township 8, New Westminster District, Plan 9982

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the Development shall generally

conform to the plans and specifications prepared by Keystone Architecture & Planning Inc. (dated November 29, 2021) and PMG Landscape Architecture (dated December 2, 2021), one copy of which is attached to Development Permit No. 13-21.

#### **5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**BBB. CD83 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 92-unit apartment development.

**2. Permitted Uses**

The land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD83 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 010-501-126  
Lot 56, Section 3, Township 8, New Westminster District, Plan 21709
- (b) PID: 001-800-035  
Lot 57, Section 3, Township 8, New Westminster District, Plan 21709
- (c) PID: 004-675-932  
Lot 59, Section 3, Township 8, New Westminster District, Plan 21709
- (d) PID: 031-543-260  
Lot 1, Section 3, Township 8, New Westminster District, Plan EPP112969

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally

conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated March 11, 2022) and C. Kavolinas & Associates Inc. (dated March, 2022), one copy each of which is attached to Development Permit No. 14-21.

## **5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**CCCC. CD84 COMPREHENSIVE DEVELOPMENT ZONE****1. Intent**

This Zone is intended to accommodate and regulate a 6-unit rowhouse development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD84 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-460-744  
Lot 122, Section 36, Township 7, New Westminster District, Plan 37721

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by F. Adab Architects Inc. (dated February 25, 2022) and M2 Landscape Architecture (dated February 28, 2022), one copy each of which is attached to Development Permit No. 01-22.

**5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**DDDD. CD85 COMPREHENSIVE DEVELOPMENT ZONE****1. Intent**

This Zone is intended to accommodate and regulate a 5-storey, 93-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD85 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 006-128-548  
Lot 223, District Lot 305, Group 2, New Westminster District, Plan 41274
- (b) PID: 001-739-590  
Lot 224, District Lot 305, Group 2, New Westminster District, Plan 41274
- (c) PID: 006-128-564  
Lot 225, District Lot 305, Group 2, New Westminster District, Plan 41274
- (d) PID: 000-853-895  
Lot 226, District Lot 305, Group 2, New Westminster District, Plan 41274
- (e) PID: 006-128-581  
Lot 227, District Lot 305, Group 2, New Westminster District, Plan 41274

- (f) PID: 006-128-599  
Lot 228, District Lot 305, Group 2, New  
Westminster District, Plan 41274

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated June 20, 2022) and C. Kavolinas & Associates Inc. (dated June, 2022), one copy of each of which is attached to Development Permit No. 05-22.

**5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**HHHH. CD89 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 75-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lots shall form the site and shall be zoned CD89 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 001-233-742  
Lot 1, District Lot 305, Group 2, New Westminster District, Plan 14560
- (b) PID: 005-858-801  
Lot 20, District Lo 305, Group 2, New Westminster District, Plan 8109

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by David Eaton Architect Inc. (dated June 26, 2023) and David Stoyko Landscape Architect (dated June 29, 2023), one copy each of which is attached to Development Permit No. 01-23.

**5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**JJJJ. CD91 COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 126-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD91 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 031-867-383  
Lot A, Section 3, Township 8, New Westminster District, Plan EPP120331

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Andrew Cheung Architects Inc. (dated August 24, 2023) and M2 Landscape Architecture (dated August 23, 2023), one copy each of which is attached to Development Permit No. 06-23.

**5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;

- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

**PPPP. CD97 COMPREHENSIVE DEVELOPMENT ZONE****1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 118-unit apartment development.

**2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:
  - (i) *Home Occupations excluding bed and breakfast and child care centre.*

**3. Site Dimensions**

The following lot shall form the site and shall be zoned CD97 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 031-897-215  
Lot A, District Lot 305, Group 2, New Westminster District, Plan EPP120042

**4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (architectural plans dated June 4, 2024), one copy of which is attached to Development Permit No. 04-24.

**5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;

- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

## **VVVV. CD103 COMPREHENSIVE DEVELOPMENT ZONE**

### **1. Intent**

This Zone is intended to accommodate and regulate a 6-storey, 283-unit apartment development.

### **2. Permitted Uses**

The Land, buildings, and structures shall be used for the following uses only:

- (d) Multiple-Unit Residential; and
- (e) Accessory uses limited to the following:
  - (i) *Home Occupations excluding bed and breakfast and child care centre.*

### **3. Site Dimensions**

The following lot shall form the site and shall be zoned CD103 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 000-471-976  
Lot 178, District Lot 36, Group 2, New Westminster District, Plan 53282

### **4. Siting and Size of Buildings and Structures and Site Coverage**

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated November 8, 2024) and C. Kavolinas & Associates Inc. (dated November 2024), one copy each of which is attached to Development Permit No. 06-24.

### **5. Other regulations**

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;

- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

This Bylaw shall be cited for all purposes as the “**City of Langley Zoning Bylaw, 1996, No. 2100**”.

INTRODUCED & READ A SECOND TIME this Fifteenth day of April, 1996.

A PUBLIC HEARING, pursuant to Section 956 of the Municipal Act, was held on the Fifteenth day of April, 1996.

THIRD READING of the Bylaw was given on the Twenty-ninth day of April, 1996.

RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND HIGHWAYS this Twenty-third day of May, 1996.

RECONSIDERED, FINALLY PASSED AND ADOPTED this Tenth day of June, 1996.

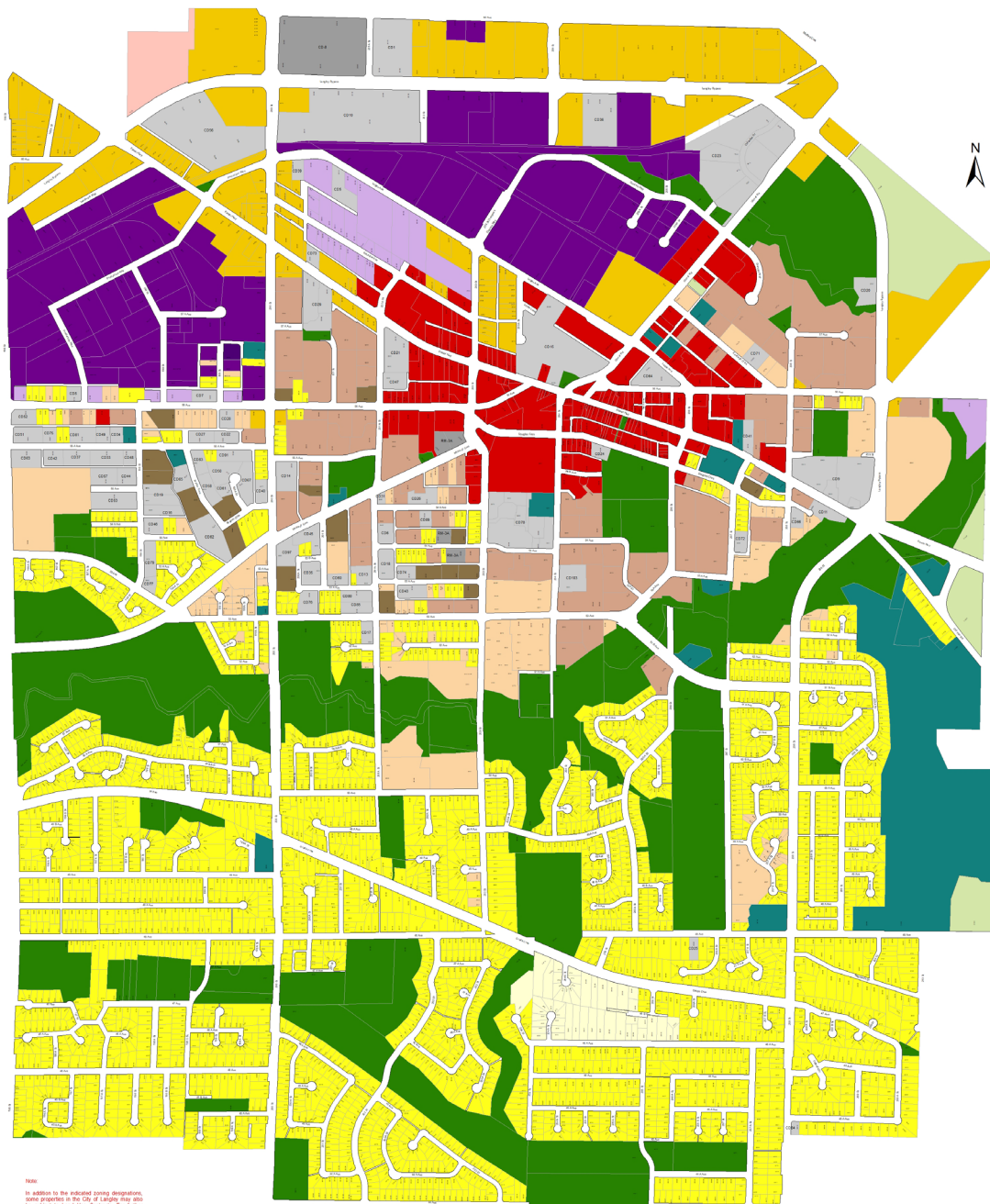
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MAYOR

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CITY CLERK

# CITY OF LANGLEY ZONING BYLAW, 1996, NO. 2100 SCHEDULE "A"



NOTE:  
In addition to the indicated zoning designations, some properties in the City of Langley may also be subject to Land Use Contracts. For further information on Land Use Contracts, please contact the Development Services Department staff.

1:4,000

Prepared by:  
Development Services Department  
Date of Last Revision: December 10, 2024

**Legend**

- |  |  |  |                                   |
|--|--|--|-----------------------------------|
| R1 Single Family Residential Zone            | R33 Multiple Residential High Density Zone | P1 Public Institutional/Recreation Zone  | I1 Special Industrial Zone        |
| R22 Estate Residential Zone                  | C1 Downtown Commercial Zone                | P2 Private Institutional/Recreation Zone | A1 Agricultural Zone              |
| R41 Multiple Residential Low Density Zone    | C2 Service Commercial Zone                 | I2 Light Industrial Zone                 | CD Comprehensive Development Zone |
| R42 Multiple Residential Medium Density Zone | C3 Specific Commercial Zone                | I3 Service Industrial Zone               | S1er S10 Zone                     |



## SCHEDULE "B" - PROPERTIES AFFECTED BY INSTREAM APPLICATIONS

Application No.	Existing Zone	Proposed Zone	Legal Description	Civic Address
RZ 05-94	R-2	RM-3A	Lots 52, 53 and 54, District Lot 305, Group 2, NWD Plan 32335	20250/56/70 54 Avenue
RZ 01-95	R-2	RM-3A	Lots 4, 5 and 6, District Lot 305, Group 2, NWD Plan 11092	20237/43/51 54 Avenue
RZ 02-95	R-2	RM-3A	Lots 67, 68 and 69, District Lot 305, Group 2, NWD Plan 33503	20179/89/99 53A Avenue
RZ 03-95	R-2	RM-3A	Lot 3, District Lot 305, Group 2, NWD Plan 1614 and Lots 7, 8 and 9, District Lot 305, Group 2, NWD Plan 11580	20173 54 Avenue 5406/18/40 201A Street
RZ 04-95	I-2	CD-7	Lot 111 and Ptn. Pcl.. "A" District Lots 308 and 309, Group 2, NWD Plan 50416	5935 Glover Road
RZ 05-95	R-2	C-1	Lots 4, 5 and 6, District Lot 36, Group 2, NWD Plan 8183	20736/46/56 Fraser Highway
RZ 06-95	C-1	RM-3A	Lot B, District Lot 305, Group 2, NWD Plan 77265 and Lot 2, District Lot 305, Group 2, NWD Plan 84094	20259 Michaud Cresc. 20250 56 Avenue
RZ 01-96	A-1	CD-8	Pcl A and Pcl E, District Lot 308, Group 2, NWD Plan 2020 and Pcl E, District Lot 308, Group 2, NWD Plan 10775	6150 200 Street 6144/64 201A Street