



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 220, 2025, BYLAW No. 3310
DEVELOPMENT PERMIT APPLICATION DP 08-24**

To consider rezoning and Development Permit applications from Leone Homes Inc. to accommodate a 27-unit townhome development.

The subject properties are currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Ground Oriented Residential” in the Official Community Plan Land Use Map. All lands designated “Ground Oriented Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	Leone Homes Inc.
Civic Addresses:	4505-4535 200A Street
Legal Description:	Lots 326-329, Section 35, Township 7, New Westminster District, Plan 49277
Site Area:	3,308 m ² (35,607 ft ²)
Number of Units:	27 townhomes
Gross Floor Area:	3,785 m ² (40,743 ft ²)
Floor Area Ratio:	1.144
Lot Coverage:	45%
Total Parking Required:	59 spaces (including 1 h/c space)
Parking Provided:	
Resident	54 spaces
Visitor	6 spaces
Total	60 spaces (including 1 h/c space)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD109 Comprehensive Development Zone
Development Cost Charges:	\$853,521.00 (City - \$317,945.00, GVS&DD - \$224,633.00, GVWD - \$221,845.00, MV Parks – \$9,970.00, SD35 - \$20,300.00, TransLink - \$58,828.00)
Community Amenity Contributions (CACs):	\$108,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 220**

BYLAW No. 3310

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the properties located at 4505-4535 200A Street to the CD109 Comprehensive Development Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

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

1. Title

This bylaw shall be cited as the "Zoning Bylaw 1996, No. 2100 Amendment No. 220, 2025, No. 3310".

2. Amendment

- (1) Bylaw No. 2100, cited as the "Zoning Bylaw, 1996, No. 2100" is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 109 (CD109) Zone immediately after Comprehensive Development – 108 (CD108) Zone:

"AAAAA. CD109 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 27-unit townhome 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 CD109 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 006-380-123
Lot 326, Section 35, Township 7, New Westminster District, Plan 49277
- (b) PID: 002-979-969
Lot 327, Section 35, Township 7, New Westminster District, Plan 49277
- (c) PID: 006-380-140
Lot 328, Section 35, Township 7, New Westminster District, Plan 49277
- (d) PID: 006-380-166
Lot 329, Section 35, Township 7, New Westminster District, Plan 49277

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 Flat Architecture Inc. (dated May 6, 2025) and PMG Landscape Architects (dated May 13, 2025), one copy each of which is attached to Development Permit No. 08-24.

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*.

(2) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 006-380-123
Lot 326, Section 35, Township 7, New Westminster
District, Plan 49277
- (b) PID: 002-979-969
Lot 327, Section 35, Township 7, New Westminster
District, Plan 49277
- (c) PID: 006-380-140
Lot 328, Section 35, Township 7, New Westminster
District, Plan 49277
- (d) PID: 006-380-166
Lot 329, Section 35, Township 7, New Westminster
District, Plan 49277

from the RS1 Single Family Residential Zone to the CD109 Comprehensive
Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this day of , XXXX.

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 07-24 DEVELOPMENT PERMIT APPLICATION DP 08-24

Civic Address: 4505-4535 200A Street
Legal Description: Lots 326-329, Section 35, Township 7, New Westminster District, Plan 49277
Applicant: Leone Homes Inc.

