THE CITY OF LANGLEY
The Place To Be!

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 31, 2013

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Amendment No. 5 Bylaw, 1997, No. 2181 WITHDRAWN	Add CD-2 – WITHDRAWN -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Amendment No. 9 Bylaw, 1997, No. 2206 WITHDRAWN	Add CD-4 and Rezone 20100, 20150 and 20210 Langley Bypass (Lot 109, DL 308, Gp 2, NWD Plan 48012, Lot 84, DL 308, Gp 2, NWD Plan 39349, Lot 74, DL 308, Gp 2,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Lot 70, Except: Firstly Part on Plan 36077, Secondly, Part Dedicated Road on Plan 80867, DL 308, Gp 2, NWD 32228) - WITHDRAWN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 208th 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 Subdividied 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	Rezone 5797 200th Street (Lot 3, DL 310,

(Adopted Aug. 13/01)	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. 41Bylaw, 2002, No. 2450 (Adopted Mar. 11/02)	Rezone 68 m^2 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 hecatre 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 Subdividied 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 (Adopted July 12/04)	Repeal and replace the existing Off Street 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	Text Amendment – Add definitions

(Adopted Feb. 7/05)	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 Plan11438 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 24th 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	Did not proceed
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 -201st 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

ZONING BYLAW, 1996, NO. 2100

TABLE OF CONTENTS

PART I	**ADMINISTRATION AND ENFORCEMENT**	
A.	**APPLICATION**	1
B.	**ESTABLISHMENT OF ZONES**	1
C.	**DEFINITIONS**	2
D.	**GENERAL PROVISIONS**	13
E.	**OFF-STREET PARKING AND LOADING**	20
F.	**LANDSCAPING**	29
G.	**ENFORCEMENT**	3131
PART II	**RESIDENTIAL ZONES**	
A.	**RS1 SINGLE FAMILY RESIDENTIAL ZONE**	3434
B.	**RS2 SINGLE FAMILY ESTATE RESIDENTIAL ZONE**	36
C.	**RM1 MULTIPLE RESIDENTIAL LOW DENSITY ZONE**	38
D.	**RM2 MULTIPLE RESIDENTIAL MEDIUM DENSITY ZONE**	41
E.	**RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE**	43
PART III	**COMMERCIAL ZONES**	
A.	**C1 DOWNTOWN COMMERCIAL ZONE**	46
B.	**C2 SERVICE COMMERCIAL ZONE**	49
C.	**C3 SPECIFIC COMMERCIAL ZONE**	52
PART IV	**INDUSTRIAL ZONES**	
A.	**I1 LIGHT INDUSTRIAL ZONE**	57
B.	**I2 HEAVY INDUSTRIAL ZONE**	60
C.	**I3 SPECIAL INDUSTRIAL ZONE**	63
PART V	**INSTITUTIONAL ZONES**	
A.	**P1 PUBLIC INSTITUTIONAL / RECREATION ZONE**	67
B.	**P2 PRIVATE INSTITUTIONAL / RECREATION ZONE**	69
PART VI	**AGRICULTURAL ZONES**	
A.	**A1 AGRICULTURAL ZONE**	72
PART VII	**COMPREHENSIVE DEVELOPMENT ZONES**	
A.	**CD COMPREHENSIVE DEVELOPMENT ZONES (TEMPLATE)**	75
B.	**CD1 COMPREHENSIVE DEVELOPMENT ZONE**	77

	CD2 COMPREHENSIVE DEVELOPMENT ZONE (abandoned)	-
C.	**CD3 COMPREHENSIVE DEVELOPMENT ZONE**	80
	CD4 COMPREHENSIVE DEVELOPMENT ZONE (abandoned)	-
D.	**CD5 COMPREHENSIVE DEVELOPMENT ZONE**	82
E.	**CD6 COMPREHENSIVE DEVELOPMENT ZONE**	84
F.	**CD7 COMPREHENSIVE DEVELOPMENT ZONE**	86
G.	**CD8 COMPREHENSIVE DEVELOPMENT ZONE**	89
H.	**CD9 COMPREHENSIVE DEVELOPMENT ZONE**	92
I.	**CD10 COMPREHENSIVE DEVELOPMENT ZONE**	95
J.	**CD11 COMPREHENSIVE DEVELOPMENT ZONE**	97
K.	**CD12 COMPREHENSIVE DEVELOPMENT ZONE**	99
L.	**CD13 COMPREHENSIVE DEVELOPMENT ZONE**	102
M.	**CD14 COMPREHENSIVE DEVELOPMENT ZONE**	104
N.	**CD15 COMPREHENSIVE DEVELOPMENT ZONE**	106
O.	**CD16 COMPREHENSIVE DEVELOPMENT ZONE**	108
P.	**CD17 COMPREHENSIVE DEVELOPMENT ZONE**	110
Q.	**CD18 COMPREHENSIVE DEVELOPMENT ZONE**	112
R.	**CD19 COMPREHENSIVE DEVELOPMENT ZONE**	114
S.	**CD20 COMPREHENSIVE DEVELOPMENT ZONE**	116
T.	**CD21 COMPREHENSIVE DEVELOPMENT ZONE**	118
U.	**CD22 COMPREHENSIVE DEVELOPMENT ZONE**	120
V.	**CD23 COMPREHENSIVE DEVELOPMENT ZONE**	122
W.	**CD24 COMPREHENSIVE DEVELOPMENT ZONE**	125
X.	**CD25 COMPREHENSIVE DEVELOPMENT ZONE**	127
Y.	**CD26 COMPREHENSIVE DEVELOPMENT ZONE**	129
Z.	**CD27 COMPREHENSIVE DEVELOPMENT ZONE**	131
AA.	**CD28 COMPREHENSIVE DEVELOPMENT ZONE**	133
BB.	**CD29 COMPREHENSIVE DEVELOPMENT ZONE**	135
CC.	**CD30 COMPREHENSIVE DEVELOPMENT ZONE (abandoned)**	-
DD.	**CD31 COMPREHENSIVE DEVELOPMENT ZONE**	137
EE.	**CD33 COMPREHENSIVE DEVELOPMENT ZONE**	**139**
GG.	**CD36 COMPREHENSIVE DEVELOPMENT ZONE**	**141**
SCHEDULE "A" - ZONING MAP		**145**
SCHEDULE "B" - PROPERTIES AFFECTED BY INSTREAM APPLICATIONS		**146**

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
P2	Private Institutional / Recreation Zone
A1	Agricultural Zone
CD	Comprehensive Development Zones (Template)
CD1	Comprehensive Development Zone
CD3	Comprehensive Development Zone
CD5	Comprehensive Development Zone
CD6	Comprehensive Development Zone
CD7	Comprehensive Development Zone
CD8	Comprehensive Development Zone
CD9	Comprehensive Development Zone
CD10	Comprehensive Development Zone

CD11 Comprehensive Development Zone
CD12 Comprehensive Development Zone
CD13 Comprehensive Development Zone
CD14 Comprehensive Development Zone
CD15 Comprehensive Development Zone
CD17 Comprehensive Development Zone
CD18 Comprehensive Development Zone
CD19 Comprehensive Development Zone
CD20 Comprehensive Development Zone
CD21 Comprehensive Development Zone
CD22 Comprehensive Development Zone
CD23 Comprehensive Development Zone
CD24 Comprehensive Development Zone
CD25 Comprehensive Development Zone
CD26 Comprehensive Development Zone
CD27 Comprehensive Development Zone
CD28 Comprehensive Development Zone

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, 2996.

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 passes 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.

Body-Rub means the kneading, manipulation, rubbing, massaging, touching, or stimulating, by any means, of a person's body or part thereof but does not include medical or therapeutic treatment given by a person otherwise duly qualified, licensed or registered so to do under the laws of the Province of British Columbia.

Body-rub Parlour means any premises or part thereof where a body-rub is performed, offered or solicited in pursuance of a trade, calling, business or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered so to do under the laws of the Province of British Columbia.

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 m2 (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 bongs 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 pert 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 that 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 re-payment 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 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 and launderette.

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.

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^2 (4,000,00 ft^{t2})

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".

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."

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

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, other than facilities operated by or under the supervision of the Fraser Health Authority, for the dispensing of methadone or heroin 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.

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.

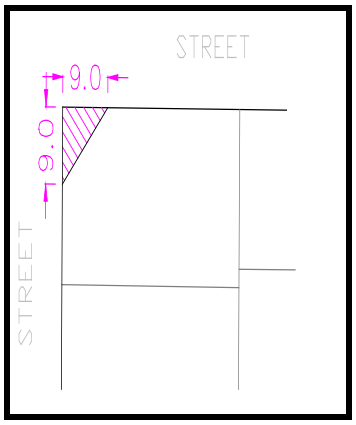
(b) Height of Buildings and Structures

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.

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^2 [2.15 ft^2] 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^2;
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.

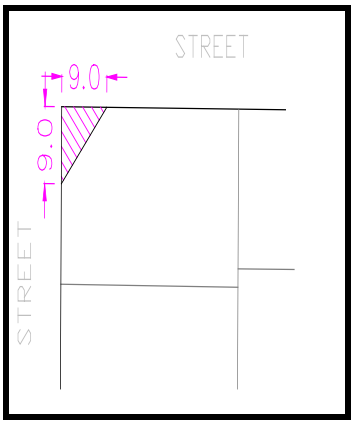
(d) Fence Height

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:



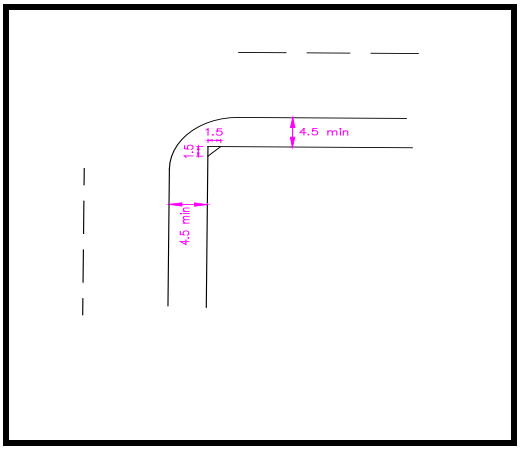
This clause shall not apply when:

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].



(e) Location of *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^2 [1001.07 ft^2].

(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.

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:

LAND USE	Minimum PARKING REQUIREMENTS[(i)]
RESIDENTIAL USES:	
Single Family Residential	2.0 spaces per *dwelling unit* plus 1.0 spaces per secondary suite
Multiple - Unit Residential (RM1):	
1 Bedroom	1.5 spaces per *dwelling unit*
>= 2 Bedroom	2.0 spaces per *dwelling unit*)
Multiple - Unit Residential (RM2):	
Studio & 1 Bedroom	1.2 spaces per *dwelling unit*
2 Bedroom	1.4 spaces per *dwelling unit*
>= 3 Bedroom	2.0 spaces per *dwelling unit*
Multiple - Unit Residential (RM3):	1.2 spaces per *dwelling unit*
Studio & 1 Bedroom	1.2 spaces per *dwelling unit*
2 Bedroom	1.3 spaces per *dwelling unit*
>= 3 Bedroom	2.0 spaces per *dwelling unit*
Multiple - Unit Residential (C1):	
Studio, 1 & 2 Bedroom	1.2 spaces per *dwelling unit*
>= 3 Bedroom	2.0 spaces per *dwelling unit*
Bed and Breakfast	1.0 space per sleeping room
Caretaker's Dwelling Unit	2.0 spaces per *dwelling unit*
Congregate Housing	0.5 space/*unit*
Seniors-Oriented Multiple Unit Residential	1.0 space/*unit*
*For the purposes of this section, a den shall be considered the same as a bedroom	
COMMERCIAL USES	
Retail Store	3.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
General Service	3.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Personal Service	3.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Office	3.0 spaces per 93 m2 [1,001.07 ft2] of gross floor area or

	fraction thereof
Eating Establishment	3.0 spaces per 93m2 [1,001.07 ft2] of gross floor area or fraction thereof
Entertainment Facilities	1.0 space per 10 m2 [107.64 ft2] of gross floor area
Cultural Facilities	3.0 spaces per 93 m2 [1,001.07 ft2] of gross floor area or fraction thereof
Indoor Recreation Facilities:	
Skating / Roller Rink, Swimming Pool	1.0 space per 10 m2 [107.64 ft2] of gross floor area
Racquet Court, Curling Rink, Bowling Alley	3.0 spaces per court, rink or alley plus 1.0 space per spectator seat
Tourist Accommodation	1.0 space per guest room plus 1.0 spaces per 3 employees
Assembly Hall	1.0 space per 10 m2 [107.64 ft2] of gross floor area
Child Care Centre	1.0 space per employee
Repair Shop	3.0 spaces per 93 m2 [1,001.07 ft2] of gross floor area
Automotive Service	1.0 space per service bay, plus 1.0 space per 2 pumps and 1.0 space per 46 m2 [495.15 ft2] of showroom and office space
Gasoline Station	1.0 space per service bay, plus 1.0 space per 2 pumps and 1.0 space per 46 m2 [495.15 ft2] of showroom and office space
Retail Warehouse	2.0 spaces per 93 m2 [1,001.07 ft2]
Automotive Sales and Rental	3.0 spaces per 1,000 m2 [10,764.26 ft2] of lot area
Equipment Sales, Service and Rental	3.0 spaces per 1,000 m2 [10,764.26 ft2] of lot area
Convenience Store	3.0 spaces per 93 m2 [1,001.07 ft2] of lot area
Garden Centre	3.0 spaces per 1,000 m2 [10,764.26 ft2] of lot area
Auction Use	1.0 space per 10m2 (107.64ft2) of gross floor area

Convention Centre	1.0 spaces per 10 square metres (107.64 square feet) of gross floor area)
Gaming Activity	1.0 spaces per 10 square metres (107.64 square feet) of gross floor area)
Liquor Primary Establishment	3.0 spaces per 93 square metres 1001.07 square feet) of gross floor area)
INDUSTRIAL USES[v]	
Light Industrial	2.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Workshop	2.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Warehouse	2.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Building Supply Store	3.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Laboratory	3.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Office	3.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Production Studio	3.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Telephone Call Centre	3.0 spaces per 93 m^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Public / Private *Hospital*	1.0 space per 4 patient beds plus 1.0 space per staff doctor plus 1.0 space per 3 employees
INSTITUTIONAL USES	
Public *Educational Facilities*:	
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 *Hospital*	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^2 [1,001.07 ft^2] of *gross floor area* or fraction thereof
Cultural Facilities	1.0 space per 10 m^2 of *gross floor area*
Community Centre	3.0 spaces per 93 m^2 of *gross floor area*
Senior Citizens Care Facility	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 per unit shall be designated with signage as Visitor Parking spaces in *Multiple-Unit Residential, Seniors-Oriented Multiple-Unit Residential* and *Congregate Housing* developments.

(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

[1]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 [(i)(iii)] [8.5 ft]	5.5 m[(ii)] [18 ft]	6.0 m [20 ft]	two way
60	2.6 m [(i)(iii)] [8.5 ft]	5.5 m[(ii)] [18 ft]	5.5 m [18 ft]	one way
45	2.6 m [(i)(iii)] [8.5 ft]	5.5 m[(ii)] [18 ft]	4.0 m [13 ft]	one way
Parallel	2.6 m [(i)(iii)] [8.5 ft]	6.7 m[(ii)] [22 ft]	3.6 m [12 ft]	one way or two way
Tandem	2.6 m [(i)(iii)] [8.5 ft]	12.2 m[(ii)] [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][24] 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:

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^2 [5,005.38 ft^2]	1
465 m^2 - 2,323 m^2 [5,005.38 ft^2 - 25,005.38 ft^2]	2
Each additional 2,323 m^2 [25,005.38 ft^2] or fraction thereof	1 additional
Each additional 2,323 m^2 [25,005.38 ft^2] 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

LAND USE	CLASS I Residents / Employees	CLASS II Patrons / Visitors
Multiple - Unit Residential	0.5 spaces per unit	6.0 spaces per building
Office	1.0 space per 750 m^2 [8,093.19 ft^2] of *gross floor area*	6.0 spaces per unit
Tourist Accommodation	1.0 space per 20 rooms	6.0 spaces per unit
Retail Store	1.0 space per 500 m^2 of *gross floor area* or 1.0 space per 10 employees	6.0 spaces per unit
Eating Establishment	1.0 space per 500 m^2 of *gross floor area* or 1.0 space per 10 employees	6.0 spaces per unit
All *Industrial* Uses	1.0 space per 10 employees	6.0 spaces per unit
All Institutional Uses		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^3 [200.23 ft^3] of usable storage area per unit, plus 2.12 m^3 [74.86 ft^3] 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^3 [200.23 ft^3] 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) *Accessory Uses* limited to *Home Occupation* and *Secondary Suite*.

(c) *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:

Minimum	
Lot Size	***Lot Width***
557 m^2 [5,995.69 ft^2]	16.0 m [52.49 ft]

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	1 plus 1 *Secondary Suite*	~~10.0 m~~ 9.0 m ~~[32.81 ft~~] [29.53ft]
Accessory Buildings and Structures	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

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	7.5 m [24.61 ft]	7.5 m [24.61 ft]	1.5 m [4.92 ft]	4.5 m [14.76 ft]
Accessory Buildings and Structures	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) *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:

Minimum	
Lot Size	***Lot Width***
930 m^2 [10,010.76 ft^2]	18.0 m [59.05 ft]

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	1 plus 1 Secondary Suite	9.0 m [29.53ft]
Accessory Buildings and Structures	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

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	7.5 m [24.61]	7.5 m [24.61 ft]	3.0 m [9.84 ft]	4.5 m [14.76 ft]
Accessory Buildings and Structures	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:

Minimum	
Lot Size	***Lot Width***
1,400 m^2 [15,069.96 ft^2]	30.0 m [98.42 ft]

4. Size of Buildings and Structures

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

(i) 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

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m[(i)] [24.61 ft]	7.5 m[(ii)] [24.61 ft]
Accessory Buildings and Structures	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^2 [24.76 ft^2] 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^2 [8,998.92 ft^2]. This may be further reduced to a minimum of 418 m^2 [4,499.46 ft^2] 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 l.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:

Minimum	
Lot Size	***Lot Width***
1,850 m^2 [19,913.88 ft^2]	30.0 m [98.42 ft]

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	173 units/ha. [70 units/ac.]	4 *storeys*
Accessory Buildings and Structures	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

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]
Accessory Buildings and Structures	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^2 [24.76 ft^2] 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:

Minimum	
Lot Size	***Lot Width***
1,850 m^2 [19,913.88 ft^2]	30.0 m [98.42 ft]

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	198 units/ha. [80 units/ac.]	4 *storeys*
Accessory Buildings and Structures	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			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]
Accessory Buildings and Structures	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^2 [24.76 ft^2] 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:

Minimum	
Lot Size	***Lot Width***
222 m^2 [2,389.66 ft^2]	n/a

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	371 unit/ha.(i) [150 units/ac.]	46.0 m [150.91 ft]
Accessory Buildings and Structures	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

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	1.8 m(i) [5.90 ft]	0.0 m(i)(ii) [0.0 ft]	0.0 m(i)(ii) [0.0 ft]	1.8 m(i) [5.90 ft]
Accessory Buildings and Structures	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^2 [24.76 ft^2] 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:

Minimum	
Lot Size	***Lot Width***
920 m^2 [9,903.12 ft^2]	n/a

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
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

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m [0.0 ft]	4.5 m [14.76 ft]
Accessory Buildings and 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 Section l.E. of this Bylaw.

8. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section l.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 l.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 Parlour,* 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

Lot Size	Lot Width
920 m^2 [9,903.12 ft^2]	N/A

4. Size of Buildings and Structures

	Maximum	
Building Type	**#Units**	**Height**
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

Building Type	Front	Rear	Interior	Exterior
Principal Building	4.5 m [14.76ft]	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

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*.

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***
929 m^2 [10,000.00 ft^2]	n/a

4. Size of Buildings and Structures

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

5. Lot Coverage

Not applicable to this Zone.

6. Siting of Buildings and Structures

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m [0.0 ft]	4.5 m [14.76 ft]
Accessory Buildings and 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 Section l.E. of this Bylaw.

8. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section l.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 l.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:

Minimum	
Lot Size	***Lot Width***
929 m^2 [10,000.00 ft^2**]**	n/a

4. Size of Buildings and Structures

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

5. Lot Coverage

Not applicable to this Zone.

6. Siting of Buildings and Structures

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m [0.0 ft]	4.5 m [14.76 ft]
Accessory Buildings and 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 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 l.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. I3 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 / *l*ot.

(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:

Minimum	
Lot Size	***Lot Width***
929 m^2 [10,000.00 ft^2]	n/a

5. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	The number of *multiple-unit residential* units shall not exceed the number of industrial strata units / *lots*	15.0 m [49.21 ft] and 2 storeys
Accessory Buildings and Structures	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

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m[(i)] [0.0 ft]	4.5 m [14.76 ft]
Accessory Buildings and Structures	4.5 m [14.76 ft]	0.0 m [0.0 ft]	0.0 m[(i)] [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:

Land Use	Minimum Parking Requirements
Light Industrial, Workshop, Warehouse, Automotive Service	1.75 spaces per 93m^2 [1,001.07 ft^2] of *gross floor area*
Multiple-Unit Residential[(1)]	*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:

Minimum	
Lot Size	***Lot Width***
n/a	n/a

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	1[(i)]	Subject to Aeronautics Act
Accessory Buildings and Structures	n/a	n/a

[(i)] 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			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]
Accessory Buildings and Structures	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.
(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:

Minimum	
Lot Size	***Lot Width***
668 m^2 [7190.52 ft^2]	n/a

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	1[(i)]	Subject to Aeronautics Act
Accessory Buildings and Structures	n/a	n/a

[(i)] 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

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	4.5 m [14.76 ft]	6.0 m [19.67 ft]	4.5 m [14.76 ft]	4.5 m [14.76 ft]
Accessory Buildings and Structures	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.

(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	
Lot Size	***Lot Width***
2.0 ha. [4.94 ac.]	10% of lot perimeter

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	1	10.0 m[(i)] [32.81 ft]
Accessory Buildings and Structures	n/a	n/a

(i) 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			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building	15.0 m [49.21 ft]	15.0 m [49.21 ft]	7.5 m [24.61 ft]	7.5 m [24.61 ft]
Accessory Buildings and Structures	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^2 [55,000.00 ft^2] 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^2 (5,000.00 ft^2).

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^2 [2,000.00 ft^2], exempting *retail stores* in excess of 464.5 m^2 [5,000.00 ft^2]; 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^2 [5,000.00 ft^2] 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^2 [9,903.12 ft^2].

5. Density and Size of Buildings and Structures

	Maximum	
Building Type	**Size**	**Height**
Buildings in Total	5,109.50 $m^{2(i)}$ [55,000.00 ft^2]	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 *Lot Line* Setback			
Front **(Langley Bypass)**	***Rear*** **(62 Avenue)**	***Exterior*** **(201A Street)**	***Interior***
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^2 [39,827.77 ft^2].

4. Size of Buildings and Structures

	Maximum	
Building/Structure Type	**Height**	**Density**
All Buildings and Structures	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:

	Minimum *Lot Line* Setback			
Building/Structure Type	***Front* (56 Avenue)**	***Rear***	**Interior**	***Exterior* (198 St.)**
All Buildings and	4.5 m	4.5 m	6.0 m	4.5 m

Structures	[14.76 ft]	[14.76 ft]	[19.67 ft]	[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.

	Minimum
Land Use	**Parking Requirements**
Care Facility Bed	1.0 space per 4 patient beds plus 1.0 space per staff doctor plus 1.0 space per 3 employees
Senior's – oriented ***Multiple-Unit Residential***	1.0 space per *dwelling 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 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^2 [9,903.12 ft^2].

5. Density and Size of Buildings and Structures

Building/Structure Type	Maximum Height
Principal* and *Accessory Buildings and Structures	15.0 m [49.21 ft]
Private Telecommunication Tower	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:

Minimum *Lot Line* Setback			
Building/Structure Type	***Front*** **(206A Street)**	***Rear***	***Interior***
All Buildings and Structures	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:

Minimum	
Lot Size	***Lot Width***
1,850 m^2 [19,913.88 ft^2]	30.0 m [98.42 ft]

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
Principal Building	148 units/ha. [59.89 units/ac.]	4 *storeys*
Accessory Buildings and Structures	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			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
Principal Building[(i)]	6.0 m [19.68 ft]	6.0 m [19.68 ft]	7.5 m [24.60 ft]	6.0 m [19.68 ft]
Accessory Buildings and Structures	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)] 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^2 (84 ft^2) per dwelling unit.
b) Shared Amenity Space shall be provided in the amount of 315 m^2 (3390.74 ft^2).

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:

Minimum

Lot Size	Lot Width
929 m^2 [10,000 ft^2]	n/a

4. Size of Buildings and Structures

Building Type	#Units	Height
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

Building Type	Front	Rear	Interior	Exterior
Principal Building	4.5m [14.76 ft]	0.0m [0.0ft]	0.0m([1]) [0.0 ft]	4.5m [14.76 ft]

([1])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 l.E. of this Bylaw, except as follows:

Land Use	Parking Requirements
All CD7 Zone Listed Permitted Uses, except Multiple-Unit Residential	1.75 spaces per 93m^2 {1,001.07ft^2} 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 l.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 l.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.*

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
929 m^2 [10,000 ft^2]	n/a

4. Size of Buildings and Structures

Building Type	#Units	Height
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	Front	Rear	Interior	Exterior
Principal Building	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^2 {1,001.07ft^2} 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 l.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:

Minimum	
Lot Size	***Lot Width***
11,612 m^{2} (i) [125,000 ft^{2} (i)]	n/a

(i) The minimum lot size for the gas bar property shall be 2,090 m^2 (22,500 ft^2).

4. Size of Buildings and Structures

	Maximum	
Building Type	**# Units**	***Height***
All Buildings & Structures	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

	Minimum *Lot Line* Setback			
Building Type	***Front***	***Rear***	***Interior***	***Exterior***
All Buildings & Structures	0.75 m [2.50 ft]	0.0 m (i) [0.0 ft]	0.0 m (i) [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 l.E. of this Bylaw.

8. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section l.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 l.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^2 [233,111.00 ft^2] 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^2 [4,000.00 ft^2] 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^2 [9,903.12 ft^2].

5. Density and Size of Buildings and Structures

	Maximum	
Building Type	**Size**	**Height**
Buildings in Total	21,656 $m^{2(i)}$ [233,111.00 ft^2]	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 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

Front	***Rear***	***Exterior***	***Interior***
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^2 [46,680 ft^2].

4. Size of Buildings and Structures

	Maximum	
Building/Structure Type	**Height**	**# Units**
All Buildings and Structures	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:

	Minimum *Lot Line* Setback			
Building/Structure Type	***Front* (Fraser Hwy.)**	***Rear***	***Interior* (westside)**	**Interior (eastside)**
All Buildings and Structures	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:

	Minimum
Land Use	**Parking Requirements**
Congregate Housing Unit	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^2 [2,389.66 ft^2]	n/a

4. Size of Buildings and Structures

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

(i) 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)[24] 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***
Principal Building	1.8 m[(i)] [5.90 ft]	0.0 m[(i)(ii)] [0.0 ft]	0.0 m[(i)(ii)] [0.0 ft]	1.8 m[(i)] [5.90 ft]
Accessory Buildings and Structures	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 l.E. of this Bylaw.

8. Landscaping

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section l.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^2 [24.76 ft^2] 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 l.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^2 [32,295 ft^2].

4. Size of Buildings and Structures

	Maximum	
Building/Structure Type	**Height**	**# Units**
All Buildings and Structures	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:

	Minimum *Lot Line* Setback			
Building/Structure Type	***Front* (201A St.)**	***Rear* (westside)**	***Interior* (northside)**	***Exterior* (53A Avenue)**
All Buildings and Structures	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^2 [31,453 ft^2].

4. Size of Buildings and Structures

	Maximum	
Building/Structure Type	**Height**	**# Units**
All Buildings and Structures	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:

	Minimum *Lot Line* Setback			
Building/Structure Type	***Front* (55A Ave.*)***	***Rear***	***Interior***	***Exterior* (200th St.)**
All Buildings and Structures	.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**
Principal Building		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***
Principal Building	1.5 m (5.90 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	1.5 m (5.90 ft)
Accessory Buildings and Structures	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

O. 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^2 [31,453 ft^2].

4. Size of Buildings and Structures

	Maximum	
Building/Structure Type	**Height**	**# Units**
All Buildings and Structures	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			
Building/Structure Type	***Front* (198 St.)**	***Rear***	***Interior***	***Exterior***
All Buildings and Structures	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^2 [26,136 ft^2].

4. Size of Buildings and Structures

	Maximum	
Building/Structure Type	**Height**	**# Units**
All Buildings and Structures	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			
Building/Structure Type	***Front* (53 Ave.)**	***Front* (52 Ave.)**	***Interior***	***Exterior* (201A St.)**
All Buildings and Structures	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^2 [50,365 ft^2].

4. Size of Buildings and Structures

	Maximum	
Building/Structure Type	**Height**	**# Units**
All Buildings and Structures	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			
Building/Structure Type	***Front* (54 Ave.)**	***Front* (53A Ave.)**	***Front* (*Lane*)**	***Front* (201A St.)**
All Buildings and Structures	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^2 [20,452 ft^2].

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

	Maximum	
Building/Structure Type	**Height**	**# Units**
All Buildings and Structures	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

Building/Structure Type	***Front*** **(198 St.)**	***Rear***	***Interior*** **(south-side)**	***Interior*** **(north-side)**
All Buildings and Structures	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

Building/Structure Type	Maximum Height	Maximum # Units
All Buildings and Structures	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

Building/Structure Type	***Front***	***Rear***	***Exterior***	***Interior***
All Buildings and Structures	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

	Maximum	
Building/Structure Type	**Height**	**# Units**
All Buildings and Structures	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

Building/Structure Type	*Front* Fraser High way	*Rear*	*Exterior* 201A Street	*Interior*
All Buildings and Structures	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 fourty (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

	Maximum	
Building/Structure Type	**Height**	**# Units**
All Buildings and Structures	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:

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

CD22COMPREHENSIVE DEVELOPMENT

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
All Buildings and Structures	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:

	Minimum *Lot Line* Setback			
Building/Structure Type	***Front***	***Rear***	***Exterior***	***Interior***
All Buildings and Structures	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^2 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 24th 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 - 48th 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

(c) 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:

(d) General provisions on use are set out in Section I.D. of this bylaw;
(e) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
(f) 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

(c) 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."

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:

	Minimum	
	Lot Size	***Lot Width***
	920 m^2 [9,903.12 ft^2]	n/a

4. Size of Buildings and Structures

		Maximum	
	Building Type	**# Units**	***Height***
	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) percent of the lot area.

6. Siting of Buildings and Structures

	Minimum *Lot Line* Setback			
Building Type	***ront***	***ear***	***nterior***	***xterior***
Principal Building	.5 m 4.76 ft.	.0 m .0 ft	.0 m .0 ft	.5 m 4.76ft.
Accessory Buildings and Structures	/a	/a	/a	/a

7. Off-Street Parking and Loading

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

8. Landscaping

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section l.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.[36]

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.

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.

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.

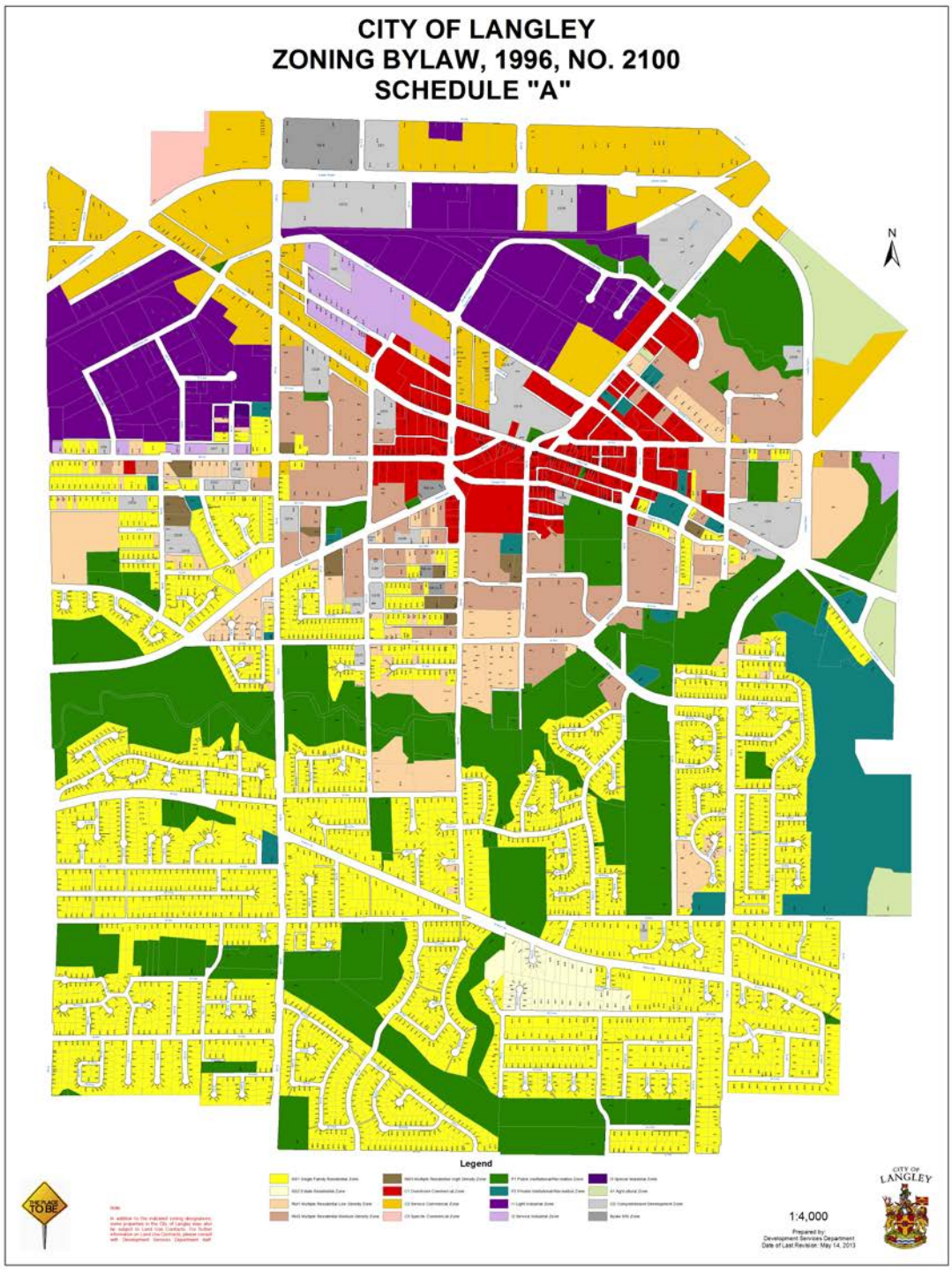
THIRD READING of the Bylaw was given on the Twenty-ninth day of April, 1996.

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.

_____
MAYOR

_____
CITY CLERK



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