

Schedule 1

# Zoning Bylaw 2025, No. 3300

DRAFT

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# 1. Administration & Enforcement

## 1.1 Application

1. This bylaw applies to the entire area within the boundaries of the City of Langley and may be cited as “City of Langley Zoning Bylaw, 2025, No. 3300”.
2. This bylaw repeals City of Langley Zoning Bylaw, 1996, No. 2100 and City of Langley Zoning Bylaw, 1979, No. 950, to the extent that it remained unrepealed after the adoption of Zoning Bylaw, 1996, No. 2100.
3. The following applications for amendments to City of Langley Zoning Bylaw, 1996, No. 2100, if adopted, shall cause the City of Langley Zoning Bylaw, 2025, No. 3300 to be amended according to the table below:

<b>Bylaw Number</b>	<b>Address</b>	<b>Bylaw 2100 Zone/Text Application</b>	<b>Bylaw 3300 Consequential Zone/Text</b>
3144	20172 53A Avenue	RM3	R3
3204	20032 & 20038 56 Avenue	CD82	R4
3245	5404-5414 207 Street	CD88	R3
3271	5030-5064 208 Street & 20845 50A Avenue	CD93	R2
3285	20011-20031 53 Avenue, 20030 53A Avenue, & 5302 200 Street	CD96	R3
3287	20501 Logan Avenue	CD98	C1a
3288	20139 53A Avenue	CD99	R2
3290	5501 204 Street	CD100	C1b
3291	20220-20230 Michaud Crescent	CD101	R4
3296	4558 208 Street	CD104	R2
3303	20239-20249 54A Avenue	CD105	R4
3304	5080 & 5096 208 Street	CD107	R2
3310	4505-4535 200A Street	CD109	R2
3322	20334 56 Avenue	Exempt the subject property from the 400-metre pharmacy separation requirement	Exempt the subject property from the 400-metre pharmacy separation requirement

## 1.2 Establishment of Zones

### a) Zones

For the purposes 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 defined in the map forming Schedule “A” to the Bylaw:

- R1 Suburban Residential
- R2 Townhouse Residential
- R3 Low Rise Residential
- R4 Mid Rise Residential
- R5 High Rise Residential
- R5a Langley Lions Seniors District

- C1 Downtown Commercial
- C2 Service Commercial
- C3 Entertainment and Convention
- M1 Mixed Employment

- I1 Light Industrial
- I2 Service Industrial
- I3 Special Industrial

- P1 Public Institutional
- P2 Private Institutional
- P3 Shelter
- P4 Golf Course
- U1 University District

- A1 Agricultural

## 1.3 Definitions

In this Bylaw,

**Accessory building** means a building whose use is incidental, subordinate and exclusively devoted to the use of a principal building or a principal use of land on the same lot, and does not contain a residential use.

**Accessory use** means a use that is normally incidental to and associated with the use of a principal use of land on the same lot.

**Adult entertainment** includes the provision of entertainment by a stripper, exotic dancer or other performer who performs either nude or partially clothed; the screening of adult motion pictures, as defined in the *Motion Picture Act*, in an establishment or theatre that screens such films; the rental or other distribution of adult motion pictures or videos; and the sale or offering for sale of products, other than contraceptive devices, that are designed or intended to be used in a sexual act.

**Agriculture** means the use of land for the growing of crops or the raising of *livestock* and includes, in the case of land in the Agricultural Land Reserve, the uses that are designated as farm uses in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.

**Amenity space** means space that is specifically designed for use by all of the residents of a multiple unit residential development for cultural, social or recreational purposes and does not include guest suites.

**Animal daycare** means premises used for the care of domestic pets during the day and does not include the provision of overnight accommodation.

**Apartment building** means a multiple unit residential building in which access to dwelling units is provided principally by means of interior corridors rather than direct access from the exterior of the building.

**Arcade** means premises in which four or more mechanical, electric or electronic games such as pinball and video games, operated by coins, tokens, play cards or pre-paid time, are provided for the amusement of the public.

**Artist studio** means working space for a painter, sculptor, photographer or film maker, which may contain a dwelling unit occupied by the artist.

**Assembly hall** means a building used for the gathering of persons for religious, charitable, cultural or educational purposes and includes churches, temples, auditoriums and youth services, but excludes *schools* or *child care centres*.

**Auction house** means indoor premises used for the sale of goods at auction.

**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 light maintenance of motor vehicles including lubrication, washing and mechanical repairs.

**AZR or Airport Zoning Regulation** means height limits applying to the Langley Regional Airport (Airport Code CYNJ) as required by the Federal *Aeronautics Act* and administered by Transport Canada and used by NavCanada to ensure the safety and freedom of aeronautical movements. The AZR area extends outward to a 4 km radius around the Langley Regional Airport and identifies specific maximum heights that buildings and structures are not permitted to exceed without review by CYNJ and NavCanada and permission by Transport Canada.

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

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

**Bed and breakfast** means the provision of overnight accommodation and a morning meal to transient visitors, as a home occupation, for periods of time not exceeding 30 days of continuous accommodation of any particular guest.

**Bedroom** means a habitable room within a dwelling unit that is designed and intended primarily for sleeping, and that has a minimum floor area of 9 square metres and complies with all applicable requirements of the British Columbia Building Code.

**Below market rental dwelling unit** means a *dwelling unit* within a multiple unit residential building which is renting at a minimum of 20 percent below market rent as compared to other market units in the same building.

**Body art and tattoo service** means the marking and/or piercing of the skin of a person with a design, symbol, lettering or any other pattern by any means including branding, needles, pricking and body piercing.

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

**Brew pub** means a liquor primary licensed establishment in which beer is brewed for consumption on or off the premises.

**Brewers and vintners** means premises in which beer or wine is brewed or fermented by customers for their own consumption, or craft breweries.

**Building supply store** means premises used for wholesale or retail sales of building materials and supplies and home improvement products.

**Call centre** means premises used for the provision of customer service by telephone or other electronic communication.

**Car share vehicle** means a vehicle that may be used by multiple persons, at different times of the day and/or week, that is owned by a third party and provided within a building, in dedicated parking spaces, for the use of the building's residents or other persons authorized to use the car share vehicle.

**Caretaker dwelling unit** means a dwelling unit with a floor area of not more than 93 m<sup>2</sup>, located within commercial, industrial or institutional premises and inhabited by a caretaker or watch-person who provides security in the premises.

**Carriage Home** means a secondary residential building that is the lesser of two storeys or 6.8 m in height, located to the rear of a principal residential building on a lot.

**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 the provision of group child care, family child care, pre-school care, occasional child care or multi-age child care, in non-residential premises licensed under the *Community Care and Assisted Living Act*.

**City** means City of Langley.

**Clerestory Window** means a clear or frosted window that is located a minimum of 2 m above the floor of the storey that this window is contained within.

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

**Commercial business services** means financial and other support services provided to individuals and other businesses in an office environment including printing and other document reproduction, publishing, film processing, office equipment and furniture rental, insurance, investment and travel arrangements, and includes banks, credit unions and telephone call centres.

**Commercial school** means a business, trade or language school.

**Commercial vehicle** means a vehicle licensed as such under the *Commercial Transport Act*.

**Community and family services** means the provision of counselling, training in life skills, referrals to specialized treatment and support programs, emergency meal services, and the operation of food banks.

**Community centre** means a civic facility providing space for neighbourhood recreational, social and educational activities.

**Community Service** means a use by a non-profit society, but does not include residential uses.

**Congregate housing** means rental accommodation for those aged 55 years or older in which common dining, social and recreational facilities are provided and individual private accommodation does not exceed 70 m<sup>2</sup> in floor area, and may include related administration and personal care services and one caretaker dwelling unit.

**Construction office** means premises used for the provision or administration of architectural, engineering, survey, general contractor or utility services.

**Convention centre** means facilities designed and used for conferences, conventions, seminars and trade shows.

**Core and Shoulder** means the areas identified on Map 4 of the Official Community Plan.

**Cultural and entertainment facility** means premises used for performances, exhibitions, education and entertainment of the public and includes museums, libraries, art galleries, theatres and auditoriums but excludes casinos, bingo halls and other gaming facilities, night clubs and cabarets, and recreation facilities.

**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.

**Designated post-secondary student housing** means housing that is composed of multifamily dwelling units that are solely for the use of full-time students enrolled in an accredited post-secondary institution located within the City.

**Drive-through commercial establishment** means an establishment, including but not limited to restaurant, financial institutions or other commercial use, that includes a drive-in or drive-through facility for the provision of services to customers in motor vehicles.

**Drug paraphernalia** means equipment, products and materials used or designed to be used in connection with the introduction into the human body of a controlled substance as defined in the *Controlled Drugs and Substances Act* (Canada) and includes pipes, bongs and hookahs.

**Dwelling unit** means a self-contained set of rooms including living, sleeping, cooking and sanitary facilities, used or intended to be used for the residential accommodation of a single household consisting of one individual, two or more persons related by blood, marriage, adoption or foster parenthood, or up to four unrelated persons.

**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-through restaurant.

**Escort services** means the use of premises to arrange dates or other adult social companionship.

**Exterior side lot line** means a lot line other than a front lot line that is common to the lot and a street or lane.

**Finished grade** means

- (a) in the case of the RS1 and RS2 zones, the lowest ground elevation at any point adjacent to an exterior wall of a building or structure.
- (b) in the case of all other zones, the lowest of the average grades adjacent to the exterior walls of the building or structure, and the average grades shall be calculated by
  - i. calculating the average of the elevations of points taken at 5.0 m intervals along each of the exterior walls and points on the parcel boundary that are perpendicularly opposite such points, and
  - ii. calculating the average of those average elevations for each of the exterior walls.

**First storey** means the uppermost storey having an upper floor surface elevation not more than 2 m above *finished grade* and not more than 2.5 m above the crown of the road abutting the parcel on which the building is located.

**Floor Area Ratio or FAR** means the ratio of the total *gross floor area* of all storeys of all buildings and structures on a lot to the area of the lot on which the buildings and structures are located, and for that purpose the area of a lot with a water boundary is determined according to the location of the natural boundary at the time the maximum floor area ratio regulation is being applied, and not according to any survey previously filed in the Land Title Office. Where land is dedicated from a *lot* for public purposes and results in the *lot* having a reduced area, the Floor Area Ratio shall be calculated based on the area prior to the taking of this land.

**Floorplate** means the enclosed floor area of a single building storey.

**Freight depot** means premises used for shipment or distribution of goods including incidental warehouse storage.

**Frequent bus stop** means a bus stop as identified by regulation for the purposes of section 481.3 (5) of the *Local Government Act*.

**Front lot line** means the lot boundary that is common to the lot and a street, and in the case of a corner lot means the shorter of such lot boundaries.

**Frontage** means the length of the boundary of a lot that is common to a lot and a street that provides the principal access to the lot.

**Gaming facility** means premises used for games of chance played with cards or dice or equipped with mechanical or electronic gaming devices such as slot machines.

**Garden suite** means a secondary residential building that is the lesser of one storey or 4.6 m in height, located to the rear of a principal residential building on a lot.

**Garden supply store** means premises used for the sale of garden plants and gardening supplies and equipment.

**Gasoline service station** means premises used for the retail sale of automotive fuels, lubricants and accessories and does not include high-volume card-lock fuel sales.

**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.

**Government administration** means the provision of governmental services including general government administration.

**Gross floor area** is measured to the interior surface of the exterior walls of buildings and structures, includes the area of any mezzanine, loft or partial storey, and excludes the following:

- (a) the area of elevator shafts and stairwells
- (b) the area of any balcony, verandah, exposed deck, patio or roof
- (c) the area of any crawlspace, basement or parkade
- (d) the area of above grade mechanical rooms
- (e) storage and bicycle parking areas
- (f) garages in the R2 zone

**Height** means

- (a) in the case of the R1 zone, the vertical distance between finished grade and
  - i. the highest point of a building or structure with a flat roof;
  - ii. the average of the elevations of the highest eave and the ridge of a gable, hip or gambrel roof, or the deck line of a mansard roof;
- (b) in the case of all other zones when the height is measured in metres, the vertical distance from the upper surface of the floor of the first storey of the building or structure to the ceiling of the uppermost storey; and
- (c) in the case of zones where the height is measured in storeys, the number of storeys above the first storey, excluding any stairwell, church spire, belfry or dome, chimney ventilator, fire hose tower, water tank or other mechanical appurtenance usually installed on a roof, provided that such appurtenance does not exceed in cross-sectional area 20% of the ground floor area of the building on which it is erected and is of no greater height than is necessary to accomplish its purpose.

**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 in a dwelling unit as an accessory use by a person residing in the dwelling unit and not more than one non-resident employee, without altering the primarily residential character of the premises. Home occupations include personal service limited to hair salon and barber shops.

**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.

**Indoor recreation facility** means a facility accommodating indoor sports and other athletic activities and includes fitness studios, gymnasiums, racquet courts, ice rinks, roller rinks, swimming pools and bowling alleys, but excludes shooting ranges.

**Industrial use** means manufacturing, processing, assembling, fabricating, testing, servicing, repairing and storage of goods or materials and includes wholesale sales of goods and materials produced on the premises.

**Industrial business services** means printing and other document reproduction, publishing, bookbinding, film processing, office equipment and furniture rental, and telephone call centres.

**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 sawmill and *auto dismantling and recycling yard*.

**Interior side lot line** means a lot boundary that is not a front, rear or exterior side lot line.

**Landscape buffer** means a landscaped area prepared with at least 45 cm of topsoil and containing shrubs or trees at least 1.2 m high at time of planting.

**Landscape screen** means a visual barrier at least 1.2 m high formed by shrubs or trees planted in at least 45 cm of topsoil, fencing or masonry walls, or any combination of such landscaping and screening.

**Light industrial** means indoor manufacturing, processing, assembling, fabricating, testing, servicing, and repairing of goods or materials, that does not generate offensive odours, fumes, noise, cinders, vibration, heat, glare or electrical interference, and includes indoor and outdoor storage of goods and wholesale sales of goods and materials produced on the premises.

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

**Liquor primary licensed establishment** means premises licensed as such under the *Liquor Control and Licensing Act*.

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

**Lot coverage** means the percentage of the area of a *lot* that is covered by buildings and enclosed structures.

**Lot width** means the distance between the side lot lines of a *lot*, measured at the minimum distance from the front *lot* line that this bylaw permits the siting of a principal building on the *lot* and parallel to the front *lot* line.

**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.

**Motor vehicle parking facility** means land or a structure used for the provision of motor vehicle parking spaces, but excludes land and structures used to provide parking spaces in compliance with the off-street parking requirements of this bylaw.

**Multiple unit residential** means the residential use of a building containing two or more *dwelling units*, and includes *plex-homes, townhouse complexes, rowhouses and apartment buildings*.

**Natural boundary** means the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

**Non-market rental dwelling unit** means a unit within a multiple unit residential building which is renting at a rate that is geared to the income of the tenant residing within this unit.

**Office** means the use of premises for the provision of professional services or the administration of a business and includes medical offices and tutoring.

**Official Community Plan or OCP** means the community plan adopted by City Council under section 472 of the *Local Government Act*.

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

**Pawnbroking** means taking in goods or chattels as security for money advanced on them, and includes keeping a store or other premises used for a pawnbroking business.

**Payday lending service** means lending money at interest or for a fee, whether or not security in any form is taken or pledged, and does not include lending by a bank, credit union, mortgage broker licensed under the *Mortgage Brokers Act*, or securities dealer licensed under the *Securities Act*, or the extension of credit to purchasers of consumer goods as an incident of the purchase transaction.

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

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

**Pet grooming services** means the provision of grooming services for domestic pets and does not include the provision of overnight accommodation for pets.

**Plex Home** means a principal residential building that includes small-scale multi-family housing units, in a du-plex, tri-plex or four-plex dwelling unit and building configuration. A plex-home building may contain secondary suites, limited to one secondary suite per principal residential dwelling unit and provided it is in accordance with the maximum permitted density on a lot and the secondary suites have a maximum floor area of 100 m<sup>2</sup>.

**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 premises used for the recording and production of audio and video media.

**Rear lot line** means the lot line opposite to and most distant from the front lot line, and where the rear portion of a lot is bounded by two or more intersecting side lot lines, each of them shall be considered to be the rear lot line.

**Recreational vehicle** means a truck camper, motor home, travel trailer, fifth wheel trailer, boat trailer or pleasure vessel.

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

**Research laboratory** means premises used for scientific research or for the development or testing of materials or products.

**Resident bicycle parking space** or **Employee bicycle parking space** means a secure, weather-protected bicycle parking facility used to accommodate long-term parking, such as for residents or employees, usually within a room or covered, fenced area.

**Retail sales** includes convenience stores and large-format warehouse-type sales but does not include the sale of motor vehicles, industrial or other heavy equipment or equipment parts.

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

**Rowhouse** means a multiple unit residential building consisting of dwelling units having individual access to grade, separated from one another by party walls, and subdivided from one another under the *Land Title Act*.

**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 residential building** means a building which accommodates the accessory or secondary residential use on a lot.

**Secondary suite** means a second dwelling unit and secondary residential use contained within a single detached residential building or within an individual dwelling unit within a plex-home building, having a floor area not exceeding the lesser of 100 m<sup>2</sup> and 40% of the gross floor area of the building in which it is located, and registered in the City's secondary suites registry.

**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 those aged 55 years or older but does not include dwelling units.

**Seniors oriented multiple unit residential** means multiple unit residential use of a building in which personal care services are provided to residents aged 55 years or older.

**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 detached residential** means a principal residential building containing a single dwelling unit with or without a secondary suite and excludes factory built housing, other than modular housing that complies with CSA A277 standards.

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

**Sloped Roof** means a roof on a building that has one or more roof surfaces that have a pitch of 4 in 12 or greater and cover an area at least equal to 80 percent of the area of all roof surfaces as measured in plan view.

**Small-scale recycling facility** means a facility in a container or similar sized structure, located in the front setback area of a commercial-zoned property 1 hectare or larger in area.

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

**Tandem parking space** means a parking space placed behind another parking space, such that only one parking space has unobstructed access to a means of egress.

**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.

**Temporary homeless shelter** means a building that provides short-term accommodation, without charge, to persons who are experiencing homelessness.

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

**Townhouse complex** means multiple unit residential dwelling units on a lot that are not plex-homes and in which access to dwelling units is provided principally from the exterior of the building.

**Tourist accommodation** means the accommodation of the traveling public for periods of time not exceeding 30 days of continuous accommodation of any particular guest, in a hotel, motel or similar permanent structure.

**Transitional housing** means a building or part of a building used to provide dwelling units for persons re-integrating into the community following treatment or therapy for substance abuse, abusive relationships or similar circumstances.

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

**Veterinary clinic** means premises used for the provision of veterinary services and does not include cremation facilities.

**Visitor bicycle parking space** means a parking facility for bicycles that may offer some security, and may be partially protected from the weather, for example a bicycle rack at a building's entrance.

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

**Zoning map** means a digital record of zoning designations effected by this bylaw and maintained in the City's Geographic Information System, a paper print of which is attached as Schedule A.

## 1.4 Interpretation

1. The regulations and requirements in Parts 1 through 4 of this bylaw apply to land in the City in accordance with the zoning designations indicated on the zoning map, and if Parts 5 through 10 specify regulations and requirements for a particular location within a zone, then the specific regulations and requirements take precedence.
2. The regulations and requirements in Parts 1 through 4 apply to any existing lot in the City that does not comply with subdivision lot area or dimension requirements in Section 2.3.g., despite such non-compliance, and each such existing lot may be used for any of the uses permitted on that lot under Part 5 through 10 unless the lot does not meet a minimum site area particularly specified for that use.
3. For certainty, if the zoning map indicates that a lot lies within two or more zones, each portion of the lot may be used and built upon only in accordance with the regulations and requirements applicable to that portion under Part 5 through 10.
4. Streets and lanes are deemed to have the same zoning designation as the abutting land, and any zone boundary that coincides with a street or lane is deemed to be located at the centerline of the street or lane.
5. Any zone boundary that coincides with a railway right of way is deemed to be located at the centreline of the right of way.
6. In the event of any inconsistency between the text of this bylaw and an illustration or diagram that relates to the text, the text takes precedence.
7. No person shall use land or a building or structure, or allow or permit another person to do so, for a use that is not identified in Part 5 through 10 as a permitted use for the zone in which the land, building or structure is located.
8. No person shall place, erect, construct or alter a building or structure, or allow or permit another person to do so, except in accordance with this bylaw.
9. No person shall use land or a building or structure, or allow or permit another person to do so, except in accordance with the requirements of this bylaw in respect of the provision of motor vehicle and bicycle parking spaces, the provision of loading spaces or the provision of screening or landscaping.
10. No person shall subdivide land except in accordance with this bylaw.
11. Unless otherwise specified, where a calculation results in a fraction, if the number following the relevant decimal point is 5 or greater it shall be rounded up and if this number is 4 or lower it shall be rounded down.

## 1.5 Enforcement

1. Officials administering Building and Plumbing Regulation Bylaw, 2003, No. 2498 may withhold any permit for construction, alteration or occupancy of a building or structure that does not comply with this bylaw.
2. Officials administering Business License and Regulation Bylaw, 2013, No. 2916 may withhold any business license if the business in question is not permitted by this bylaw at the location for which the license is sought, or if the operation of the business in question would not be in accordance with any requirements of this bylaw for that business.
3. Officials designated by the City to enforce this bylaw may enter on land including any place that is occupied as a private dwelling, to inspect and determine whether the regulations and requirements in this bylaw are being met, and in the case of a private dwelling may enter only in accordance with s. 16(5) of the *Community Charter*.
4. A person who contravenes this bylaw is liable to a maximum fine of \$10,000 and, in the case of a continuing offence, each day on which the contravention continues constitutes a separate offence that is subject to that maximum fine.
5. This bylaw may be enforced by means of a municipal ticket information, in which case the offence descriptions and ticket fines set out in Schedule B21 of Municipal Ticket Information System Bylaw, 2011, No. 2846 apply.

# 2. General Provisions

## 2.1 Uses Permitted in All Zones

- a. The use of land, buildings and structures for municipal facilities, public utilities and services, including transit facilities, is permitted in all zones.
- b. Horticulture, limited to non-*agriculture* gardens and landscaping.

## 2.2 Uses Prohibited in All Zones

Without limiting the generality of section 1.4.7, the following uses are prohibited in all zones:

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

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

- b. Selling, offering for sale, trading or dealing in drug paraphernalia.
- c. The use of any premises for the cultivation, growing, production, packaging, storage, distribution, dispensing, trading or selling of cannabis (marihuana).
- d. The use of any premises for the dispensing of heroin, or other controlled and illegal substances, for use on the premises, and the use of any premises other than a licensed pharmacy for the dispensing of methadone for use on the premises.
- e. The use of any premises, other than public and private schools, churches and community recreation centres, for public dances to which persons under the age of nineteen years are admitted and for which an admission fee is charged.
- f. The use of any container, structure, area of land, or premises, other than within a fully-enclosed building, by collection in-person, or by delivery to a person, for the collection or receipt of used or donated goods.
- g. *Adult entertainment.*
- h. *Escort services.*
- i. *Body rub service.*
- j. *Pawnbroking.*

- k. *Personal Health Enhancement Centres.*
- l. *Cheque-cashing*, other than those provided in a bank or credit union.
- m. Currency exchange services, other than those provided in a bank or credit union.
- n. Payday lending services.
- o. Storage of shipping containers, other than such storage as is reasonably incidental to the loading or unloading of the container.
- p. Uses located in travel trailers or similar mobile or temporary shelters, other than mobile vendors licensed under Business License and Regulation Bylaw, 2013, No. 2916 and structures and uses permitted in Section 2.3 I of this Bylaw.
- q. Fences constructed of razor wire or barbed wire.

## 2.3 Regulations Applicable to All Zones

### a) Water and Sewer

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

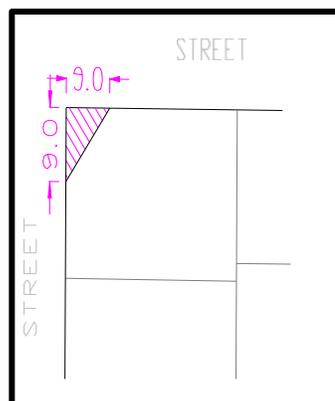
### b) Height of Buildings and Structure

- i. The figure indicated in a column of a table in Zones R1 to A1 of this bylaw with the heading “Height” is the maximum height, in metres or storeys as the case may be, of any building or structure of the type indicated in the corresponding row of the table that is constructed or erected in the zone for which that maximum height is indicated.
- ii. The height limits in this bylaw do not apply to monuments, hydro transmission towers, flag poles or telecommunications aerials.
- iii. Fences in R zones may not exceed a height of 2.0 m.
- iv. Fences in other zones may not exceed a height of 2.5 m.

### 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) 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 Transit requires a front yard setback in excess of the requirements of this Bylaw, the requirements of the Ministry of Transportation and Transit shall prevail.

## e) Floodplain Requirements

On lands identified in the *Floodplain Elevation Bylaw*, the habitable area of any building constructed shall be sited in accordance with the elevation and setback requirements in the same bylaw.

## f) Watercourse Setbacks

- i) No building or structure may be constructed:
  - a. within 30 m of the natural boundary of a Class A watercourse;
  - b. within 15 m of the natural boundary of a Class B watercourse; or
  - c. within 5 m of the natural boundary of a Class C watercourse,

unless an alternative streamside setback is determined by a Qualified Environmental Professional (QEP) and accepted by the authorized ministry of the Province of British Columbia in accordance with the *Riparian Areas Protection Regulation*.

- ii) For the purposes of this regulation, watercourses shall have the classification indicated in Schedule B.
- iii) Section i) does not apply in respect of:
  - a. any lot located in a subdivision for which a riparian area assessment was prepared and submitted to the approving officer prior to the approval of the subdivision, provided that the building or structure is sited in accordance with any covenant granted to the City under s. 219 of the *Land Title Act* as a condition of approval of the subdivision; or
  - b. any development authorized by a development permit issued for an area that has been designated as a development permit area for the protection of the natural environment, provided that the building or structure is sited in accordance with the development permit.

## g) Subdivision

- i) For the purpose of this Section, subdivision shall include *lot* consolidation.
- ii) The figures indicated in a column of a table in Parts 4 through 10 of this bylaw with the heading "Lot" are the minimum lot area in square metres and the minimum lot width and lot frontage in metres, as indicated in the corresponding row of the table, of any lot created by subdivision plan or bare land strata plan in the zone in which the land being subdivided is located.

- iii) The minimum lot area specified by this bylaw does not apply to a subdivision that increases the area of a lot whose area is below the minimum required by the bylaw, as long as the subdivision does not reduce the area of any other lot below the area required by the bylaw.
- iv) 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.
- v) 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.
- vi) Unless otherwise provided hereinafter, any *lot* created under the City of Langley Subdivision and Development Servicing Bylaw shall be in accordance with the *lot* standards prescribed for the Zone in which the subdivision is located.
- vii) For the purposes of s. 512 of the *Local Government Act*, the minimum frontage on a highway of a lot created by subdivision is 10% of the perimeter of the lot.
- viii) Nothing contained within this Bylaw or the City of Langley Subdivision and Development Servicing Bylaw shall be deemed to bind the *Approving Officer* to approve a subdivision complying with the prescribed minimum requirements as to shape and dimensions of a *lot* if, in his/her opinion, such minimum standards would not be adequate to accommodate the facilities, structures and open space required by the proposed use, or to protect the established amenities of adjoining or adjacent lands.

## h) Minimum Separation Distances

The following minimum separation distances apply as described. Minimum separation distances do not apply to *Home Occupations*:

### i.) Pharmacies

No pharmacy shall be located within 400 metres of any other pharmacy. This does not apply to pharmacies that are an accessory use within a grocery retail store that has a larger floorspace than pharmacy.

### ii.) Thrift Stores

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

### iii.) Body Art and Tattoo Service

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

- 1) 103-20258 Fraser Highway (Lot 3, District Lot 309, New Westminster District, Plan LMS1395)
- 2) 20769 Fraser Highway (Lot A, District Lot 36, Group 2, New Westminster District, Plan EPP116332)

**iv.) Vapour Product Store**

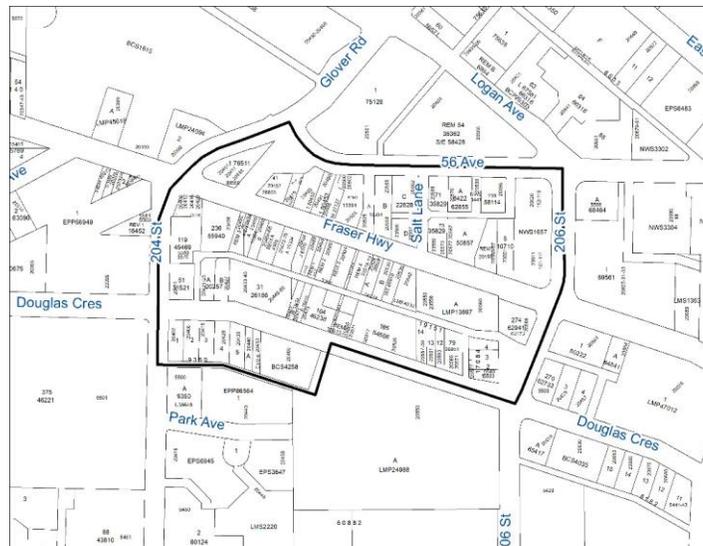
No vapour product store shall be located within 400 metres of any other *Vapour Product Store*.

**v.) Personal Services**

No *Beauty and Wellness Centre* shall be located within 400 metres of any other *Beauty and Wellness Centre*.

**vi.) Child Care Centres**

- a) No child care centre within the area outlined in the map below shall be located within 400 metres of any other *Child Care Centre* within the area outlined in the map below.



- b) No *Child Care Centre* within the Industrial OCP land use shall be located within 225 metres of any other *Child Care Centre* within the Industrial OCP land use.

**i) Containers**

No shipping containers, other than for the storage of goods for shipment, the storage of goods and materials in the provision of public works and governmental services, and commercial and recreational uses that are permitted on the lot that the subject container is located upon and that provide transactional services to the public for a specified time period of the day, are permitted on *lots* in the City.

## 2.4 Regulations Applicable to Specific Zones

### a) Parking Restrictions

- i) Land in the R1 and R2 Residential Zones shall not be used for the parking or other storage of commercial vehicles, other than:
  - a. one such vehicle having a gross vehicle weight of more than 5,000 kg provided that the vehicle is not more than 9.0 m in length and is parked or stored in a building; and
  - b. provided that the vehicle is in operable condition and bears a current licence decal issued pursuant to the *Motor Vehicle Act*, one such vehicle having a gross vehicle weight of less than 5,000 kg.
- ii) Land in R1 and R2 zones shall not be used for the parking or other storage of recreational vehicles, other than one recreational vehicle parked or stored:
  - a. in a building;
  - b. provided that the vehicle is in operable condition and bears a current licence decal issued pursuant to the *Motor Vehicle Act*, outdoors to the rear of the plane of the front wall of the principal building on the lot, and to the rear of the plane of the wall of the principal building facing any exterior side lot line; or
  - c. provided that the vehicle is in operable condition and bears a current licence decal issued pursuant to the *Motor Vehicle Act*, outdoors between May 1 and September 30, anywhere on a lot;
  - d. provided that no recreational vehicle parked or stored outdoors may exceed 10.0 m in length.

### 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 *Dwelling Unit* 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.
- iii) Shall not give any external indication of the existence of the occupation, other than a name plate not exceeding 0.2 m<sup>2</sup> by displays, floodlighting, storage of materials, alteration of the appearance of buildings or by any other means.
- iv) *Child Care Centre* is permitted as a home occupation on R1 Suburban Residential lots, except on properties containing *Secondary Suites*, *Garden Suites*, or *Carriage Homes* or within *Plex-Home* buildings.

- v) No other *home occupations* may be operated in *single detached residential* premises used for a *child care centre*.

### 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 on the *lot*.
- ii) Must comply fully with the B.C. Building Code.
- iii) Shall not exceed a *gross floor area* of 100 m<sup>2</sup>.
- iv) Shall not exceed 40% of the *gross floor area* of the building in which the principal *dwelling unit* and *secondary suite* are located.
- v) 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) **Garden Suites, Carriage Homes, and Accessory Buildings & Uses**

- i) The registered owner of the *lot* on which a *garden suite* and/or *carriage home* is situated must reside on the *lot*;
- ii) An accessory building or a *carriage home* or *garden suite* in an R1 zone must be sited at least as far from the front lot line as the *principal building*, and at least 1.0 m from the principal building.
- iii) The maximum total floor area of *accessory buildings* on a lot in an R1 zone is 60 m<sup>2</sup>.
- iv) The maximum gross ground floor area for a *carriage home* or *garden suite* in the R1 zone is 100 m<sup>2</sup>, and limited by the maximum lot coverage in the R1 zone.
- v) An *accessory building* in R2, R3, R4, or R5 zone must be sited at least as far from the front lot line as the *principal building*, and 1.0 m min. from the *principal building*.

### e) **Visibility at Intersections**

- i) That portion of a corner lot that is enclosed by the lot boundaries common to the lot and the abutting streets and a straight line joining the points on those boundaries that are 3.0 m from the intersection of those boundaries shall not be used for landscaping or for the erection or placement of any building or structure, including any fence or retaining wall that is over 0.5 metres in height according to the below diagram.

- ii) No building, structure or landscaping more than 1 m in height above grade may be erected, placed or maintained on that portion of a corner lot that lies between the area described in the preceding Section and a straight line joining the points on the lot boundaries that are 6.0 m from the intersection of those boundaries.

Diagram:



## 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, and Commercial Zones that permit multiple residential uses: 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.;
- ii) All Multiple Residential Zones: balconies not exceeding 1.5 m.
- iii) All Commercial Zones: marquees and canopies, provided that such projections do not project closer than 1.0 m to the vertical projection of the curb line and the minimum height of the underside of a canopy shall be 2.5 m;
- iv) 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. Basements shall be set back a minimum of 2.0 m from the *front* and *exterior* lot lines; and
- v) In the C2 Zone, gasoline pumps provided that such pumps or pump islands shall be located not closer than 4.5 m to any property line.

## g) Caretaker's Dwelling Unit

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

## h) Garbage Containers

In all Commercial, Industrial and Multiple Residential Zones (with underground refuse areas), garbage containers shall be sized to accommodate the use, located entirely on

the *lot*, placed on a concrete pad with floor drain connected to the sanitary sewer and fitted with a frost-free hose bib.

**i) Drive-in and Drive-through Commercial Establishments**

Restaurant, financial institution, and other commercial uses in the C1 and C3 zones are not permitted to include drive-in or drive-through facilities for the provision of services to customers in motor vehicles.

**j) Child Care Centres**

A *Child Care Centre* is permitted on an R3, R4 and R5 zoned lot and the indoor area of the *Child Care Centre* is exempted from the FAR of the host building up to a maximum of 230 m<sup>2</sup>. The maximum size of a *Child Care Centre* is 230 m<sup>2</sup> indoor area in the R3 and R4 zones and 350 m<sup>2</sup> in the I1, I2, and I3 zones. A minimum of 8 m<sup>2</sup> of indoor area and minimum 6 m<sup>2</sup> outdoor area are required per child. The outdoor area requirement for the *Child Care Centre* can include up to 50 percent of the required outdoor *amenity space* for the *principal building*.

**k) Unit Mix**

Five (5) percent of all *dwelling units* on R3, R4, R5, C1 and C3 zoned lots must include 3 or more *bedrooms*, other than in *Congregate Housing, Designated Post-Secondary Student Housing, Senior Citizens Care Facility, or Seniors Oriented Multiple Unit Residential* buildings.

**l) Amenity Space Requirements**

1. Within *apartment buildings* with 25 or more *dwelling units*, *amenity space* shall be provided at a minimum area in accordance with the following table:

<b>Dwelling Unit Range</b>	<b>Amenity Space Requirement</b>
For <i>dwelling units</i> 1-100	3 m <sup>2</sup> / <i>dwelling unit</i>
For <i>dwelling units</i> 101-200	2 m <sup>2</sup> / <i>dwelling unit</i>
For <i>dwelling units</i> 201+	1 m <sup>2</sup> / <i>dwelling unit</i>
*Both indoor and outdoor amenity space shall each comprise a minimum of one-third of the total amenity space requirement.	
*The minimum area of an indoor amenity space shall be 50 m <sup>2</sup> .	

2. Within *townhouse* properties with 20 or more *dwelling units*, outdoor *amenity space* shall be provided at a minimum area of 1 m<sup>2</sup>/*dwelling unit*. Any required area not provided shall be compensated for in cash-in-lieu by the developer/owner of the property, in an amount calculated by multiplying the remaining required amenity area by the average value per square metre within the *lot*, as calculated by adding the most recent assessed values of each comprising *lot* and dividing this sum by total *lot* area.

## m) Off-site Hospice

In addition to the uses otherwise permitted by this bylaw, on the land described below, administrative support, training and counselling services associated with an off-site hospice use are permitted between the hours of 8:00 am and 6:00 pm on weekdays:

20660 – 48th Avenue - Lot 33 Section 35 Township 7 NWD Plan 25953

## n) Zone Density Exceptions

1. In addition to the maximum density and minimum *lot* area permitted in the R1 Zone in this Bylaw, the properties addressed 20294 49 Avenue and 4865 203 Street shall each be permitted a maximum of 6 *dwelling units* and to subdivide into a maximum of 2 *lots*. Any “child” *lots* created through subdivision shall be permitted a maximum of 3 *dwelling units*.
2. In addition to the maximum density permitted in the R2 Zone in this Bylaw, a maximum of 1.218 *Floor Area Ratio (FAR)* is permitted on 19667 55A Avenue.

## 2.5 Residential Zones within a Designated Transit Oriented Area (TOA)

Pursuant to section 585.52 of the *Local Government Act*, the areas shown shaded, and outlined in blue, on the TOA Map below, are designated as Transit Oriented Areas (TOAs).

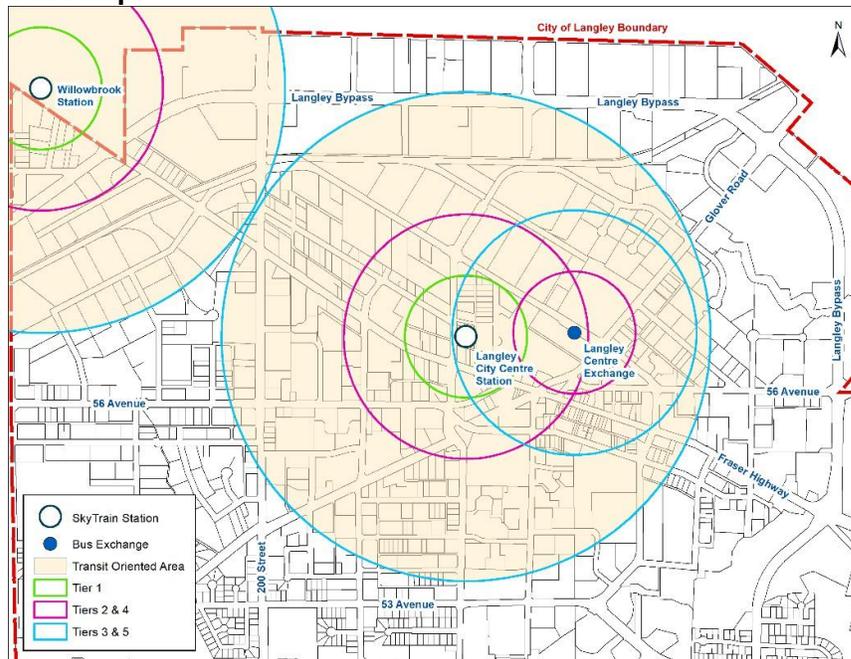
- i) If a portion of a lot is within a TOA, the whole lot or assembly of lots is within the TOA. If a lot or an assembly of lots is within multiple TOA Tiers, the whole lot or assembly of lots is within the Tier with the higher minimum allowable height and density in the TOA Table.
- ii) Irrespective of other provisions within this Bylaw, and upon the application for and adoption of the appropriate amendment of this Bylaw, properties zoned to allow for residential uses within TOAs may develop in accordance with the heights and densities in the TOA Table and corresponding radii on the TOA Map below, in accordance with other provisions within their respective zones:

**TOA Table**

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

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

**TOA Map**



## 2.6 Density Requirements

### a. Density Bonus

The Density Bonus requirements in Section 2.6 a. are applicable to lots located outside of Transit Oriented Areas (TOAs).

- i.) The following bonus FAR is permitted on a lot, if 13% of the net residential bonus FAR is composed of multi-family rental units that are rented at a minimum of 20% below local market rental rates and these units are secured by a Housing Agreement for the life of the building, or the applicable cash-in-lieu contribution is provided to the City according to Council Policy CO-xx, for these zones:
  - a. R3: 0.5 bonus FAR (above base density of 2.1 FAR to maximum 2.6 FAR)
  - b. R4: 0.9 bonus FAR (above base density of 2.6 FAR to maximum 3.5 FAR)
  - c. C1: 0.9 bonus FAR (above base density of 2.6 FAR to maximum 3.5 FAR),
    - a. only applicable to C1 zones located in the Mixed Use land use in the OCP.
- iii.) U1 zone: an Official Campus Plan is required to be in effect for the KPU Langley Campus to permit additional FAR above a base density of 3.5 FAR.

### b. Inclusionary Housing

The Inclusionary Housing requirements in Section 2.6 b. are applicable to lots located within Transit Oriented Areas (TOAs).

- i.) 2.5% of the net residential FAR on the lot is required to be composed of multi-family rental units that are rented at a minimum of 20% below local market rental rates, and these units are secured by a Housing Agreement for the life of the building, or the applicable cash-in-lieu contribution is provided to the City according to Council Policy CO-xx.

# 3. Off-Street Parking, Loading & Storage

### 3.1 New and Existing Buildings, Structures & Uses

- a. For land uses, buildings and structures (including additions and renovations resulting in increased *gross floor area*) 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.

### 3.2 Location of Parking Facilities

- a. For all uses, except residential, required off-street parking may be located within 160 m 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 *apartment buildings*, all parking spaces (other than those designated for “Visitor Parking”) shall be enclosed and secured to only be accessible to their users.

### 3.3 Units of Measurement

- a. *Gross floor area* shall not include a mezzanine as defined by the British Columbia Building Code for the purpose of calculating parking requirements.

### 3.4 General Requirements

- a. Where land, buildings, or structures contain multiple uses the required number of parking spaces shall be the sum of spaces required for each use separately. For clarity, where residential parking requirements are calculated, they shall be rounded one time after adding the total for each type of *dwelling unit*.
- b. For the purposes of calculating parking requirements, the calculated number of parking

spaces for resident and residential visitor use shall be considered as serving separate uses.

- i. Shared use of off-street parking spaces by two or more uses, such as commercial, institutional and residential visitor parking spaces but not including parking spaces for residential units, may be permitted, provided it is supported by a registered professional engineer's report, does not exceed fifty (50) percent of the required residential visitor parking spaces where applicable, that the hours of operation for such uses do not overlap significantly, and that the shared off-street parking spaces are located within 200 metres of the uses that parking spaces are being shared between. Shared parking spaces shall be clearly signed and marked according to use and hours of use, and secured by a covenant registered on the subject property title.
- c. Visitor parking shall be provided for all *townhouse complexes* and *apartment buildings*.
- d. *Townhouse complexes* shall contain no more than 50 percent *tandem parking spaces*.
- e. A minimum of five (5) percent of parking spaces required for each use shall be designated with signage as Accessible Parking spaces and provided with the associated dimensions, to a minimum of one. For residential buildings with individual surface-level parking spaces, accessible parking requirements shall only apply to required visitor parking spaces.
- f. A minimum of ten (10) percent of residential parking spaces in all *townhouse complexes* and *apartment buildings* shall each be equipped with a minimum Level Two electric vehicle charging station. All parking spaces identified for *car share* vehicles must also be equipped with a minimum Level Two electric vehicle charging station. All other residential parking spaces shall each be equipped with energized outlets for the future installation of additional Level Two electric vehicle charging stations. All residential visitor parking spaces shall have ducting constructed for the future wiring and installation of additional Level Two electric vehicle charging stations, with the exception of *townhouse complexes*.
- g. In *tourist accommodation* buildings, all parking spaces shall be equipped with a minimum Level Two electric vehicle charging station. For all other commercial, industrial, and institutional uses, a minimum of two (2) Level Two electric vehicle charging stations shall be provided, and a minimum of twenty (20) percent of the remaining parking spaces shall be equipped with energized outlets for the future installation of additional Level Two electric vehicle charging stations.
- h. A maximum of sixty (60) percent of total parking spaces required for each use may be provided as Small Car Parking Spaces.

### 3.5 Transit Oriented Areas (TOAs)

- a. Notwithstanding any other provision within this Bylaw, parking requirements for residential uses within Transit Oriented Areas (TOAs) shall be a minimum of the greater of 0.05 Accessible Parking spaces per *dwelling unit* or 1 Accessible Parking space.

- b. Electric vehicle parking requirements shall apply to the residential parking spaces provided (as opposed to required) within Transit Oriented Areas (TOAs).

### 3.6 Parking Requirement Reduction Opportunities

- a. Parking requirements for *below-market rental dwelling units* and *non-market rental dwelling units* may be reduced lower than the requirements in Section 3.7 of this Bylaw based on the findings of a registered professional engineer's report.
- b. Residential parking requirements for *apartment buildings* outside of a Transit Oriented Area (TOA) may be reduced if shared vehicles are provided on-site for the use of the residents of these properties, subject to these requirements:
  - i. Required residential parking spaces may be reduced by five (5) spaces for every shared vehicle provided on the subject property;
  - ii. A minimum and a maximum of two (2) car share vehicles must be provided, in dedicated car share parking spaces, on the subject property that is seeking to reduce parking requirements according to this section;
  - iii. Car share vehicles provided on a subject property must be available for the exclusive use of the residents residing on that property; and
  - iv. Car share parking spaces shall be clearly signed and marked according to use, and secured by a covenant registered on the subject property title.
- c. Notwithstanding Section 3.7 of this Bylaw, commercial parking in the area outlined on the below map shall be required at a rate of 1.0 spaces per 100 m<sup>2</sup> of *gross floor area*. When calculating the required commercial parking for a new building in this same area, previously existing commercial *floor area* on the *lot* shall be discounted. This shall not apply to renovations or additions.



- d. The required commercial parking spaces for a *lot* within the area outlined on the above map may be reduced through a payment of \$40,000 per space not provided.

### 3.7 Off-Street Parking Requirements

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

	Land Use/Dwelling Unit Type	Minimum Parking Requirement
RESIDENTIAL	R1 Zone Uses ( <i>Single Detached Home, Plex Home, Carriage Home, Garden Suite, Secondary Suite</i> )	<p><i>Single Detached Residential: 2 spaces/dwelling unit</i></p> <p>1.5 spaces/dwelling unit for a unit exceeding 100 m<sup>2</sup> gross floor area</p> <p>1 space/dwelling unit for a unit not exceeding 100 m<sup>2</sup> a gross floor area</p> <p>Not applicable within 400 m of a frequent bus stop.</p>
	<i>Townhouse Complex</i>	2.0 spaces/dwelling unit
	Studio dwelling unit and 1 Bedroom dwelling unit in apartment building	1.0 spaces/dwelling unit
	2 Bedroom dwelling unit in apartment building	1.25 spaces/dwelling unit
	3+ Bedroom dwelling unit in apartment building	1.45 spaces/dwelling unit
	Nonmarket rental dwelling unit in an apartment building, secured by housing agreement on lot title	0.5 spaces/dwelling unit
	Below market rental dwelling unit in an apartment building, secured by housing agreement on lot title	0.7 spaces/dwelling unit
	<i>Bed and Breakfast</i>	1.0 spaces/sleeping room
	<i>Caretaker's Dwelling Unit</i>	1.0 spaces/dwelling unit
	<i>Seniors Care Facility</i>	1 space/3 beds
	<i>Congregate Housing</i>	0.5 spaces/dwelling unit
	<i>Seniors-Oriented Multi-Unit Residential</i>	1.0 spaces/dwelling unit
	Nonmarket or below market rental dwelling unit in a Seniors-Oriented Multi-Unit Residential apartment building, secured by housing agreement on lot title	0.25 spaces/dwelling unit
	Designated post-secondary student housing secured by housing agreement on lot title	0.25 spaces/dwelling unit
	Visitor Parking	<p>0.20 spaces/dwelling unit</p> <p>0.15 spaces/dwelling unit in Shoulder area</p> <p>0 spaces/dwelling unit in designated post-secondary student housing</p>

	Land Use/Location	Minimum Parking Requirement
<b>COMMERCIAL</b>	Standard	2.5 spaces/100 m <sup>2</sup> of <i>gross floor area</i> 1.5 spaces per 100 m <sup>2</sup> of <i>gross floor area</i> in <i>University District</i> land use
	<i>Core and Shoulder</i>	1.5 spaces/100 m <sup>2</sup> of <i>gross floor area</i> *  2.0 spaces/100 m <sup>2</sup> of <i>gross floor area</i> for establishments greater than 1,000 m <sup>2</sup> <i>gross floor area</i> in <i>Shoulder</i>  *Subject to Section 3.6c of this Bylaw
<b>INDUSTRIAL</b>		1.0 spaces/100 m <sup>2</sup> of <i>gross floor area</i>
<b>INSTITUTIONAL</b>	<i>Public/Private Hospital</i>	1.0 spaces/41 m <sup>2</sup> of <i>gross floor area</i>
	<i>Elementary/Middle School</i>	1.75 spaces/classroom + 9 spaces dedicated for drop-off and pick-up
	<i>Secondary School</i>	3.8 spaces/classroom + 9 spaces dedicated for drop-off and pick-up
	<i>Community centre</i>	2.0 spaces/100 m <sup>2</sup> of <i>gross floor area</i>
	<i>Cultural and entertainment facility</i>	2.0 spaces/100 m <sup>2</sup> of <i>gross floor area</i>
	<i>Assembly hall</i>	1.0 spaces/15 m <sup>2</sup> of <i>gross floor area</i>
	<i>Convention centre</i>	1.0 spaces/15 m <sup>2</sup> of <i>gross floor area</i>
	<i>Gaming facility</i>	1.0 spaces/15 m <sup>2</sup> of <i>gross floor area</i>

## 3.8 Off-Street Parking Design Criteria

### a) Vehicle Parking

- i. Where the required off-street parking area is to accommodate four (4) or more vehicles, such spaces and associated maneuvering aisles shall:
  - a. Be hard surfaced;
  - b. Have the individual parking spaces, entrances, and exits clearly marked;
  - c. Have provision for individual ingress and egress by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles;
  - d. Not have vehicular access, ingress or egress permitted to the property other than in locations approved by the City Engineer; and
  - e. Not exceed a maximum slope of 5% in any direction.
- ii. Where two accessible parking spaces are located side-by-side with no barrier between them (i.e. column), they may be provided at a width of 2.4 m with an additional access aisle 1.5 metres in width between them.
- iii. When the side of a parking space adjoins a fence, wall or other structure more than

0.3 metres in height, the width of the parking space shall be increased by 0.3 metres for its entire length, except for a column located on one side of the parking space with a maximum encroachment of 0.15 m.

- iv. The ramp providing vehicular access to a parking surface shall have:
  - a. A vehicle landing area adjacent to the *highway*, having a minimum length of 6 metres measured from the property line and a maximum slope not exceeding 5% in any direction, and
  - b. A maximum slope beyond the landing area not exceeding 15%.

Off-street parking spaces in common parking areas shall use these minimum dimensions:

Parking Angle		Stall Width	Stall Length	Aisle Width	Traffic Flow
90°	Regular	2.6 m	5.5 m	6.0 m	Two-way
	Small Car	2.4 m	4.9 m		
	Accessible	3.7 m	5.5 m		
60°	Regular	2.6 m	5.5 m	5.5 m	One-way
	Small Car	2.4 m	4.9 m		
	Accessible	3.7 m	5.5m		
45°	Regular	2.6 m	5.5 m	4.0 m	One-way
	Small Car	2.4 m	4.9 m		
	Accessible	3.7 m	5.5 m		
Parallel	Regular	2.6 m	6.7 m	3.6 m	One-way or two-way
	Small Car	N/A	N/A		
	Accessible	3.7 m	6.7 m		
Tandem	Regular	2.6 m	5.6 m	3.6 m	One-way or two-way
	Small Car	N/A	N/A		
	Accessible	3.7 m	5.6 m		

Off-street parking spaces within garages shall comply with the following minimum dimensions:

Type	Stall Width	Stall Length
Single garage	3.2 m	6.0 m
Double garage	2.9 m	6.0 m
Tandem parking space in a garage	3.2 m	5.6 m

## b) Bicycle Parking

### 1. Location of Bicycle Parking Facilities

- a. Bicycle parking spaces and facilities shall be provided on the same *lot* as the use served.
- b. Resident, tenant, and employee bicycle parking facilities shall be located within a secured bicycle parking room or within individually secured bicycle lockers.
- c. Visitor parking spaces shall be located outside the building.

## 2. Bicycle Parking Stall Requirements

- a. Bicycle parking shall be provided in accordance with the following:

Land Use	Class I Residents/Employees	Class II Visitors/Patrons
<i>Apartment Building within Transit Oriented Area (TOA)</i>	0.7 spaces/dwelling unit	6 spaces/building
<i>Apartment Building outside Transit Oriented Area (TOA)</i>	0.5 spaces/dwelling unit	6 spaces/building
<i>Commercial, Industrial and Institutional</i>	0.1/100 sq m of gross floor area	6 spaces/lot

## 3. Bicycle Parking Design Criteria

- a. Bicycle parking spaces shall be a minimum of 1.8 metres in length and 0.6 metres in width. Vertical parking shall be a minimum of 1.1 metres in length and 0.6 metres in width. Aisle width shall be a minimum of 1.2 metres in width and vertical clearance shall be a minimum of 2.0 metres.
- b. Each Class I 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, unless provided within an individually secured bicycle locker.
- c. 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.
- d. Bicycle parking may be provided in storage lockers or rooms of a minimum size of 3.4 m<sup>2</sup>.

## 3.9 Loading

### a) Location of Loading Spaces

- a. Off-street loading spaces shall be provided on the same *lot* as the use served.
- b. An accessible path of travel shall be provided between loading spaces and at least one building entrance.
- c. Garbage/recycling/organics storage and associated access and/or staging/pick-up areas may be placed adjacent to loading spaces and associated maneuvering access areas, provided that the loading spaces have unencumbered maneuvering access to them.
- d. Garbage/recycling/organics storage and associated access and/or staging/pick-up areas shall be located wholly on the same *lot* as the use served.

**b) Off-Street Loading Requirements**

Land Use	Loading Requirement	
<i>Apartment</i>	250 units or fewer	1 space/ <i>building</i>
	Greater than 250 units	2 spaces/ <i>building</i>
<i>Commercial</i> <i>Industrial</i>	1 space/ <i>building</i>	

Mixed-use *buildings* involving *apartment* use and *commercial* use require at least one loading space per use.

**c) Off-Street Loading Design Criteria**

- a. 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. Off-street loading spaces shall comply with the following minimum dimensions:

Land Use	Width	Length	Height
Apartment	3.0 m	7.0 m	3.0 m
Commercial Industrial	3.0 m	9.0 m	3.6 m

**3.10 Storage Lockers**

1. For all *apartment buildings*, a secured storage locker with a minimum area of 2.3 m<sup>2</sup>, a minimum height of 2.1 m, and a minimum clear horizontal dimension of 1.2 m in all directions of usable and unencumbered storage space per unit shall be provided for each *dwelling unit* within the same *building*.
2. Storage lockers may be located within *dwelling units* provided that they are clearly identified as separate rooms and minimum dimensions as set out in this section are met excluding utilities, appliances (and reasonable access to these appliances), or other similar encroaching features.

# 4. Landscaping

## 4.1 Minimum Requirements

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

### a) Buffer

- i. A buffer of planted trees or shrubs or a fence of not less than 1.2 metres 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.
- ii. A buffer of a minimum width of 1.0 metres shall be provided along all *front* and *exterior side* lot lines for grade-level landscaping including softscape ground cover plantings or hardscape materials.

### b) Parking and Loading

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

### e) Garbage and Recycling Containers

Garbage containers and recycling containers shall be screened from any adjacent *lot* to a height of at least 1.2 metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

# 5. Residential Zones

# R1 Suburban Residential

**Intent:** To accommodate *Single Detached Dwellings* and *Plex Homes* on 557 square metre or larger lots.

## 1. Permitted Uses

### Principal Uses

- a. *Single Detached Dwelling*
- b. *Plex Home* except for R1 lots within Transit-Oriented Areas
- c. *Private Care Facility*

### Accessory Uses

- a. *Home Occupation*
- b. *Secondary Suite*
- c. *Garden Suite*
- d. *Carriage Home*

## 2. Lot

<b>Lot size, minimum</b>	557 m <sup>2</sup>
<b>Lot frontage, minimum</b>	16 m

## 3. Density

<b>Number of <i>dwelling units per lot</i>, maximum</b>	4
	Within a TOA: 1 <i>principal dwelling</i> and 1 <i>secondary suite, garden suite, or carriage home</i>
	Within 400 m of a frequent transit bus stop: 6

## 4. Maximum Height

<b>Principal Building</b>	9.0 m (9.8 m permitted for a <i>sloped roof</i> , for three storey buildings only)
<b>Carriage Home</b>	6.8 m
<b>Garden Suite</b>	4.6 m
<b>Accessory Buildings/Structures</b>	4.6 m

## 5. Lot Coverage

<b>Lot coverage, maximum</b>	36%
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## 6. Floorplate

<b>Third storey area</b>	<p>The maximum floor area of the third <i>storey</i> of a building shall be the greater of:</p> <p>a. 50 m<sup>2</sup> for each unit within the building's third storey; or</p> <p>b. 80% of the ground floor area with a building stepback* incorporated into the third storey.</p> <p>* means the third <i>storey</i> building face is set back a minimum of 1.2 m from the front or one or more side building faces of the <i>storey</i> immediately below.</p>
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## 7. Minimum Setbacks

	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building</b>	6.0 m	6.0 m	1.5 m*	3.0 m
<b>Garden Suite</b>	6.0 m	1.5 m	1.5m	3.0 m
<b>Carriage Home</b>	6.0 m	4.5 m <sup>^</sup>	4.5 m <sup>^</sup>	3.0 m
<b>Balconies</b>	6.0 m	6.0 m	6.0 m	6.0 m
<b>Accessory Buildings &amp; Structures, minimum</b>	6.0 m	1.5 m	1.5 m	3.0 m

\* 6 m for:

- a *principal building* located to the rear of a *principal building* that is adjacent to the *front lot line* on the same *lot*; or
- where the setback is required for use as a private open space.

<sup>^</sup> May be reduced to 3.0 m if fenestration on the upper story building sides facing the side *lot* line and rear *lot* line is limited to *clerestory windows*.

**Separation between buildings on a lot**

1.2 m to 4.5 m between *garden suites* or *carriage homes* and *principal buildings*, or as required by the BC Building Code.

6 m between *principal buildings* parallel to the front lot line and 2.4 m between *principal buildings* perpendicular to the front lot line.

**8. Off-Street Parking**

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According to Section 3 of this Bylaw.

**9. Landscaping**

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Not applicable.

**10. Other Regulations**

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

- a. General provisions on use are set out in Section 2. 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.
- g. Roof top patios are prohibited.
- h. Private open space shall be provided for each *dwelling unit* at a minimum depth of 6 m measured outward from the building face that directly abuts the private *open space*.

# R2 Townhouse Residential

**Intent:** To accommodate *townhouse complexes* and *rowhouse* buildings in the Ground Oriented Residential and Low Rise Residential OCP land uses.

## 1. Permitted Uses

### Principal Uses

- a. *Multiple Unit Residential*
- b. *Seniors-Oriented Multiple Unit Residential*

### Accessory Uses

- a. *Home Occupations* excluding *bed and breakfast* and *child care centre*
- b. Real Estate Sales Centre Office marketing a building on the same lot with an associated Development Permit application in-stream or issued within the previous two years.
- c. Commercial uses, as permitted by a Corner Commercial designation in the OCP, limited to:
  - ii. *Retail sales* less than 400 m<sup>2</sup> in floor area and excluding pharmacies
  - iii. *General Service*
  - iv. *Personal Service*, excluding laundry and dry cleaning
  - v. *Office*
  - vi. *Eating Establishment*
  - vii. *Cultural Facilities*
  - viii. *Assembly Hall*
  - ix. *Community Service*
  - x. *Artist Studio*
  - xi. *Child Care Centre*, in accordance with Section 2.4 j
  - xii. *Brew pub*
  - xiii. *Brewers and vintners*

## 2. Lot

### **Lot size, minimum**

1,000 m<sup>2</sup>, except for *lots* created by subdivision with a registered party wall agreement.

*Lots* created by subdivision with a registered party wall agreement shall have a maximum area of 280 m<sup>2</sup>.

**Lot frontage, minimum**

Not Applicable

*Lots created by subdivision with a registered party wall agreement shall have a minimum frontage of 4.5 m.*

**3. Density****Floor Area Ratio (FAR), maximum**

1.200 FAR

**4. Height****Principal Building, maximum**

11.0 m

**Accessory Buildings & Structures, maximum**

7.0 m

**5. Lot Coverage****Lot coverage, maximum**

45%

**6. Floorplate**

Not Applicable

**7. Setbacks****Principal and Accessory Buildings & Structures, minimum****Lot Line**

<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
3.0 m	4.5 m*	1.5 m <sup>^</sup>	3.0 m*

\*1.2 m where abutting a lane  
<sup>^</sup>0.0 m for lots with party wall agreement and 4.5 m where the setback is intended for use as a private open space.

**Separation between buildings on a lot**

9.0 m between building faces.

## 8. Off-Street Parking

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According to Section 3 of this Bylaw.

## 9. Landscaping

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Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 10. Amenity Space

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*Amenity space* shall be provided in accordance with this Bylaw.

## 11. Other Regulations

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

- a. General provisions on use are set out in Section 2. 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. Private open space shall be provided for each *dwelling* unit at a minimum depth of 4.5 m, or 3 m if fronting a public street, measured outward from the building face that directly abuts the private *open space*.

# R3 Low Rise Residential

**Intent:** To accommodate low-rise, high-density *apartment buildings* and *townhouse complexes* in the Low Rise Residential OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Congregate Housing*
- b. *Multiple Unit Residential*
- c. *Seniors-Oriented Multiple Unit Residential*

### Accessory Uses

- a. *Home Occupation*, excluding *bed and breakfast* and *Child Care Centre*
- b. *Child Care Centre*, in accordance with Section 2.4 j of this Bylaw
- c. Real Estate Sales Centre *Office* marketing a building on the same lot with an associated Development Permit application in-stream application or issued within the previous two years.
- d. Commercial uses, as permitted by a Corner Commercial designation in the OCP, limited to:
  - i. *Retail sales* less than 400 m<sup>2</sup> in floor area and, excluding pharmacies
  - ii. *General Service*.
  - iii. *Personal Service*, excluding laundry and dry cleaning
  - iv. *Office*
  - v. *Eating Establishment*
  - vi. *Cultural Facilities*
  - vii. *Assembly Hall*
  - viii. *Community Service*
  - ix. *Artist Studio*
  - x. *Brew pub*
  - xi. *Brewers and vintners*

## 2. Lot

<b>Lot size, minimum</b>	1,000 m <sup>2</sup>
<b>Lot frontage, minimum</b>	26.0 m

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	2.600 FAR*
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\*see Section 2.6 of this Bylaw for amenity requirement above 2.1 FAR base density.

#### 4. Height

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<b>Principal Building, maximum</b>	6 storeys
<b>Accessory Buildings &amp; Structures, maximum</b>	7.0 m

#### 5. Lot Coverage

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<b>Lot coverage, maximum</b>	N/A
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#### 6. Floorplate

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Not Applicable

#### 7. Setbacks

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	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building, minimum</b>	3.0 m	6.0 m*	6.0 m^	3.0 m*
<b>Accessory Buildings &amp; Structures, minimum</b>	6.0 m	3.0 m#	3.0 m#	6.0m#

\* 2.0m if abutting a lane  
 ^ 1.5 m for a single exit stair building provided that any *dwelling units* adjacent to a *side lot line* are also adjacent to the *front* or *rear* lot line.  
 # 0.0m if abutting a lane

#### 8. Off-Street Parking

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According to Section 3 of this Bylaw.

#### 9. Landscaping

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Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 10. Amenity Space

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*Amenity space* shall be provided in accordance with this Bylaw.

## 11. Other Regulations

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

- a. General provisions on use are set out in Section 2. 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.

# R4 Mid Rise Residential

**Intent:** To accommodate mid-rise, high-density *apartment buildings* in the Mid Rise Residential and Mixed Use OCP land uses.

## 1. Permitted Uses

### Principal Uses

- a. *Congregate Housing*
- b. *Multiple Unit Residential*
- c. *Seniors-Oriented Multiple Unit Residential*

### Accessory Uses

- a. *Home Occupation*, excluding *bed and breakfast* and *Child Care Centre*
- b. *Child Care Centre*, in accordance with Section 2.4 j of this Bylaw
- c. Real Estate Sales Centre *Office* marketing a building on the same lot with an associated Development Permit application in-stream application or issued within the previous two years.
- d. Commercial uses, as permitted by a Corner Commercial designation in the OCP, limited to:
  - i. *Retail sales* less than 400 m<sup>2</sup> in floor area and excluding pharmacies
  - ii. *General Service*
  - iii. *Personal Service*, excluding laundry and dry cleaning
  - iv. *Office*
  - v. *Eating Establishment*
  - vi. *Cultural Facilities*
  - vii. *Assembly Hall*
  - viii. *Community Service*
  - ix. *Artist Studio*
  - x. *Brew pub*
  - xi. *Brewers and vintners*

## 2. Lot

<b>Lot size, minimum</b>	1,850 m <sup>2</sup>
<b>Lot frontage, minimum</b>	40.0 m

### 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	3.500 FAR*
	*see Section 2.6 of this Bylaw for amenity requirement.

### 4. Height

<b>Principal Building, Maximum</b>	12 storeys, or the maximum height (m) permitted by the <i>Airport Zoning Regulation (AZR)</i> for Langley Regional Airport, whichever is less.
<b>Accessory Buildings &amp; Structures, maximum</b>	7.0 m

### 5. Lot Coverage

<b>Lot coverage, maximum, principal building</b>	N/A
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### 6. Floorplate

<b>Above top of 8<sup>th</sup> storey, maximum</b>	750 m <sup>2</sup>
<b>Max. building face length above 8<sup>th</sup> storey</b>	30 m

### 7. Setbacks

	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building, minimum up to top of 8<sup>th</sup> storey</b>	3.0 m	6.0 m*	6.0 m	3.0 m*
<b>above top of 8<sup>th</sup> storey</b>	3.0m	12.5m <sup>^</sup>	12.5m	3.0 m <sup>^</sup>
<b>Accessory Buildings &amp; Structures, minimum</b>	6.0m	3.0m <sup>#</sup>	3.0m	6.0m <sup>#</sup>
	*2.0 m if abutting a lane			
	<sup>^</sup> 8.5 m if abutting a lane			
	<sup>#</sup> 0.0 m if abutting a lane			

### 8. Off-Street Parking

According to Section 3 of this Bylaw.

## 9. Landscaping

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Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 10. Amenity Space

---

*Amenity space* shall be provided in accordance with this Bylaw.

## 11. Other Regulations

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

- a. General provisions on use are set out in Section 2. 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.

# R5 High Rise Residential

**Intent:** To accommodate high-rise *apartment buildings* with accessory locally-serving commercial uses in the Transit Oriented Residential and Civic Centre OCP land uses.

## 1. Permitted Uses

### Principal Uses

- a. *Congregate Housing*
- b. *Multiple Unit Residential*
- c. *Seniors-Oriented Multiple Unit Residential*

### Accessory Uses

- a. *Home Occupation*, excluding *bed and breakfast* and *Child Care Centre*
- b. *Child Care Centre*, in accordance with Zoning Bylaw Section 2.4 j
- c. *Retail sales* less than 400 m<sup>2</sup> in floor area and excluding pharmacies
- d. *General Service*
- e. *Eating Establishment*
- f. *Personal Services*, excluding laundry and dry cleaning
- g. *Office*
- h. *Cultural Facilities*
- i. *Assembly Hall*
- j. *Community Service*
- k. *Artist Studio*
- l. *Brew pub*
- m. *Brewers and vintners*

## 2. Lot

<b>Lot size, minimum</b>	1,850 m <sup>2</sup>
<b>Lot frontage, minimum</b>	40.0 m

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	4.500 FAR*
	*see Section 2.6 of this Bylaw for amenity requirement.

## 4. Height

<b>Principal Building, Maximum</b>	46 m or the maximum <i>height</i> (m) permitted by the AZR for Langley Regional Airport, whichever is less.
<b>Accessory Buildings &amp; Structures, maximum</b>	7.0 m

## 5. Lot Coverage

---

<b>Lot coverage, maximum, principal building</b>	N/A
--	-----

## 6. Floorplate

---

<b>Above top of 10<sup>th</sup> storey, maximum</b>	750 m <sup>2</sup>
<b>Max. building face length above 10<sup>th</sup> storey</b>	30 m

## 7. Setbacks

---

	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building, minimum up to top of 10<sup>th</sup> storey</b>	3.0 m	6.0 m*	0.0 m**	3.0 m*
<b>above top of 10<sup>th</sup> storey</b>	3.0 m	12.5 m <sup>^</sup>	12.5 m	3.0 m <sup>^</sup>
<b>Accessory Buildings &amp; Structures, minimum</b>	6.0 m	6.0 m#	6.0 m#	6.0 m#

\* 2.0 m if abutting a lane  
 \*\*To top of 6<sup>th</sup> storey; 6.0 m above top of 6<sup>th</sup> storey or if abutting a residential use  
<sup>^</sup> 8.5 m if abutting a lane  
<sup>#</sup> 0.0 m if abutting a lane

## 8. Off-Street Parking

---

According to Section 3 of this Bylaw.

## 9. Landscaping

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 10. Amenity Space

---

*Amenity space* shall be provided in accordance with this Bylaw.

## 11. Other Regulations

---

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

- a. General provisions on use are set out in Section 2. 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.

# R5a Langley Lions Seniors District

**Intent:** To accommodate and regulate a 981-unit seniors rental housing development according to a master plan.

## 1. Permitted Uses

### Principal Uses

- a. *Congregate Housing*
- b. *Multiple Unit Residential*
- c. *Seniors-Oriented Multiple Unit Residential*

### Accessory Uses

- a. *Community Service*
- b. *Home Occupation, excluding Bed and Breakfast and Child Care Centre*

## 2. Lot

The following lots shall form the site:

- a. Lot 1, District Lot 36, Group 2, New Westminster District, Plan EPP107406
- b. Lot 2, District Lot 36, Group 2, New Westminster District, Plan EPP107406, and an Undivided 10/100<sup>th</sup> Share in Lot 1
- c. Lot 3, District Lot 36, Group 2, New Westminster District, Plan EPP107406, and an Undivided 15/100<sup>th</sup> share in Lot 1
- d. Lot 4, District Lot 36, Group 2, New Westminster District, Plan EPP107406, and an Undivided 18/100<sup>th</sup> Share in Lo 1
- e. Lot 5, District Lot 36, Group 2, New Westminster District, Plan EPP107406, and an Undivided 57/100<sup>th</sup> Share in Lot 1
- f. Lot 262, District Lot 36, Group 2, New Westminster District, Plan 65845
- g. Lot 263, District Lot 36, Group 2, New Westminster District, Plan 65845

## 3. Density

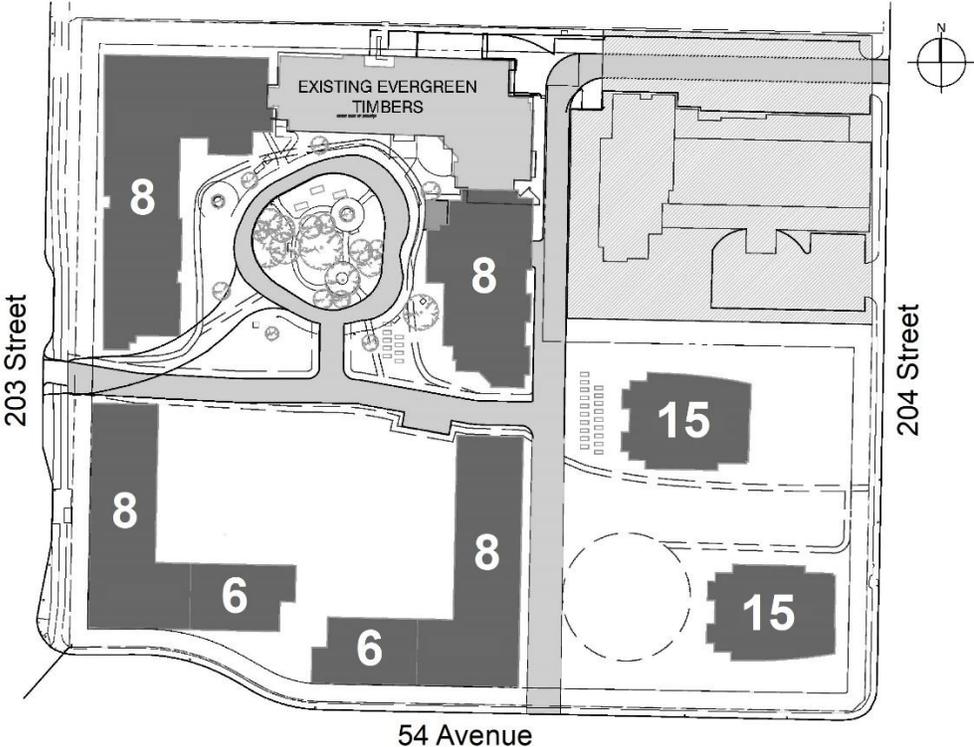
**Floor Area Ratio (FAR), maximum, site**

3.000 FAR\*

\*see Section 2.6 of this Bylaw for amenity requirement.

**4. Siting and Maximum Height of Buildings and Structures**

The location and maximum height (in number of building storeys) of the buildings and structures of the Development shall generally conform to the site master plan prepared by DYS Architecture as shown below:



**5. Lot Coverage**

*Lot coverage, maximum, principal building*      40%

**6. Floorplate**

*Above top of 10<sup>th</sup> storey, maximum*      750 m<sup>2</sup>

*Max. building face length above 10<sup>th</sup> storey*      30 m

## 7. Off-Street Parking

---

According to Section 3 of this Bylaw.

## 8. Landscaping

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. Of this Bylaw.

## 9. Amenity Space

---

*Amenity space* shall be provided in accordance with 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 2. 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.

# 6. Commercial Zones

# C1 Downtown Commercial

C1

**Intent:** To accommodate high-density residential, commercial, and mixed-use buildings within the Historic Downtown, Civic Centre, Transit Oriented Core, Transit Oriented Residential and Mixed Use OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Animal Daycare*
- b. *Arcade*
- c. *Artist Studio*
- d. *Assembly Hall*
- e. *Auction House*
- f. *Automotive Sales and Rental Storefront*
- g. *Brew pub*
- h. *Brewers and vintners*
- i. *Child Care Centre*
- j. *Commercial Schools*
- k. *Congregate Housing*
- l. *Community Centres*
- m. *Community Service*
- n. *Cultural Facilities*
- o. *Eating Establishment*
- p. *Entertainment Facilities*
- q. *General Service*
- r. *Government Administration*
- s. *Indoor Recreation Facilities*
- t. *Multiple-Unit Residential*
- u. *Office*
- v. *Personal Service*
- w. *Parking Facilities*
- x. *Retail Store*
- y. *Senior Citizens Care Facility*
- z. *Seniors-Oriented Multiple Unit Residential*
- aa. *Small-scale recycling facility*
- bb. *Tourist Accommodation*

### Accessory Uses

- a. *Home Occupation, excluding bed and breakfast and Child Care Centre*
- b. *Caretaker's dwelling unit*
- c. *Repair shop*

## 2. Lot

**Lot size, minimum**

222 m<sup>2</sup>\*

\*unless a larger min. lot size through lot assembly is identified in the OCP.

## 3. Density

### Floor Area Ratio (FAR)

OCP Land Use (that zone is located within)	Maximum FAR* (per OCP land use location)
Mixed Use	3.5
Transit Oriented Residential	4.5
Historic Downtown	5.5
Civic Centre	5.5
Transit Oriented Core	5.5

\*see Section 2.6 of this Bylaw for amenity requirement.

## 4. Height

**Principal Building,  
maximum**

Lots zoned C1 on or before December 1, 2025

- 46 metres or AZR maximum for Langley Regional Airport

Lots zoned C1 after December 1, 2025

- 46 metres, or AZR maximum, or as permitted in OCP Mixed Use land use

Lots zoned C1 outside AZR:

- Not Applicable

**Accessory Buildings  
& Structures, maximum**

Not Applicable

## 5. Lot Coverage

---

<b>Lot coverage, maximum, principal building</b>	N/A
--	-----

## 6. Floorplate

---

<b>Above top of 10<sup>th</sup> storey, maximum</b>	750 m <sup>2</sup>
<b>Max. building length above 10<sup>th</sup> storey</b>	30 m

## 7. Setbacks

---

	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building, minimum up to top on 10<sup>th</sup> storey above top of 10<sup>th</sup> storey</b>	2.0 m*	0.0 m**	0.0 m+	2.0 m*
	2.0 m*	12.5 m <sup>^</sup>	12.5 m	2.0 m <sup>^</sup>
<b>Accessory Buildings &amp; Structures, minimum</b>	Not Applicable			
	*3.0m for residential storeys			
	**2.0 m for residential storeys if abutting a lane; 6.0 m for residential storeys otherwise			
	<sup>^</sup> 8.5 m if abutting a lane			
	+To top of 8 <sup>th</sup> storey; 6.0 m above top of 8 <sup>th</sup> storey and/or if abutting a residential use set back 6.0 m or more			

## 8. Off-Street Parking

---

According to Section 3. of this Bylaw.

## 9. Landscaping

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 10. Amenity Space

---

*Amenity space* shall be provided in accordance with this Bylaw.

## 11. Other Regulations

---

*Auction House* 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.

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

- a. General provisions on use are set out in Section 2. 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.

# C2 Service Commercial

**Intent:** To accommodate service-oriented commercial uses that are generally not accommodated in core commercial and mixed-use areas within the Service Commercial, Mixed Employment, Transit Oriented Core, Transit Oriented Residential, Mixed Use and University District OCP land uses.

## 1. Permitted Uses

### Principal Uses

- a. *Assembly Hall*
- b. *Auction House*
- c. *Automotive Sales and Rental*
- d. *Automotive Service*
- e. *Commercial Business Services*
- f. *Child Care Centre*
- g. *Convenience Store*
- h. *Eating Establishment*
- i. *Equipment Sales, Service and Rental*
- j. *Garden Centre*
- k. *Gasoline Station*
- l. *General Service uses, limited to Freight Depot, Courier Service, Veterinary Clinic, Pet Grooming Salon*
- m. *Indoor Recreation Facilities*
- n. *Microbrewery*
- o. *Office*
- p. *Personal Services*
- q. *Recycling Depot*
- r. *Retail Store*
- s. *Repair Shop*
- t. *Small-scale recycling facility*
- u. *Tourist Accommodation*
- v. *Vintners*

### Accessory Uses

- a. *Caretaker's dwelling unit*

## 2. Lot

<b>Lot size, minimum</b>	920 m <sup>2</sup>
<b>Lot frontage, minimum</b>	Not Applicable

### 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	0.500 FAR
--	-----------

### 4. Height

<b>Principal Building, maximum</b>	15 m
<b>Accessory Buildings &amp; Structures, maximum</b>	Not Applicable

### 5. Lot Coverage

<b>Lot coverage, maximum, principal building</b>	90%
--	-----

### 6. Setbacks

	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building, minimum</b>	4.5 m	0.0 m	0.0 m	4.5 m
<b>Accessory Buildings &amp; Structures, minimum</b>	Not Applicable			

### 8. Off-Street Parking

According to Section 3 of this Bylaw.

### 9. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

### 10. Other Regulations

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

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

- General provisions on use are set out in Section 2. of this Bylaw.
- Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw and the Development Cost Charge Bylaw.
- Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- Development Permits may be required in accordance with the *Official Community Plan*.
- Sign Permits shall be subject to the City of Langley Sign Bylaw.

# C3 Entertainment & Convention

**Intent:** To accommodate an integrated hotel, *convention centre*, and *gaming facility* with complementary accessory uses within the Transit Oriented Core OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Tourist Accommodation*
- b. *Convention Centre*
- c. *Gaming Activity*

### Accessory Uses

- a. *Retail Sales*
- b. *Personal Services*
- c. *Recreational Facilities*
- d. *Cultural Facilities*
- e. *Eating Establishments*
- f. *Offices*
- g. *Liquor Primary Establishment*
- h. *Parking Facilities*

## 2. Lot

<b>Lot size, minimum</b>	4,047 m <sup>2</sup>
<b>Lot frontage, minimum</b>	Not Applicable

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	5.500 FAR*
	*see Section 2.6 of this Bylaw for amenity requirement.

## 4. Height

<b>Principal Building, maximum</b>	46 m or the maximum <i>height</i> (m) permitted by the Langley Regional Airport AZR, whichever is less.
<b>Accessory Buildings &amp; Structures, maximum</b>	Not applicable

**5. Lot Coverage**

*Lot coverage, maximum, principal building* 95%

**6. Floorplate**

**Above top of 10<sup>th</sup> storey, maximum** 750 m<sup>2</sup>  
**Max. building length above 10<sup>th</sup> storey** 30 m

**6. Setbacks**

**Principal Building, minimum up to top of 10<sup>th</sup> storey above top of 10<sup>th</sup> storey**

<b>Lot Line</b>			
<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
2.0 m*	0.0 m**	0.0 m+	2.0 m*
2.0 m*	12.5 m^	12.5 m	2.0 m^^

**Accessory Buildings & Structures, minimum**

Not Applicable

\*3.0m for residential storeys  
 \*\*2.0 m for residential storeys if abutting a lane; 6.0 m for residential storeys not abutting a lane  
 ^8.5 m if abutting a lane + To top of 8<sup>th</sup> storey; 6.0 m above top of 8<sup>th</sup> storey and/or if abutting a residential use set back 6.0 m or more

**8. Off-Street Parking**

According to Section 3 of this Bylaw.

**9. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

**10. Amenity Space**

*Amenity space* shall be provided in accordance with this Bylaw.

## 11. Other Regulations

*Auction House* 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.

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

- a. General provisions on use are set out in Section 2. 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.

# M1 Mixed Employment

**Intent:** To accommodate the development of employment generating uses, including *office*, research, technology, post-secondary education, light impact industrial and small scale service commercial uses within the Mixed Employment OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Light Industrial*
- b. *Automotive Sales and Rental Storefront*
- c. *Workshop*
- d. *Warehouse*
- e. *Indoor Recreation Facilities*
- f. *Technology Industries*
- g. *Laboratory*
- h. *Production Studio*
- i. *Telephone Call Centre*
- j. *Office*
- k. *Public Educational Facilities*
- l. *Private Educational Facilities*
- m. *Assembly Hall*
- n. *Child Care Centre*
- o. *Convenience Store*
- p. *Eating Establishment*
- q. *Brew pub*
- r. *Brewers and vintners*
- s. *Recycling Depot*

### Accessory Uses

- a. *Caretaker's dwelling unit*

## 2. Lot

**Lot size, minimum** 929 m<sup>2</sup>

## 3. Density

**Floor Area Ratio (FAR), maximum** 3.000 FAR

## 4. Height

**Principal Building, maximum** 30 m, 6 storeys

**Accessory Buildings & Structures, maximum** Not applicable

## 5. Lot Coverage

---

<b>Lot coverage, maximum, principal building</b>	90%
--	-----

## 6. Setbacks

---

	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building, minimum</b>	4.5 m	0.0 m	0.0 m	4.5 m
<b>Accessory Buildings &amp; Structures, minimum</b>	Not Applicable			

## 8. Off-Street Parking

---

According to Section 3 of this Bylaw.

## 9. Landscaping

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 11. Other Regulations

---

Any use which produces noise, vibration, smoke, dust, odour, heat, glare, electrical interference or other offense or nuisance shall be contained within a building and the nuisance shall not be detectable nor measurable at a distance of 76 m from the building.

Storage of goods or material shall not be permitted on the lot unless contained within a building.

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

- General provisions on use are set out in Section 2. of this Bylaw.
- Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw and the Development Cost Charge Bylaw.
- Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
- Development Permits may be required in accordance with the *Official Community Plan*.
- Sign Permits shall be subject to the City of Langley Sign Bylaw.

# 7. Industrial Zones

# I1 Light Industrial

**Intent:** To accommodate the development of light impact industrial uses and facilities including *Technology Industries* within the Industrial and Mixed Employment OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Automotive Service*
- b. *Brewers and Vintners*
- c. *Building Supply Stores*
- d. *Call Centres*
- e. *Construction Office Uses*
- f. *Child Care Uses*, located according to Zoning Bylaw Section 2.3 k ii.
- g. *Equipment Sales, Service, and Rental*
- h. *Freight Depots*
- i. *Indoor Recreation Facilities*
- j. *Light Industrial Uses*
- k. *Production Studios*
- l. *Research Laboratories*
- m. *Recycling Depots*

### Accessory Uses

- a. *Caretaker's Dwelling Unit*
- b. *Office Uses*, including those supporting land development, manufacturing, utility, and technology/e-commerce industries, limited to a maximum leasable floorspace of the lesser of 10 percent of lot area of gross floor area, and only on lots adjoining 56 Avenue, 200 Street, Fraser Highway, Logan Avenue, and the Langley Bypass.

## 2. Lot

<b>Lot size, minimum</b>	929 m <sup>2</sup>
<b>Lot frontage, minimum</b>	Not Applicable

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	Not Applicable
--	----------------

## 4. Height

<b>Principal Building, maximum</b>	30 m
<b>Accessory Buildings &amp; Structures, maximum</b>	Not applicable

## 5. Lot Coverage

---

**Lot coverage, maximum,  
principal building**

Not Applicable

## 6. Setbacks

---

**Principal Building, minimum**

<b>Lot Line</b>			
<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Exterior</b>
4.5 m	0.0 m	0.0 m	4.5 m

**Accessory Buildings  
& Structures, minimum**

Not Applicable

## 7. Off-Street Parking

---

According to Section 3 of this Bylaw.

## 8. Landscaping

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 9. Other Regulations

---

Any use which produces noise, vibration, smoke, dust, odour, heat, glare, electrical interference or other offense or nuisance shall be contained within a building and the nuisance shall not be detectable nor measurable at a distance of 76 m from the building.

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

- a. General provisions on use are set out in Section 2. 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.

# I2 Service Industrial

**Intent:** To accommodate the development of service industrial uses and facilities within the Industrial and Mixed Employment OCP land uses.

## 1. Permitted Uses

### Principal Uses

- a. *Automotive Service*
- b. *Brewers and Vintners*
- c. *Building Supply Stores*
- d. *Construction Office*
- e. *Child Care Uses*, located according to Zoning Bylaw Section 2.3 k. ii
- f. *Equipment Sales, Service and Rental*
- g. *Freight Depots*
- h. *Indoor Recreation Facilities*
- i. *Industrial Business Services*
- j. *Light Industrial Uses*
- k. *Recycling Depots*

### Accessory Uses

- a. *Caretaker's dwelling unit*

## 2. Lot

<b>Lot size, minimum</b>	929 m <sup>2</sup>
<b>Lot frontage, minimum</b>	Not Applicable

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	Not Applicable
--	----------------

## 4. Height

<b>Principal Building, maximum</b>	15 m
<b>Accessory Buildings &amp; Structures, maximum</b>	Not Applicable

## 5. Lot Coverage

---

**Lot coverage, maximum,  
principal building**

Not Applicable

## 6. Setbacks

---

**Principal Building, minimum**

**Lot Line**

<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
4.5 m	0.0 m	0.0 m	4.5 m

**Accessory Buildings  
& Structures, minimum**

Not Applicable

## 7. Off-Street Parking

---

According to Section 3 of this Bylaw.

## 8. Landscaping

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 9. Other Regulations

---

Any use which produces noise, vibration, smoke, dust, odor, heat, glare, electrical interference or other offense or nuisance shall be contained within a building and the nuisance shall not be detectable nor measurable at a distance of 76 m from the building.

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

- a. General provisions on use are set out in Section 2. 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.

# 13 Special Industrial

**Intent:** To accommodate existing light industrial/*multiple-unit residential* mixed-use buildings on three sites within the Industrial OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Artist Studios*
- b. *Automotive Service*, excluding autobody shops
- c. *Brewers and Vintners*
- d. *Building Supply Stores*
- e. *Child Care Uses*, located according to Zoning Bylaw Section 2.3 k. ii.
- f. *Coffee Shops*
- g. *Equipment Sales, Service and Rental Uses*
- h. *Freight Depots*
- i. *Indoor Recreation Facilities*
- j. *Industrial Business Services*
- k. *Light Industrial Uses*
- l. *Multiple-Unit Residential Uses*
- m. *Office Uses*
- n. *Personal Service Uses*
- o. *Recycling Depots*

### Accessory Uses

- a. Not Applicable

## 2. Lot

<b>Lot size, minimum</b>	929 m <sup>2</sup>
<b>Lot frontage, minimum</b>	Not Applicable

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	Not Applicable
<b>Dwelling Units, maximum</b>	19705 – 56 Avenue -- 8 Units 19897 – 56 Avenue --12 Units 5678 – 199 Street -- 12 Units

## 4. Height

<b>Principal Building, maximum</b>	The lesser of 15 m or 2 storeys
<b>Accessory Buildings &amp; Structures, maximum</b>	7 m

## 5. Lot Coverage

---

**Lot coverage, maximum, principal building** 50%

## 6. Setbacks

---

	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building, minimum</b>	4.5 m	0.0 m	0.0 m*	4.5 m
<b>Accessory Buildings &amp; Structures, minimum</b>	4.5 m	0.0 m	0.0 m*	4.5 m

\*3.0 m where abutting a lot which is zoned to permit a residential use

## 7. Off-Street Parking

---

According to Section 3 of this Bylaw, except as follows:

**Light Industrial, Automotive Service** 1.75 Spaces per 93 m<sup>2</sup> of gross floor area

**Multiple-unit Residential\*** 1.5 space per dwelling unit  
\*Not required to be enclosed.

## 8. Landscaping

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 9. Other Regulations

---

- Uses which may be offensive by reason of size, odours, 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.
- Storage of goods or material shall not be permitted on the lot unless contained within a building.
- Multiple-Unit Residential** uses must be located above any other use and shall only be permitted on the second floor of the *principal building*.

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

- General provisions on use are set out in Section 2. of this Bylaw.
- 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.

# 8. Institutional Zones

# P1 Public Institutional

**Intent:** To accommodate *assembly halls, hospitals, schools* and related institutional uses and facilities that serve the general public within the Parks and Open Space OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Child Care Centre*
- b. *Colleges and Universities*
- c. *Community and Family Services*
- d. *Community Centres*
- e. *Cultural Facilities*
- f. *Elementary and Secondary Schools*
- g. *Government Administration*
- h. *Motor Vehicle Parking Facilities*
- i. *Parks*
- j. *Senior Citizens Care Facilities*

### Accessory Uses

- a. *Caretaker's Dwelling Unit*

## 2. Lot

<b>Lot size, minimum</b>	Not Applicable
<b>Lot frontage, minimum</b>	Not Applicable

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	Not Applicable
<b>Dwelling units</b>	Maximum 1 <i>Caretaker's Dwelling Unit</i>

## 4. Height

<b>Principal Building, maximum</b>	As permitted by the Langley Regional Airport AZR.
<b>Accessory Buildings &amp; Structures, maximum</b>	Not Applicable

**5. Lot Coverage**

---

**Lot coverage, maximum, principal building**

Not Applicable

**6. Setbacks**

---

**Principal Building, minimum**

<b>Lot Line</b>			
<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
4.5 m	6.0 m	6.0 m	4.5 m

**Accessory Buildings & Structures, minimum**

Not Applicable

**7. Off-Street Parking**

---

According to Section 3 of this Bylaw.

**8. Landscaping**

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. 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 2. 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. Sign Permits shall be subject to the City of Langley Sign Bylaw.

# P2 Private Institutional

**Intent:** To accommodate private *assembly halls, hospitals, schools* and related institutional uses within the Parks and Open Space OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Assembly Halls*
- b. *Child Care Centre*
- c. *Elementary and Secondary Schools*
- d. *Senior Citizens Care Facilities*

### Accessory Uses

- a. *Caretaker's dwelling unit*

## 2. Lot

<b>Lot size, minimum</b>	668 m <sup>2</sup>
<b>Lot frontage, minimum</b>	Not Applicable

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	Not Applicable;
<b>Dwelling units</b>	Maximum 1 <i>Caretaker's Dwelling Unit</i>

## 4. Height

<b>Principal Building, maximum</b>	As permitted by the Langley Regional Airport AZR, in metres.
<b>Accessory Buildings &amp; Structures, maximum</b>	Not Applicable

**5. Lot Coverage**

---

**Lot coverage, maximum, principal building** 50%

**6. Setbacks**

---

	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building, minimum</b>	4.5 m	6.0 m	6.0 m	4.5 m
<b>Accessory Buildings &amp; Structures, minimum</b>	Not Applicable			

**7. Off-Street Parking**

---

According to Section 3 of this Bylaw.

**8. Landscaping**

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

**9. Other Regulations**

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- In addition, land use regulations including the following are applicable:
- a. General provisions on use are set out in Section 2. 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. Sign Permits shall be subject to the City of Langley Sign Bylaw.

# P3 Shelter

**Intent:** To accommodate an integrated *temporary homeless shelter* and *transitional housing* facility with associated care services and administrative offices within the University District OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Community and Family Services*
- b. *Temporary Homeless Shelter*
- c. *Transitional Housing*

### Accessory Uses

- a. *Office*
- b. *Personal Effects Storage*

## 2. Lot

<b>Lot size, minimum</b>	668 m <sup>2</sup>
<b>Lot frontage, minimum</b>	Not Applicable

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	Not Applicable;
<b>Dwelling units</b>	Maximum 1 <i>Caretaker's Dwelling Unit</i>

## 4. Height

<b>Principal Building, maximum</b>	As permitted by the Langley Regional Airport AZR
<b>Accessory Buildings &amp; Structures, maximum</b>	Not Applicable

**5. Lot Coverage**

---

*Lot coverage, maximum, principal building* 50%

**6. Setbacks**

---

	<i>Lot Line</i>			
	<i>Front</i>	<i>Rear</i>	<i>Int.</i>	<i>Ext.</i>
<i>Principal Building, minimum</i>	4.5 m	6.0 m	6.0 m	4.5 m
<i>Accessory Buildings &amp; Structures, minimum</i>	Not Applicable			

**7. Off-Street Parking**

---

According to Section 3 of this Bylaw.

**8. Landscaping**

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. 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 2. 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. Sign Permits shall be subject to the City of Langley Sign Bylaw.

# P4 Golf Course

**Intent:** To accommodate a golf club and associated recreation and commercial uses within the Parks and Open Space OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. *Artist Studio*
- b. *Assembly Hall*
- c. *Child Care Centre*
- d. *Golf Course*
- e. *Indoor Recreation Facilities*

### Accessory Uses

- a. *Eating Establishment*
- b. *Liquor Primary Licensed Establishments*

## 2. Lot

<b>Lot size, minimum</b>	668 m <sup>2</sup>
<b>Lot frontage, minimum</b>	Not Applicable

## 3. Density

<b>Floor Area Ratio (FAR), maximum</b>	Not Applicable
<b>Dwelling Units</b>	Maximum 1 <i>Caretaker's Dwelling Unit</i>

## 4. Height

<b>Principal Building, maximum</b>	As permitted by the Langley Regional Airport AZR, in metres.
<b>Accessory Buildings &amp; Structures, maximum</b>	Not Applicable

**5. Lot Coverage**

---

**Lot coverage, maximum, principal building** 50%

**6. Setbacks**

---

	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
<b>Principal Building, minimum</b>	4.5 m	6.0 m	6.0 m	4.5 m
<b>Accessory Buildings &amp; Structures, minimum</b>	Not Applicable			

**7. Off-Street Parking**

---

According to Section 3 of this Bylaw.

**8. Landscaping**

---

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

**9. Other Regulations**

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- In addition, land use regulations including the following are applicable:
- a. General provisions on use are set out in Section 2. 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. Sign Permits shall be subject to the City of Langley Sign Bylaw.

# U1 University District

**Intent:** To accommodate post-secondary education, research, technology, office, *tourist accommodation*, multiple unit residential housing and student housing, and commercial uses, primarily on the Kwantlen Polytechnic University campus and within the University District OCP land use.

## 1. Permitted Uses

### Principal Uses

- a. Colleges and Universities
- b. *Community Service*
- c. *Cultural Facilities*
- d. *Convention Centre*
- e. *Recreation Facilities*
- f. *Technology Industries*
- g. *Research Laboratory*
- h. *Office*
- i. *Convenience Store*
- j. *Eating Establishment*
- k. *Retail Sales*, limited to small scale grocery and bookstore
- l. *Brewers and vintners*
- m. *Tourist Accommodation*
- n. *Multiple-unit Residential*
- o. *Designated post-secondary student housing*

### Accessory Uses

- a. *Caretaker's dwelling unit*
- b. *Child Care Centre*
- c. *Parking Facilities*
- d. *Agriculture*
- e. *Light Industrial*, except outdoor storage of goods and wholesale sales of goods and materials produced on the premises

## 2. Lot

**Lot size, minimum** Not Applicable

**Lot frontage, minimum** Not Applicable

## 3. Density

**Floor Area Ratio (FAR), maximum** 4.000 FAR\*

\* see Section 2.6 of this Bylaw for amenity requirement.

**4. Height**

<b>Principal Building, maximum</b>	46 m or maximum <i>height</i> (m) permitted by Langley Regional Airport AZR, whichever is less.
<b>Accessory Buildings &amp; Structures, maximum</b>	Not Applicable

**5. Lot Coverage**

<b>Lot coverage, maximum, principal building</b>	Not Applicable
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**6. Floorplate**

<b>Above top of 10<sup>th</sup> storey, maximum</b>	750 m <sup>2</sup>
<b>Max. building length above 10<sup>th</sup> storey</b>	30 m

**7. Setbacks**

<b>Principal Building, minimum up to top on 10<sup>th</sup> storey above top of 10<sup>th</sup> storey</b>	<b>Lot Line</b>			
	<b>Front</b>	<b>Rear</b>	<b>Int.</b>	<b>Ext.</b>
	2.0 m*	0.0 m**	0.0 m+	2.0 m*
	2.0 m*	12.5 m^	12.5 m	2.0 m*^

<b>Accessory Buildings &amp; Structures, minimum</b>	Not Applicable
--	----------------

\*3.0m for residential *storeys*  
 \*\*2.0 m for residential *storeys* if abutting a lane; 6.0 m for residential *storeys*  
 ^8.5 m if abutting a lane  
 + To top of 8<sup>th</sup> storey; 6.0 m above top of 8<sup>th</sup> storey and/or if abutting a residential use set back 6.0 m or more

**8. Off-Street Parking**

According to Section 3 of this Bylaw.

**9. Landscaping**

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 4. of this Bylaw.

## 10. Amenity Space

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*Amenity space* shall be provided in accordance with this Bylaw.

## 11. Other Regulations

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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 m shall be contained within a building and the nuisance shall not be detectable nor measurable at a distance of 76 m from the building.

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

- a. General provisions on use are set out in Section 2. 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.

# 9. Agricultural Zones

# A1 Agricultural

**Intent:** To accommodate *agriculture* uses on minimum 2 hectare (5 acres) lots in the Agricultural and Parks and Open Space OCP land uses.

## 1. Permitted Uses

### Principal Uses

- a. *Agriculture*
- b. *Single Detached Residential*

### Accessory Uses

- a. *Home Occupation*

## 2. Lot

<b>Lot size, minimum</b>	2.0 ha
<b>Lot frontage, minimum</b>	10% of <i>lot</i> perimeter

## 3. Density

<b>Number of <i>dwelling units</i>, maximum</b>	1 <i>single detached residential dwelling unit</i>
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## 4. Height

<b><i>Principal Building</i>, maximum</b>	10 m
---	------

***Accessory Buildings & Structures*, maximum**

## 5. Lot Coverage

---

**Lot coverage, maximum,  
principal building**

Not Applicable

## 6. Setbacks

---

**Principal Building, minimum**

**Lot Line**

**Front Rear Int. Ext.**

15.0 m 15.0 m 7.5 m 7.5 m

**Accessory Buildings  
& Structures, minimum**

7.5 m 7.5 m 7.5 m 7.5 m

## 7. Off-Street Parking

---

According to Section 3 of this Bylaw.

## 8. Landscaping

---

Not Applicable

## 9. Other Regulations

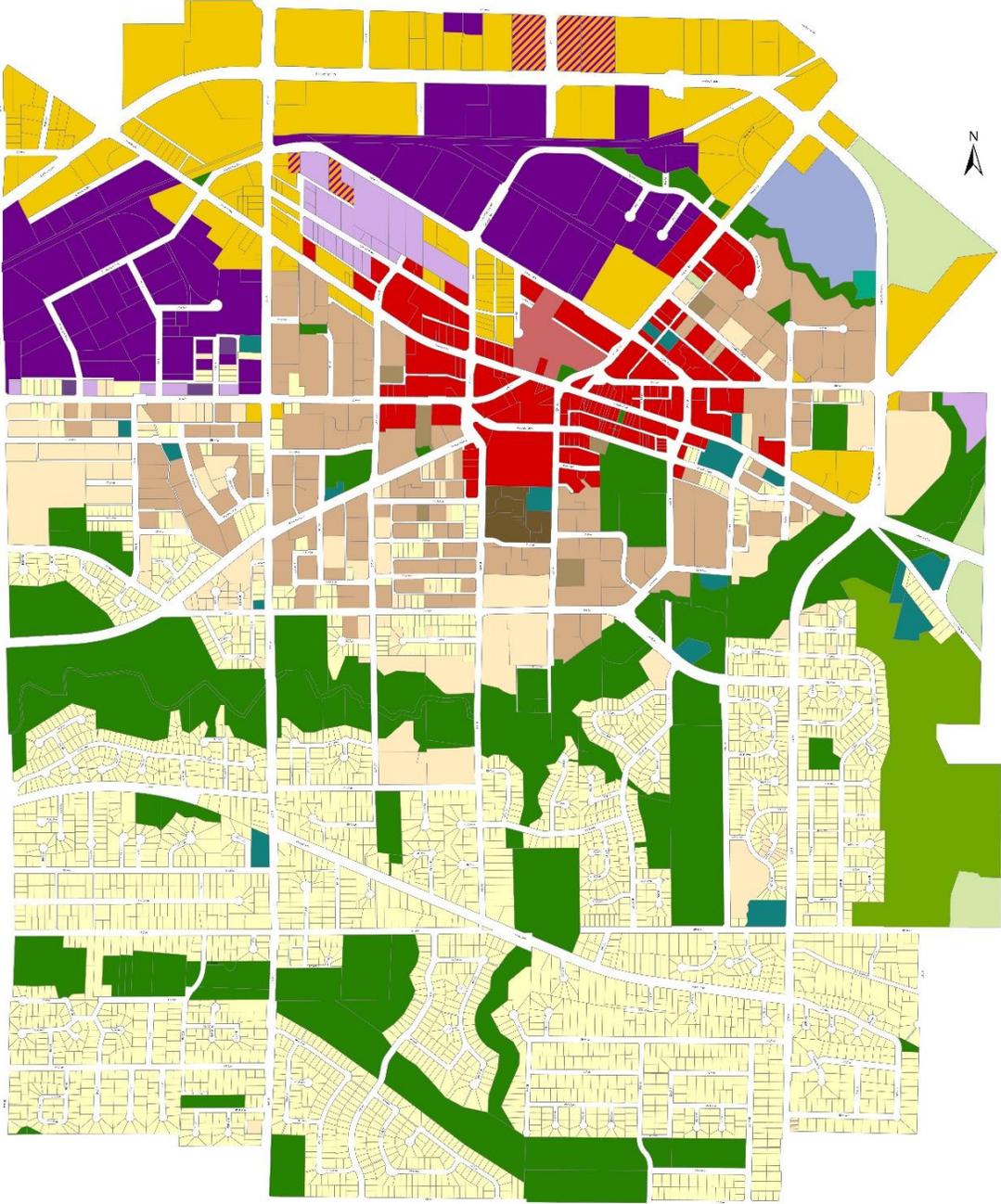
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In addition, land use regulations including the following are applicable:

- General provisions on use are set out in Section 2. of this Bylaw.
- Building Permits shall be subject to the City of Langley Building and Plumbing Bylaw and the Development Cost Charge Bylaw.
- Lands located in the Agricultural Land Reserve (ALR) are established and regulated by the *Agricultural Land Commission Act*.

# 10. Schedule 'A' Zoning Map

## CITY OF LANGLEY ZONING BYLAW, 2025, NO. 3300 SCHEDULE "A"



1:4,000

Prepared by:  
Development Services Department  
Division of Land Planning - October 8, 2025

**Legend**

R-Suburban Residential	C2-Community Commercial	R-Neighborhood Residential	NSM-Neighborhood Service Medium Density
R-Farmstead Residential	C3-Community Commercial	P2-Professional Office	A-Neighborhood
B-Neighborhood Business	C4-Community Commercial	P3-Professional Office	A-Neighborhood
P-Professional Office	C5-Community Commercial	P4-Professional Office	A-Neighborhood
	C6-Community Commercial	P5-Professional Office	A-Neighborhood
		P6-Professional Office	A-Neighborhood
		P7-Professional Office	A-Neighborhood



# 11. Schedule 'B' Watercourse Classification Map

