SECTION 100 - ADMINISTRATION

101 - APPLICATION

Title

101.1 This Bylaw may be cited as the "Township of Langley Zoning Bylaw 1987 No. 2500."

Applicability

101.2 This Bylaw shall be applicable to all of the Township of Langley. The locations of the zones established by this Bylaw are shown on Map Schedules ML.7.1 to ML.14.32 inclusive which are attached to and form part of this Bylaw.

Severability

101.3 If any part of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, it shall not affect the validity of the remaining parts of this Bylaw.

Interpretation

#5109 14/09/15 101.4 If this Bylaw expressly permits a use in one zone, and does not expressly permit that use in a second zone, that use is not permitted in the second zone, under more general use provisions or otherwise.

Zoning By-Laws Repealed

101.5 "Langley Zoning By-Law, 1948," No. 658; "Fort Langley Zoning By-law, 1948," No. 677; "Murrayville Zoning By-law, 1950," No. 720; "Langley Zoning By-law 1970," No. 1302; "Brookswood-Belmont Zoning By-law 1970," No. 1304; "Langley Zoning By-law, 1978," No. 1799; "Commercial Establishments Control By-law, 1966," No. 1191; "Fraser Highway Business Zoning Amendment By-law, 1978", No. 1719" and "Commercial Establishment Control By-law, 1961," No. 1037 are hereby repealed.

102 - DEFINITIONS

In this Bylaw, unless the context otherwise requires:

#2663 09/01/89 #3782 27/07/98 #4237 03/11/03 **"ACCESSORY BUILDING"** means a *building*, or *structure*, the *use* or intended *use* of which is customarily incidental or subordinate to that of a permitted principal *building* or *use* situated on the same *lot* and is separated from a principal *building* by a minimum of 1.5m.

#6020 18/11/24 **"ACCESSORY DWELLING UNIT"** means a *dwelling unit* within an *accessory building*.

#3954 16/10/00 **"ACCESSORY HOME OCCUPATION"** means an occupation, profession or hobby craft which is incidental and subordinate to the *use* of a dwelling for residential purposes and which does not change the residential appearance or character of the dwelling or neighbourhood in which it is located.

#2663 09/01/89 **"ACCESSORY USE"** means a *use* that is customarily and clearly incidental or subordinate to a permitted principal *use* of the land, *building* or *structure* situated on the same *lot*.

#4859 30/05/11 **"ADULT DAY CARE"** means a *use* that provides supportive programs and personal care services for seniors and adults with disabilities and is licensed under the Community Care and Assisted Living Act as amended.

#3848 04/03/02 **"ADULT RETAIL STORE"** means the *use* of all or any portion of a *building* or *structure* for the display, sale or rental, or any combination of display, sale, or rental of objects, novelties, devices, paraphernalia or aids designed or intended to be used in a 'sexual act' as defined pursuant to the Motion Picture Act, R.S.B.C. 1996, c.314, including replicas of male or female sexual organs including buttocks or female breasts, or objects, novelties, devices, paraphernalia or aids intended for *use* in the enactment of human bondage or sadomasochistic activities; excluding a 'drug' or 'device' 'dispensed' by a 'pharmacist', all as defined in the Pharmacists, Pharmacy Operations and Drug Scheduling Act, R.S.B.C. 1996, c.363; and excluding the sale of contraceptive devices.

#5913 23/10/23 **"AGE-FRIENDLY AMENITY AREA"** means a common area or areas located indoors, outdoors, or both, designed and programmed for cultural, social, and recreational activities, accessible to all residents of a site including residential rental tenants, and having a portion equipped with children's play components.

#3795 21/06/99 **"AGRICULTURAL USE"** means a *building* or *use* for:

a) the growing, producing and harvesting of agricultural products, but excluding commercial greenhouses;
b) the keeping of poultry, pigeons, doves, bees, or other livestock, but excluding *fur farms*, *kennels*, *feedlots* with more than 12 cattle per hectare, and *intensive swine operations* having more than three (3) brood sows and four (4) *feeder swine*;
c) the keeping, boarding, training, exercising and on-site rental of horses, including the provision of on-site riding lessons, but excluding equestrian centres, riding stables and competitive horse race tracks;
d) aquaculture, horticulture, viticulture, and nurseries. The storage, display and sale of accessory garden supply products (hard goods) and imported horticultural products (trees, shrubs, plants and bulbs) is permitted as an *accessory use* to a nursery, subject to:
    i) the nursery being the principal permitted *use* on the *lot*;
    ii) the nursery *lot* being 8 ha in size or greater;
    iii) no more than 70m^2 of *building* floor area being used for the storage, display and sale of accessory garden supply products; and
    iv) no more than 60m^2 of *lot area* being used for the outside storage, display and sale of accessory garden supply products; and
    v) the combined land and *building* area used for the storage, display and sale of imported horticultural products not exceeding 5% of the total area.
e) the processing and/or sale on a bona fide *farm* of the primary agricultural products grown on that *farm*;
f) the sale on a bona fide *farm* of fruit and vegetables where at least 70 percent of the fruit and vegetables sold are grown on that *farm*, with the remainder grown in other areas of British Columbia;
g) the storage on a bona fide *farm* of agricultural supplies and equipment used on that *farm* and the repair of *farm* machinery, implements, equipment and other agricultural machinery and implements used on that *farm;*
h) bed and breakfast facilities, allowing a maximum of three (3) sleeping units in either a principal or *accessory building,* subject to:
    i) being specifically permitted by the Agricultural Land Commission;
    ii) being an *accessory use* on the property;
    iii) being limited to one (1) establishment per legal parcel;
    iv) being located on a *lot* having a minimum lot size of 1.7 ha (4.2 acres);
    v) the bed and breakfast *lot* being owner occupied;

vi) complying with health, fire and building codes; and
vii) obtaining a valid business licence.

i) mushroom *farms*, subject to:
   i) complying with the provisions of Farm Bylaw 1998 No. 3771; and
   ii) being located within the Agricultural Land Reserve (ALR).

j) on-*farm* mushroom composting operations, subject to:
   i) complying with the provisions of Farm Bylaw 1998 No. 3771;
   ii) being located within the Agricultural Land Reserve (ALR); and
   iii) being located outside a minimum distance of 500m from the Agricultural Land Reserve boundary, where the ALR boundary abuts either a “Designated Urban Growth” area or that portion of the designated “Salmon River Uplands” area located south of the 64 Avenue alignment.

but excludes all manufacturing, processing, storage and repairs not specifically included in this definition.

#4567 07/05/07 **"AMENITY AREA"** in an 'RM' zone or any other zone permitting multiple family uses means a private landscaped area of useable open space. Includes a landscaping area pursuant to Section 111 of this Bylaw, and may include a lawn or grass, sidewalks and patios located immediately adjacent to the *apartment* or *townhouse* units. In an 'FH-1' zone, *amenity area* means a landscaped area of useable open space accessible to the residents of the *float home* community.

#2608 04/07/88 #4567 07/05/07 "**AMUSEMENT MACHINE"** means any device or machine with a display that is mechanically, electronically or otherwise operated by the insertion of a token, a coin, or coins, including video and like terminals where a fee is paid for usage, and which is primarily for the amusement and enjoyment of the public.

#6020 18/11/24 #6147 21/07/25 **"APARTMENT"** means any *building* divided into not less than three (3) *dwelling units* each of which is occupied or intended to be occupied as a permanent home of one (1) *family*, but excludes *townhouses, two family dwellings* and *small-scale multi-unit housing developments*. Each principal *dwelling unit* may have up to one (1) *lock-off unit*.

#2608 04/07/88 #3317 13/12/93 **"ARCADE"** means any place where more than four (4) amusement machines are kept and the public may attend to play the various amusement machines, other than:

a) an establishment holding a current *Liquor Primary* liquor license under the Liquor Control and Licensing Act, or,
b) a public recreation, entertainment or *assembly use* permitted under Land Use Contract No. 74 in which a maximum of 10% of the floor area is used for amusement machines and where no less than 4 m^2 of floor space is provided for each machine.

"ASSEMBLY USE" means a *use* providing for the assembly of persons for religious, cultural, or educational purposes. Excludes boarding and *residential uses* with the exception of one (1) *single family dwelling* unit.

#4859 30/05/11 **“BASEMENT”** means that portion of a *building* between two (2) floor levels which has at least 50 percent of its vertical distance (measured from the top of any floor and the top of the next floor above it) below the average finished grade at the perimeter of a *building*.

#5357 23/04/18 “**BREWERY OR DISTILLERY”** means a brewery or distillery specified by a license issued under the Liquor Control and Licensing Act.

"BUILDING" means a *structure* which may or may not have a roof supported by columns or walls used or capable of being used for the shelter or accommodation of persons, animals or chattels and includes a portion or portions of a *building* as well as chimneys and steeples.

"CAMPGROUND" means a site used for the temporary accommodation of travelers in recreational vehicles or tents.

#5574 20/04/20 **"CANNABIS"** has the same meaning as in the Cannabis Act (Canada), as amended or replaced from time to time.

#5574 20/04/20 **"CANNABIS PROCESSING"** means the drying, sorting, trimming, chopping, testing, packaging, storage or wholesale distribution of cannabis, and the secondary processing of cannabis including but not limited to the production of oils, creams, health products, and food and beverage products, all in accordance with Applicable Law, but does not include *cannabis retail*, *cannabis production* or *cannabis research and development*.

#5574 20/04/20 **"CANNABIS PRODUCTION"** has the meaning ascribed to it in the Cannabis Production Farm Bylaw, 2019 No. 5496, as amended or replaced from time to time, in accordance with Applicable Law, but does not include *cannabis retail*, *cannabis processing* or *cannabis research and development*.

#5574 20/04/20 **"CANNABIS RESEARCH AND DEVELOPMENT"** means the systematic research or technical or scientific development of cannabis or any products containing or derived from cannabis, and may include a research laboratory, all in accordance with Applicable Law, but does not include *cannabis retail*, *cannabis processing* or *cannabis production*.

#5574 20/04/20 **"CANNABIS RETAIL"** means a retail use involving sales of cannabis or cannabis products, in accordance with Applicable Law, but does not include *cannabis processing*, *cannabis production* or *cannabis research and development*.

#3782 27/07/98 #4859 30/05/11 **"CASINO HALL"** means an establishment used or intended to be used for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered, where a license has been issued by the British Columbia Gaming Policy and Enforcement Branch; and includes a *casino hall* where such a license has been issued to charitable or religious organizations as a licensee; and includes a *casino hall* used for video lottery gaming or slot machine gaming; but excludes bingo halls.

#5557 12/07/21 **"CEMETERY"** means land that is set apart or used as a place of burial of human remains or cremated remains and includes any incidental or ancillary *buildings* on the land.

#4567 07/05/07 **"CHEQUE CASHING FACILITIES"** 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.

#4859 30/05/11 **"COACH HOUSE"** means an *accessory dwelling unit* which is located only within the second *storey* of a detached garage on a *lot*.

#6020 18/11/24 **"COMMERCIAL GREENHOUSE USE"** means a greenhouse for the growing of horticultural products, including but not limited to flowers, nursery stock, vegetables and fruit, for sale, or any greenhouse with a *gross floor area* greater than 38m^2.

#2845 25/06/90

#2539 11/04/88 #2608 04/07/88 #2663 09/01/89 #3088 06/01/92 #3317 13/12/93 #4296 04/04/05 #4567 07/05/07 #4859 30/05/11 #5490 30/09/19 #5912 25/09/23 #5959 20/11/23

"COMMERCIAL USE" means the retail sale of goods and services, servicing and repair of goods, offices, medical clinics, *personal service use*, veterinary clinics*, restaurants*, financial institutions, education, recreation, entertainment and instruction uses. Excludes a *highway commercial use*, *medical marihuana dispensary use, amusement machines* unless accessory to a permitted *use*, *arcades*, *pool halls, service stations*, *gas bars, vehicle servicing, vehicle repair shops*, vehicle storage compounds, *vehicle body shops*, *wrecking and salvaging yards*, and *uses* that are primarily manufacturing or warehousing, and *casino halls*, age-restricted sales premises (as defined by the Public Health Act E-Substances Regulations), *pawnbrokers* and *cheque cashing facilities*. Includes a *U-Brew*, "*Food Primary Use*" where licensed as a *Food Primary Use* by the Liquor Control Licensing Branch in accordance with the Liquor Control Licensing Act and Regulations.

#3782 27/07/98 #4499 12/06/06 #4567 07/05/07

"COMMERCIAL VEHICLE" means a *commercial vehicle* as defined in the "Commercial Transport Act" which exceeds a licensed gross vehicle weight of 5600 kg, and includes any commercial trailer in excess of ten feet in length, regardless of the weight of the trailer, that is not attached to the tractor portion of the vehicle, but excludes a farm or recreational vehicle. The tractor portion of a *commercial vehicle* with an attached commercial trailer is deemed to be one (1) *commercial vehicle*. The tractor portion of a commercial vehicle having an unattached trailer is also deemed to be one (1) *commercial vehicle*, as is an unattached trailer. This includes a *container* whether or not it is supported by wheels.

#4906 04/03/13

"COMMON AMENITY AREA" means an outdoor or indoor area specifically designed for use by all residents living on site for cultural, social and recreational activities.

#4729 06/07/09 #4859 30/05/11

"COMMUNITY CARE FACILITY" means a *use* or facility providing for the care of persons in premises licensed under the "Community Care and Assisted Living Act".

#4567 07/05/07

"CONTAINER" means a portable compartment used for storage or other purpose that is made to be transported by rail, *commercial vehicle*, or other means.

"CONVENIENCE STORE" means a retail store devoted to the retail sale of groceries, perishable items and sundry household items catering to the day to day needs of residents of the local neighbourhood.

#3010 15/04/91

"COOKING FACILITIES" means the equipment used to cook a meal and includes gas or electric ranges or stoves, microwave ovens, counter top cooking units, hot plates, wall ovens, toaster ovens, electric frying pans, pressure cookers, crock pots or any other such cooking facility or any combination of such cooking facilities and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities, and kitchen cabinets, dishwashers, laundry facilities and all ancillary equipment.

#4859 30/05/11

"CORNER LOT" means a *lot* having a minimum of two (2) *lot lines* abutting a *street* or *lane*, one of which is a *side lot line*.

#3468 05/06/95

"CREMATORIUM" means a *building* or part thereof fitted with appliances for the purpose of the cremation of human remains.

“CUSTOMS BROKERS OFFICE" means an office acting on behalf of importers and exporters of commercial goods. The business conducted shall be solely that of preparing customs documents for the release of imported or exported goods.

"DISCARDED MATERIAL" shall mean any material not in *use* for the construction, maintenance or as part of the equipment or furnishings of a *building* situated on real property and includes appliances, *wrecked vehicles*, or other chattels in a dismantled or damaged condition not in *use* for the purpose for which it was manufactured or intended to be used and occupying a place open to the public view.

#3835 25/01/99 **“DOG DAYCARE”** means an indoor facility providing for the temporary care of a maximum of 25 dogs at one time between the hours of 6:00 am and 10:00 pm with no overnight boarding. The training and grooming of dogs, the retail sale of dog food and supplies, and the provision of outdoor exercise facilities are permitted as an *accessory use* to a *dog daycare*.

#3010 15/04/91 #4522 06/11/06 #4567 07/05/07 #4859 30/05/11 #5542 27/01/20 #6020 18/11/24 **“DWELLING UNIT”** means one (1) or more habitable rooms occupied as residential accommodation by one (1) *family* and containing or providing for only one (1) set of *cooking* and/or laundry facilities located within a rural or residential zone. Excludes *hotel* or *motel* units or recreation *vehicles*.

#5396 04/11/19 “**EV (ELECTRIC VEHICLE)**” means a *vehicle* that uses electricity for propulsion, and can use an external source of electricity to charge the *vehicle*’s batteries.

#5396 04/11/19 **“ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM”** means a system to control *electric vehicle* supply equipment electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices.

#5396 04/11/19 **“ELECTRIC VEHICLE SUPPLY EQUIPMENT”** means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an *electric vehicle*.

#5396 04/11/19 “**ENERGIZED OUTLET**” means a connected point in an electrical wiring installation at which current is taken to supply utilization equipment.

#3010 15/04/91 #4522 06/11/06 **"FAMILY"** means one (1) or more persons related by blood, marriage, legal adoption or legal guardianship, and may include foster children and a maximum of two (2) boarders occupying a *dwelling unit*; or no more than five (5) unrelated persons.

"FARM" means an individual *lot* used for the growing, rearing, producing and harvesting of agricultural products.

"FARM AUCTION" means the auction of livestock and *farm* related goods including those goods incidental to a farm sale.

"FEEDER" means a pig, between the age of eight weeks and six (6) months, weighing less than 102kg.

"FEEDLOT" means any *building*, place or farm where cattle are raised, maintained or kept, and where the concentration of such cattle is greater than 12 cattle per hectare of land upon which the *Feedlot* is located, but shall not apply where cattle are for the sole purpose of supplying milk, or veal calves weighing less than 136kg, or veal calves less than three (3) months of age.

#4859 30/05/11 **"FLANKING STREET"** means a *street* abutting a *side lot line.*

#4567 07/05/07 **"FLOAT HOME"** means a house-like structure built on a flotation system, intended for *use* or being used or occupied as a *single family dwelling* and is not primarily intended for or useable in navigation.

#5375 01/10/18 #5349 15/04/19 #5913 23/10/23 **"FLOOR SPACE RATIO"** means the figure obtained when the area of all the floors of the *buildings* constructed or proposed to be constructed on a *lot* is divided by the area of the *lot*, subject to the following:

a) when calculating the *floor space ratio*, undevelopable areas (as defined in Community Plans or Neighbourhood Plans) are excluded from the *lot area* in all zones;
b) those areas used as an *accessory use* for parking within the *building* envelope or underground parking are excluded;
c) where parking is a principal use of the *lot,* those areas which are used for parking within the outermost walls of a *building* or underground shall be counted in the calculation; and
d) those areas used as indoor *age-friendly amenity areas(s)* are excluded from floor area.

#4296 04/04/05 **"FOOD PRIMARY USE"** means a *restaurant* specifically licensed by the Liquor Control Licensing Branch as a *Food Primary Use* pursuant to the Liquor Control Licensing Act and Regulations where food and liquor is prepared and consumed by the public.

#4567 07/05/07 #4859 30/05/11 **"FRONTAGE"** means that length of a *lot line* which immediately adjoins a *highway*:

a) In the case where more than one (1) *lot line* adjoins a *highway*, the shortest *lot line*, excluding corner truncations, shall be considered its *frontage;*
b) In the case of a *corner lot* with a corner truncation, the *frontage* shall be measured to the point that would join the projected *frontage* and projected adjoining *side lot line;*
c) In the case of a panhandle *lot*, the *frontage* shall be considered the *lot line* abutting the *highway* from which the *lot* is accessed.

#4567 07/05/07 #4859 30/05/11 **"FRONT LOT LINE"** means the *lot line* common to the *lot* and an abutting *street*:

a) In the case where a *lot* has *lot lines* abutting two (2) or more *streets*, the *front lot line* is the *lot line* with the shorter distance, excluding corner truncations, abutting a *street*;
b) In the case where the *frontage* of a *lot* abuts a *lane*, the *front lot line* is the *lot line* opposite to, not adjoining and most distant from the *frontage*;
c) In the case of a panhandle *lot,* the *front lot line* shall be the *lot line* of the main body of the *lot* closest to the *highway* from which the *lot* is accessed, including the width of the panhandle.

#3468 05/06/95 **"FUNERAL HOME"** means a *building* or part thereof used for *funeral services*. Such *building* may contain space and facilities for:

a) embalming and the performance of other services used in preparation of the dead for burial:
b) the display, storage and sale of caskets, and other related funeral supplies;
c) the storage of funeral vehicles; and
d) a chapel and offices

A *funeral home* shall not include a *crematorium* or an accessory *crematorium*.

#3468 05/06/95 **"FUNERAL SERVICES"** means the arrangements, care and preparation of human remains for interment, cremation or other disposition but does not include the act of cremation.

#2539 11/04/88 **"FUR FARM"** means a *use* involving the raising, breeding and/or marketing of fur-bearing animals excluding chinchilla and rabbits.

#2663 09/01/89 **"GAS BAR"** means any *building* or land used or intended to be used for the retail sale of motor fuels and lubricants. Excludes *vehicle servicing.*

#3782 27/07/98 #4859 30/05/11 **"GENERAL INDUSTRIAL USE"** means the general manufacture, assembly, repair, finishing, packaging and storage of products. Excludes heavy industrial and similar uses specifically permitted in the Heavy Industrial Zone M-3, the Heavy Industrial Zone M-4, and *wrecking and salvaging yards* and all industrial uses deemed as being reviewable in the Reviewable Projects Regulation as amended pursuant to the Environmental Assessment Act as amended.

#4859 30/05/11 **"GROUP CHILDREN'S DAY CARE"** means a *use* providing for the care of children and licensed under the Community Care and Assisted Living Act as amended. Includes a nursery school, pre-school, and other like child minding facility for more than eight (8) children under the age of 12, including those of the operator.

#4859 30/05/11 **"GROSS FLOOR AREA"** means the sum of the area of each floor of a *building* including exterior walls.

#4339 01/11/04 #4859 30/05/11 **"HEIGHT"** means the vertical distance measured from the average finished grade at the perimeter of a *building* or *structure* to:

a) the highest point of a *building* or *structure*; or
b) the average level between the eaves and ridge of a *building* with a gable, hip, or gambrel roof.

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

#3782 27/07/98 **"HIGHWAY COMMERCIAL USE"** means the sales, rental or servicing of *vehicles*, trailers, recreational *vehicles*, *mobile homes*, boats, *farm* and industrial machinery and equipment, and includes lumber and *building* supply yards, nurseries and garden supply centres, and *hotels*.

#5109 14/09/15 **"HOBBY BEEKEEPING"** means the keeping, owning, or maintaining of bees or bee hives on a *lot* occupied by the beekeeper.

#2663 09/01/89 **"HOME IMPROVEMENT CENTRE"** means paint and wallpaper, carpet and flooring, drapery, window shade and blind, hardware, cabinet and lighting fixture stores.

#5646 11/01/21 **"HOSPITAL"** means an institution designated as a *hospital* under the Hospital Act which provides medical and/or surgical care for sick or injured patients, primarily those who are temporarily lodged in the institution, including acute *hospital* and rehabilitation *hospital*.

#3782 27/07/98 **"HOTEL"** means a *building* or *buildings* where a minimum of 50 sleeping units is provided and where primary access to the sleeping units is usually obtained from an interior hallway through a common lobby area. Consists of one (1) or more detached, semi-detached or multiple unit *buildings*, providing separate sleeping and *dwelling* units occupied or intended to be occupied primarily by transients with each sleeping *unit* being self-contained and having its own bathroom with a water closet, wash basin and bath or shower. An attendant may or may not be on duty at all times and dining facilities may or may not be provided. Excludes a dormitory. Includes as accessory *uses* a *restaurant*, *Food Primary Use*, *Liquor Primary Use* and *Licensee Retail Store* where licensed by the Liquor Control and Licensing Branch in accordance with the Liquor Control Licensing Act and Regulations.

#6020 18/11/24 **"INFILL HOUSING"** means one (1) or more detached *dwelling units* on a *lot* that contains one (1) retained *single family dwelling* or *two family dwelling* constructed before the date of adoption of Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Small-Scale Multi-Unit Housing) Bylaw No. 6020.

"INTENSIVE SWINE OPERATION" means an operation where *swine* are bred, fed or finished in an intensive *swine structure* housing more than three (3) brood sows and four (4) feeders and includes cleanup facilities and other ancillary facilities directly associated with the breeding, feeding or finishing of *swine* and facilities for the storage and processing of manure or animal feed and all open range.

#2663 09/01/89 **"INTENSIVE SWINE OPERATION SITE"** means that portion of a *lot* owned or otherwise under the control of the owner or operator of an *intensive swine operation* that is used:

a) to shelter or enclose *swine*;
b) to treat and/or store manure;
c) to mill and/or store feed;
d) and any other lands, plant and facilities comprising the *intensive swine operation*, including all open range used for *swine*.

"INTENSIVE SWINE STRUCTURE" means any *building*, *structure* and/or pen within which the animals of an *intensive swine operation* are housed for the purposes of breeding, feeding or finishing, the floor of which is a hard surface constructed of asphalt having a finished thickness of not less than 4 centimetres or concrete having a finished thickness of not less than 8 centimetres, and any *building, structure* or lagoon to treat and/or store manure, and any *building* or *structure* to mill and/or store feed.

#4567 07/05/07 **"KENNEL"** means any *building*, *structure*, compound, pen, cage or property other than a veterinary clinic in which more than two (2) dogs are kept overnight for any purpose, or where more than two (2) cats over four (4) months in age are either bred or kept overnight for business purposes.

#4859 30/05/11 **"LANE"** means a road allowance not exceeding 9 m in width which provides vehicular access to a *lot*.

#5396 04/11/19 "**LEVEL 2 CHARGING**" means a Level 2 *electric vehicle* charging level as defined by SAE International's J1772 standard, as amended or replaced from time to time. The standard currently defines it as a 208/240 volt circuit with a 20 to 100 amp rating.

#4296 04/04/05 #4626 26/11/07 **"LICENSEE RETAIL STORE"** means a business establishment specifically licensed by the Liquor Control Licensing Branch as a *Licensee Retail Store* pursuant to the Liquor Control Licensing Act and Regulations where beer, wine, spirits and other alcohol based products are sold to the public. May also include as accessory *uses* the accessory sale of convenience items customarily incidental and subordinate to a *Licensee Retail Store*.

#4296 04/04/05 **"LIQUOR PRIMARY USE"** means a business establishment specifically licensed by the Liquor Control Licensing Branch as a *Liquor Primary Use* pursuant to the Liquor Control Licensing Act and Regulations where food and liquor is sold and consumed by the public. May include as accessory *uses* an accessory *restaurant*, an accessory *Food Primary Use* and an accessory *Licensee Retail Store* as long as they are located on the same *lot* as the *Liquor Primary Use*.

#5587 22/11/21 **"LIVE-WORK TOWNHOUSE"** means a *townhouse* that on the ground floor excluding the garage or carport provides a minimum of 15m^2 for a *commercial use*. Excludes medical clinics, veterinary clinics, recreation, and entertainment uses.

#6147 21/07/25 **"LOCK-OFF UNIT"** means a *dwelling unit* that does not exceed 45m^2 in total floor space and that is accessory and attached to a larger *dwelling unit* in an *apartment*. The principal *apartment dwelling unit* may not have more than one (1) *lock-off unit* and a *lock-off unit* may not be stratified or sold separately from its principal *dwelling unit*. *Lock-off units* are subject to Section 104.20.

"LOT" means any parcel, block or other area in which land is held or into which land is subdivided.

"LOT AREA" means the total horizontal area within the *lot* line boundaries of a *lot*. Excludes the area occupied by a panhandle which shall be in addition to the minimum *lot area* required by this Bylaw. Where a *lot* is comprised of more than one (1) zone, each zoned area shall be treated separately for the purpose of calculating minimum *lot area*.

"LOT COVERAGE" means the total horizontal area covered by all *buildings* and *structures* or projections thereof on a *lot*, and is expressed as a percentage of the *lot area*.

"LOT DEPTH" means the average distance between the *front* and *rear lot line* boundaries, excluding panhandles.

#4859 30/05/11 **"LOT LINE"** means any line which forms the boundary of a *lot*.

#4547 09/07/07 #6147 21/07/25 **"MANORHOME"** means a residential *building* containing four (4) principal *dwelling units* located on one (1) *lot*. Each principal *dwelling unit* may have up to one (1) *secondary suite.*

"MARINA CLASS A" means any site or installation including the surface of water, operated under public or private ownership, which provides moorage for watercraft either free of charge or by payment by fee, and such watercraft may be used as living quarters at the marina.

"MARINA CLASS B" means any site or installation including the surface of water, operated under public or private ownership, which provides moorage for watercraft either free of charge or by payment of fee, and such watercraft may not be used as living quarters at the marina. Includes the accessory sale and/or rental of boats, marine engines and marine supplies.

"MARINA CLASS C" means any site or installation including the surface of water, operated under public or private ownership, which provides moorage exclusively for *float homes* used for residential purposes at the marina, either free of charge or by payment by fee. Includes the accessory moorage of watercraft owned and operated by the residents of the Marina Class 'C'.

#4859 30/05/11 **"MEDICAL MARIHUANA DISPENSARY USE"** means the *use* of any premises for the selling, distributing, or trading of cannabis (marihuana) except the selling, distributing, or

trading of cannabis (marihuana) as permitted and authorized under the Marihuana Medical Access Regulations as amended.

#4906 04/03/13 **"MIGRANT AGRICULTURAL WORKER"** means a worker registered with the Federal Seasonal Agricultural Worker Program (SAWP) or similar Federal program, as amended or replaced from time to time.

#4906 04/03/13 **"MIGRANT AGRICULTURAL WORKER ACCOMMODATION"** means temporary housing for migrant agricultural workers on parcels no less than 4 hectares in size.

#4859 30/05/11 **"MOBILE HOME"** means a *structure*, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured as an individual unit or module, not exceeding 5m in width and intended to be moved from one place to another by being towed or carried, and to provide a *dwelling unit,* and which has been constructed in compliance with the Building Code.

#3782 27/07/98 #4567 07/05/07 **"MOBILE HOME AS A TEMPORARY ACCESSORY DWELLING"** means a portable mobile or manufactured home constructed in compliance with the Building Code and not exceeding 5m in width; except properties zoned RU and located within the ALR where the maximum width shall not exceed 9.0m.

#3782 27/07/98 **"MOTEL"** means a ground oriented *building* or *buildings* not exceeding three (3) storeys in *height*, providing less than 50 sleeping units, and usually having direct outside access to individual sleeping units. Consists of one (1) or more detached, semi-detached or multiple unit *buildings*, providing separate sleeping and *dwelling units* occupied or intended to be occupied primarily by transients with each sleeping unit being self-contained and having its own bathroom with a water closet, wash basin and bath or shower. An attendant may or may not be on duty at all times and dining facilities may or may not be provided. Excludes a dormitory.

"NEAREST NEIGHBOUR" means:

a) the closest *dwelling unit* situated on a *lot* other than that of the *intensive swine operation*; or
b) a *building* site for permitted *residential uses* of a 30m depth from the road allowance boundary extending for the full width of the *lot* on any adjacent lot of 8,094m^2 or less on which there is no existing *dwelling unit*; or
c) a *building* site for permitted *residential uses* of 4,000m^2 in area with a *frontage* of not greater than 63m on a road allowance boundary of any adjacent *lot* greater than 8,094m^2 in area on which there is no existing *dwelling unit.*

"OPEN RANGE" means an area without an *intensive swine structure* or hard surface, but entirely within the *intensive swine operation site.*

#3782 27/07/98 **"PAWNBROKER"** means any person who carries on the trade or business of taking goods and/or chattels in pawn, or who keeps a store, shop or other premise for the purpose of carrying on such trade or business. Excludes pre-owned, used or second hand stores where goods and/or chattels are not pawned or left as security for cash.

#5109 14/09/15 #5912 25/09/23 **"PERSONAL SERVICE USE"** means a commercial establishment which provides for the care and appearance of the body including barbershop, hairdresser, nail salon and beauty parlour.

#3317 13/12/93 #4296 04/04/05 **"POOL HALL"** means a place where one (1) or more pool tables are kept and the public may attend to play pool, billiards, snooker or other similar games played on a table; other than an establishment holding a current *Liquor Primary Use* liquor license under the Liquor Control and Licensing Act, or a Community or Recreation Centre operated by the Township

of Langley, or an *accessory residential use* located in a residential zone, or accessory to a *community care facility.*

#5109 14/09/15 **"PRODUCTION STUDIO"** means a *building, structure* or facility including outdoor related equipment, used for the production of radio, television and motion pictures.

"PUBLIC UTILITY" means a *use* providing for public utility *structures* and facilities for water, sewer, electrical, telephone, gas and similar services, where such *use* is established by the Municipality, by another governmental body, or by a company regulated by a Government Commission; includes broadcast transmission facilities.

#5109 14/09/15 **"READY-MIX CONCRETE PLANT"** means a device that combines various ingredients to form ready-mix concrete.

#4859 30/05/11 **"REAR LOT LINE"** means the *lot line*(s) opposite to, not adjoining and most distant from the *front lot line.*

#3782 27/07/98 **"REFUND CONTAINER RETURN CENTRE"** means a facility which is used for the collection, temporary storage and shipment of used beverage containers where a refund for the deposit on beverage containers is dispensed. Permitted activities include dispensing of deposits for returned containers, packaging and preparation for shipment. All activities, including customer service areas, packaging and storage are to be carried out indoors within an enclosed *building*. No outside storage or packing of materials is permitted. No collection of materials other than used, deposit-bearing, beverage containers is permitted.

#5293 24/07/17 #6046 21/10/24 **"RESIDENTIAL SALES CENTRE"** means a *building* used for the purpose of marketing and selling *dwelling units* in a residential development which is under development application pursuant to Development Application Procedures Bylaw No. 5670, as amended, for a RM or CD zone that includes a RM use.

"RESIDENTIAL USE" means the occupancy or *use* of a *building* or part thereof as a *dwelling unit.*

#4296 04/04/05 **"RESTAURANT"** means a business establishment where food is prepared and sold to the public for consumption. Includes table and non-table service establishments as well as drive-in, drive-thru, sit-down, take out and *Food Primary Use* establishments. Includes a banquet hall.

#4547 09/07/07 #6147 21/07/25 **"ROWHOUSE"** means a multiple unit residential *building* formed by a minimum of three (3) and a maximum of six (6) side by side principal *dwelling units* attached to each other in a row with each principal *dwelling unit* located on a separate fee simple *lot*. Each principal *dwelling unit* may have up to one (1) *secondary suite.*

"RIVER USE" means the *use* of the Fraser River to its natural boundary for water-related recreation, commercial fisheries, log storage, Marina Class B, transportation and trans-shipment purposes. Includes accessory wharves but excludes a *Marina Class "A",* a *Marina Class "C*", *float homes,* live aboards and other forms of *residential use*.

#6020 18/11/24 #6147 21/07/25 **"SECONDARY SUITE"** means an accessory *dwelling unit* that is a secondary suite as defined by and in compliance with the British Columbia Building Code and which may not exceed a maximum gross floor area of 120m^2. A *secondary suite* may be located within a *single family dwelling*, *two family dwelling*, *semi-detached dwelling, manorhome, townhouse, rowhouse* or *small-scale multi-unit housing development.* On lands within the Agricultural Land Reserve a *secondary suite* must comply with the Provincial Agricultural Land Commission regulations.

#4976 12/02/13 #6020 18/11/24 #6147 21/07/25 **"SEMI-DETACHED DWELLING"** means a *two family dwelling* with each principal *dwelling unit* located on a separate fee simple *lot.* Each principal *dwelling unit* may have up to one (1) *secondary suite*.

#4567 07/05/07 **"SENIORS' HOUSING"** means a multiple unit residential *building* occupied exclusively by elderly persons and having the on-site availability of common dining, social, recreational and personal service facilities for the use of residents, as well as an administrative office. *Dwelling units* shall be rental only, shall not be stratified, shall not exceed 70m^2 each in size and may include limited kitchen facilities. *Seniors' Housing* may include a personal care, independent living, congregate care or similar type facility subject to compliance with the remainder of this definition.

#4567 07/05/07 **"SERVICE STATION"** means any *building* or land used or intended to be used for the retail sale of motor fuels and lubricants, and may include the minor servicing, minor maintenance and minor mechanical repair of currently licensed motor *vehicles*, the sale of automobile accessories, and a car wash.

#4859 30/05/11 **"SIDE LOT LINE"** means a *lot line* not being the *front lot line* or *rear lot line*.

#6020 18/11/24 **"SINGLE FAMILY DWELLING"** means a detached *dwelling unit* and up to (1) *secondary suite*. Excludes a *mobile home*.

#6020 18/11/24 **"SMALL-SCALE MULTI-UNIT HOUSING DEVELOPMENT"** means up to four (4) *dwelling units*, which may be attached or detached, located on a single *lot*. The following conditions apply:

a) The *lot* must be located within the *urban containment boundary;* and
b) The *lot area* must be less than 4050m^2; and
c) The *lot* must be serviced with both a municipal sanitary sewer system and a municipal water system; and
d) The *lot* must not have heritage designation protection under a bylaw made on or before December 7, 2023 under Section 611 of the Local Government Act; and
e) The *lot* must not be located within lands designated in the Willowbrook Transit-Oriented Area Designation Bylaw No. 6021 as a Transit Oriented Area; and
f) If a *lot* has a *lot area* of 280m^2 or less, the maximum number of *dwelling units* is three (3); and
g) Vehicular access to a *lot* must not be to an arterial road as identified in the Master Transportation Plan or Official Community Plan.

#4859 30/05/11 **"SPECIFIED NON-AGRICULTURAL USES"** means a *lot* containing any of the following uses: institutional, golf course, assembly, or *community care facility use*.

#4292 23/08/04 #4859 30/05/11 **"STOREY"** means that portion of a *building*, excluding a *basement*, which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

#4859 30/05/11 **"STREET"** means a road allowance that is not a *lane*.

"STRUCTURE" means any construction fixed to, supported by or sunk into land or water. Excludes concrete and asphalt paving or similar surfacing of a *lot*.

#4567 07/05/07 **"SUBDIVISION"** means the division of land into two (2) or more parcels, whether by plan, apt descriptive words, or otherwise, and shall include a plan consolidating two (2) or more parcels into a fewer number of parcels, as well as *lot* line adjustments.

"SWINE" means any pig, piglet, hog, sow, brood sow, or boar being both over the age of eight (8) weeks and weighing more than 18 kg.

#3959 05/11/01 #4016 04/03/02 #5109 14/09/15 #6020 18/11/24

"TANDEM PARKING" means the placement of one (1) parking space behind another parking space such that only one (1) parking space has unobstructed access to a drive aisle, driveway or *highway*. Spaces must be designated for the same *dwelling unit*. *Tandem parking* is not permitted in structured parking.

#2629 06/02/89 #6020 18/11/24 #6147 21/07/25

"TOWNHOUSE" means a block of at least three (3) side by side principal *dwelling units* where each principal *dwelling unit* is separated by a common wall or in the case of a comprehensive development requiring a development permit, the number of side by side units may be reduced to two (2) and may be in combination with *single family dwelling units*. Each principal *dwelling unit* may include up to one (1) *secondary suite*. *Townhouse* excludes *small-scale multi-unit housing developments.*

#5109 14/09/15 #6020 18/11/24

"TWO FAMILY DWELLING" means a residential *building* containing two (2) principal *dwelling units* joined by a common wall, and up to one (1) *secondary suite* per principal *dwelling unit*.

#4567 07/05/07

"U-BREW" means an establishment as defined in the Liquor Control and Licensing Act that provides goods, facilities or services to persons producing or manufacturing, wine, beer or cider in the establishment for their own consumption or consumption at no charge by others.

#6020 18/11/24

"URBAN CONTAINMENT BOUNDARY" means the urban development area as defined by the urban land uses as shown on Maps 1 and A1 in the Langley Official Community Plan Bylaw 1979 No. 1842 as amended.

"USE" means the purpose for which any *lot*, parcel, tract of land*, building* or *structure* is designed, arranged or intended, or for which it is occupied or maintained.

"VEHICLE" means a motor *vehicle* as defined in the "Motor Vehicle Act".

"VEHICLE BODY SHOP" means any *building* or land used or intended to be used for the repair or restoration of vehicle bodies. Excludes a *wrecking and salvaging yard*.

"VEHICLE REPAIR SHOP" means any *building* or land used or intended to be used for mechanical repairs to licensed motor *vehicles*, farm machinery and recreation *vehicles*. Includes *vehicle* conversion and the sale of *vehicle* accessories. Excludes a *vehicle body shop* and a *wrecking and salvaging yard*.

#4567 07/05/07

"VEHICLE SERVICING" means any *building* or land used or intended to be used for the servicing, minor mechanical repair or maintenance of licensed *vehicles*. Includes the incidental sale of *vehicle* accessories and a car wash. Excludes a *vehicle body shop*, *vehicle repair shop* and a *wrecking and salvaging yard*.

#4499 12/06/06

"WRECKED VEHICLE" includes a *vehicle* that is not licensed for the current year and is not insured with a storage policy or a *vehicle* that is incapable of moving under its own power or is reduced to parts. Includes frames or bodies of a *vehicle.*

"WRECKING AND SALVAGING YARD" means any *building* or land used or intended to be used for the wrecking, salvaging, dismantling or disassembly of *vehicles*, *vehicle* parts, *vehicle* frames or *vehicle* bodies or where *vehicles* not in operable condition, or used parts of motor *vehicles,* are stored. Also means any *building* or land where a *wrecked vehicle*, junk, waste, used *building* materials, scrap metal, used, discarded or salvaged materials are

bought, sold, exchanged, stored, baled, packed, disassembled, dismantled or handled.

103 - PENALTY AND AMENDMENT

Penalty

#5109 14/09/15 103.1 A person who contravenes this Bylaw may be subject to penalties specified in the Corporation of the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703, as amended.

#5109 14/09/15 103.2 A person who contravenes this Bylaw commits an offence against the Bylaw and is liable to a penalty not exceeding $10,000.00.

#5109 14/09/15 103.3 Where the offence is a continuing one (1), each day the offence continues shall be a separate offence.

Bylaw Amendments

103.4 Except for amendments initiated by the Township any person applying to have this Bylaw amended shall apply in writing by submitting an application in the form prescribed in the "Development Application and Fee Bylaw 1987, No. 2470" as amended.

Administration And Enforcement

#2539 11/04/88 #3782 27/07/98 103.5 The Chief Inspector, Property Use Inspector or Director of Community Development, or their assistants, are authorized to enter, at all reasonable times, upon any property for the purpose of administering and enforcing this Bylaw.

104 - GENERAL PROVISIONS

Zones

104.1 For the purposes of this Bylaw, the area within the boundaries of the Township of Langley is hereby classified or divided into zones, with the following zone designations and their short form equivalents.

The short form equivalent is deemed a sufficient reference to denote a specific zone.

Bylaw # - DD/MM/YY	Zone	Short Form Equivalent
	RURAL ZONE RU-1	RU-1
	RURAL ZONE RU-2	RU-2
	RURAL ZONE RU-3	RU-3
#5527 – 27/07/20	RURAL ZONE RU-3A	RU-3A
	RURAL FLOODPLAIN ZONE RU-4	RU-4
	RURAL FLOODPLAIN ZONE RU-5	RU-5
#3360 -14/11/94	RURAL FLOODPLAIN ZONE RU-5A	RU-5A
	RURAL PROCESSING ZONE RU-6	RU-6
	FRASER RIVER ZONE RU-7	RU-7
#2506 - 11/04/88	RURAL ZONE RU-8	RU-8
#2547 - 25/04/88	RURAL BUTCHER SHOP ZONE RU-9	RU-9
#2651 - 24/10/88	RURAL GOLF COURSE ZONE RU-10	RU-10
#2917 - 11/01/93	RURAL ESTATE WINERY ZONE RU-11	RU-11

Bylaw # - DD/MM/YY	Zone	Short Form Equivalent
#2887 - 22/11/93	RURAL GAME FARM ZONE RU-12	RU-12
#3429 - 13/02/95	CANADIAN FORCES STATION ZONE RU-13	RU-13
#3626 - 25/11/96	RURAL FARM MARKET ZONE RU-14	RU-14
	SUBURBAN RESIDENTIAL ZONE SR-1	SR-1
#3039 - 22/06/92	SUBURBAN RESIDENTIAL ZONE SR-2	SR-2
#3782 - 27/07/98	Deleted "SUBURBAN RESIDENTIAL ZONE SR-2A"	SR-2A
	SUBURBAN RESIDENTIAL ZONE SR-3	SR-3
#5168 – 16/01/17	SUBURBAN RESIDENTIAL ZONE SR-3A	SR-3A
#6144 – 27/07/26	SUBURBAN RESIDENTIAL ZONE SR-3B	SR-3B
	RESIDENTIAL ZONE R-1A	R-1A
	RESIDENTIAL ZONES R-1B, R-1C, R-1D, R-1E	R-1B, R-1C, R-1D & R-1E
#4113 – 18/11/02	RESIDENTIAL COMPACT LOT ZONE R-CL	R-CL
deleted by #4547 – 09/07/07	RESIDENTIAL COMPACT LOT ZONE (A) R-CL(A)	R-CL(A)
#4547 – 09/07/07	RESIDENTIAL COMPACT LOT ZONE R-CL(A)	R-CL(A)
#4547 – 09/07/07	RESIDENTIAL COMPACT LOT ZONE R-CL(B)	R-CL(B)
#4547 – 09/07/07	RESIDENTIAL COMPACT LOT ZONE R-CL(CH)	R-CL(CH)
#4547 – 09/07/07	RESIDENTIAL COMPACT LOT ZONE R-CL(RH)	R-CL(RH)
#4547 – 09/07/07	RESIDENTIAL COMPACT LOT ZONE R-CL(MH)	R-CL(MH)
#4976 – 12/02/13	RESIDENTIAL COMPACT LOT ZONE R-CL(SD)	R-CL(SD)
	RESIDENTIAL ZONE R-2	R-2
#4322 -01/05/06	COMPREHENSIVE RURAL ESTATES ZONE CRE-1	CRE-1
	RESIDENTIAL MOBILE HOME PARK ZONE MH-1	MH-1
	RESIDENTIAL FLOAT HOME ZONE FH-1	FH-1
	MULTIPLE FAMILY RESIDENTIAL ZONE RM-1	RM-1
	MULTIPLE FAMILY RESIDENTIAL ZONE RM-2	RM-2
	MULTIPLE FAMILY RESIDENTIAL ZONE RM-3	RM-3
#3387 - 15/05/95	MULTIPLE FAMILY RESIDENTIAL ZONE RM-3A	RM-3A
#3198 - 01/02/93	MULTIPLE FAMILY RESIDENTIAL ZONE RM-4	RM-4
	REGIONAL COMMERCIAL ZONE C-1	C-1
#2561 - 14/03/88	COMMUNITY COMMERCIAL ZONE C-2	C-2
#2571 - 18/04/88	COMMUNITY COMMERCIAL ZONE C-2A	C-2A
#2974 - 04/03/91	COMMUNITY COMMERCIAL ZONE C-2B	C-2B
	COMMUNITY COMMERCIAL ZONE C-2C	C-2C
#3887 – 11/12/00	COMMUNITY COMMERCIAL ZONE C-2D	C-2D
	SERVICE COMMERCIAL ZONE C-3	C-3
#2648 - 14/09/92	SERVICE COMMERCIAL ZONE C-3A	C-3A
	NEIGHBOURHOOD COMMERCIAL ZONE C-4	C-4
	NEIGHBOURHOOD COMMERCIAL ZONE C-5	C-5
	SERVICE STATION ZONE C-6	C-6
	LIMITED COMMERCIAL ZONE C-7	C-7
	LIMITED COMMERCIAL ZONE C-8	C-8
	CAMPGROUND COMMERCIAL ZONE C-9	C-9
	CUSTOMS COMMERCIAL ZONE C-10	C-10
	FARM AUCTION ZONE C-11	C-11
#4296 – 04/04/05	LIQUOR PRIMARY ZONE C-12	C-12
#3040 - 09/09/91	LIMITED COMMERCIAL ZONE C-13	C-13
	LIMITED COMMERCIAL ZONE C-14	C-14
	LIMITED COMMERCIAL ZONE C-15	C-15

Bylaw # - DD/MM/YY	Zone	Short Form Equivalent
#3292 -18/10/93	LIMITED COMMERCIAL ZONE C-16	C-16
#4053 -15/12/03	CARVOLTH COMMERCIAL ZONE C-17	C-17
#4053 -15/12/03	CARVOLTH BUSINESS PARK ZONE C-18	C-18
	SERVICE INDUSTRIAL ZONE M-1A and M-1B	M-1A & M-1B
	GENERAL INDUSTRIAL ZONE M-2	M-2
#2813 - 25/06/90	GENERAL INDUSTRIAL ZONE M-2A	M-2A
#3752 - 01/12/97	GENERAL INDUSTRIAL ZONE M-2B	M-2B
	HEAVY INDUSTRIAL ZONE M-3	M-3
	HEAVY INDUSTRIAL ZONE M-4	M-4
	LIMITED INDUSTRIAL ZONE M-5	M-5
#2959 - 11/03/91	LIMITED INDUSTRIAL ZONE M-5A	M-5A
	LIMITED INDUSTRIAL ZONE M-6	M-6
	SALVAGE INDUSTRIAL ZONE M-7	M-7
	INDUSTRIAL TRANSITION ZONE M-8	M-8
#3782 - 27/07/98	Deleted “LIMITED INDUSTRIAL ZONE M-9”	M-9
#2507 - 28/03/88	LIMITED INDUSTRIAL ZONE M-10	M-10
#3037 - 11/01/93	BUSINESS/OFFICE PARK ZONE M-11	M-11
#4226 – 07/07/03	RURAL SERVICE INDUSTRIAL ZONE M-12	M-12
#4484 – 24/07/06	HEAVY INDUSTRIAL ZONE M-13	M-13
#6129 – 27/07/26	BROOKSWOOD EMPLOYMENT ZONE M-14	M-14
	CIVIC INSTITUTIONAL ZONE P-1	P-1
#3183 - 05/04/93	CIVIC INSTITUTIONAL ZONE P-1A	P-1A
	COMMUNITY CARE FACILITY ZONE P-2A	P-2A
	COMMUNITY CARE FACILITY ZONE P-2B	P-2B
	COMMUNITY CARE FACILITY ZONE P-2C	P-2C
	COMMUNITY CARE FACILITY ZONE P-2D	P-2D
#3549 – 10/16/95	COMMUNITY CARE FACILITY ZONE P-2E	P-2E
	COMMUNITY CARE FACILITY ZONE P-2F	P-2F
	COMMUNITY CARE FACILITY ZONE P-2G	P-2G
	COMMUNITY CARE FACILITY ZONE P-2H	P-2H
	COMMUNITY CARE FACILITY ZONE P-2I	P-2I
#4325 – 19/12/05	COMMUNITY CARE FACILITY ZONE P-2J	P-2J
#2775 – 23/10/89	COMMUNITY CARE FACILITY ZONE P-2K	P-2K
#2982 – 28/06/93	COMMUNITY CARE FACILITY ZONE P-2L	P-2L
#4477 – 03/04/06	COMMUNITY CARE FACILITY ZONE P-2M	P-2M
#4645 – 15/06/09	COMMUNITY CARE FACILITY ZONE P-2N	P-2N
#4729 – 06/07/09	COMMUNITY CARE FACILITY ZONE P-2O	P-2O
#5392 – 10/12/18	COMMUNITY CARE FACILITY ZONE P-2Q	P-2Q
#5400 – 10/06/19	COMMUNITY CARE FACILITY ZONE P-2R	P-2R
	RESIDENTIAL INSTITUTIONAL ZONE P-3	P-3
#3958 – 09/06/03	RESIDENTIAL INSTITUTIONAL ZONE P-3A	P-3A
#2603 - 27/11/89	AIRPORT ZONE P-4	P-4
#2766 - 10/12/90	LIMITED INSTITUTIONAL ZONE P-5	P-5
#3398 - 22/08/94	LIMITED INSTITUTIONAL ZONE P-5A	P-5A
#3359 - 13/06/94	POST OFFICE ZONE P-6	P-6
#3533 -25/11/96	COMPREHENSIVE DEVELOPMENT ZONE CD-1	CD-1
	COMPREHENSIVE DEVELOPMENT ZONE CD-2	CD-2
#3336 - 30/05/94	COMPREHENSIVE DEVELOPMENT ZONE CD-3	CD-3
#3353 - 22/08/94	COMPREHENSIVE DEVELOPMENT ZONE CD-4	CD-4
#3324 - 17/10/94	COMPREHENSIVE DEVELOPMENT ZONE CD-5	CD-5

Bylaw # - DD/MM/YY	Zone	Short Form Equivalent
#3418 - 24/10/94	COMPREHENSIVE DEVELOPMENT ZONE CD-6	CD-6
#3426 - 16/10/95	COMPREHENSIVE DEVELOPMENT ZONE CD-7	CD-7
#3427- 15/06/95	COMPREHENSIVE DEVELOPMENT ZONE CD-8	CD-8
#3449 - 11/12/95	COMPREHENSIVE DEVELOPMENT ZONE CD-9	CD-9
#3612 - 09/09/96	COMPREHENSIVE DEVELOPMENT ZONE CD-10	CD-10
#3552 - 25/03/96	COMPREHENSIVE DEVELOPMENT ZONE CD-11	CD-11
#3548 - 12/08/96	COMPREHENSIVE DEVELOPMENT ZONE CD-12	CD-12
#3055 - 2/05/96	COMPREHENSIVE DEVELOPMENT ZONE CD-13	CD-13
#3669 - 23/06/97	COMPREHENSIVE DEVELOPMENT ZONE CD-14	CD-14
#3682 - 28/07/97	COMPREHENSIVE DEVELOPMENT ZONE CD-15	CD-15
#3696 - 06/07/98	COMPREHENSIVE DEVELOPMENT ZONE CD-16	CD-16
#3522 - 28/07/97	COMPREHENSIVE DEVELOPMENT ZONE CD-17	CD-17
#4547 – 09/07/07	COMPREHENSIVE DEVELOPMENT ZONE CD-18	CD-18
#3750 – 13/08/01	COMPREHENSIVE DEVELOPMENT ZONE CD-19	CD-19
#3769 - 06/07/98	COMPREHENSIVE DEVELOPMENT ZONE CD-20	CD-20
#3770 - 27/07/98	COMPREHENSIVE DEVELOPMENT ZONE CD-21	CD-21
#4058 – 12/08/02	COMPREHENSIVE DEVELOPMENT ZONE CD-22	CD-22
#3794 - 27/07/98	COMPREHENSIVE DEVELOPMENT ZONE CD-23	CD-23
#3834 – 23/08/99	COMPREHENSIVE DEVELOPMENT ZONE CD-24	CD-24
#3807 - 21/12/98	COMPREHENSIVE DEVELOPMENT ZONE CD-25	CD-25
#4086 – 06/03/06	COMPREHENSIVE DEVELOPMENT ZONE CD-26	CD-26
#3847 - 22/03/99	COMPREHENSIVE DEVELOPMENT ZONE CD-27	CD-27
#3880 - 17/06/02	COMPREHENSIVE DEVELOPMENT ZONE CD-28	CD-28
#4335 – 27/06/05	COMPREHENSIVE DEVELOPMENT ZONE CD-29	CD-29
#4253 – 05/17/04	COMPREHENSIVE DEVELOPMENT ZONE CD-30	CD-30
#3939 – 03/12/01	COMPREHENSIVE DEVELOPMENT ZONE CD-31	CD-31
#3916 – 20/11/00	COMPREHENSIVE DEVELOPMENT ZONE CD-32	CD-32
#4691 – 20/04/09	COMPREHENSIVE DEVELOPMENT ZONE CD-33	CD-33
#4374 – 19-09-05	COMPREHENSIVE DEVELOPMENT ZONE CD-34	CD-34
#3941 – 11/23/00	COMPREHENSIVE DEVELOPMENT ZONE CD-35	CD-35
#3959 – 05/11/01	COMPREHENSIVE DEVELOPMENT ZONE CD-36	CD-36
#4108 – 11/08/03	COMPREHENSIVE DEVELOPMENT ZONE CD-37	CD-37
#4138 – 20/01/03	COMPREHENSIVE DEVELOPMENT ZONE CD-38	CD-38
#4303 – 25/07/05	COMPREHENSIVE DEVELOPMENT ZONE CD-39	CD-39
#4144 – 01/03/04	COMPREHENSIVE DEVELOPMENT ZONE CD-40	CD-40
#4183 – 22/03/04	COMPREHENSIVE DEVELOPMENT ZONE CD-41	CD-41
#4179 – 22/03/04	COMPREHENSIVE DEVELOPMENT ZONE CD-42	CD-42
#4228 – 23/08/04	COMPREHENSIVE DEVELOPMENT ZONE CD-43	CD-43
#4398 – 27/03/06	COMPREHENSIVE DEVELOPMENT ZONE CD-44	CD-44
#4040 – 23/06/03	COMPREHENSIVE DEVELOPMENT ZONE CD-45	CD-45
#4041 – 23/06/03	COMPREHENSIVE DEVELOPMENT ZONE CD-46	CD-46
#4042 – 23/06/03	COMPREHENSIVE DEVELOPMENT ZONE CD-47	CD-47
#4043 – 23/06/03	COMPREHENSIVE DEVELOPMENT ZONE CD-48	CD-48
#4044 – 23/06/03	COMPREHENSIVE DEVELOPMENT ZONE CD-49	CD-49
#4045 – 23/06/03	COMPREHENSIVE DEVELOPMENT ZONE CD-50	CD-50
#4046 – 23/06/03	COMPREHENSIVE DEVELOPMENT ZONE CD-51	CD-51
#4016 – 03/04/02	COMPREHENSIVE DEVELOPMENT ZONE CD-52	CD-52
#4008 – 03/04/02	COMPREHENSIVE DEVELOPMENT ZONE CD-53	CD-53
#4020 – 22/07/02	COMPREHENSIVE DEVELOPMENT ZONE CD-54	CD-54
#4086 – 06/03/06	COMPREHENSIVE DEVELOPMENT ZONE CD-55	CD-55
#4102 – 17/06/02	COMPREHENSIVE DEVELOPMENT ZONE CD-56	CD-56
#4110 – 16/08/04	COMPREHENSIVE DEVELOPMENT ZONE CD-57	CD-57
#4180 – 27/06/05	COMPREHENSIVE DEVELOPMENT ZONE CD-58	CD-58

Bylaw # - DD/MM/YY	Zone	Short Form Equivalent
#4206 – 12/01/04	COMPREHENSIVE DEVELOPMENT ZONE CD-59	CD-59
#4458 – 23/07/07	COMPREHENSIVE DEVELOPMENT ZONE CD-60	CD-60
#4544 – 23/07/12	COMPREHENSIVE DEVELOPMENT ZONE CD-61	CD-61
#4589 – 03/03/08	COMPREHENSIVE DEVELOPMENT ZONE CD-62	CD-62
#4593 – 03/12/07	COMPREHENSIVE DEVELOPMENT ZONE CD-63	CD-63
#4602 – 03/11/08	COMPREHENSIVE DEVELOPMENT ZONE CD-64	CD-64
#4597 – 23/03/09	COMPREHENSIVE DEVELOPMENT ZONE CD-65	CD-65
#4597 – 23/03/09	COMPREHENSIVE DEVELOPMENT ZONE CD-66	CD-66
#4595 – 20/07/09	COMPREHENSIVE DEVELOPMENT ZONE CD-67	CD-67
#4608 – 07/04/08	COMPREHENSIVE DEVELOPMENT ZONE CD-68	CD-68
#4609 – 07/04/08	COMPREHENSIVE DEVELOPMENT ZONE CD-69	CD-69
#4610 – 07/04/08	COMPREHENSIVE DEVELOPMENT ZONE CD-70	CD-70
#4720 – 01/03/10	COMPREHENSIVE DEVELOPMENT ZONE CD-72	CD-72
#4647 – 15/06/09	COMPREHENSIVE DEVELOPMENT ZONE CD-73	CD-73
#4667 – 31/01/11	COMPREHENSIVE DEVELOPMENT ZONE CD-74	CD-74
#4728 – 21/06/10	COMPREHENSIVE DEVELOPMENT ZONE CD-75	CD-75
#4735 – 23/07/12	COMPREHENSIVE DEVELOPMENT ZONE CD-76	CD-76
#4757 – 11/01/10	COMPREHENSIVE DEVELOPMENT ZONE CD-77	CD-77
#4776 – 21/06/10	COMPREHENSIVE DEVELOPMENT ZONE CD-78	CD-78
#4815 – 19/07/10	COMPREHENSIVE DEVELOPMENT ZONE CD-79	CD-79
#4821 – 23/07/18	COMPREHENSIVE DEVELOPMENT ZONE CD-80	CD-80
#4823 – 16/01/12	COMPREHENSIVE DEVELOPMENT ZONE CD-81	CD-81
#4853 – 11/06/12	COMPREHENSIVE DEVELOPMENT ZONE CD-83	CD-83
#4854 – 11/07/11	COMPREHENSIVE DEVELOPMENT ZONE CD-84	CD-84
#4961 – 09/06/14	COMPREHENSIVE DEVELOPMENT ZONE CD-85	CD-85
#4876 – 08/09/14	COMPREHENSIVE DEVELOPMENT ZONE CD-86	CD-86
#4878 – 07/11/11	COMPREHENSIVE DEVELOPMENT ZONE CD-87	CD-87
#4880 – 05/05/14	COMPREHENSIVE DEVELOPMENT ZONE CD-88	CD-88
#4768 – 03/10/11	COMPREHENSIVE DEVELOPMENT ZONE CD-89	CD-89
#5167 – 25/04/16	COMPREHENSIVE DEVELOPMENT ZONE CD-90	CD-90
#4976 – 12/02/13	COMPREHENSIVE DEVELOPMENT ZONE CD-91	CD-91
#4984 – 12/16/13	COMPREHENSIVE DEVELOPMENT ZONE CD-92	CD-92
#4999 – 05/05/14	COMPREHENSIVE DEVELOPMENT ZONE CD-93	CD-93
#5002 – 30/09/13	COMPREHENSIVE DEVELOPMENT ZONE CD-94	CD-94
#5027 – 17/09/18	COMPREHENSIVE DEVELOPMENT ZONE CD-95	CD-95
#5027 – 17/09/18	COMPREHENSIVE DEVELOPMENT ZONE CD-96	CD-96
#5031 – 21/07/14	COMPREHENSIVE DEVELOPMENT ZONE CD-97	CD-97
#5067 – 13/04/15	COMPREHENSIVE DEVELOPMENT ZONE CD-98	CD-98
#5049 – 25/07/16	COMPREHENSIVE DEVELOPMENT ZONE CD-99	CD-99
#5064 – 28/04/14	COMPREHENSIVE DEVELOPMENT ZONE CD-100	CD-100
#5079 – 08/12/14	COMPREHENSIVE DEVELOPMENT ZONE CD-101	CD-101
#5087 – 27/10/14	COMPREHENSIVE DEVELOPMENT ZONE CD-102	CD-102
#5089 - 24/07/17	COMPREHENSIVE DEVELOPMENT ZONE CD-103	CD-103
#5311- 11/06/18	COMPREHENSIVE DEVELOPMENT ZONE CD 104	CD-104
#5093 – 11/05/15	COMPREHENSIVE DEVELOPMENT ZONE CD-105	CD-105
#5762 – 25/07/22	COMPREHENSIVE DEVELOPMENT ZONE CD-106	CD-106
#5138 - 10/07/17	COMPREHENSIVE DEVELOPMENT ZONE CD-107	CD-107
#5268 – 07/05/18	COMPREHENSIVE DEVELOPMENT ZONE CD-108	CD-108
#5198 – 12/09/16	COMPREHENSIVE DEVELOPMENT ZONE CD-109	CD-109
#5203 – 12/09/16	COMPREHENSIVE DEVELOPMENT ZONE CD-110	CD-110
#5212 – 25/07/16	COMPREHENSIVE DEVELOPMENT ZONE CD-111	CD-111
#5235 – 17/10/16	COMPREHENSIVE DEVELOPMENT ZONE CD-112	CD-112
#5241 – 17/10/16	COMPREHENSIVE DEVELOPMENT ZONE CD-113	CD-113

Bylaw # - DD/MM/YY	Zone	Short Form Equivalent
#5275 – 11/06/18	COMPREHENSIVE DEVELOPMENT ZONE CD-114	CD-114
#5281 – 04/11/19	COMPREHENSIVE DEVELOPMENT ZONE CD-115	CD-115
#5326 – 07/05/18	COMPREHENSIVE DEVELOPMENT ZONE CD-117	CD-117
#5349 – 04/15/19	COMPREHENSIVE DEVELOPMENT ZONE CD-119	CD-119
#5353 – 04/01/19	COMPREHENSIVE DEVELOPMENT ZONE CD-120	CD-120
#5415 – 12/16/19	COMPREHENSIVE DEVELOPMENT ZONE CD-121	CD-121
#5375 – 01/10/18	COMPREHENSIVE DEVELOPMENT ZONE CD-122	CD-122
#5384 – 01/10/18	COMPREHENSIVE DEVELOPMENT ZONE CD-123	CD-123
#5381 – 10/12/18	COMPREHENSIVE DEVELOPMENT ZONE CD-124	CD-124
#5387 – 23/03/20	COMPREHENSIVE DEVELOPMENT ZONE CD-125	CD-125
#5399 – 22/07/19	COMPREHENSIVE DEVELOPMENT ZONE CD-126	CD-126
#5407 – 15/04/19	COMPREHENSIVE DEVELOPMENT ZONE CD-127	CD-127
#5408 – 22/07/19	COMPREHENSIVE DEVELOPMENT ZONE CD-128	CD-128
#5395 – 07/12/20	COMPREHENSIVE DEVELOPMENT ZONE CD-129	CD-129
#5418 – 18/11/19	COMPREHENSIVE DEVELOPMENT ZONE CD-130	CD-130
#5422 – 22/07/19	COMPREHENSIVE DEVELOPMENT ZONE CD-131	CD-131
#5427 – 22/02/21	COMPREHENSIVE DEVELOPMENT ZONE CD-132	CD-132
#5430 – 13/01/20	COMPREHENSIVE DEVELOPMENT ZONE CD-133	CD-133
#5453 – 08/03/21	COMPREHENSIVE DEVELOPMENT ZONE CD-134	CD-134
#5446 – 26/07/21	COMPREHENSIVE DEVELOPMENT ZONE CD-135	CD-135
#5436 – 28/06/21	COMPREHENSIVE DEVELOPMENT ZONE CD-137	CD-137
#5485 – 02/12/19	COMPREHENSIVE DEVELOPMENT ZONE CD-138	CD-138
#5499 – 05/10/20	COMPREHENSIVE DEVELOPMENT ZONE CD-139	CD-139
#5529 – 23/11/20	COMPREHENSIVE DEVELOPMENT ZONE CD-140	CD-140
#5548 – 28/02/22	COMPREHENSIVE DEVELOPMENT ZONE CD-141	CD-141
#5583 – 22/02/21	COMPREHENSIVE DEVELOPMENT ZONE CD-143	CD-143
#5587 – 22/11/21	COMPREHENSIVE DEVELOPMENT ZONE CD-144	CD-144
#5590 – 25/07/22	COMPREHENSIVE DEVELOPMENT ZONE CD-145	CD-145
#5600 – 28/03/22	COMPREHENSIVE DEVELOPMENT ZONE CD-146	CD-146
#5617 – 26/07/21	COMPREHENSIVE DEVELOPMENT ZONE CD-148	CD-148
#5604 – 11/03/24	COMPREHENSIVE DEVELOPMENT ZONE CD-149	CD-149
#5647 – 18/11/24	COMPREHENSIVE DEVELOPMENT ZONE CD-154	CD-154
#5661 – 12/07/21	COMPREHENSIVE DEVELOPMENT ZONE CD-155	CD-155
#5674 – 30/05/22	COMPREHENSIVE DEVELOPMENT ZONE CD-156	CD-156
#6032 – 02/12/24	COMPREHENSIVE DEVELOPMENT ZONE CD-157	CD-157
#5703 – 09/05/22	COMPREHENSIVE DEVELOPMENT ZONE CD-159	CD-159
#5711 – 25/07/22	COMPREHENSIVE DEVELOPMENT ZONE CD-160	CD-160
#5949 – 29/01/24	COMPREHENSIVE DEVELOPMENT ZONE CD-161	CD-161
#5726 – 26/07/21	COMPREHENSIVE DEVELOPMENT ZONE CD-162	CD-162
#5737 – 25/07/22	COMPREHENSIVE DEVELOPMENT ZONE CD-165	CD-165
#5746 – 21/10/24	COMPREHENSIVE DEVELOPMENT ZONE CD-167	CD-167
#5756 – 09/05/22	COMPREHENSIVE DEVELOPMENT ZONE CD-168	CD-168
#5757 – 03/02/25	COMPREHENSIVE DEVELOPMENT ZONE CD-169	CD-169
#5776 – 09/25/23	COMPREHENSIVE DEVELOPMENT ZONE CD-170	CD-170
#5832 – 09/25/23	COMPREHENSIVE DEVELOPMENT ZONE CD-174	CD-174
#5833 – 12/02/24	COMPREHENSIVE DEVELOPMENT ZONE CD-175	CD-175
#5889 – 15/04/24	COMPREHENSIVE DEVELOPMENT ZONE CD-178	CD-178
#5850 – 07/07/25	COMPREHENSIVE DEVELOPMENT ZONE CD-180	CD-180
#5864 – 26/02/24	COMPREHENSIVE DEVELOPMENT ZONE CD-181	CD-181
#5918 – 20/10/25	COMPREHENSIVE DEVELOPMENT ZONE CD-189	CD-189
#6005 – 21/07/25	COMPREHENSIVE DEVELOPMENT ZONE CD-190	CD-190
#5923 – 15/12/25	COMPREHENSIVE DEVELOPMENT ZONE CD-191	CD-191
#5928 – 29/01/24	COMPREHENSIVE DEVELOPMENT ZONE CD-192	CD-192

Bylaw # - DD/MM/YY	Zone	Short Form Equivalent
#5862 – 29/01/24	COMPREHENSIVE DEVELOPMENT ZONE CD-193	CD-193
#5942 – 29/01/24	COMPREHENSIVE DEVELOPMENT ZONE CD-196	CD-196
#5947 – 24/03/25	COMPREHENSIVE DEVELOPMENT ZONE CD-197	CD-197
#5975 – 04/11/24	COMPREHENSIVE DEVELOPMENT ZONE CD-200	CD-200
#5958 – 09/03/26	COMPREHENSIVE DEVELOPMENT ZONE CD-208	CD-208
#6063 – 15/12/25	COMPREHENSIVE DEVELOPMENT ZONE CD-210	CD-210
#6129 – 27/07/26	COMPREHENSIVE DEVELOPMENT ZONE CD-213	CD-213
#6136 – 27/07/26	COMPREHENSIVE DEVELOPMENT ZONE CD-214	CD-214
#6091 – 27/07/26	COMPREHENSIVE DEVELOPMENT ZONE CD-215	CD-215
#6426 – 27/07/26	COMPREHENSIVE DEVELOPMENT ZONE CD-220	CD-220

Official Zoning Maps

104.2 1) The locations of the zones established by this Bylaw are shown on Map Schedules ML.7.1 to ML.14.32 inclusive which are attached to and form part of this Bylaw.

2) Where a zone boundary coincides with a *highway* allowance, waterway, or right-of-way, the zone boundary shall be deemed to be the center of such *highway* allowance, waterway or right-of-way.

3) Where a legal description is used to refer to a zoning change, the legal description will take precedence over a Map Schedule description.

Accessory Home Occupations

#3954 16/10/00 #4567 07/05/07 #4859 30/05/11 #5490 30/09/19 #6020 18/11/24

104.3 *Accessory home occupations* are permitted in all zones that permit a *residential use*, subject to the following provision:

a) an *accessory home occupation* is not permitted within a *secondary suite*;

b) the owner of the *accessory home occupation* shall live in the same dwelling as the *accessory home occupation;*

c) the *accessory home occupation* shall not change the residential appearance or character of the dwelling or neighbourhood in which it is located;

d) the *accessory home occupation*, including the accessory storage of goods or materials, shall be operated and/or contained completely within one (1) or more enclosed *buildings* that is/are located on the same *lot* as the *accessory home occupation;*

e) the *accessory home occupation*, including the accessory storage of goods or materials, shall be operated and/or contained completely within the associated dwelling to which it is accessory, where the size of the *lot* on which the *accessory home occupation* is located is equal to or less than 1011.7m^2 (0.25 acres) and the *lot* is zoned for urban or suburban uses;

f) the maximum total gross floorspace for all *accessory home occupations* sited on a *lot*, shall not exceed:

i) 186m^2 (2,002 ft^2) for RU zoned *lots*, that are greater than 1.7 ha (4.2 acres);

ii) 140m^2 (1,506.9 ft^2) for RU zoned *lots,* that are equal to or less than 1.7 ha (4.2 acres);

iii) 50m^2 (538.2 ft^2) for urban and suburban zoned *lots*, that are greater than 1011.7m^2 (0.25 acres);

#5490 30/09/19

iv) 50m^2 (538.2 ft^2) for urban and suburban zoned *lots*, that are equal to or less than 1011.7m^2 (0.25 acres), with the exception of Residential Comprehensive Development (CD) zones; and

#5109 14/09/15 #5490

v) 25m^2 (269.1ft^2) for Residential Comprehensive Development (CD), Residential Compact Lot R-CL, R-CL(A), R-CL(B), R-CL(CH), R-CL(RH),

30/09/19 R-CL (MH), R-CL(SD), C-2, CD-29, P-1 and P-2A to P-2R zoned *lots*.

g) the maximum number of persons allowed to conduct an *accessory home occupation* on the same *lot* as the *accessory home occupation* shall not exceed four (4) persons, subject to not exceeding the following provisions:
   i) for all *lots* greater than 4.2 acres and zoned for RU uses, not more than three (3) of the persons allowed to conduct an *accessory home occupation* shall be non-resident employees;
   ii) for all *lots* equal to or less than 4.2 acres and zoned for RU *uses*, not more than two (2) of the persons allowed to conduct an *accessory home occupation* shall be non-resident employees;
   iii) for all *lots* zoned for urban residential or suburban uses, excluding comprehensive development zoned uses, not more than one (1) of the persons allowed to conduct an *accessory home occupation* shall be a non-resident employee; and
#5490 30/09/19 iv) for all *lots* zoned for *residential use* within a Residential Comprehensive Development (CD), Residential Compact Lot R-CL, R-CL(A), R-CL(B), R-CL(CH), R-CL(RH), R-CL(MH), R-CL(SD), Community Commercial C-2, Comprehensive Development CD-29, Civic Institutional P-1 and Community Care Facility P-2A to P-2R zone, all persons allowed to conduct an *accessory home occupation* shall reside within the same dwelling as the *accessory home occupation*.

h) the maximum number of persons working for an *accessory home occupation*, who work off of the *lot* where the *accessory home occupation* is located, shall be unlimited except that all *vehicles* associated with the *accessory home occupation* shall be parked on site and not on a public road;

i) the *accessory home occupation* shall not:
   i) discharge or emit odorous, noxious or toxic matter or vapours, heat, glare, noise, radiation or recurrently generated ground vibrations;
   ii) result in traffic congestion, electrical interference, fire or health hazards; and shall not
#5109 14/09/15 iii) include the salvage, repair, maintenance or sales of motor *vehicles* or motor vehicle engines or parts or manufacturing or fabrication.

#5490 30/09/19 j) the *accessory home occupation* may, except in a Residential Comprehensive Development (CD), Residential Compact Lot R-CL, R-CL(A), R-CL(B), R-CL(CH), R-CL(RH), R-CL(MH), R-CL(SD), Community Commercial C-2, Comprehensive Development CD-29, Civic Institutional P-1 and Community Care Facility P-2A to P-2R zone, include the sale of a commodity produced on the same *lot* as the *accessory home occupation*, subject to not:
   i) generating more than one (1) *commercial vehicle* visit per day; and not
   ii) creating a demand for client parking exceeding the off-street vehicle parking requirement for the *accessory home occupation*.

#5490 30/09/19 k) the *accessory home occupation* may, except in a Residential Comprehensive Development (CD), Residential Compact Lot R-CL, R-CL(A), R-CL(B), R-CL(CH), R-CL(RH), R-CL(MH), R-CL(SD), Community Commercial C-2, Comprehensive Development CD-29, Civic Institutional P-1 and Community Care Facility P-2A to P-2R zone, conduct telephone or mail order sales of goods, or resell or redistribute goods, subject to not:
   i) generating more than one (1) *commercial vehicle* visit per day;
   ii) creating a demand for vehicle parking exceeding the off-street vehicle parking requirement for the *accessory home occupation*; and not
   iii) allowing customers to enter the premises to inspect, purchase or take possession of the goods.

#5109 14/09/15 #5490 30/09/19 l) the *accessory home occupation*, located in a Residential Comprehensive Development (CD), Residential Compact Lot R-CL, R-CL(A), R-CL(B), R-CL(CH), R-CL(RH), R-CL(MH), R-CL(SD), Community Commercial C-2,

Comprehensive Development CD-29, Civic Institutional P-1 and Community Care Facility P-2A to P-2R zone that allows a *residential use*, shall be limited to an office use only in which the use of communication equipment is the principal means of conducting business;

m) no *commercial vehicles* associated with the *accessory home occupation* shall be permitted except in compliance with Section 108;

#5490 30/09/19

n) there is no evidence of the *accessory home occupation*, including no exterior storage or operation of the *accessory home occupation*, except a sign identifying the *accessory home occupation* which shall comply with the "Township of Langley Sign Bylaw 2012 No. 4927 as amended";

o) the *accessory home occupation* shall not accommodate *commercial vehicle* visits between the hours of 6:00 pm and 8:00 am;

#5109 14/09/15 #5490 30/09/19

p) notwithstanding subsections a) to o), a licensed family day care under the "*Community Care Facility Act*" for a maximum of eight (8) children under the age of twelve, including those of the operator or in the RU zones an *adult day care* facility for a maximum of eight (8) persons under care may be permitted as an *accessory home occupation*;

q) the *accessory home occupation* and licensed *family* day care shall be subject to the requirements of Langley Building Bylaw 2008 No. 4642 as amended, the "Fire Services Act", the "Agricultural Land Reserve Act" and all other applicable Bylaws of the Municipality and regulations of the Province; and

r) structural alteration or addition to a dwelling or an *accessory building* to accommodate the *accessory home occupation* may be permitted, except within a Multiple Family Residential (RM) zone or Residential Comprehensive Development (CD) zone.

s) notwithstanding subsection a) and b), an *accessory home occupation* is permitted within a permitted *coach house* that is not used for residential purposes.

Siting Exceptions

#3088 06/01/92 #4547 09/07/07 #4859 30/05/11

104.4 1) Where chimneys, gutters, sills, steps, eaves, sunlight control projections, canopies, canti-levered balconies, open porches, or ornamental features project beyond the face of a *building*, the minimum distance to an abutting *lot line* or high pressure gas or oil transmission pipeline right of way as required elsewhere in this Bylaw may be reduced by not more than 0.6m, providing that such a reduction shall apply only to the projecting feature.

2) Where bay windows, china cabinets, bathroom kickouts or entertainment units project beyond the face of a *building*, the minimum distance to an abutting *lot line* or high pressure gas or oil transmission pipeline right of way as required elsewhere in this Bylaw may be reduced by not more than 0.6m, provided that:
   a) such a reduction shall apply only to the projecting feature;
   b) projections do not create more than $3m^2$ of floor area in a required front yard;
   c) projections do not create more than $2m^2$ of floor area in a required side yard; and
   d) projections do not create more than $4m^2$ of floor area in a required rear yard.

3) Where a *building* or *structure's* siting, size, dimensions, parking or loading does not meet the requirements of a zoning bylaw adopted after they were constructed, the *buildings* or *structures* may be repaired, extended or altered, but only to the extent that the repair, extension or alteration would, when completed, involve no further contravention of the bylaw beyond the contravention that existed at the time the repair, extension or alteration were commenced.

4) No part of any *building*, *structure* or fence located on a corner *lot* shall project into the triangular area created by a line joining two (2) points 7.5m from the front of the *lot* of each *lot* line abutting the intersection, at any *height* above 1m.
5) Subject to Section 104.4 4) and Section 111.6, a fence or retaining wall may be sited on any portion of a *lot.*
6) The interior *side lot line* requirements of this Bylaw shall not apply to zero *lot* line development or strata *lots* under a registered plan pursuant to the Strata Property Act as amended where there is a common wall shared by more than two (2) units within a *building*.
7) Motor *vehicle* fuel dispensers, pump islands, compressed air connections and other equipment accessory to a motor *vehicle service station* shall be sited not less than 5m from all *lot lines*. Canopies shall be sited not less than 3m from all *lot lines*.
8) All *buildings* and *structures* shall not be sited closer than 2m from a high pressure gas or oil transmission pipeline right of way.
9) Where a satellite dish is attached to or is located on top of a principal *building*, the satellite dish shall be considered as part of the principal *building* and shall be sited and have the same *height* requirement as the principal *building*. Where a satellite dish is not attached to a principal *building*, it shall be considered to be an *accessory building* and shall be sited and have the same *height* requirement as an *accessory building*. In no case may a satellite dish be located between a *street* and a *building* face in an R, RM, or residential CD Zone.
10) Where a stairwell, providing access to the *basement* from the rear yard, projects beyond the face of the building, the minimum distance to the *rear lot line* may be reduced by not more than 1.2m, providing that the stairwell landing projecting into the setback does not exceed an area of $1.5m^2$ and that such reduction shall only apply to the *basement* stairwell and landing.
11) Where a stairwell, providing access to the *basement* from the side yard, projects beyond the face of the *building*¸ the minimum distance to the *side lot line* may be reduced by not more than 1.2m, providing that*:*
    a) both the *front lot line* and the *rear lot line* abut a *street;*
    b) the stairwell landing projecting into the setback does not exceed an area of $1.5m^2$; and
    c) such reduction shall only apply to the *basement* stairwell and landing.
12) In an R, RM or residential CD zone, no heat pump or air conditioning equipment shall be sited:
    a) at the side of a *building* face adjacent to a *side lot line,* except where the *side lot line* abuts a *flanking street* or a *lane;*
    b) in the required *side lot line* setback for a principal *building*, except where the *side lot line* abuts a *flanking street* or a *lane;* and
    c) less than 1.5m from a *lot line.*

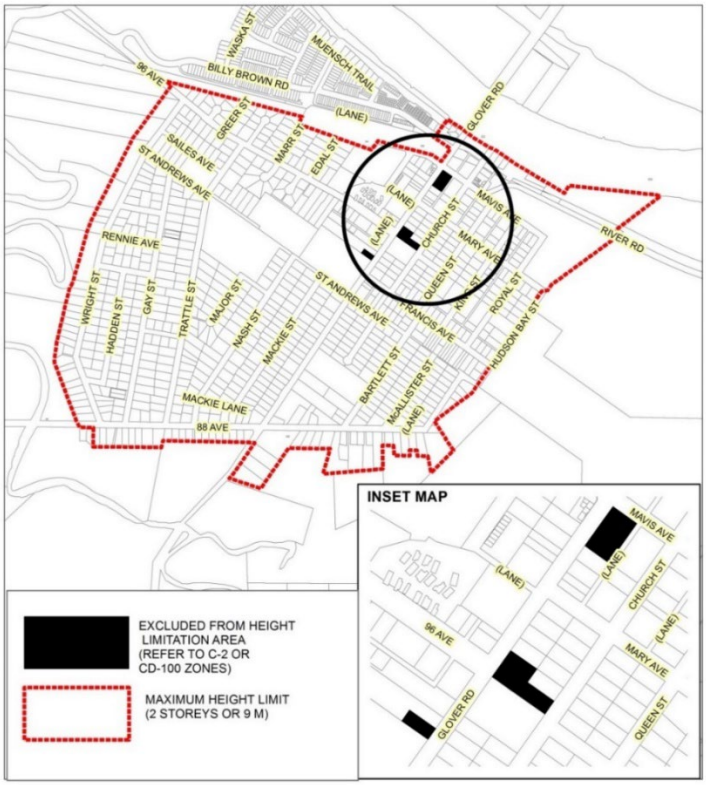
Height Of Buildings And Structures

#3088 06/01/92 #3205 14/06/93 #4292 23/08/04 #5013 30/09/13 #5064 28/04/14

104.5 1) The following *structures* are exempt from the *height* requirements of this Bylaw: church spires, chimneys, flagpoles, masts, silos, aerials, water tanks, belfrys, monuments, transmission towers, elevators and ventilation machinery and *public utility structures*. Notwithstanding the above, Section 104.6 "Langley Airport Height Limitations" shall apply. Subject to the Township's Telecommunication Tower Master Plan Policy, *public utility* communication towers must first be submitted to Council for recommendation to Industry Canada.
2) Within the Fort Langley area as indicated more particularly on the map in Section 104.5 3), the *height* of *buildings* shall not exceed 9m. No *building* shall exceed two (2) *storeys*, nor shall any room be allowed above the second *storey*.

For the purpose of this section, a *basement* is not included as a *storey* provided the surface of the first floor is less than 800mm above the average grade around the *building*.

3) **FORT LANGLEY BUILDING HEIGHT AREA**



#5109 14/09/15

4) Public recreation facilities and public schools are exempt from the *height* requirements of this Bylaw.

Langley Airport Height Limitations

104.6 Notwithstanding the provisions of this Bylaw the requirements and standards of the "Langley Airport Zoning Regulations" P.C. 1976-452 pursuant to the authority of Section 6 of the Aeronautics Act, Chapter A-3, R.S.C. 1970, as amended shall apply.

Keeping Of Animals

104.7 No animals, other than household pets and guard dogs, may be kept in any zone unless specifically permitted in that zone.

Signs

#4567 07/05/07 #5490 30/09/19

104.8 All signs shall comply with the “Township of Langley Sign Bylaw 2012 No. 4927”as amended.

Agricultural Land Commission Act

104.9 Where land is designated as an "Agricultural Land Reserve" it is subject to the Agricultural Land Commission Act, regulations made pursuant to the Agricultural Land Commission Act, and relevant Orders of the Provincial Agricultural Land Commission made pursuant to the Agricultural Land Commission Act.

Uses Permitted In All Zones

#3782 27/07/98 #4567 07/05/07 #5013 30/09/13

104.10 The following *uses* shall be permitted in any zone:

a) private gardens accessory to a permitted *residential use*;

b) public parks, playgrounds, public recreation facilities and open space/conservation areas;

c) public schools; and

d) *public utility structures* and facilities subject to the Township's Telecommunication Tower Master Plan Policy.

e) the maximum number of *vehicles* that can be sold on a property before a commercial zone allowing *vehicle* sales is required is five (5) in a twelve month period provided that no more than two (2) *vehicles* for sale are located on the property at one (1) time.

#5293 24/07/17

f) *Residential sales centre*s subject to the following conditions:

i. prior to the construction of the *residential sales centre*, the owner of the *lot* upon which the *residential sales centre* will be constructed shall:

a) execute and deliver to the Municipality a restrictive covenant, in form and substance acceptable to the Municipality, which obligates the owner to remove the *residential sales centre* from the *lot* within 30 days of receiving an accepted final inspection for all *dwelling units* in the residential development which will be marketed and sold in the *residential sales centre*; and

b) deliver to the Municipality one (1) or more unconditional irrevocable letters of credit, in an aggregate amount acceptable to the Municipality, as security to ensure the obligation described in Section 104.10(f)(i)(a) is fulfilled;

ii. off-street parking for *residential sales centres* shall be provided in accordance with the office parking requirements of Section 107;

iii. the *residential sales centre* shall comply with the lot coverage, siting and height provisions of the zone in which it is located; and

#6046 21/10/24

iv. a *residential sales centre* may operate on a *lot:*

a) under development application pursuant to Development Application Procedures Bylaw No. 5760, as amended, for a RM or CD zone that includes a RM use; or

b) designated for *residential uses* in the same Neighbourhood Plan area; or

c) where a Neighbourhood Plan area does not exist, in the same Community Plan area designated for *residential uses* where the residential development is proposed.

Swimming Pools

104.11 All residential swimming pools shall comply with the siting provisions for *accessory building*s contained in this Bylaw.

Non-Conforming Lot Area

104.12 *Lots* shown on plans deposited in the Land Title Office prior to the passing of this Bylaw which have less than the minimum *lot area* required by this Bylaw may be used for *uses* permitted in the zone in which it is located subject to all other requirements of that zone.

Land Use Contracts

104.13 1) Where a Land Use Contract is registered as a charge against any lands, those

lands may, notwithstanding anything to the contrary in this Bylaw, be used in accordance with the provisions of the Land Use Contract.

2) Where a Land Use Contract is silent with regard to the regulations applicable to the permitted *use*, the applicable zoning regulations contained in this Bylaw shall apply.

Additional Setback On Prescribed Streets

104.14 All *buildings* and *structures* abutting 0 Avenue shall not be sited closer than 29.75m from the Canada - U.S.A Boundary.

Accessory Buildings And Uses

#4237 03/11/03 #4859 30/05/11

104.15 1) No *accessory building* or *structure* shall be erected on any *lot* unless the principal *building* to which the *accessory building* is an incidental *use* has been erected or is being erected simultaneously with said *accessory building*.

2) Where a *building* or *structure* is attached to the principal *building* by way of a continuous foundation, walls, and a roof that form a habitable space, it shall be considered a part of the principal *building* and shall comply in all respects with the requirements of the Bylaw applicable to the principal *building*.

3) Where as a result of *subdivision* an *accessory building* is no longer situated on the same *lot* as a permitted principal *building* the *accessory building* need not be removed from the newly created *lot*, provided that:

a) the *use* or intended *use* of the *accessory building* immediately prior to *subdivision* was customarily incidental and subordinate to that of a permitted principal *building* situated on the same *lot* and the *accessory building* was separated from a principal *building* by a minimum of 1.5m;

b) the *accessory building* complies with the minimum siting required for *buildings* or *structures* on the new *lot*;

c) where the *accessory building* is a *building*, it is secured against unauthorized access and is not occupied or used for any purpose;

d) where the *accessory building* is a *structure* excluding a swimming pool, it is not used for any purpose;

e) where the *accessory building* is a swimming pool, it is emptied of water, completely covered and secured against *use* and is not used for any purpose; and

f) the *accessory building* is the subject of a restrictive covenant, including security, in favour of the Municipality registered against the new *lot* at the time of *subdivision* requiring the *accessory building* to be removed from the new *lot* if a permitted principal *building* is not constructed on the *lot* within twelve months of subdivision.

#6020 18/11/24

g) Sub-sections a) through f) notwithstanding, if the *accessory building* is an *accessory dwelling unit* that meets the requirements of the Zoning Bylaw for a principal *residential use* on the newly created *lot*, sub-sections a), b), c), d), e), and f) do not apply.

Transition Housing

#3255 21/06/93

104.16 A transition house providing emergency and support services for women and women with children leaving physically, psychologically and sexually abusive relationships shall be a permitted *use* in the Rural Zone RU-1, Rural Zone RU-2, Rural Zone RU-3, Suburban Residential Zone SR-1 and Suburban Residential Zone SR-2 subject to the following conditions:

a) the transition house being operated as a non-profit society under the auspices of

the Provincial Government;
b) the transition house being located in a *single family dwelling* on a site having a minimum *lot* size of 3,716m^2 (0.92 acre);
c) the residential appearance of the *single family dwelling* being maintained;
d) maximum occupancy of the transition house being limited to a total of ten persons;
e) on-site parking being provided to accommodate a minimum of five (5) *vehicles*. No on-street parking shall be permitted;
f) no signage indicative of any non-residential usage shall be permitted; and
g) compliance with Langley Building Bylaw 2008 No. 4642 as amended.

Amusement Machines As An Accessory Use

#3317 13/12/93 104.17 Where four (4) or less *amusement machines* are permitted as an *accessory use*, the *amusement machines* shall not occupy more than 10% of the *gross floor area* of the principal permitted *use* calculated on the basis of there being no less than 4m^2 of floor area provided for each *amusement machine*.

Hobby Beekeeping

#5109 14/09/15 104.18 1) The maximum number of beehives and nucleus colonies (a colony of not more than five (5) removable frames primarily used for the rearing and storing of queen bees) is limited as follows:
a) Two (2) hives and two (2) nucleus colonies on a *lot* with an area equal to or greater than 650m^2 and less than 2,000m^2.
b) Four (4) hives and four (4) nucleus colonies on a *lot* with an area equal to or greater than 2,000m^2.
c) Notwithstanding a) and b) above, *hobby beekeeping* shall not be permitted on a *lot* with an area less than 650m^2.
2) Beehives shall be located to the rear of the principal *building* on the *lot*; and be located:
a) Behind a solid fence or hedge a minimum of 1.83m in *height* located parallel to adjacent *lot lines* and extending a minimum of 6m horizontally beyond the hive in either direction; or
b) A minimum of 7.5m from a *lot line*.

Ready-Mix Concrete Plants

#5109 14/09/15 104.19 A *ready-mix concrete plant* is permitted in the M-3 Zone under section 703.1 4) and is prohibited in every other zone as a principal use and as an *accessory use*.

Lock-off Units

#6147 21/07/25 104.20 A *lock-off unit* must:

a) Be designed for convenient *use* as an extension of the principal *dwelling unit* through a connecting door or vestibule;
b) Have access to the exterior of the principal *dwelling unit* either directly or through a connecting vestibule;
c) Have the ability to be made secure and private from the principal *dwelling unit;*
d) Provide a living space that is a minimum of 4.0m in both width and length;
e) Provide a set of *cooking facilities* that include, at a minimum, a sink, a cooking heat source and a refrigerator; and
f) Provide a minimum of 3.7m^2 of closet space.

105 - FLOOD CONTROL

#4594 03/11/08 105.1 1) For the purposes of this section the following definitions shall apply:

a) **"Natural Boundary"** - means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water at the time of measurement are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well in respect to the nature of the soil itself. In addition, the natural boundary includes the best estimate of the edge of dormant or old side channels or marsh areas.

b) **"Watercourse"** - is any natural or man-made depression with well-defined banks and a bed 0.6 m or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2km^2 or more upstream of the point of consideration.

c) **"Designated Flood"** - means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200 year recurrence interval based on a frequency analysis of unregulated historic flood records.

d) **"Designated Flood Level"** - means the elevation for a Designated Flood established by the Province of British Columbia for the Fraser River of:

i) 5.83m Geodetic Survey of Canada measure at the border of the Municipality and the City of Surrey;

ii) 6.94m Geodetic Survey of Canada measure at the point on Glover Road where the Jacob Haldi Bridge intersects with the south bank of the Bedford Channel; and

iii) 7.66m Geodetic Survey of Canada measure at the border of the Municipality and the City of Abbotsford.

e) **"Flood Construction Level"** – means the Designated Flood Level plus an allowance for freeboard of 0.6m adjusted with respect to the distance upstream or downstream from the locations identified in Section 105.1 1) d), and is used to establish the elevation of the underside of a wooden floor system or top of concrete slab for buildings, or the ground surface elevation or top of concrete or asphalt slab upon which a mobile home or unit rests.

Setback Requirements

#5109 14/09/15 2) Notwithstanding any other provision of this Bylaw and Township Streamside Protection Bylaw No. 4485 as amended, no *building* or any part thereof shall be constructed, reconstructed, moved or extended nor shall any *mobile home* or unit, modular home or *structure* be located:

a) within 30m of the natural boundary of the Fraser, Nicomekl, Salmon, or Campbell Rivers;

b) within 20m of the natural boundary of Murray Creek;

c) within 15m of the natural boundary of any other watercourse;

d) within 15m of the top of the bank of Anderson Creek north of 36 Avenue; and

e) within 7.5m of the natural boundary of a lake, swamp, or pond.

Elevation Requirements

#4594 03/11/08 3) Notwithstanding any other provision of this Bylaw, no *building* or any part thereof shall be constructed, reconstructed, moved or extended nor shall any *mobile home* or unit, modular home or *structure* be located with the underside of a wooden floor system or top of concrete slab of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a

mobile home or unit the ground level or top of concrete or asphalt pad on which it is located:

a) lower than the Flood Construction Level. Prior to the issuance of a building permit the applicant shall;
   i) agree to connect to a community sanitary sewer system where required by the Municipality or, where permitted by the Municipality, provide the Municipality with certification from a Qualified Profession (as defined by the Ministry of Health Sewerage Disposal Regulation) with respect to the provision of a sewage disposal system; and
   ii) provide the Municipality with certification from a British Columbia Land Surveyor that the final elevation of the building site is equal to or exceeds the Flood Construction Level.
b) nor lower than 4m above the natural boundary of Murray Creek, the Nicomekl River and tributaries to the Nicomekl River located within the Nicomekl River floodplain as defined as those lands being less than an elevation of 14m Geodetic Survey of Canada (G.S.C.) datum;
c) nor lower than 3 m above the natural boundary of the Salmon River, or Bertrand Creek;
d) nor lower than 2.5m above the natural boundary of the Campbell River and tributaries to Bertrand Creek;
e) nor lower than 1.5m above the natural boundary of any other watercourse including tributaries to the Nicomekl River above the 14m G.S.C. contour elevation; and
f) nor lower than 1.5m above the natural boundary of a lake, swamp or pond.

#4594
03/11/08

4) Clause 105.1 3) shall not apply to:
   a) a renovation of an existing *building* or *structure* used as a residence that does not involve an addition thereto; or an addition to a *building* or *structure* for *residential use* that would increase the size of the *building* or *structure* by less than 25% of the floor area existing at the date of adoption of this Bylaw.
   b) that portion of a *building* or *structure* to be used as a carport or garage; and
   c) *farm buildings* other than *dwelling units* and closed-sided livestock housing. Closed-sided livestock housing shall be elevated 1 m above the natural ground elevation.
5) Except as specifically provided for in the Rural Floodplain Zone RU-4 and the Rural Floodplain Zone RU-5, the required elevation may be achieved by structural elevation of the said habitable *building* or *structure*, business, or storage area or by adequately compacted landfill on which any *building* is to be constructed or *mobile home* or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.
   Where landfill is used to achieve the required elevation stated in Clause 105.1 3) above, no portion of the landfill slope shall be closer than the distances in Clause 105.1 2) from the natural boundary, and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

106 - DEVELOPMENT PERMITS

Development Permits

#4859 30/05/11 #6046 21/10/24

106.1 Subject to the provisions of the Local Government Act as amended, where land is designated in the Official Community Plan of the Township of Langley as a Development Permit Area, and shown for informational purposes on Map Schedules ML.7.1 to ML.14.32 inclusive as a Development Permit Area, land within the area shall not be subdivided, or the construction of or the addition to a *building* or *structure* shall not be commenced, unless the owner of the land first obtains a Development Permit.

Residential sales centres do not require a Development Permit.

Form and Procedure for Development Permits

106.2 Applications, procedures and fees for Development Permits shall be as established in the "Development Application and Fee Bylaw 1987, No. 2470" as amended.

107 - PARKING AND LOADING REQUIREMENTS

General Requirements

#3488 06/11/95 #4859 30/05/11 #5698 22/11/21 #5749 22/11/21 #6020 18/11/24 #6209 23/03/26

107.1 1) All off-*street* parking shall be provided and maintained on the same *lot* as the *building* or *use* requiring the parking.

2) Within the Fort Langley area as indicated more particularly on the map in Section 107.10 a cash-in-lieu option can be considered for development. (Note: See Bylaw 1995 No. 3472 for cash-in-lieu option)

3) Lands designated in the Willowbrook Transit-Orientated Area Designation Bylaw No. 6021 as Transit-Oriented Areas are exempt from required off-street parking spaces for *residential uses*, except parking for persons with disabilities. If parking spaces are provided for *residential uses*, all spaces must meet the *EV* charging requirements specified in Section 107.3 footnote 1.

4) Bus Rapid Transit Corridor

a) The minimum required number of off-street parking spaces for one-bedroom *apartment dwelling units* in Section 107.3 a) iii) may be reduced by fifteen percent (15%) where the shortest horizontal distance is 400m or less from the closest point of the *lot* containing the development to the intersection of the centre lines of the *highways* prescribed below:

i. 86 Avenue and 202 Street (Carvolth Exchange)
ii. 84 Avenue and 200 Street
iii. 80 Avenue and 200 Street
iv. 76 Avenue and 200 Street
v. 72 Avenue and 200 Street
vi. 64 Avenue and 200 Street

b) Notwithstanding subsection a), the minimum required number of visitor parking spaces shall be calculated and provided in accordance with Section 107.3 a) iii), without any reduction as a result of the parking reduction in subsection a).

c) Notwithstanding subsection a), the minimum required number of accessible parking spaces shall be calculated and provided in accordance with Section 107.11, without any reduction as a result of the parking reduction in subsection a).

Units of Measurement

107.2 1) Where *gross floor area* is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of *accessory buildings* and basements, except where they are used for parking, mechanical purposes or storage.

2) Where the number of employees is used as a unit of measurement, it shall mean the greatest number of employees at work at any time in a particular *building* or site or a particular *use*.

3) Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 0.5m of width of such seating accommodation shall be counted as one (1) seat.

4) When the calculation of parking requirements results in a fractional requirement of 0.5 or more, one (1) parking space shall be provided to meet this fractional requirement.

#2506 11/04/88 #2663 09/01/89 #3010 15/04/91 #3198 01/02/93 #3782 27/07/98 #3954 16/10/00 #3959 05/11/01 #4016 04/03/02 #4296 18/04/05 #5698 22/11/21 #6020 18/11/24
#4567 07/05/07 #4620 03/03/08 #4859 30/05/11 #5109 14/09/15 #5357 23/04/18 #5442 11/03/19 #5396 04/11/19 #5574 20/04/20 #5646 11/01/21 #5749 22/11/21 #6147 21/07/25

Required Off-Street Parking Spaces

107.3 Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this Section. Where a parking *lot* or facility is provided, and spaces are allocated to a specific *building* or *use*, the total number of parking spaces, including any on the same *lot* as the *building* or *use*, shall comply with the requirements of this Bylaw.

The General Manager of Engineering and Community Development may specify utility and billing communication protocols, minimum charging performance, electrical infrastructure required for the use of *electric vehicle energy management systems,* and/or management guidelines as specified in the associated Township of Langley technical bulletin, as amended or replaced from time to time.

Use	Parking Requirements	EV Charging Requirements (1)
a) Residential Uses		
i) *single family dwellings, two family dwellings*, *mobile homes, mobile homes as temporary accessory dwellings, small-scale multi-unit housing developments*	1 space per *dwelling unit*, with a minimum total of 2 spaces per *lot*	1 space per principal *dwelling unit*
ii) *townhouses*	2 spaces per principal *dwelling unit* 2.3 spaces per *dwelling unit* if parking is provided by *tandem parking,* but no more than 40% of all *dwelling units* in a *townhouse* development may have *tandem parking* spaces 1 space per *secondary suite* 1 dedicated visitor parking space per 5 *dwelling units*	1 space per principal *dwelling unit* 1 space per principal *dwelling unit* if parking is provided by *tandem parking*
iii) *apartments*	1 space per *dwelling unit* for studio *apartments.*	1 space per principal *dwelling unit* for studio apartments

Use	Parking Requirements	EV Charging Requirements (1)
	1.5 spaces per *dwelling unit* for *apartments* having one or more bedrooms. 0.5 spaces per *lock-off unit* 10% of required *apartment* parking spaces shall be provided for visitor parking For the purpose of parking requirements, an *apartment* shall be considered a studio *apartment* if it does not exceed 45m^2 in total floor space and if there are no walls separating living, dining and kitchen areas from sleeping areas.	1 space per principal *dwelling unit* for *apartments* having one or more bedrooms
iv) *dwelling units as part of a commercial or industrial building*	1.5 spaces per *dwelling unit*	1 space per *dwelling unit*
v) *seniors' housing*	1 space per 4 *dwelling units* plus one space per 3 employees	1 space per 4 *dwelling units*
vi) *accessory home occupation*	1 space per non-resident employee as permitted under section 104.3	Not Applicable (NA)
vii) *semi-detached dwellings*	2 spaces per principal *dwelling unit* 1 space per *secondary suite*	1 space per principal *dwelling unit*
viii) *manorhomes*	1 space per principal *dwelling unit* 1 space per *secondary suite*	1 space per principal *dwelling unit*
ix) *rowhouses*	2 spaces per principal *dwelling unit* 1 space per *secondary suite*	1 space per principal *dwelling unit*
b) <u>Institutional Uses</u>		
i) *assembly uses, excluding educational uses*	1 space per 10 seats plus 1 for each 19m^2 of *gross floor area* used for assembly	NA
ii) *community care facilities excluding seniors' housing*	1 space per employee and 1 space per 4 occupants or residents	1 space per 4 occupants or residents
iii) *educational uses: kindergartens, elementary schools and group children's day care* *secondary schools and other higher education*	1 space per employee, plus a designated drop-off and pick-up area 1 space per employee and 1 space per 5 students	NA

Use	Parking Requirements	EV Charging Requirements [1]
iv) *government institutional buildings*	1 space per 28m^2 of *gross floor area*	NA
v) *recreational uses and facilities including commercial recreational uses*	1 space per 45m^2 of *gross floor area* plus 1 space per 10 spectator seats	NA
vi) *hospital*	1 space per 41m^2 of *gross floor area*	NA
c) <u>Commercial Uses</u>		
i) *hotels and motels campgrounds*	1 space per accommodation space and 1 space per employee	NA
ii) commercial *assembly uses* (other than institutional and recreation *uses)*, including theatres and *funeral homes*	1 space per 12m^2 of *gross floor area*	NA
iii) bowling alleys	3 spaces per alley	NA
iv) retail stores, service establishments, *personal service use* and *licensee retail store uses* except as otherwise stated.	1 space per 35m^2 of *gross floor area*	NA
v) offices, financial institutions	1 space per 35m^2 of *gross floor area*	NA
vi) *restaurants* including *food primary uses* and *brewery or distillery* lounge areas	1 space per 35m^2 of *gross floor area*	NA
vii) *liquor primary use*	1 space per 3 patrons licensed under the Liquor Control and Licensing Act	NA
viii) golf driving ranges driving tee	1 space per installed golf driving tee	NA
ix) golf courses	3 spaces for every par-3 fairway plus 6 spaces for every fairway higher than par-3, plus 1 space per employee	NA
− golf driving ranges	1 space per installed golf driving tee	NA
− *liquor primary* and *food primary uses* accessory to a golf course shall comply with Subsection 107.3 c) vii)		NA
− for golf course developments located adjacent to a Provincial Highway, the Ministry of Transportation and Highways should be contacted regarding site access and additional parking requirements.		NA
x) *marina class 'A' and 'B'*	1 space for every two boats or mooring berths.	NA
xi) *marina class 'C'*	2 spaces per *float home*	NA

Use	Parking Requirements	EV Charging Requirements (1)
xii) *vehicle servicing*	1 space per 46m^2 of *gross floor area*, plus 1 space per service bay, plus 1 space per 2 employees	NA
xiii) *cannabis retail*	1 space per 20m^2 of *gross floor area*	NA
d) Industrial Uses		
i) *service, general, heavy and other industrial uses*	1 space for every 186m^2 of *gross floor area*	NA
ii) *laboratories*	1 space for every 100m^2 of *gross floor area*	NA
e) Greenhouses		
Greenhouses when permitted to exceed a total *lot coverage* of 33% shall provide one parking space for every 1000m^2 of greenhouse *gross floor area* space, plus one space for every 15m^2 of *gross floor area uses* for accessory retail sales purposes.		NA

#5396 04/11/19 (1) Spaces listed under the EV Charging Requirements column are included as part of the total Parking Requirements column specified in the table included in Section 107.3 of the Zoning Bylaw.

Parking spaces with EV charging requirements shall feature an energized outlet capable of providing *Level 2 Charging* or higher, installed adjacent to the parking space, intended solely to be used by *Electric Vehicle Supply Equipment* (EVSE) and labelled accordingly.

In residential uses i) and ii), where there are two adjacent parking stalls, the energized outlet must be placed in equal proximity to both parking stalls to facilitate the use of dual head *EVSE*.

#6235 13/07/26 **Parking and Loading for Mixed Uses**

107.4 Where a *building* contains *uses* which fall into more than one classification, the required number of spaces shall be the sum of spaces required for each *use*.

Design Criteria

#2663 09/01/89 #3010 15/04/91 #3782 27/07/98 #4016 04/03/02 #4567 07/05/07

107.5 1) All off-street parking areas shall comply with the stall and aisle dimensions of the following table, as illustrated by sketch 1 to 4 inclusive following as Section 107.9. The dimensions of a stall or aisle shall be measured from the narrowest dimension of the stall or aisle.

Parking Angle in Degrees	Width of Stall in Metres (a)	Length of Stall in Metres (b)	Width of Aisle in Metres (c)	Traffic Flow
90	2.90	5.8	6.0	two
90	2.75	5.8	6.7	way
90	2.60	5.8	7.3	traffic
parallel	2.75	7.0	7.3	
60	2.75	5.8	5.5	one
45	2.75	5.8	4.0	way
30	2.75	5.8	3.65	traffic
parallel	2.75	7.0	3.65	
tandem	2.60	11.2 (1)	NA	NA

parking

(1) This is the combined length of the two parking spaces.

#5109 14/09/15

2) When a parking stall adjoins a fence or *structure* over 0.3m in *height* along its side, the width of the parking stall shall be increased by 0.3m, for each such fence or *structure* in addition to the width stipulated above.

3) An off-street parking area shall not be located within 1.5m of a *lot line* common to the parking area and/or to a *street*, and shall not encroach onto a required landscaping area or screen.

4) For all Multiple Family Residential (RM) and Commercial (C) developments each required parking space and maneuvering aisle shall be surfaced with asphalt or concrete.

#5109 14/09/15

5) For all Industrial (M) and Institutional (P) developments, each required parking space and maneuvering aisle shall be surfaced with asphalt, concrete or other dust free material.

#5109 14/09/15

6) In the C, M, P and Commercial and Industrial Comprehensive Development Zones a maximum of 20% of the required parking stalls may be designated for small car parking, subject to all small car parking stalls being 90°, having a minimum size of 2.44m by 4.88m and being clearly signed for "small cars only".

#5109 14/09/15

7) In RM and Residential Comprehensive Development Zones a maximum of 20% of the required visitor parking stalls may be designated for small car parking, subject to all small car parking stalls being 90°, having a minimum size of 2.44m by 4.88m and being clearly signed for “small cars only”.

Residential Off-Street Parking

#3782 27/07/98 #3954 16/10/00 #4567 07/05/07 #4859 30/05/11 #5109 14/09/15 #5490 30/09/19 #6020 18/11/24

107.6 1) deleted by #4567 07/05/07

2) deleted by #5490 30/09/19

3) In an “R” or single family residential “CD” zone, recreational vehicles (including motor homes, travel and tent trailers, campers, boats and associated trailers) may only be parked in a rear yard or that portion of a side yard located behind the front yard setback of a residence, except between April 1 and September 30 where a recreational vehicle may also be parked in the front yard driveway provided the recreational vehicle is parked not less than 1.6m from the interior edge of the sidewalk or if there is no sidewalk, not less than 1.6m from the edge of the pavement.

4) Up to two (2) additional driveways accessed from a *side lot line* may be provided for *small-scale multi-unit housing developments* on *corner lots*, provided that:
   a) the *lot* contains at least three (3) *dwelling units*;
   b) the *street* abutting the *side lots line* is a local *street* or *lane*; and
   c) the sum of all driveway widths on the *lot* is not more than 12m.

Design of Loading Spaces

#6235 13/07/26

107.7 1) An off-*street* loading area shall be provided in accordance with the following minimum dimensions:

Type	Minimum Loading Space Length	Minimum Loading Space Width	Minimum Vertical Clearance
Class A	7.0m	2.7m	3.0m
Class B	9.3m	3.5m	4.3m
Class C	23.0m	3.5m	4.3m

2) Each off-*street* loading space must be provided with sufficient maneuvering space.

3) All loading spaces shall be graded and designed as to not interfere with adjacent *vehicle* parking, drive aisles or pedestrian walkways, or back onto a *highway*.

4) All loading spaces shall be of adequate size and access to accommodate the types of vehicles loading and unloading.
5) All loading spaces shall be demarcated with signage and pavement markings.
6) Where overhead loading doors are provided on the *building*, an off-*street* loading space shall be provided adjacent to each overhead loading door of the *building.* Where no overhead loading door is provided, an off-*street* loading space shall be provided in a location adjacent to the shipping and receiving doors or main entry doors of the *building*.

Required Off-Street Loading Facilities

#2845 25/06/90 #5109 14/09/15 #6235 13/07/26

107.8 1) The number and type of required off-*street* loading spaces for each *building* shall be in accordance with the following:

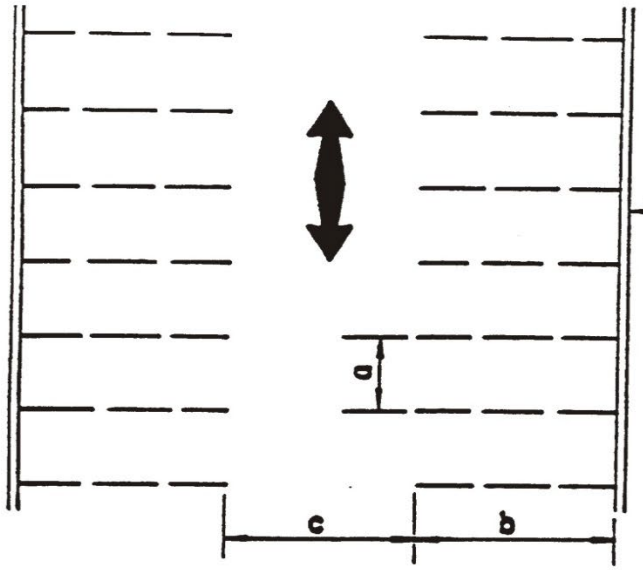
Use	Building Size / Gross Floor Area	Class A	Class B	Class C
apartments and *seniors' housing*	50 to 199 *dwelling units*	1	-	-
	200 to 299 *dwelling units*	1	1	-
	Each additional 300 *dwelling units*, or portion therefore, over 299 *dwelling units*	1 additional	1 additional	-
Commercial	500m^2 to 1,999m^2	-	1	-
	Each additional 2,500m^2, or portion thereof, over 1,999m^2	-	1 additional	-
Institutional	500m^2 to 5,000m^2	-	1	
	Each additional 5,000m^2, or portion thereof, over 5,000m^2	-	1 additional	-
Industrial	500m^2 to 1,999m^2	-	1	-
	2,000m^2 to 5,000m^2	-	1	1
	Each additional 5,000m^2, or portion thereof, over 5,000m^2	-	1 additional	1 additional
Commercial Greenhouse Use	500m^2 or over	-	1	-

2) Off-*street* loading spaces shall not be considered as off-*street* vehicular parking spaces for the purposes of calculating the parking spaces required under this Bylaw.
3) For any *building use* classified in subsection 107.8(1), garbage and recycling storage, temporary staging and collection shall be provided entirely on-site and shall not encroach onto or obstruct any *highway*.

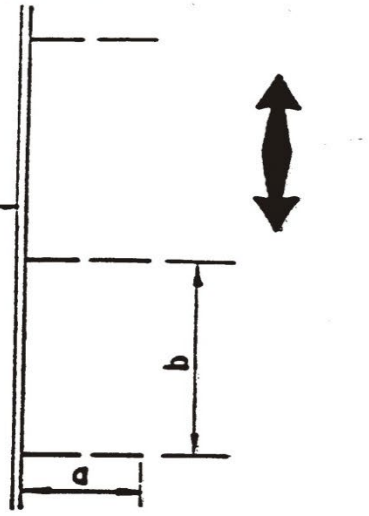
Parking Design Criteria

107.9

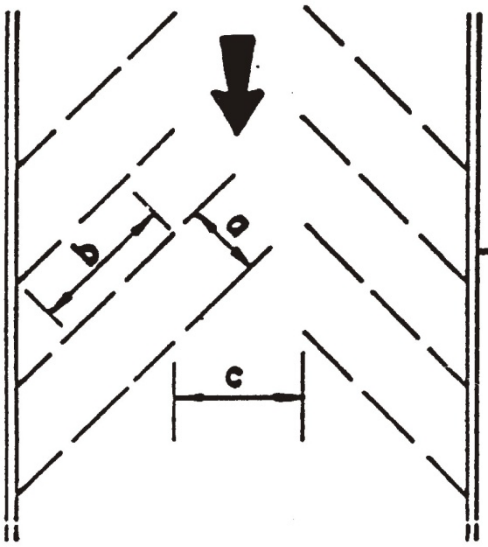
SKETCH 1 90° PARKING



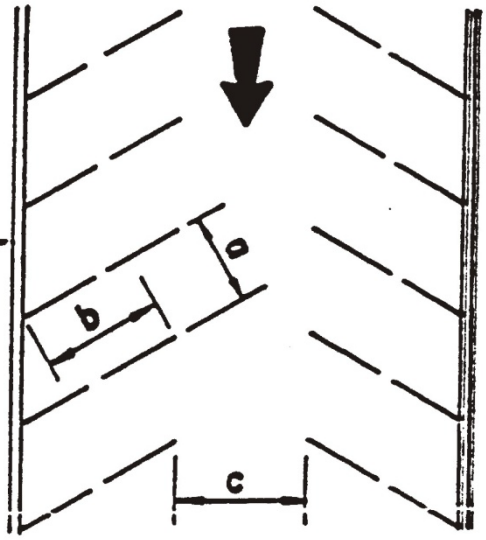
SKETCH 2 PARALLEL PARKING



SKETCH 3 45° PARKING

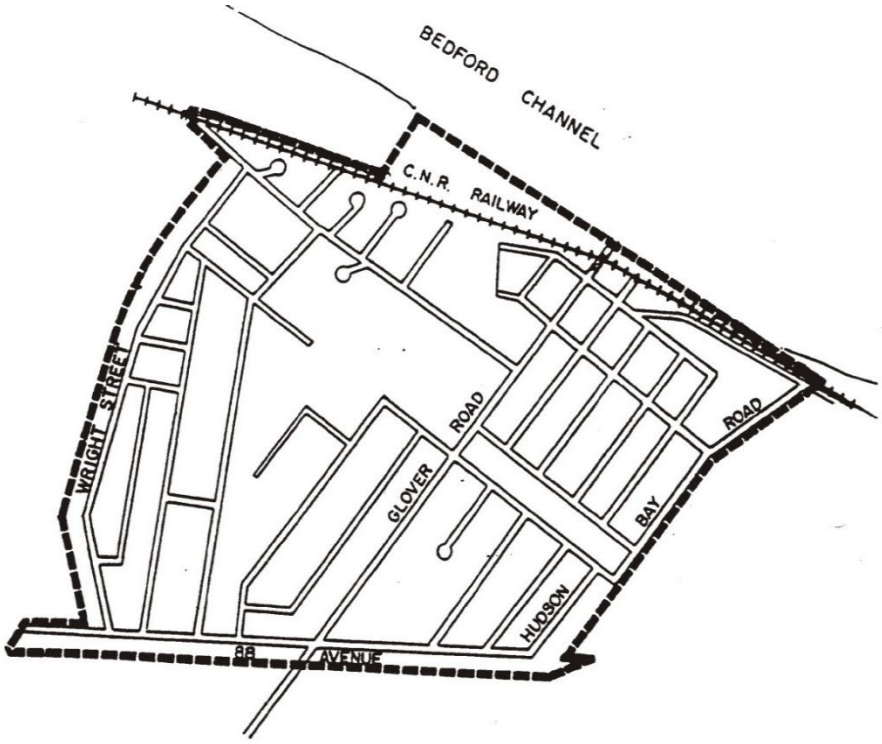


SKETCH 4 60° PARKING



Fort Langley Parking Area

107.10



FORT LANGLEY PARKING AREA REFERRED TO IN SECTION 107.1 (2)

Parking Stalls for Persons with Disabilities

#5490 30/09/19 #5698 22/11/21 #5749 22/11/21 #6235 13/07/26

107.11 1) For *buildings* required to be accessible by persons with disabilities, accessible off-*street* parking spaces and van accessible off-*street* parking shall be provided in accordance with the following:

Use	**Minimum Required Accessible Parking Spaces**	**Van Accessible Parking Requirement (included within the required Accessible Parking Spaces)**
All *uses* except *seniors' housing, hospitals and* medical *uses*	1 per 1-25 required off-*street* parking spaces	Minimum 1 van accessible parking space and 1 van accessible parking space for every 4 required accessible parking spaces, or portion thereof
	2 per 26-50 required off-*street* parking spaces	
	1 additional accessible parking space for every additional 50 required off-*street* parking spaces, or portion thereof, over 50 spaces	
Seniors' housing, hospitals and medical *uses*	1 per 1-15 required off-*street* parking spaces	Minimum 1 van accessible parking space and 1 van accessible parking space for every 3 required accessible
	2 per 16-30 required off-*street* parking spaces	
	3 per 31-60 required off-*street* parking spaces	

	4 per 61-90 required off-*street* parking spaces	parking spaces, or portion thereof
	5 per 91-150 required off-*street* parking spaces	
	1 additional accessible parking space for every additional 50 required off-*street* parking spaces, or portion thereof, over 150 spaces	

2) The minimum dimensions of accessible off-*street* parking and van accessible off-*street* parking spaces shall be provided in accordance with the following:

Type	**Minimum Length**	**Minimum Width**
Accessible parking space	5.8m	2.6m
Van accessible parking space	5.8m	3.4m

3) Each accessible parking space and van accessible parking space shall:
   a) have firm, slip-resistant and level surface;
   b) be located as close as practical to an accessible building entrance;
   c) be clearly marked on the pavement and by a vertically erected sign at the head of the space; and
   d) be served by an adjacent access aisle with a minimum width of 2.0m that shall be marked with painted hatching.
4) In developments with a *residential use* where 6 or more visitor parking spaces are required, a minimum of 1 visitor accessible parking spaces shall be provided. Where more than 25 visitor parking spaces are required, 1 additional visitor accessible parking space shall be provided for every additional 25 visitor parking spaces, or portion thereof.

Off-Street Bicycle Parking and End of Trip Facilities Requirements

Definitions and General Requirements

#5698 22/11/21 107.12 1) For the purposes of this section the following definitions shall apply:

a) **"Bicycle Space"** means a space to secure one (1) bicycle and must include a device that is anchored to a hard surface.

b) **"Bicycle Storage"** means a secured, enclosed area for bicycle *spaces*.

#5892 12/06/23 c) **"Secure Bicycle Parking Area"** means a secure bicycle parking area provided in a separate bicycle room located within a *building*, whether located at, below, or above finished grade, with convenient access to the outside of the *building*, is excluded from the calculation of the *floor area ratio* to a maximum of 170m^2.

d) **"Counting Rules"** are as follows:
   a. Where *gross floor area* is used as a unit of measurement for the calculation of required parking spaces, it must exclude parking loading/unloading areas, secure bicycle parking areas, stairways and mechanical rooms within the *building*;
   b. For the purpose of determining the number of required parking spaces or bicycle spaces:
      i. Any fraction less than one-half must be disregarded; and
      ii. Any fraction one-half or greater must be considered equivalent to 1; and
   c. Within *dwelling units* in multiple unit residential *buildings*, where rooms are identified as dens, studies, libraries or other rooms of like character which are a minimum of 9m^2 in floor area, such rooms must be considered

bedrooms for the purpose of determining parking requirements.

All required bicycle *spaces* must:

a) Not interfere with a pedestrian walkway;
b) Be separated from parking spaces or loading/unloading spaces by 2.0m or a physical barrier; and
c) Be sufficiently illuminated.

Visitor bicycle spaces must be located:

a) At finished grade; and
b) Within 30m of the main entrance to the *building*.

Secure Bicycle Parking Area Requirements

a) All required bicycle spaces in a secure bicycle parking area must be provided in:
   i. A separate bicycle room located within a *building*; or
   ii. An expanded metal mesh compound within a *building*; or
   iii. Numbered bicycle lockers in a *building* or private parking area; and
b) Secure bicycle parking area must be located:

#5892 12/06/23

   i. At finished grade, below finished grade, or one (1) level above finished grade, with convenient access to the outside; and
   ii. Within 30m of an entrance to the *building* or within a shared secure bicycle parking area.

Mixed-Use Developments

Where two (2) or more *uses* occur on a *lot*, the total number of bicycle spaces must be the sum of the bicycle spaces required for each individual *use*.

2) Required Bicycle Spaces

#5892 12/06/23

Use	Required Bicycle Spaces
b) Residential Uses	
i) *apartments*	6 visitor bicycle spaces per multiple unit residential *building*; **plus** 1 bicycle space in a secure bicycle parking area per *dwelling unit*
ii) *seniors' housing*	6 visitor bicycle spaces per multiple unit residential *building*; **plus** 0.1 bicycle spaces in a secure bicycle parking area per *dwelling unit*
iii) *assembly uses*, excluding educational *uses*	6 visitor bicycle spaces at each public entrance
c) Institutional Uses	
i) *community care facilities* excluding *seniors' housing*	1 space per 100 beds
ii) educational *uses*: kindergartens, elementary schools, middle schools and *group children's day care*	4 visitor bicycle spaces per classroom*;* **plus** 0.4 bicycle spaces in a secure bicycle parking area per 10 students on a maximum attendance period
secondary schools and other higher education	8 visitor bicycle spaces per classroom; **plus** 0.6 bicycle spaces in a secure bicycle parking area per 10 students on a maximum attendance period
iii) government institutional *buildings*	6 visitor bicycle spaces at each public entrance; **plus** 0.06 bicycle spaces in a secure bicycle parking area per $100m^2$ of the gross floor area where *gross floor area* is

	greater than or equal to 2,000m^2
iv) recreational *uses* and facilities including *commercial uses*	6 visitor bicycle spaces at each public entrance; **plus** 0.06 bicycle spaces in a secure bicycle parking area per 100m^2 of the *gross floor area* where *gross floor area* is greater than or equal to 2,000m^2
v) *hospitals*	6 visitor bicycle spaces at each public entrance; **plus** 0.06 bicycle spaces in a secure bicycle parking area per 100m^2 of the *gross floor area* where *gross floor area* is greater than or equal to 2,000m^2
d) Commercial Uses	
i) Including *hotels* and *motels*, commercial assembly *uses* (including theatres and funeral homes), bowling alleys, retail stores, service establishments, *personal service uses* and *licensee retail store uses*, office, financial institutions, *restaurants* including *food primary uses* and *brewery* or *distillery* lounge areas, *liquor primary uses*, golf driving ranges and golf courses (including uses accessory to a golf course), and *cannabis retail*	6 visitor bicycle spaces at each public entrance; **plus** 0.06 bicycle spaces in a secure bicycle parking area per 100m^2 of the *gross floor area* where *gross floor area* is greater than or equal to 2,000m^2
e) Industrial Uses	0.06 bicycle spaces per 100m^2 of the *gross floor area* where the *gross floor area* is greater than or equal to 2,000m^2

3) End of Trip Facilities

#5892 12/06/23

a) Where a secure bicycle parking area is required for a non-dwelling *use*, a minimum number of clothing lockers equal to 1 times the minimum number of secured bicycle parking spaces shall be provided. Lockers shall be a minimum of 45cm deep, 30cm wide, and 90cm in height with respect to no more than 50% of the lockers and 180cm in height for at least 50% of the lockers.

#5892 12/06/23

b) Where a secure bicycle parking area is required for a non-dwelling *use*, water closets, wash basins, showers, and grooming station shall be provided as follows:

a. Additional water closets, wash basins, showers, and grooming stations are not required if on-site facilities are provided as part of an employee fitness centre, provided these facilities meet or exceed the requirement of Sections 107.12 3(b)b and are accessible to all employees in the *building*, before and after work shifts, and are located conveniently in relation to the secure bicycle parking area.

b. The number of water closets, wash basins and showers required shall be based on the number of bicycle spaces provided as follows:

Number of Secure Bicycle Parking Spaces	**Water Closet(s)**	**Wash Basin(s)**	**Shower(s)**
0-9	0	0	0
10-29	1	1	1
30-49	2	1	2
50+	3	2	3

#5892 12/06/23

c. Where a secure bicycle parking area is required, each wash basin shall be equipped with a countertop mirror and an electrical outlet.

#5892
12/06/23

4) Cash in Lieu

a) Payments of cash-in-lieu of bicycle spaces, excluding visitor bicycle spaces, may be accepted by the Township for up to 25% of the actual amount of the costs required to provide the bicycle spaces under Section 107.12 2). Such actual costs will be determined by a qualified professional, but are subject to acceptance by the Director, Development Services, or their designate, in their sole discretion. Where such payments of cash-in-lieu are accepted by the Director, Development Services or their designate, as set out herein, the requirement for providing bicycle spaces under Section 107.12 2) will be reduced by the amount paid in cash-in-lieu up to 25% of the required bicycle spaces.

108 - ACCESSORY PARKING OF COMMERCIAL VEHICLES

108.1 Unless specifically permitted by this Section, or specifically allowed as a principal permitted *use* in a zone, no *commercial vehicle* exceeding a licensed gross *vehicle* weight (G.V.W.) of 5,600kg. shall be permitted to park on a *lot* in any zone.

108.2 The maximum number of *commercial vehicles* permitted to park accessory to a *residential use* in an "SR-1" and an "SR-2" zone shall be one (1) per lot.

108.3 The maximum number of *commercial vehicles* permitted to park accessory to a *residential use* in an "RU" zone shall be:

1) One (1) per *lot* on parcels less than 8,094m^2 in size; and
2) Three (3) per *lot* on parcels 8,094m^2 in size or greater.

108.4 Notwithstanding any other provision of this Bylaw, a parking area for a permitted *commercial vehicle* shall be located a minimum of 9.75m from a *front lot line*, 3m from a *rear lot line* and 3m from a *side lot line*.

108.5 Notwithstanding any other provision of this Bylaw, the maximum *height* of an *accessory building* used for the parking of a permitted *commercial vehicle* shall be 7.62m.

109 - INTENSIVE SWINE OPERATION PROVISIONS

Location and Density Requirements

109.1 Intensive Swine Operations shall comply with the following conditions:

1) The swine operation site shall be located in accordance with the minimum distances required in Section 109.5.
2) The maximum number of swine permitted on any *lot* shall not exceed the density in Section 109.5 and shall be determined by reference to Column 1 and Columns 3 to 7 whichever is the most limiting.
3) All swine on a *lot* shall be confined within the *intensive swine operation site*.
4) All *intensive swine structures* shall be located within the *intensive swine operation site*.
5) *Nearest neighbour* and specified non-*agricultural use*s shall comply with the setbacks specified in section 109.5 from an existing *intensive swine operation site*.
6) Notwithstanding section 109.1 5), where the *nearest neighbour* is an existing *dwelling unit*, the existing *dwelling unit* may be altered or extended provided the alteration or extension does not reduce the required distance to an existing *intensive swine operation site*.
7) Notwithstanding section 109.1 5) where there is an *intensive swine operation site* which is non-conforming as to setbacks, the *intensive swine operation site* shall not preclude the construction of a *dwelling unit* on a *building* site as defined under *nearest neighbour*.

Operations and Construction

#3010 15/04/91 #2663 09/01/89 #3010 15/04/91 #3782 27/07/98

109.2 1) **Operations**

Not more than 50 swine shall be permitted on *open range* at any one time, subject to the restrictions regarding the location of *open range* as contained in Section 109.1.

2) **Site**

The *swine* operation site shall be drained and graded to divert surface runoff water from *buildings*, pens and manure storage areas.

3) **Buildings and Structures**

All new *intensive swine structures* shall be designed and constructed in accordance with the Langley Building Bylaw 2008 No. 4642" as amended.

4) **Manure and Waste Handling**

Manure must be stored in solid or liquid form. Lagoons and inground tanks must be protected by guards, railings, or other protective devices to a *height* of 1.25m which shall have no openings greater than 150mm by 150mm. Access to lagoons or inground tanks shall be by means of a door or gate, which shall be kept securely fastened when not in use.

a) **Solid** - Storage for soiled manure/bedding composite material shall be constructed in accordance with the Langley Building Bylaw 2008 No. 4642 as amended. The manure storage capacity shall be sufficient to contain all manure generated from the *intensive swine operation* over a minimum period of 90 days.

b) **Liquid** - Storage tanks and lagoons shall be constructed in accordance with the Langley Building Bylaw 2008 No. 4642 as amended. The manure storage capacity shall be sufficient to contain all manure generated from the *intensive swine operation* over a minimum period of 120 days.

Application to Establish an Intensive Swine Operations

#3782 27/07/98

109.3 Any person proposing to establish an *intensive swine operation* shall apply, in writing, to the Chief Inspector of The Corporation of the Township of Langley and provide such information requested by him and in such form as may be required. A proposed *intensive swine operation* shall comply with the provisions of the Health Act and any regulations thereunder as indicated by the consent of the Medical Health Officer to the *intensive swine operation*.

Sign

109.4 Every *intensive swine operation* shall display a sign, single face or double faced, not less than $1m^2$, or not more than $2.2m^2$, clearly visible and legible from the *frontage street*, containing the words 'intensive swine operation' or other words which have the same meaning, in letters not less than 59mm high.

Density and Setbacks for Intensive Swine Operations

109.5		SETBACKS				
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Mininum Area of Lot	Max. # of Swine	From Nearest Neighbour	From Boundary of Road Allowance	From *Lot* Boundaries of Specific Non-Agri. Uses	From Boundaries of zones where intensive swine operations are not Permitted	From *Lot* Line Other Than Boundary of Road Allowance
hectares		metres	metres	metres	metres	metres
4.0	164	130	40	250	500	15
4.0	328	142	45	250	500	17
4.0	492	154	50	250	542	20
4.0	656	166	55	275	582	22
4.0	820	178	60	300	622	25
4.0	984	190	65	325	662	27
4.0	1148	200	70	350	702	30
4.5	1292	205	72	356	742	30
5.0	1435	210	73	362	782	30
5.5	1580	215	74	369	812	30
6.0	1724	221	76	375	843	30
6.5	1868	226	78	382	873	30
7.0	2012	231	79	388	903	30
7.5	2156	237	81	394	929	30
8.0	2296	242	82	400	945	30
9.0	2584	252	85	412	964	30
10.0	2872	263	88	425	997	30
11.0	3160	273	90	432	1016	30
12.0	3444	284	92	450	1046	30
13.0	3732	294	94	462	1060	30
14.0	4020	305	95	475	1074	30
15.0	4308	310	96	488	1100	30
16.0	4592	315	97	500	1124	30
17.0	5024	320	98	512	1147	30
18.0	5312	325	99	525	1169	30
19.0	5600	330	100	538	1179	30
20.0	5884	335	101	550	1189	30
21.0	6172	340	102	562	1200	30
22.0	6460	345	103	575	1213	30
23.0	6748	350	104	588	1226	30
24.0	7032	355	105	600	1244	30
25.0	7320	360	106	612	1261	30
26.0	7608	365	107	625	1274	30
27.0	7896	370	108	638	1287	30
28.0	8180	375	109	650	1300	30
29.0	8468	380	110	663	1313	30
30.0	8756	385	111	675	1326	30
31.0	9044	390	112	688	1339	30
32.0	9328	395	113	700	1350	30

110 - SUBDIVISION REQUIREMENTS

Minimum Subdivision Requirements

110.1 All *lots* created by *subdivision* shall conform to the following:

	ZONE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM LOT DEPTH
	Rural Zones			
#5486 – 27/07/20	RU-1	1.7 ha (5)	--	--
#3251 - 12/07/93	RU-2	8.0 ha	--	--
#3251 - 12/07/93	RU-3	8.0 ha (3)	--	--
#5527 – 27/07/20	RU-3A	0.17 ha		
#3251 - 12/07/93	RU-4	8.0 ha	--	--
#3251 - 12/07/93	RU-5	8.0 ha	--	--
#3360 - 14/11/94	RU-5A	8.0 ha		
#3251 - 12/07/93	RU-6	8.0 ha	--	--
	RU-7	--	--	--
#3251 - 12/07/93	RU-8	8.0 ha	--	--
#2547 - 25/04/88	RU-9	1,858 m^2	--	--
#3251 - 12/07/93	RU-10	8.0 ha	--	--
#3251 - 12/07/93	RU-11	8.0 ha	--	--
#2887 - 22/11/93	RU-12	8.0	--	--
#3429 - 13/02/95	RU-13	100.0 ha	--	--
#3626 - 25/11/96	RU-14	No subdivision of land will be permitted to facilitate an RU-14 development		
	Suburban Residential Zones			
	SR-1	3,716 m^2	40 m	55 m
	SR-2	8,094 m^2	45 m	61 m
#3782 - 27/07/98	SR-2A (Deleted)	8094 m^2	45 m	61 m
	SR-3	1,765 m^2	27.45 m	30.5 m
#5168 - 16/01/17	SR-3A	1,765 m^2	27.45 m	30.5 m
#6144 – 27/07/26	SR-3B	2,023 m^2	27.45 m	30.5 m
	Residential Zones			
#5019 - 28/10/13	R-1A	In accordance with Section 401.8		
	R-1B	464.5 m^2	15.25 m	25 m
	R-1C	464.5 m^2 (1)	15.25 m	25 m
	R-1D	650.0 m^2	18.25 m	25 m
	R-1E	930.0 m^2 (2)	22 m	25 m
#4113 - 18/11/02	R-CL	In accordance with Section 403.7		
#4228 – 23/08/04 deleted by #4547 – 09/07/07	R-CL(A)	In accordance with Section 403.7		
#4547 - 09/07/07	R-CL(A)	In accordance with Section 404.9		
#4547 - 09/07/07	R-CL(B)	In accordance with Section 405.9		
#4547 - 09/07/07	R-CL(CH)	In accordance with Section 406.9		
#4547 - 09/07/07	R-CL(RH)	In accordance with Section 407.9		
#4547 - 09/07/07	R-CL(MH)	In accordance with Section 408.9		
#4976 - 12/02/13	R-CL(SD)	In accordance with Section 409.9		
#6020 – 18/11/24	R-2	464.5 m^2	15.25 m	25 m
#4322 - 01/05/06	CRE-1	0.2 ha (4)	20 m	35 m
		In accordance with Section 413.8		
	MH-1	1.7 ha		
	FH-1	--	--	--

(1) With an average *lot* size of 557.4 m^2
(2) See Section 110.2

	ZONE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM LOT DEPTH
#3613 – 26/08/96	(3) 0.2 ha for veterinary clinics located in the ALR connected to municipal water and sanitary sewer services			
	(4) with an average of 0.33 ha but not exceeding an overall gross density of 1.61 units per hectare			
	(5) on Lot 1 Section 33 Township 10 New Westminster District Plan BCP51689 the minimum *lot* area is 0.8 ha			
	Multiple Family Residential Zones			
	RM-1	3,716 m^2	--	--
	RM-2	1,672 m^2	--	--
	RM-3	1,672 m^2	--	--
#3387 - 015/05/95	RM-3A	1,672 m^2	--	--
#3198 - 01/02/93	RM-4	1,672 m^2	--	--
	Commercial Zones			
	C-1	930 m^2	--	--
	C-2	930 m^2	--	--
#2561 - 14/03/88	C-2A	930 m^2	--	--
#2571 - 18/04/88	C-2B	930 m^2	--	--
#2974 - 04/03/91	C-2C	930 m^2	--	--
#3887 - 11/12/00	C-2D	930 m^2	--	--
	C-3	1,858 m^2	--	--
#2648 - 14/09/92	C-3A	1,858 m^2	--	--
	C-4	1,858 m^2	--	--
	C-5	1,858 m^2	--	--
	C-6	1,858 m^2	--	--
	C-7	8,094 m^2	--	--
	C-8	8,094 m^2	--	--
	C-9	1.7 ha	--	--
	C-10	930 m^2	--	--
	C-11	1.7 ha	--	--
	C-12	1,858 m^2	--	--
#2508 - 23/11/87	C-13	1,858 m^2	--	--
#2946 - 04/03/91	C-14	1,858 m^2	--	--
#3040 - 09/09/91	C-15	1,858 m^2	--	--
#3292 - 18/10/93	C-16	3,716 m^2	--	--
#4053 - 15/12/03	C-17	1,858 m^2		
#4053 - 15/12/03	C-18	5,000 m^2		
	Industrial Zones			
	M-1A	1,858 m^2	--	--
	M-1B	1.7 ha	--	--
	M-2	1,858 m^2	--	--
#2813 - 25/06/90	M-2A	1,858 m^2	--	--
#3752 - 01/12/97	M-2B	1,858 m^2	--	--
	M-3	3,716 m^2	--	--
	M-4	3,716 m^2	--	--
	M-5	7.5 ha	--	--
#2959 - 11/03/91	M-5A	7.5 ha	--	--
	M-6	1.7 ha	--	--
	M-7	1.7 ha	--	--
	M-8	1.7 ha	--	--
Deleted by #3782 – 27/07/98	M-9 (Deleted)	1.7 ha	--	--
#2507 - 28/03/88	M-10	1.7 ha	--	--
#3037 - 11/01/93	M-11	1,858 m^2	--	--
#4226 - 07/07/03	M-12	1.7 ha	--	--
#4484 - 24/07/06	M-13	3,716 m^2		
#6129 – 27/07/26	M-14	1,858 m^2		

	ZONE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM LOT DEPTH
	Institutional Zones			
	P -1	1,858 m^2	--	--
#3183 - 05/04/93	P-1A	4.0 ha	--	--
	P-2	see Section 110.7	--	--
	P-3	1.7 ha	--	--
#3958 - 09/06/03	P-3A	1,858 m^2		
	P-4	1.7 ha	--	--
	P-5	1.7 ha	--	--
#3398 - 22/08/94	P-5A	1.7 ha	--	--
#3359 - 13/06/94	P-6	1,600 m^2	--	--
	Comprehensive Development Zones			
#2603 - 27/11/89	CD-1	3,716 m^2	--	--
#2766 - 10/12/90	CD-2	1,858 m^2	--	--
#3336 - 30/05/94	CD-3	2.0 ha	--	--
#3353 - 22/08/94	CD-4	510 m^2 (1)	14.5 m	25 m
#3324 - 17/10/94	CD-5	7,000 m^2	--	--
#3418 - 24/10/94	CD-6	1,858 m^2	--	--
#3426 - 16/10/95	CD-7	1.0 ha (except that bare land strata *lots* may be created in accordance with the provisions of an accompanying Development Permit	--	--
#3427 - 26/06/95	CD-8	2.0 ha	--	--
#3449 - 11/12/95	CD-9	2.0 ha	--	--
#3612 - 09/09/96	CD-10	2.0 ha	--	--
#3552 - 25/03/96	CD-11	2.0 ha	--	--
#3548 - 12//08/96	CD-12	217 m^2	7.9 m	21.1 m
#3055 - 27/05/96	CD-13	792 m^2	--	--
#3669 - 23/06/97	CD-14	900 m^2	--	--
#3682 - 28/07/97	CD-15	2.0 ha	--	--
#3696 - 06/07/98	CD-16	250 m^2	6.0 m	21.0 m
#3522 - 28/07/97	CD-17	2.0 ha	--	--
#4547 – 09/07/07	CD-18			
#3750 – 13/08/01	CD-19	2.0 ha		
#3769 - 06/07/98	CD-20	0.7 ha		
#3769 - 06/07/98	CD-20	353 m^2 (2)	12 m (4)	
#3769 - 06/07/98	CD-20	245 m^2 (3)	12 m (4)	
#3770 - 27/07/98	CD-21	226 m^2 (5)		
#3770 - 27/07/98	CD-21	285 m^2 (6)		
#4058 – 12/08/02	CD-22	3,716 m^2		
#3794 - 27/07/98	CD-23	1.0 ha	--	--
#3834 – 23/08/99	CD-24	3,000 m^2		
#3807 - 21/12/98	CD-25	2,000 m^2	--	--
#4439 – 06/02/06	CD-26	0.5 ha		
#3847 - 22/03/99	CD-27	1,858 m^2	--	--
#3880 – 17/02/02	CD-28	0.7 ha		
#4335 – 27/06/05	CD-29	1.0 ha		
#4253 – 17/05/04	CD-30	1.0 ha		
#3939 – 03/12/01	CD-31	5,000 m^2		
#3916 – 20/11/00	CD-32	230 m^2	6.0 m	18.0 m
#4691 – 20/04/09	CD-33	2.0 ha		
#4374 – 19/09/05	CD-34	1.7 ha		
#3941 – 11/12/00	CD-35	1,858 m^2		
#3959 – 05/11/01	CD-36	3,716 m^2		
#4108 – 11/08/03	CD-37	3,716 m^2		
#4138 – 20/01/03	CD-38	see Sections 938A.8, 938B.8 and 938C.7		
#4303 – 25/07/05	CD-39			
#4144 – 01/03/04	CD-40	3,716 m^2		

	ZONE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM LOT DEPTH
#4183 – 22/03/04	CD-41	1,858 m^2		
#4179 – 03/22/04	CD-42	1,672 m^2		
#4228 – 08/23/04	CD-43	3,716 m^2		
#4398 – 03/27/06	CD-44	9,000 m^2		
#4040 – 23/06/03	CD-45	1,858 m^2		
#4041 – 06/23/03	CD-46	4,047 m^2		
#4042 – 23/06/03	CD-47	4,047 m^2		
#4043 – 06/23/03	CD-48	4,047 m^2		
#4044 – 06/23/03	CD-49	5,000 m^2		
#4045 – 23/06/03	CD-50	4,047 m^2		
#4046 – 23/06/03	CD-51	4,047 m^2		
#4016 – 04/03/02	CD-52	3,716 m^2		
#4008 – 04/03/02	CD-53	225 m^2	9.0 m	
#4020 – 22/07/02	CD-54	250 m^2 - lots with lane access 324 m^2 - lots without lane access	9.75m (4) - lots with lane access 13.4m (4) - lots without lane access	25.6 m – lots with lane access 24.2 m – lots without lane access
#4086 – 03/06/06	CD-55	In accordance with Section 955.2		
#4102 – 17/06/02	CD-56	375 m^2	13.4 m	
#4110 – 16/08/04	CD-57	4,047 m^2		
#4180 – 27/06/05	CD-58	3,716 m^2		
#4327 – 21/02/05	CD-59	735 m^2		
#4458 – 23/07/07 #4695 – 27/10/08	CD-60	1,837 m^2 for buildings containing ground floor commercial uses 4,047 m^2 for apartment buildings.		
#4544 – 23/07/12	CD-61	1,861 m^2		
#4589 – 03/03/08	CD-62	5,000 m^2		
#4593 – 03/12/07	CD-63			
#4602 – 03/11/08	CD-64	6,920 m^2		
#4597 – 23/03/09	CD-65	1.8 ha		
#4597 – 23/03/09	CD-66	1.6 ha		
#4595 – 20/07/09	CD-67	150 m^2		
#4608 – 07/04/08	CD-68	5,000 m^2		
#4609 – 07/04/08	CD-69	1.8 ha		
#4610 – 07/04/08	CD-70	375 m^2	15.0 m	24.5 m
#4720 – 01/03/10	CD-72	5,000 m^2		
#4647 – 16/05/09 #6020 – 18/11/24	CD-73	1,000 m^2 371.6 m^2 (7)	12 m(7)	24 m(7)
#4667 – 31/01/11	CD-74	2,000 m^2		
#4728 – 21/06/10	CD-75	0.5 ha		
#4735 – 23/07/12	CD-76	2,000 m^2		
#4757 – 11/01/10	CD-77	1,600 m^2		
#4776 – 21/06/10	CD-78	2.0 ha		
#4815 – 19/07/10	CD-79	5,000 m^2		
#4821 – 23/07/18	CD-80	1,000 m^2		
#4823 – 16/01/12	CD-81	7,500 m^2		
#4853 – 11/06/12	CD-83	2.0 ha		
#4854 – 11/07/11	CD-84	4,000 m^2		
#4961 – 09/06/14	CD-85	In accordance with Section 985.8		
#4876 – 08/09/14	CD-86	1,765 m^2	27.45 m	30.5 m
#4878 – 07/11/11	CD-87	9,000 m^2		
#4880 – 05/05/14	CD-88	In accordance with Section 988.9		
#4768 – 03/10/11	CD-89	1,000 m^2		
#5167 – 25/04/16	CD-90	3.5 ha		
#4976 – 12/02/13	CD-91	In accordance with Section 991.8		
#4984 – 12/16/13	CD-92	1.2 ha		
#4999 – 05/05/14	CD-93	In accordance with Section 993.8		
#5002 – 30/09/13	CD-94	1.8 ha		
#5027 – 17/09/18	CD-95	1.0 ha		
#5027 – 17/09/18	CD-96	4,047 m^2		

	ZONE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM LOT DEPTH
#5031 – 21/07/14	CD-97	1.8 ha		
#5067 – 13/04/15	CD-98	3,500 m^2		
#5049 – 25/07/16	CD-99	In accordance with Section 999		
#5064 – 28/04/14	CD-100	2,200 m^2		
#5079 – 08/12/14	CD-101	1.2 ha		
#5087 – 27/10/14	CD-102	0.68 ha		
#5089 - 24.07.17	CD-103	1.68 ha		
#5311 – 11/06/18	CD-104	2,800 m^2		
#5093 – 11/05/15	CD-105	0.44 ha		
#5762 – 25/07/22	CD-106	7,500 m^2		
#5138 - 10/07/17	CD-107	In accordance with Section 1007		
#5268 – 07/05/18	CD-108	0.5 ha		
#5198 – 12/09/16	CD-109	In accordance with Section 1009		
#5203 – 12/09/16	CD-110	In accordance with Section 1010		
#5212 – 25/07/16	CD-111	1858 m^2		
#5235 – 17/10/16	CD-112	3,716 m^2		
#5241 – 17/10/16	CD-113	1,858 m^2		
#5275 – 11/06/18	CD-114	0.6 ha		
#5281 – 04/11/19	CD-115	In accordance with Section 1015		
#5326 – 07/05/18	CD-117	4,500 m^2		
#5349 – 15/04/19	CD-119	2.8 ha		
#5353 – 04/01/19	CD-120	1.9 ha		
#5415 – 16/12/19	CD-121	5,500 m^2		
#5375 – 01/10/18	CD-122	7,200 m^2		
#5384 – 01/10/18	CD-123	4.0 ha		
#5381 – 10/12/18	CD-124	In accordance with Section 1024.8		
#5387 – 23/03/20	CD-125	0.7 ha		
#5399 – 22/07/19	CD-126	In accordance with Section 1026.9		
#5407 – 15/04/19	CD-127	In accordance with Section 1027		
#5408 – 22/07/19	CD-128	6,800 m^2		
#5395 – 07/12/20	CD-129	In accordance with Section 1029.9		
#5418 – 18/11/19	CD-130	In accordance with Section 1030		
#5422 – 22/07/19	CD-131	0.4 ha		
#5427 – 22/02/21	CD-132	0.4 ha		
#5430 – 13/01/20	CD-133	In accordance with Section 1033		
#5453 – 08/03/21	CD-134	6,000 m^2		
#5446 – 26/07/21	CD-135	4,047 m^2		
#5436 – 28/06/21	CD-137	0.42 ha		
#5485 – 02/12/19	CD-138	1,858 m^2		
#5499 – 05/10/20	CD-139	6,000 m^2		
#5529 – 23/11/20	CD-140	3,000 m^2		
#5548 – 28/02/22	CD-141	1,000 m^2		
#5583 – 22/02/21	CD-143	0.6 ha		
#5587 – 22/11/21	CD-144	2,500 m^2		
#5590 – 25/07/22	CD-145	2,500 m^2		
#5600 – 28/03/22	CD-146	0.4 ha		
#5617 – 26/07/21	CD-148	16,000 m^2		
#5604 – 11/03/24	CD-149	3,000 m^2		
#5647 – 18/11/24	CD-154	6,500 m^2		
#5661 – 12/07/21	CD-155	0.9 ha		
#5674 – 30/05/22	CD-156	1.3 ha		
#6032 – 02/12/24	CD-157	9,000 m^2		
#5703 – 09/05/22	CD-159	4.0 ha		
#5711 – 25/07/22	CD-160	0.65 ha		
#5949 – 29/01/24	CD-161	3,500 m^2		
#5726 – 26/07/21	CD-162	4,500 m^2		
#5737 – 25/07/22	CD-165	4,500 m^2		
#5746 – 21/10/24	CD-167	1.7 ha		
#5756 – 09/05/22	CD-168	6,000 m^2		

	ZONE	MINIMUM LOT AREA	MINIMUM FRONTAGE	MINIMUM LOT DEPTH
#5757 – 03/02/25	CD-169	6,000 m^2		
#5776 – 09/25/23	CD-170	0.75 ha		
#5832 – 09/25/23	CD-174	5,000 m^2		
#5833 – 12/02/24	CD-175	3,500 m^2		
#5889 – 15/04/24	CD-178	8,000 m^2		
#5850 – 07/07/25	CD-180	5,000 m^2		
#5864 – 26/02/24	CD-181	1.4 ha		
#5918 – 20/10/25	CD-189	0.1 ha		
#6005 – 21/07/25	CD-190	2,024 m^2		
#5923 – 15/12/25	CD-191	0.4 ha		
#5928 – 29/01/24	CD-192	0.1 ha		
#5862 – 29/01/24	CD-193	0.3 ha		
#5942 – 29/01/24	CD-196	0.3 ha		
#5947 – 24/03/25	CD-197	5,000 m^2		
#5975 – 04/11/24	CD-200	0.1 ha		
#5958 – 09/03/26	CD-208	1.0 ha		
#6063 – 15/12/25	CD-210	3,200 m^2		
#6129 – 27/07/26	CD-213	0.5 ha		
#6136 – 27/07/26	CD-214	5,000 m^2		
#6091 – 27/07/26	CD-215	1.0 ha		
#6246 – 27/07/26	CD-220	4,000 m^2		

(1) with an average lot size of 590 m^2
(2) Single Family Lots abutting an R-1D Zone
(3) Single Family Lots not abutting an R-1D Zone
(4) Except where located on a radius or bulb where a minimum 6.0 m frontage is required.
(5) For Bare Land Strata Lots not abutting an RU-10 Zone
(6) For Bare Land Strata Lots abutting an RU-10 Zone
(7) For single family or *small-scale multi-unit housing developments*

10% Area Relaxation in R-1E Zone

110.2 Notwithstanding the requirements of Section 110.1, where a *lot* is being subdivided in Residential Zone R-1E and one (1) of the *lots* being created does not contain the minimum area required by Section 110.1, the *subdivision* may be considered for approval, provided that:

1) the *lot* to be created without the required minimum area contains at least 90% of the minimum *lot* area required by Section 110.1 and;
2) the *lot* to be created without the required minimum area is within 100m of any existing *lot* or *lots* which have a smaller area than that of the *lot* to be created; and
3) where *lots* are being created consistent with the established *subdivision* pattern, the 10% area reduction referred to in subsection 1) may be shared proportionately among the *lots* in the subdivision. Subsection 110.2 2) however continues to be applicable in such an instance.

Community Utility Minimum Lot Size

110.3 The requirements of Section 110.1 shall not apply where a *lot* being created is to be used solely for the unattended equipment necessary for the operation of a public or quasi-*public utility* or service system.

Public Reserve Minimum Lot Size

#3782 27/07/98 110.4 Notwithstanding the requirements of Section 110.1, there shall be no minimum *lot area* or *lot* dimensions requirement where property is being acquired solely for the

purpose of providing additional public park, public road, conservation area and/or public school sites, where the proposed *subdivision* does not result in an increase in the number of land title *lots* with the exception of the subject parcel.

Consolidation Minimum Lot Size

#3251 12/07/93
110.5 Where *lots* are being created by a *subdivision* through consolidation or a *lot* line adjustment the *subdivision* may be considered for approval notwithstanding that the *lots* proposed to be created have less than the prescribed minimums in Section 110.1.

High Pressure Oil or Gas Pipeline Right-of-Way Minimum Lot Size

110.6 Notwithstanding the requirements of Section 110.1, where a high pressure gas or oil transmission pipeline right-of-way is located on a parcel, the minimum *lot area* requirement in any zone permitting *lot* sizes less than 930m^2 shall be exclusive of the area of the right-of-way.

Community Care Facility Zones P-2

#2775 23/10/89 #2982 28/06/93 #4477 03/04/06 #4645 16/05/09 #4729 06/07/09 #5392 10/12/18 #5400 10/06/19
110.7
1) The minimum *lot area* in a P-2A and P-2C zone shall be 8,094m^2.
2) The minimum *lot area* in a P-2G zone shall be 3,716m^2.
3) The minimum *lot area* in a P-2B, P-2D, P-2E, P-2F, P-2H, P-2I and P-2J zone shall be 1.7 ha.
4) The minimum *lot area* in a P-2K zone shall be 464.5m^2.
5) The minimum *lot area* in a P-2L zone shall be 3,716m^2.
6) The minimum *lot area* in a P-2M zone shall be 1,400m^2.
7) The minimum *lot area* in a P-2N zone shall be 789m^2.
8) The minimum *lot area* in a P-2O zone shall be 0.5 ha.
9) The minimum *lot area* in a P-2Q zone shall be 930m^2.
10) The minimum *lot* area in a P-2R zone shall be 0.11 ha

Homesite Severance Subdivisions

#3782 27/07/98
110.8 Notwithstanding the requirements of Section 110.1, the Township's Approving Officer may approve an application for a homesite severance *subdivision* for lands within the Agricultural Land Reserve (subject to Land Commission approval) at a *lot* size less than the zoning bylaw minimum subject to the remnant *lot* size resulting from the *subdivision* being not less than 2 ha in size.

Subdivision of Lots Split by Provincial Highways

#3782 27/07/98
110.9 Notwithstanding the requirements of Section 110.1, the existing site area and dimensions of a *lot* split into two (2) sites by a Provincial Highway are deemed as conforming to the zoning bylaw for *subdivision* purposes, subject to compliance with all other provisions of the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

111 - LANDSCAPING, SCREENING AND FENCING

111.1 For the purpose of this section the following definitions shall apply:

1) **"Landscaping Area"** means a decorative planting area containing any combination of trees, bushes, shrubs, plants, flowers, bark mulch, decorative boulders, decorative paving, planters, fountains, sculptures, ornamental fences, and the like, planted and maintained to enhance and embellish the appearance of a property in accordance with the specifications and locations described in Section 111.3. Excludes paved parking areas and sidewalks, uncleared natural bush, undergrowth, or uncontrolled weed growth.

2) **"Landscaping Screen"** means a continuous opaque 1.5m high (at the time of planting) thick hedge or hardy shrubs or evergreen trees planted and maintained in a healthy growing condition and in a neat and orderly appearance to effectively screen the site in accordance with the specifications and locations described in Section 111.3.

111.2 Except as specifically provided for in Section 111.3, where a *lot* containing a *building* is located in an 'RM' Multiple Family Residential zone, a 'C' Commercial zone, an 'M' Industrial zone or a 'P' Institutional zone, all portions of the *lot* not occupied by a *building* or *structure* or used for off-street parking, loading, permitted accessory open storage or pedestrian circulation, shall be planted and maintained as lawn or otherwise suitably landscaped.

#4683 03/11/08 111.3 A 'Landscaping Area' and a 'Landscaping Screen' shall be provided and maintained in accordance with Section 111.1 as follows:

a) Landscaping in Comprehensive Development CD Zones shall be provided in compliance with a Development Permit.

#5248 10/04/17 b) Where site conditions demand, an equivalent Landscape Screen and Landscape Area may be provided to the acceptance of the Manager of Green Infrastructure Services.

ZONES

Location of Required Landscaping Area and/or Landscaping Screen	"RM" Multiple *Family* Residential	"C" Commercial[4]	"M" Industrial	"P" Institutional[3]	"RU" Rural[8][12]	"RU" Rural and "SR" Suburban Residential[9]
	Landscaping area screen	Landscaping area screen	Landscaping area screen	Landscaping area screen	Landscaping area screen	Landscaping area screen
Along a *front lot line* and a side *lot* line abutting a FLANKING street	2.0m -- In depth[1]	2.0m -- in depth[1][2]	5.0m -- in depth[1]	2.0m -- in depth[1]	2.0m -- in depth[5]	5.0m -- in depth[10]
Along a REAR *lot* and an INTERIOR SIDE *lot* line (to within 3.0 m of the front *lot* line)[13]	2.0m in depth and 1.5m in height[1]	2.0m in depth and 1.5m in height[1]	3.0m in depth and 1.5m in height[1]	2.0m in depth and 1.5m in height[1]	1.5m in height[6]	1.5m in height[11]
Around a permitted unenclosed outside storage use	2.0m in depth and 1.5m in height[1]	2.0m in depth and 1.5m in height[1]	3.0m in depth and 1.5m in height[1]	2.0m in depth and 1.5m in height[1]	1.5m in height[7]	

#2651 24/10/88 (1) landscape areas shall contain a combination of evergreen and fruit bearing plantings

#2845 25/06/90 (2) shall not apply to a 'C-2' Community Commercial zone

(3) excluding a 'P-4', 'P-5' and 'P-6' zone

#2887 22/11/93 (4) including an 'FH-1' zone

#3359 13/06/94 (5) for that portion of a golf course, pitch and putt facility or driving range where the front or flanking *lot line* abuts a clubho*use* or parking area

(6) for a driving range abutting an RU, SR, R, RM, MH-1 or P zone

(7) for a golf course, driving range or pitch and putt facility

(8) for a golf course, pitch and putt facility and driving range only

(9) for *commercial greenhouse use* only

(10) for that portion of a *lot* containing a commercial greenhouse where the *front lot line* or *side lot line* abutting a flanking street abuts the commercial greenhouse

(11) along that portion of a *rear* or interior *side lot line* where the off-*street* loading area of a commercial greenhouse abuts other than an 'RU' or 'M' Zone

(12) in an RU-12 zone, a 7.5m (in depth) Landscaping Area shall be provided along a *front lot line* and a *side lot line* abutting a *flanking street*.

#5490 30/09/19 (13) not applicable adjacent to portions of buildings and structures sited in accordance with siting provisions of a zone which would otherwise conflict with the required Landscaping Area of Landscaping Screen

Parking Lot Landscaping

#4683 03/11/08 #4859 30/05/11 111.4 In 'C', 'M', 'P' and 'CD' zones containing *commercial*, industrial, or institutional *uses*, parking lot 'landscaping areas' shall be provided in accordance with the following:

1) One (1) tree per six (6) parking stalls to be located in a minimum of $10m^3$ of growing medium (deep root soil cells, planting beds, or the equivalent of $40m^3$ of structural soil) so that the tree will be sustained into maturity. Two (2) adjoining rows of parking stalls (front to front) will require a minimum of one (1) tree per bank of 12 parking stalls spaced no more than 18m between trees. A minimum grid placement of 18m on center should be attained for trees placed in parking areas.
2) In addition to the foregoing, the end of each row of parking stalls shall have a tree and a 'landscaping area' with a minimum width of 2m between the end parking stall and the adjacent drive aisle; and where a single row of parking stalls is provided, a 'landscaping area' with a minimum width of 2m is required between the row of parking stalls and the adjacent drive aisle so as to allow access from one side only (except where a pedestrian walkway is provided).
3) Trees within parking areas should be of a type and height (at least 8ft) so that the clearance to the underside of the tree extends above the height of standard types of *vehicles* that do not require clearance lights. Deciduous shade trees should be a minimum of 6cm caliper with a 1.8m clear stem at time of planting. Tree stems must be protected on all sides with a minimum of 1m of clearance to the front face of an adjacent barrier curb or other protection from vehicle overhangs.
4) Groundcovers should be planted around the base of all trees.

Age-Friendly Amenity Area

#4359 29/08/05 #4567 07/05/07 #5109 14/09/15 #5248 10/04/17 #5913 23/10/23 #6147 21/07/25 111.5 1) Each development that includes *townhouse, manorhouse, apartment* or *senior's housing dwelling units,* or a combination thereof, with more than four (4) *dwelling units*, shall provide an *age-friendly amenity area(s)* in accordance with the following except that *lock-off units* shall be exempt from the total number of units:

a) a minimum of $6m^2$ per *dwelling unit* for the first 186 *dwelling units;*
b) a minimum of $4m^2$ per *dwelling unit* for those beyond the first 186 *dwelling units*;
c) a minimum of one (1) *age-friendly amenity area* per *seniors' housing* development, which need not include children's play components.

2) In addition to the per *dwelling unit* requirements in Section 111.5 1), each *age-friendly amenity area* shall:

a) be a minimum contiguous size of $70m^2$;

b) not be located within required *lot line* setbacks;
c) have a width no less than one quarter of the length;
d) be designed such that no dimension is less than 6.0m and no slope is greater than 5%
e) be accessible to residents and tenants of all *dwelling units* that are used to calculate the minimum size of an *age-friendly amenity area(s)* as per Section 111.5 1) and 111.5 4) for the life of the development, including where the development is or will be comprised of more than one (1) *lot* and/or strata corporation; and
f) be designed to a standard acceptable to the Township.

3) Up to 1.5m^2 per *dwelling unit* of *age-friendly amenity area(s)* provided may be used for *group children's daycare*.
4) Cash may be provided in lieu a portion of the *age-friendly amenity area(s)* required by Section 111.5 1) where *age-friendly amenity area(s)* comprise a minimum of:
   a) 3m^2 per *dwelling unit* for the first 186 *dwelling units*; and
   b) 2m^2 per *dwelling unit* for those beyond the first 186 *dwelling units*.
5) Where cash is provided in lieu of a portion of *age-friendly amenity area(s)*, the area for which cash is paid in lieu shall be determined by subtracting the area provided from the area required as per Section 111.5 1), but in no case shall actual *age-friendly amenity area(s)* be less than as determined by Section 111.5 4), and the cash shall be provided in the amount of $2000 per m^2.
6) A maximum of 50% of the required *age-friendly amenity area* can be provided indoors.

Fencing

#2539 11/04/88 #1663 09/01/89 #3782 27/07/98 #4859 30/05/11

111.6 In an 'R', 'SR' (except for an *agricultural use*), 'RM', 'MH', 'CRE' or residential 'CD' zone, fences or walls or a combination thereof shall not exceed a *height* of:
1) 1m on any portion of a *lot* within the front yard setback requirements of this Bylaw
2) 1m within the triangular area created by a line joining two (2) points 7.5m from the front of the *lot* of each *lot line* abutting an intersection except as provided otherwise in the Highway and Traffic Bylaw 2010 No. 4758 as amended; and
3) 2m on any other portion of a lot.

Barbed Wire

111.7 Barbed wire shall not be permitted except:
a) in an 'RU' Rural or 'SR' Suburban Residential zone; and
b) in an 'M' Industrial, 'C' Commercial or 'P' Institutional zone where the barbed wire is located on a fence or wall above a *height* of 2m.

112 - TEMPORARY USES

#5419 03/12/18

112.1 The designated areas where temporary uses may be allowed by a temporary use permit issued pursuant to the Local Government Act are all lands within the boundaries of the Township of Langley that are not located within the Agricultural Land Reserve.