



ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 188, 2022, BYLAW No. 3206  
DEVELOPMENT PERMIT APPLICATION DP 01-22

To consider Zoning Bylaw amendment and Development Permit applications by 1219100 BC Ltd for a 6-unit rowhouse development at 20816 45A Avenue.

The subject property is currently zoned RS1 Single Family Residential in Zoning Bylaw No. 2100 and designated “Ground Oriented Residential” in the Official Community Plan Land Use Map. All lands designated for multi-unit residential use are subject to a Development Permit (DP) to address building form and character.

**Background Information:**

<b>Applicant:</b>	1219100 BC Ltd
<b>Owners:</b>	1219100 BC Ltd
<b>Civic Address:</b>	20816 45A Avenue
<b>Legal Description:</b>	Lot 122, Section 36, Township 7, New Westminster District, Plan 37721
<b>Site Area:</b>	1,155 m <sup>2</sup> (0.285 acres)
<b>Number of Units:</b>	6 rowhouses
<b>Residential Density:</b>	51.9 units/ha (21.1 units/acre)
<b>Gross Floor Area:</b>	1,386.4 m <sup>2</sup> (14,924 ft <sup>2</sup> )
<b>Floor Area Ratio:</b>	1.200
<b>Lot Coverage:</b>	44%
<b>Total Parking Required:</b>	13 spaces
<b>Parking Provided:</b>	
<b>Resident</b>	12 spaces
<b><u>Visitor</u></b>	<u>1 space</u>
<b>Total</b>	13 spaces
<b>OCP Designation:</b>	Ground Oriented Residential
<b>Existing Zoning:</b>	RS1 Single Family Residential
<b>Proposed Zoning:</b>	CD84 Comprehensive Development Zone
<b>Development Cost Charges:</b>	\$106,513.00 (City - \$68,609.00, GVS&DD - \$22,742.00, SD35 - \$3,245.00, TransLink - \$11,917.00)



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 188**

**BYLAW No. 3206**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the property located at 20816 45A Avenue to the CD84 Comprehensive Development Zone.

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

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

**1. Title**

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 188, 2022, No. 3206”.

**2. Amendment**

- (1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 84 (CD84) Zone immediately after Comprehensive Development – 83 (CD83) Zone:

**“CCCC. CD84                      COMPREHENSIVE DEVELOPMENT ZONE**

**1. Intent**

This Zone is intended to accommodate and regulate a 6-unit rowhouse development.

**2. Permitted Uses**

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

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

### **3. Site Dimensions**

The following lot shall form the site and shall be zoned CD84 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

- (a) PID: 008-460-744  
Lot 122, Section 36, Township 7, New Westminster District, Plan 37721

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

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by F. Adab Architects Inc. (dated February 25, 2022) and M2 Landscape Architecture (dated February 28, 2022), one copy each of which is attached to Development Permit No. 01-22.

### **5. Other regulations**

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

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

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

- (a) PID: 008-460-744  
Lot 122, Section 36, Township 7, New Westminster District, Plan 37721

from the RS1 Single Family Residential Zone to the CD84 Comprehensive Development Zone in Schedule "A" – Official Zoning Map.

Zoning Bylaw Amendment No. 188  
Bylaw No. 3206

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

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act”  
was held this    day of            , XXXX.

READ A THIRD TIME this    day of            , XXXX.

FINALLY ADOPTED this    day of            , XXXX.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CORPORATE OFFICER**

CITY OF  
LANGLEY



## REZONING APPLICATION RZ 01-22 DEVELOPMENT PERMIT APPLICATION DP 01-22

**Civic Address:** 20816 45A Avenue  
**Legal Description:** Lot 122, Section 36, Township 7, New Westminster District, Plan 37721  
**Applicant:** 1219100 BC Ltd  
**Owner:** 1219100 BC Ltd

