



**ZONING BYLAW, 1996, No. 2100  
AMENDMENT No. 195**

**BYLAW No. 3251**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations and amend I1 Light Industrial Zone regulations.

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. 195, 2023, No. 3251”.

**2. Amendment**

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by:

2.1 Updating the Minimum Parking Requirement table in Part 1 “Administration and Enforcement”, Section E “Off-Street Parking and Loading”, under ‘Land Use’ and ‘Industrial Uses’ and for the *Light Industrial*, *Workshop* and *Warehouse* uses to the following:

<i>Light Industrial</i>	I1 Zone	1.0 space per 100 m <sup>2</sup> (1,076.39 ft <sup>2</sup> ) of <i>gross floor area</i> or fraction thereof.
	Other zones	2.0 spaces per 93 m <sup>2</sup> (1,001.07 ft <sup>2</sup> ) of <i>gross floor area</i> or fraction thereof.
<i>Workshop</i>	I1 Zone	1.0 space per 100 m <sup>2</sup> (1,076.39 ft <sup>2</sup> ) of <i>gross floor area</i> or fraction thereof.
	Other zones	2.0 spaces per 93 m <sup>2</sup> (1,001.07 ft <sup>2</sup> ) of <i>gross floor area</i> or fraction thereof.
<i>Warehouse</i>	I1 Zone	1.0 space per 100 m <sup>2</sup> (1,076.39 ft <sup>2</sup> ) of <i>gross floor area</i> or fraction thereof.
	Other zones	2.0 spaces per 93 m <sup>2</sup> (1,001.07 ft <sup>2</sup> ) of <i>gross floor area</i> or fraction thereof.

2.2 Adding the following to the list of permitted accessory uses in Part IV “Industrial Zones”, Section A “I1 Light Industrial Zone”, 2. Permitted Uses, (I) *Accessory Uses* limited to the following:

- (ii) *Office* uses, including those supporting land development, manufacturing, utility, and technology/e-commerce industries, limited to a maximum leasable floorspace of the lesser of 10 percent of lot area or *gross floor area*, and only on lots adjoining 56 Avenue, 200 Street, Fraser Highway, Logan Avenue, and the Langley Bypass.

2.3 Updating the Maximum *Height* in Part IV “Industrial Zones”, Section A “I1 Light Industrial Zone”, 4. Size of Buildings and Structures to:

*Principal Building, Height:* 30.0 m (98.4 ft)

READ A FIRST AND SECOND TIME this day of , 2023.

The PUBLIC HEARING was held, pursuant to Section of the *Local Government Act* this day of , 2023.

READ A THIRD TIME this day of , 2023.

FINALLY ADOPTED this day of , 2023.

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**MAYOR**

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**CORPORATE OFFICER**