

# Zoning Bylaw Update

## Draft Zoning Bylaw & Public Engagement

*Explanatory Slide Deck*

# Council Update

## Agenda

1. Path to Completion
2. Draft new Zoning Bylaw – Overview
  - a. Draft document status & public consultation
  - b. New zones & alignment with Official Community Plan (OCP)
  - c. Key updates informed by public input to date
  - d. Responses to Provincial Housing Legislation & other key updates
3. Project Webpage & Next Steps

# Path to Completion

## Process moving forward:

1. **June 9: Draft Zoning Bylaw presented to Council**
2. **June 25: Public Open House (on-line survey launched that week)**
3. **Report to Council on public feedback & update recommendations**
4. **Late September/early October: draft Zoning Bylaw to Council for 1<sup>st</sup> & 2<sup>nd</sup> reading**
5. **Late October: Public Hearing**
6. **November: 3<sup>rd</sup> reading & adoption of new Zoning Bylaw**

# New Zoning Bylaw – Streamlined & Modernized

282 pages



## THE CITY OF LANGLEY

ZONING BYLAW, 1996  
NO. 2100

**DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.**

Consolidated as of July 22, 2024

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Amendment No. 1 Bylaw, 1996, No. 2148 (Adopted - Nov. 18/96)	Rezone Linwood property on 201 Street (Lot 38, DL 305, Gp 2, NWD Plan 31044) from RS-1 to RM-3
Amendment No. 2 Bylaw, 1996, No. 2150 (Adopted April 14/97)	Rezone property on Langley Bypass (Lot 67, DL 37, Gp2, NWD, Plan 57552) from A-1 to P-2
Amendment No. 3 Bylaw, 1996, No. 2154 (Adopted Jan. 27/97)	Rezone 20258 Michaud (Lot 3, DL 305, Gp 2, NWD, Plan 5686) from RS-1 to RM-1
Amendment No. 4 Bylaw, 1997, No. 2180 (Adopted July 7/97)	Text Amendment – include and amend definitions
Amendment No. 5 Bylaw, 1997, No. 2181	Add CD-2 – WITHDRAWN -
Amendment No. 6 Bylaw, 1997, No. 2187 (Adopted July 20/98)	Add CD-3 and Rezone 19760-19774 56 Avenue (Lot 2, Section 3, Twp 8, NWD Plan 9887 and Lot 203, Section 3, Twp 8, NWD Plan 53567) from RS-1 and P-2 to CD-3)
Amendment No. 7 Bylaw, 1997, No. 2191 NOT ADOPTED	Rezone Langley Central Site (Lot E, DL 36, Gp 2, NWD, Plan 8111) from P-1 to C-1 – NOT ADOPTED
Amendment No. 8 Bylaw, 1997, No. 2204 (Adopted June 28/99)	Add CD-1 and Rezone 6144 201 A Street (Lot 2, DL 308, Gp 2, NWD Plan LMP 29715) from A-1 to CD-1
Amendment No. 9 Bylaw, 1997, No. 2206	Add CD-4 and Rezone 20100, 20150 and

Document Number: 111342

~100 pages (aim is 120 pages max.)

## Zoning Bylaw 2025, No. 3300

DRAFT

# New Zoning Bylaw Document – Draft for Review

## Zoning Bylaw 2025, No. 3300

DRAFT

Document Status: 'Review & Feedback Phase'

1. 'Work in progress', almost complete
  - a. as updates are made, new versions posted w/ descriptions (track updates)
2. Public review & feedback opportunities
  - a. public open house & on-line survey
  - b. Zoning Bylaw Update webpage
3. Feedback summary, recommendations
4. Council direction
5. Refine Zoning Bylaw
- 6. Zoning Bylaw adoption

# New Zoning Bylaw Document – Overview

## Zoning Bylaw 2025, No. 3300

DRAFT

### Content

1. Administration (Definitions)
2. General Provisions (Regulations)
  - a. Prohibited uses
  - b. Regulations in All Zones
  - c. Regulations in Specific Zones
  - d. Regulations in Transit Oriented Areas
  - e. Density Requirements (in process)
3. Off-Street Parking, Loading & Storage
4. Landscaping
5. Zones
6. Zoning Map

# Current Zones & New Zones

Current Zones (Zoning Bylaw No. 2100) —————→ New Zones (Draft Zoning Bylaw No. 3300)

The new Zoning Bylaw will contain new & updated zones, to:

- Align with OCP land uses, Provincial housing legislation & best practices
- Create flexible zones that are more efficient & usable
- Convert existing Comprehensive Development (CD) zones to new zones ('many to few')
- Increase housing supply & options, support economic development & sustainability

# Current Zones

## Current Zones (Zoning Bylaw No. 2100)

\*SSMUHs = Small Scale Multi-Unit Housing (ie. 'Plex Homes')

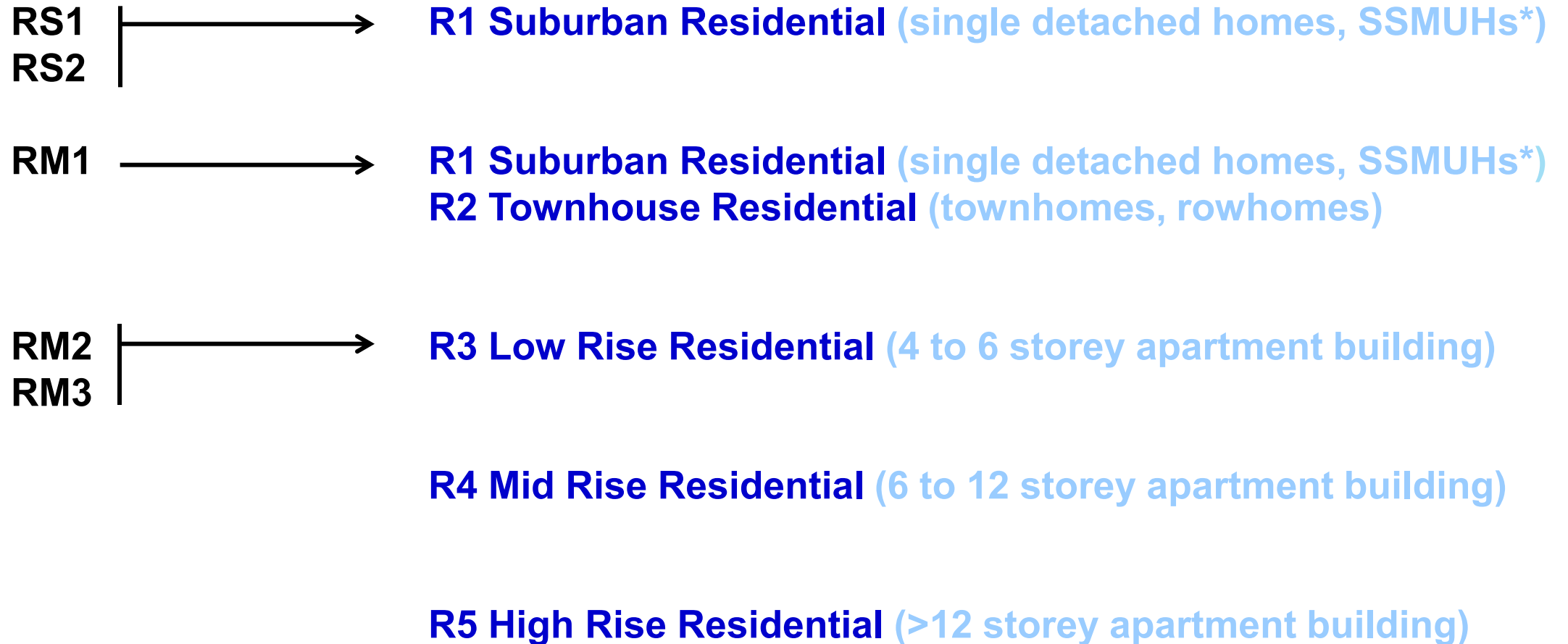
<b>RS1</b>	<b>Single Family Residential</b> (single detached homes, SSMUHs*)
<b>RS2</b>	<b>Single Family Estate Residential</b> (single detached homes, SSMUHs*)
<b>RM1</b>	<b>Multiple Residential Low Density</b> (duplexes, townhomes)
<b>RM2</b>	<b>Multiple Residential Medium Density</b> (low-rise apartments)
<b>RM3</b>	<b>Multiple Residential High Density</b> (low-rise apartments)
<b>C1</b>	<b>Downtown Commercial</b> (comm./mixed-use, high-rise buildings)
<b>C2</b>	<b>Service Commercial</b> (auto-oriented commercial buildings)
<b>C3</b>	<b>Specific Commercial</b> (Willowbrook Mall)
<b>I1</b>	<b>Light Industrial</b> (industrial uses within a building)
<b>I2</b>	<b>Service Industrial</b> (light industrial buildings with service uses)
<b>I3</b>	<b>Special Industrial</b> (light industrial & residential building)
<b>P1</b>	<b>Public Institutional/Recreation</b> (public gathering facilities, parks, etc.)
<b>P2</b>	<b>Private Institutional/Recreation</b> (private gathering facilities, etc.)
<b>A1</b>	<b>Agricultural</b> (agricultural uses)

# Current Zones & New Zones

\*SSMUHs = Small Scale Multi-Unit Housing (ie. 'Plex Homes')

## Current Zones

## New Zones (Draft Zoning Bylaw No. 3300)



# Current Zones & New Zones

## Current Zones

## New Zones

C1	—————→	<b>C1 Downtown Commercial</b> (comm/mixed-use, high-rise buildings)
C2	—————→	<b>C2 Service Commercial</b> (auto-oriented commercial buildings)
C3	—————→	<b>C3 Entertainment &amp; Convention</b> (casino & convention centre)
		<b>M1 Mixed Employment</b> (mixed commercial & industrial buildings)
I1	—————→	<b>I1 Light Industrial</b> (industrial uses within a building)
I2	—————→	<b>I2 Service Industrial</b> (light industrial buildings with service uses)
I3	—————→	<b>I3 Special Industrial</b> (light industrial & residential building)

# Current Zones & New Zones

## Current Zones

## New Zones

P1      —————→      **P1 Public Institutional** (public gathering facilities, parks, etc.)

P2      —————→      **P2 Private Institutional** (private gathering facilities, etc.)

**P3 Shelter** (Gateway of Hope)

**P4 Golf Course** (Newlands Golf Course)

**U1 University District** (university, research, mixed uses, residential)

A1      —————→      **A1 Agricultural** (agricultural uses)

**Current:**  
**OCP Land Use &  
Zoning Concurrence  
Table (OCP p. 29)**

LAND USE DESIGNATIONS	Transit-Oriented Core	Transit-Oriented Residential	Civic Centre	Mixed Use	Mid Rise Residential	Low Rise Residential	Mixed Employment	University District
APPLICABLE ZONES	C1, C4, C5, RM5	C1, RM5, RM4	C1, C5, RM5	C1, RM4	RM4, RM3	RM3, GO2	ME, I1, I2, C2	RM3, RM4, ME, UD1
FAR RANGE	3.0 - 5.5 FAR	2.5 - 4.5 FAR	up to 5.0 FAR	2.5 - 3.5 FAR	2.1 - 3.5 FAR	1.4 - 2.1 FAR	up to 3.0 FAR	max 4.0 FAR

LAND USE DESIGNATIONS	Historic Downtown Core	Ground-Oriented Residential	Urban Residential	Suburban Residential	Service Commercial	Industrial	Agriculture	Parks & Open Space
APPLICABLE ZONES	C1	GO1, GO2	RS3	RS1	C2, C3	I1, I2, I3	A1	P1, P2, P3, P4
FAR RANGE	up to 3.5 FAR	up to 1.2 FAR	min 350m <sup>2</sup> lots	min 557m <sup>2</sup> lots	up to 0.5 FAR	n/a	n/a	n/a

## Proposed:

New Table  
(To align OCP w/ new  
Zoning Bylaw):

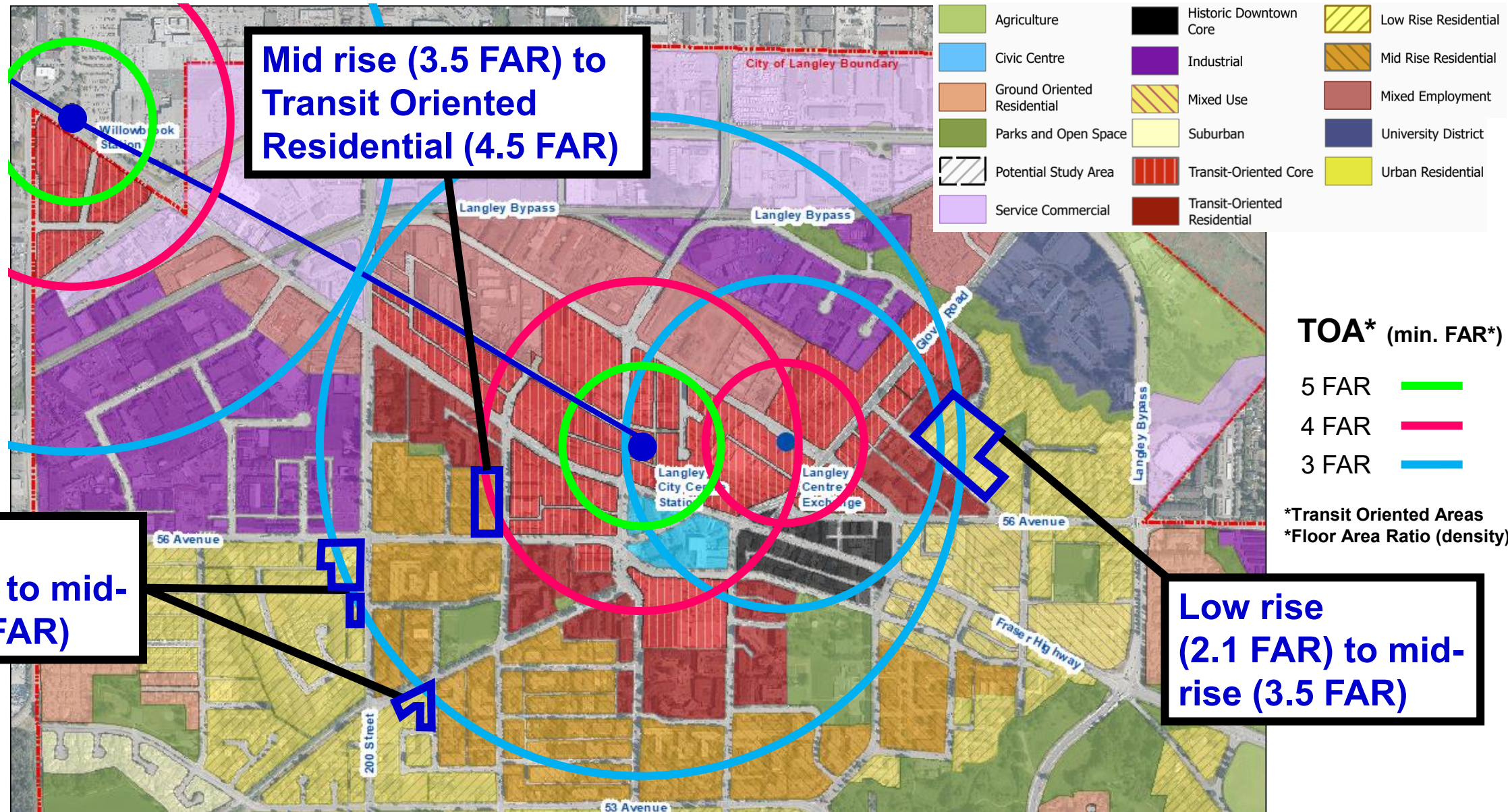
- New 'R' Zone names
- Less 'C' zones
- ME renamed M1
- UD renamed U1
- 'FAR\* Range' updated to 'Max. FAR'
- RS3 deleted

\*FAR = Floor Area Ratio (density)

LAND USE DESIGNATIONS	Transit-Oriented Core	Transit-Oriented Residential	Civic Centre	Mixed Use	Mid Rise Residential	Low Rise Residential	Mixed Employment	University District
APPLICABLE ZONES	C1, C3	C1, R5	C1, P1	C1, R4	R4	R3 R2	M1, I1, I2, C2	U1
Max. FAR	5.5 FAR	4.5 FAR	5.5 FAR	3.5 FAR	3.5 FAR	2.6 FAR	3.0 FAR	4.0 FAR

LAND USE DESIGNATIONS	Historic Downtown Core	Ground-Oriented Residential	Urban Residential	Suburban Residential	Service Commercial	Industrial	Agriculture	Parks & Open Space
APPLICABLE ZONES	C1	R1 R2	R1	R1	I1, I2 C2,	I1, I2, I3	A1	P1, P2, P3, P4
Max. FAR	5.5 FAR	1.2 FAR	min 557m <sup>2</sup> lots	min 557m <sup>2</sup> lots	0.5 FAR	n/a	n/a	n/a

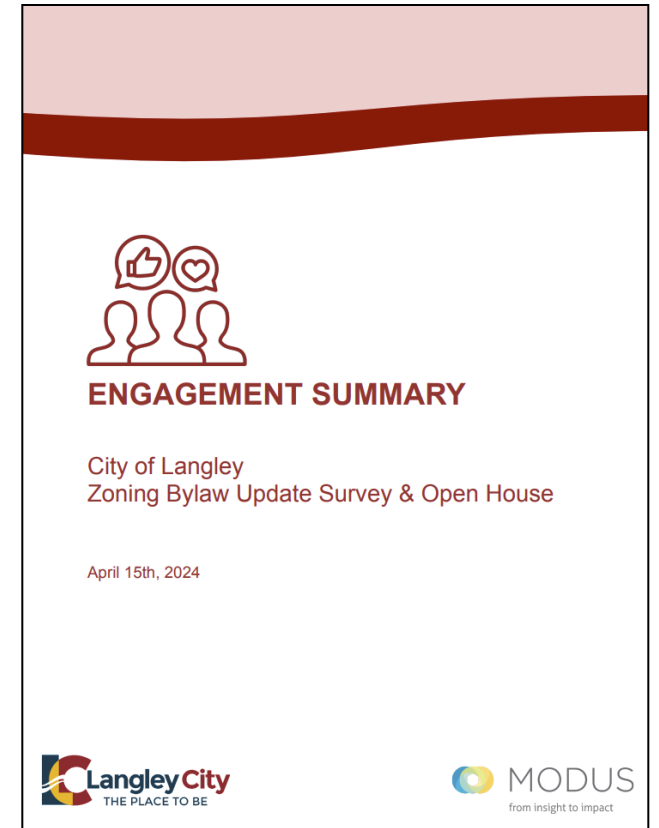
# OCP Land Use Updates Due to Provincial Legislation



# Key Updates Informed by Public Input

## Topics from Spring 2024 Public Open House & On-line Survey

1. Permit carriage homes ✓ (dark green check-marks = in new Zoning Bylaw)
2. Reduce building mass in RS1 zone (now R1 zone) ✓
3. Permit childcare in more zones ✓
4. Update outdoor/indoor amenity requirements ✓
5. Density bonusing for amenities ✓ (light green check-mark = underway)
6. EV charging ✓
7. Car sharing ✓
8. Bike parking ✓
9. Reduced parking for below market rental units ✓



# Permit Carriage Homes

Carriage homes permitted in R1 zone, which permit:

- Single detached homes
- Du-plexes, tri-plexes, four-plexes
- Secondary suites
- Garden suites
- Carriage homes



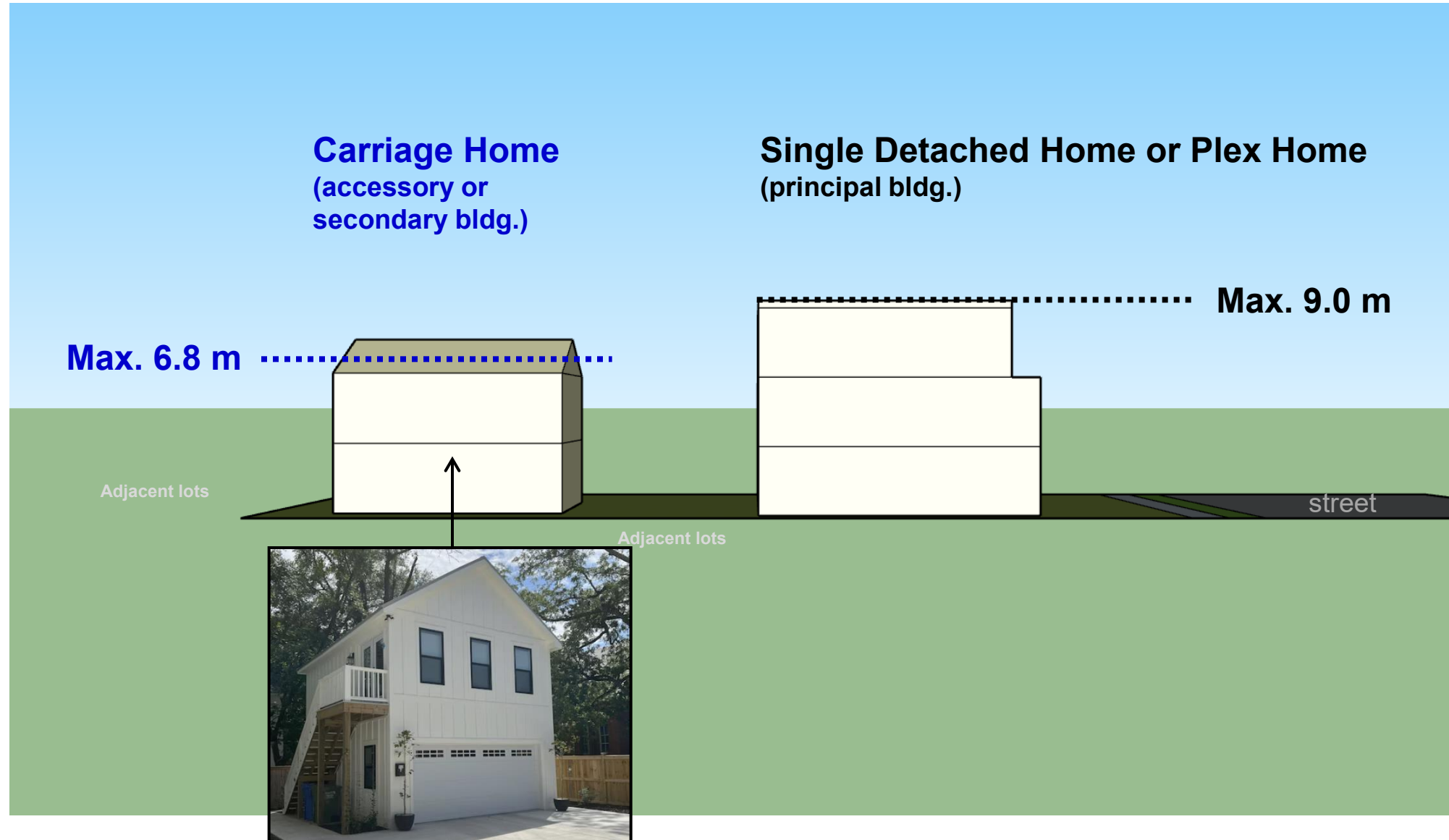
## 7. Minimum Setbacks

	Lot Line			
	Front	Rear	Int.	Ext.
Principal Building	6.0 m	6.0 m	1.5 m*	3.0 m
Garden Suite	6.0 m	1.5 m	1.5m	3.0 m
Carriage Home	6.0 m	4.5 m^	4.5 m^	3.0 m
Balconies	6.0 m	6.0 m	6.0 m	6.0 m
Accessory Buildings & Structures, minimum	6.0 m	1.5 m	1.5 m	3.0 m

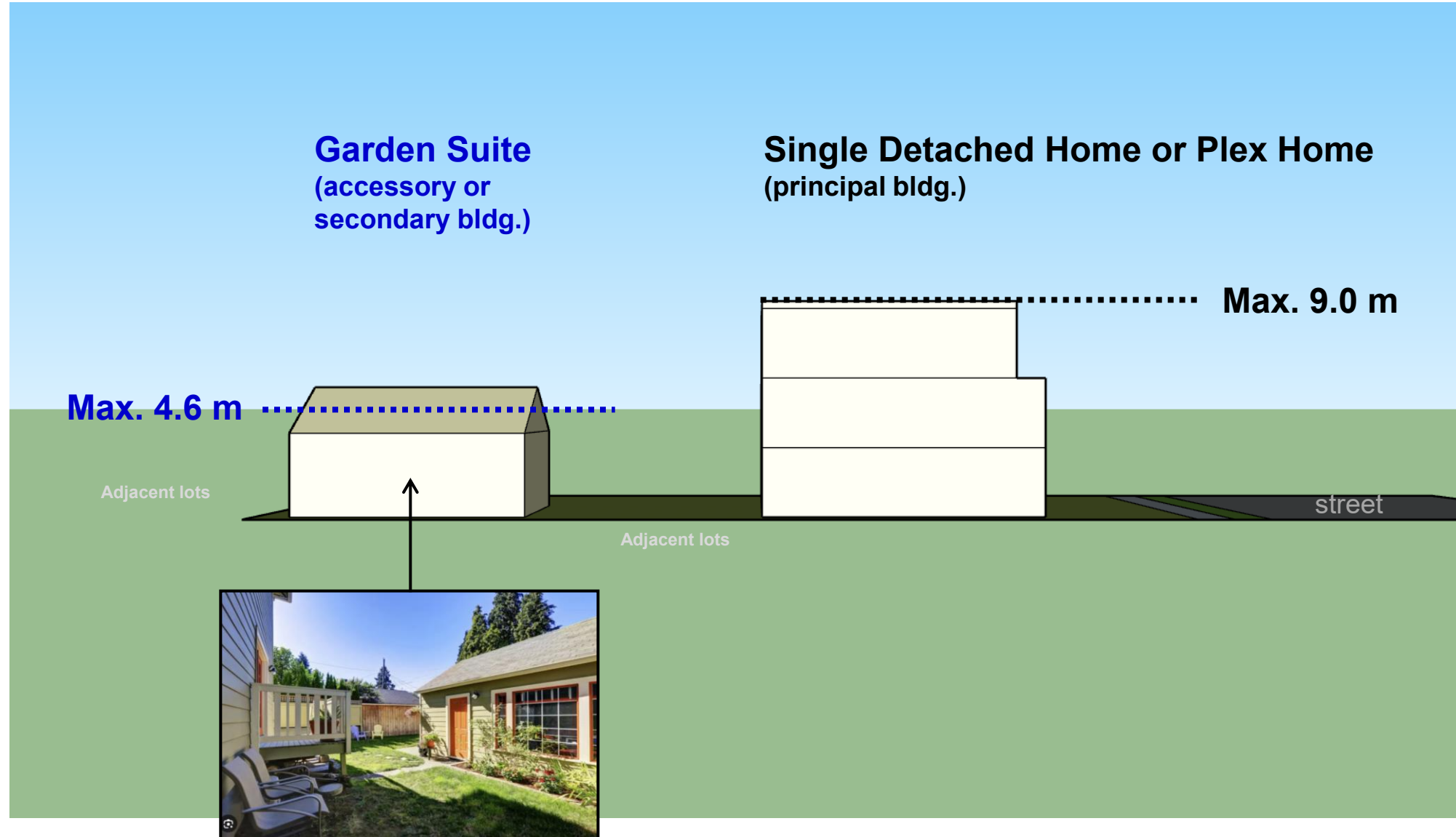
(see Page 45 draft Zoning Bylaw)

- \* 6 m for:
- a *principal building* located to the rear of a *principal building* that is adjacent to the *front lot line* on the same *lot*; or
  - where the setback is required for use as a private open space.
- ^ May be reduced to 3.0 m if fenestration on the upper story building sides facing the side *lot line* and rear *lot line* is limited to *clerestory windows*.

# Carriage Home Maximum Height



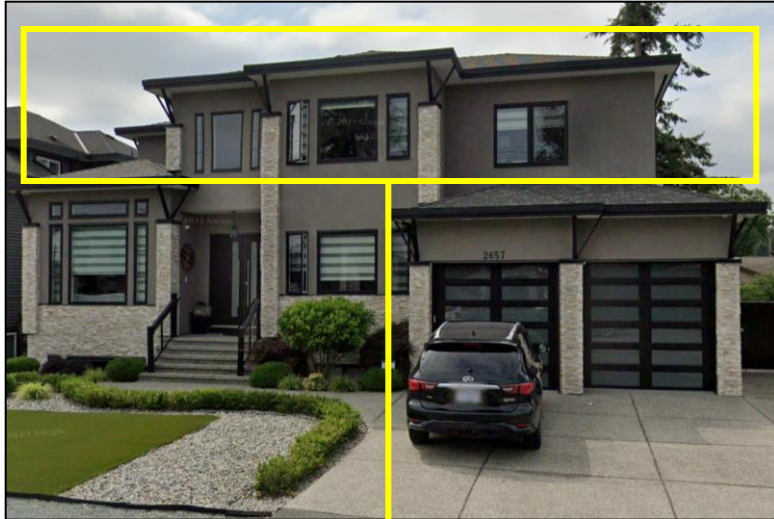
# Garden Suite Maximum Height



# Reduce building mass in R1 zone (single detached/plex homes)

## 3<sup>rd</sup> storey requirements (principal buildings):

- Limited to 80% of floor area of storey below (four-plex permitted minimum 200sm)
- 1.2 m stepbacks from front/side walls of storey below



3<sup>rd</sup> storey floor area = 80% of storey below; 1.2 m. stepbacks (front/side)

## 6. Floorplate

### Third Storey area

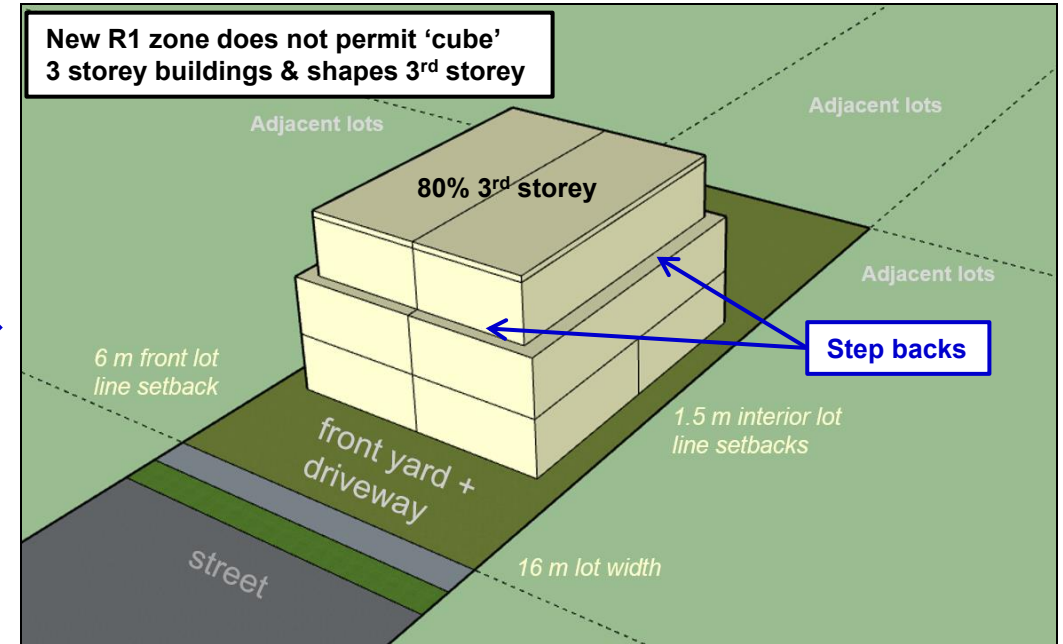
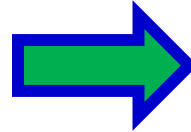
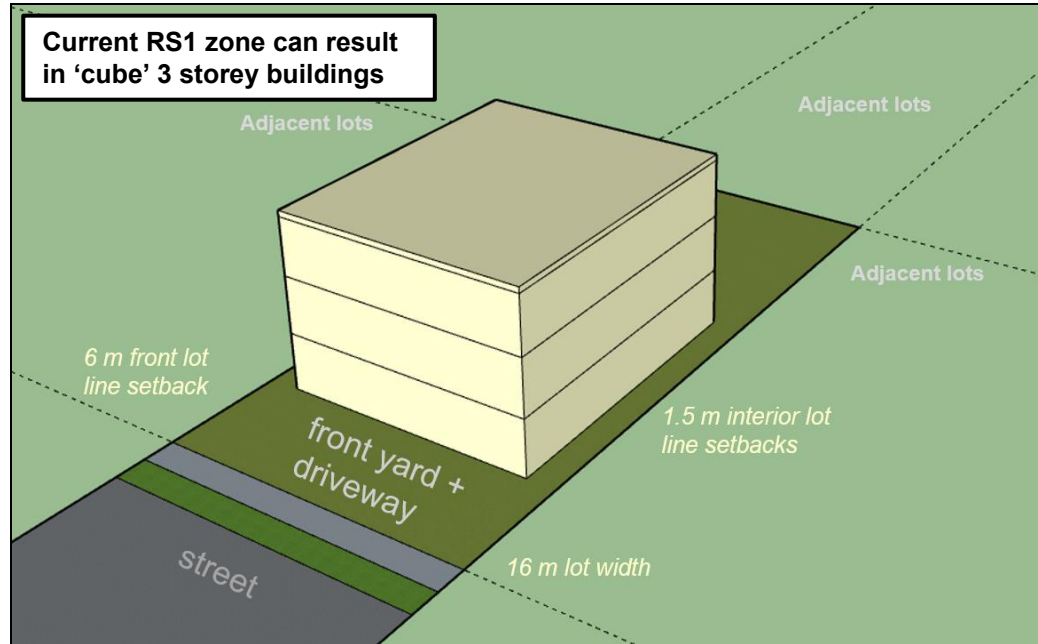
(see Page 45 draft Zoning Bylaw)

The maximum floor area of the third storey of a building shall be the greater of:

- 50 m<sup>2</sup> for each unit within the building; or
- 80% of the ground floor area with a building stepback\* incorporated into the third storey.

\* means the third storey building face is set back a minimum of 1.2 m from the front or one or more side building faces of the storey immediately below.

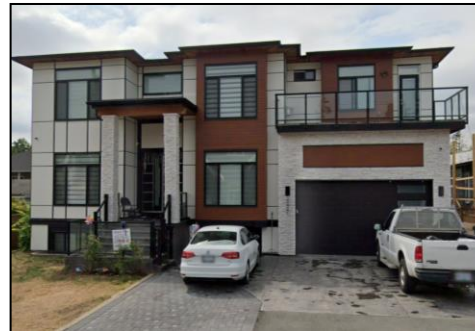
# Reduce building mass in R1 zone (single detached/plex home)



3<sup>rd</sup> storey step backs can be:

- Balconies
- Recessed building faces
- Roof areas

*3<sup>rd</sup> storey reduction won't likely impact floor area totals due to large typical lot sizes in Langley City*



# Permit Child Care in More Zones

## OCP Policy 3.24 Zoning for Child Care:

*‘Update the Zoning Bylaw to allow child care uses in all commercial & residential zones & consider permitting child care uses in industrial & mixed employment zones.’*

The new Zoning Bylaw permits child care centres in existing zones & conditions, & **expands child care centres to the following zones:**

- R2 Townhouse Residential
- R3 Low Rise Residential
- R4 Mid Rise Residential
- R5 High Rise Residential
- C2 Service Commercial
- M1 Mixed Employment
- I1, I2, I3 Industrial Zones
- U1 University District

### j) Child Care Centres

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

(see Page 28 draft Zoning Bylaw)

# Update Indoor/Outdoor Amenity Requirements

The new Zoning Bylaw permits a flexible & market-responsive approach to providing indoor & outdoor amenity space, but also requires minimum amenity space amounts in new developments so they are livable & practical.

## I) Amenity Space Requirements

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

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

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

(see Page 28 draft Zoning Bylaw)

# Density Bonusing for Amenities

**OCP Policies 3.29 & 3.30** call for denser buildings to contribute community amenities (parks, affordable housing, child care etc.), through density bonusing & other means.

Council also directed staff on November 18, 2024 to investigate a local inclusionary zoning framework, to incorporate below market housing into new apartments.

## Progress & outcomes to date:

- Density bonusing & inclusionary zoning requirements are under development.
  - Once complete, these requirements will be added to draft Zoning Bylaw (Section 2.6, page 30) for review/feedback prior to adoption of Zoning Bylaw in Fall 2025.
- Child care provisions in the new Zoning Bylaw, for R3, R4 & R5 zones, permit a density bonus or Floor Area Ratio (FAR) exemption in exchange for this amenity.

# Density Bonusing for Amenities

- **Density bonusing** for below market housing is proposed for apartment zones **outside Provincially-mandated Transit Oriented Areas (TOAs)** in the new Zoning Bylaw.
  - Density bonusing is voluntary, where below market housing or cash-in-lieu is required if a developer wishes to exceeds a specific 'base density' or FAR.
- **Inclusionary zoning** for below market housing is proposed for apartment zones **within Provincially-mandated Transit Oriented Areas (TOAs)** in the new Zoning Bylaw.
  - Inclusionary zoning will require below market housing or cash-in-lieu to be included in all new apartments, within TOAs where more density/FAR is available compared to areas outside TOAs & residential parking requirements do not apply.

The *Local Government Act* requires cash-in-lieu contributions to be put in an Affordable Housing Reserve Fund (AHRF), which Council can use for affordable housing projects.

- **Land acquisition, unit purchases, equity contributions, fee reimbursements, etc.**

# EV Charging

**EV Charging requirements in Section 3 of the new Draft Bylaw follow those used in most recent development applications (minimum 10% spaces with installed chargers).**

- f. A minimum of ten (10) percent of residential parking spaces in all *townhouse complexes* and *apartment buildings* shall each be equipped with a minimum Level Two electric vehicle charging station. All parking spaces identified for *car share* vehicles must also be equipped with a minimum Level Two electric vehicle charging station. All other residential parking spaces shall each be equipped with energized outlets for the future installation of additional Level Two electric vehicle charging stations. All residential visitor parking spaces shall have ducting constructed for the future wiring and installation of additional Level Two electric vehicle charging stations, with the exception of *townhouse complexes*.
- g. In *tourist accommodation* buildings, all parking spaces shall be equipped with a minimum Level Two electric vehicle charging station. For all other commercial, industrial, and institutional uses, a minimum of two (2) Level Two electric vehicle charging stations shall be provided, and a minimum of twenty (20) percent of the remaining parking spaces shall be equipped with energized outlets for the future installation of additional Level Two electric vehicle charging stations.

(see Page 33 draft Zoning Bylaw)

# Car Sharing

**The new draft Zoning Bylaw proposes car sharing in zones outside of Provincially-mandated Transit Oriented Areas (TOAs).**

- b. Residential parking requirements for *apartment buildings* outside of a Transit Oriented Area (TOA) may be reduced if shared vehicles are provided on-site for the use of the residents of these properties, subject to these requirements:
  - i. Required residential parking spaces may be reduced by five (5) spaces for every shared vehicle provided on the subject property;
  - ii. A minimum and a maximum of two (2) car share vehicles must be provided, in dedicated car share parking spaces, on the subject property that is seeking to reduce parking requirements according to Section 3.4 b. i.;
  - iii. Car share vehicles provided on a subject property must be available for the exclusive use of the residents residing on that property; and
  - iv. Shared vehicle parking spaces, which are used to park the two (2) car share vehicles as required by Section 3.4 b. ii. shall be clearly signed and marked according to use, and secured by a covenant registered on the subject property title.

(see Pages 33-34 draft Zoning Bylaw)

# Bike Parking

**Bike Parking requirements have been increased to reflect growing demand & use, & to support the reduction of parking requirements around SkyTrain stations (TOAs).**

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

(see Page 38 draft Zoning Bylaw)

# Reduced parking for below market rental units

While reduced parking for affordable housing received less public support, there is pressing need for more affordable homes, including below market rental apartments.

Noting that new apartments that include below market units will be within walking distance of SkyTrain, frequent transit & Downtown services & employment, reduced parking space requirements for below market units will reduce their construction cost & support their affordability (a typical underground parking space costs \$40,000 to build).

The new Zoning Bylaw supports this the following ways:

<i>Nonmarket rental dwelling unit in an apartment building, secured by housing agreement on lot title</i>	<i>0.5 spaces/dwelling unit</i>
<i>Below market rental dwelling unit in an apartment building, secured by housing agreement on lot title</i>	<i>0.7 spaces/dwelling unit</i>

- a. Parking requirements for *below-market rental dwelling units* and *non-market rental dwelling units* may be reduced lower than the requirements in Section 3.6 of this Bylaw based on the findings of a registered professional engineer's report.

(see Pages 33 & 35 draft Zoning Bylaw)

# Updates in Response to Provincial Legislation

## 1. R1 Zone Updates – to accommodate more dwelling units (4 max. instead of 2 max.)

- a. Slightly reduced front yard & rear yard setbacks (6.0 m from 7.5 m)
- b. Slightly increased lot coverage (36% from 33%)

(see Pages 44-46 draft Zoning Bylaw)

## 2. C1 Zone Updates – to accommodate Transit-Oriented Areas (TOAs)

- a. Increase FARs according to minimum permitted Floor Area Ratios (FARs) & minimum permitted height (in storeys) in TOAs

(see Page 61 draft Zoning Bylaw)

# Other Key Updates

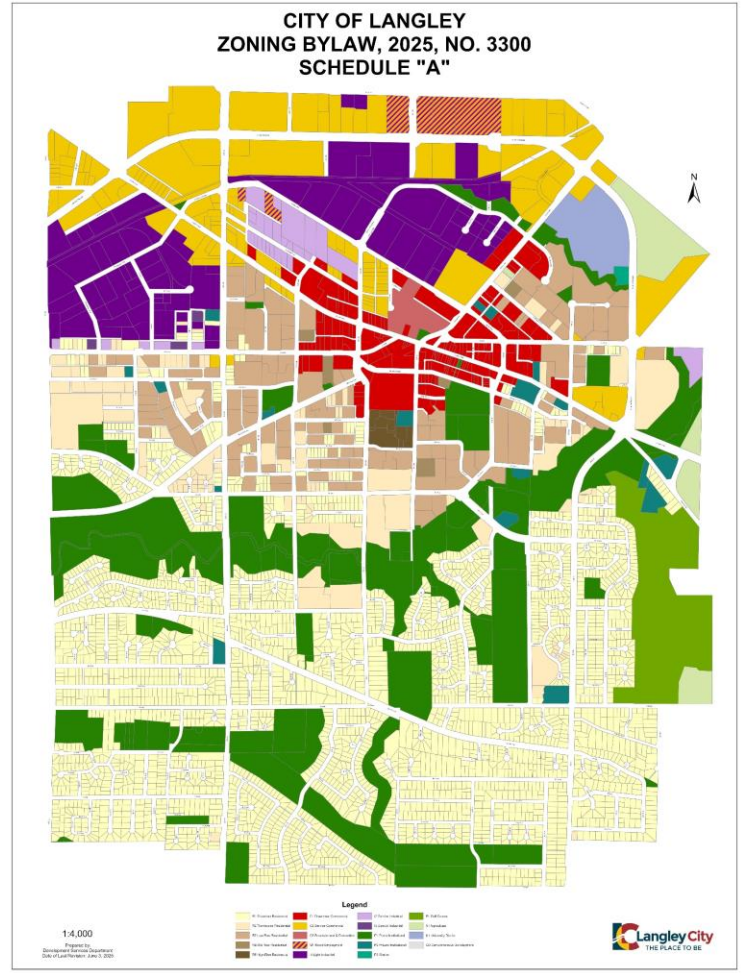
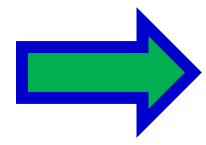
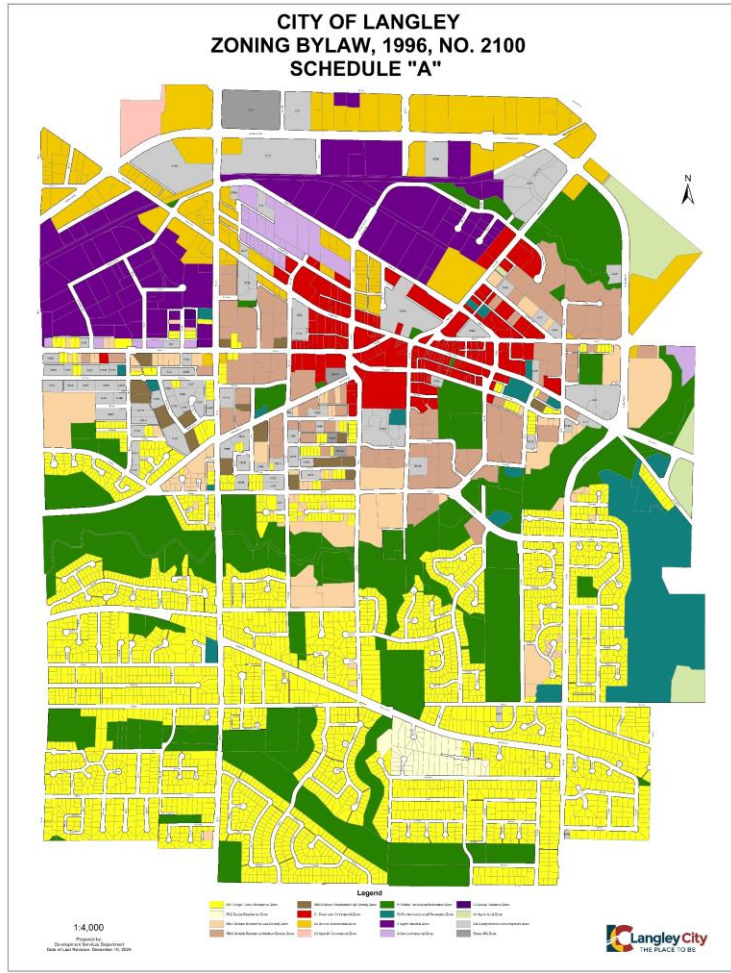
1. **Updated Definitions** (see Pages 5-16 draft Zoning Bylaw)
2. **Updated Prohibited Uses** (see Pages 20-21 draft Zoning Bylaw)
3. **Minimum 5 percent of all dwelling units in apartment zones to be 3 or more bedrooms**  
(see Page 28 draft Zoning Bylaw)
4. **R1 secondary building/accessory uses sizes:**
  - a. **Increased size of secondary suite - 100 sm max. from 90 sm max.** (see Pages 26-27 draft Zoning Bylaw)
  - b. **Carriage homes & garden suites - 100 sm max. ground floor areas**
5. **Updated loading requirements** (see Section 3, starting page 31, draft Zoning Bylaw)
6. **Updated storage requirements** (see Section 3, starting page 31, draft Zoning Bylaw)
7. **Updated parking requirements** (see Section 3, starting page 31, draft Zoning Bylaw)
  - a. **Residential & commercial rates consistent with recent approved rezonings**
  - b. **Tandem parking in R2 zone no more than 50 percent**
  - c. **Small car space updates: size & maximum percent of total**

# Zoning Map Updates

The new Zoning Bylaw includes an updated map

- Existing CD zones in Bylaw No. 2100 have been converted into the new zones in Bylaw No. 3300

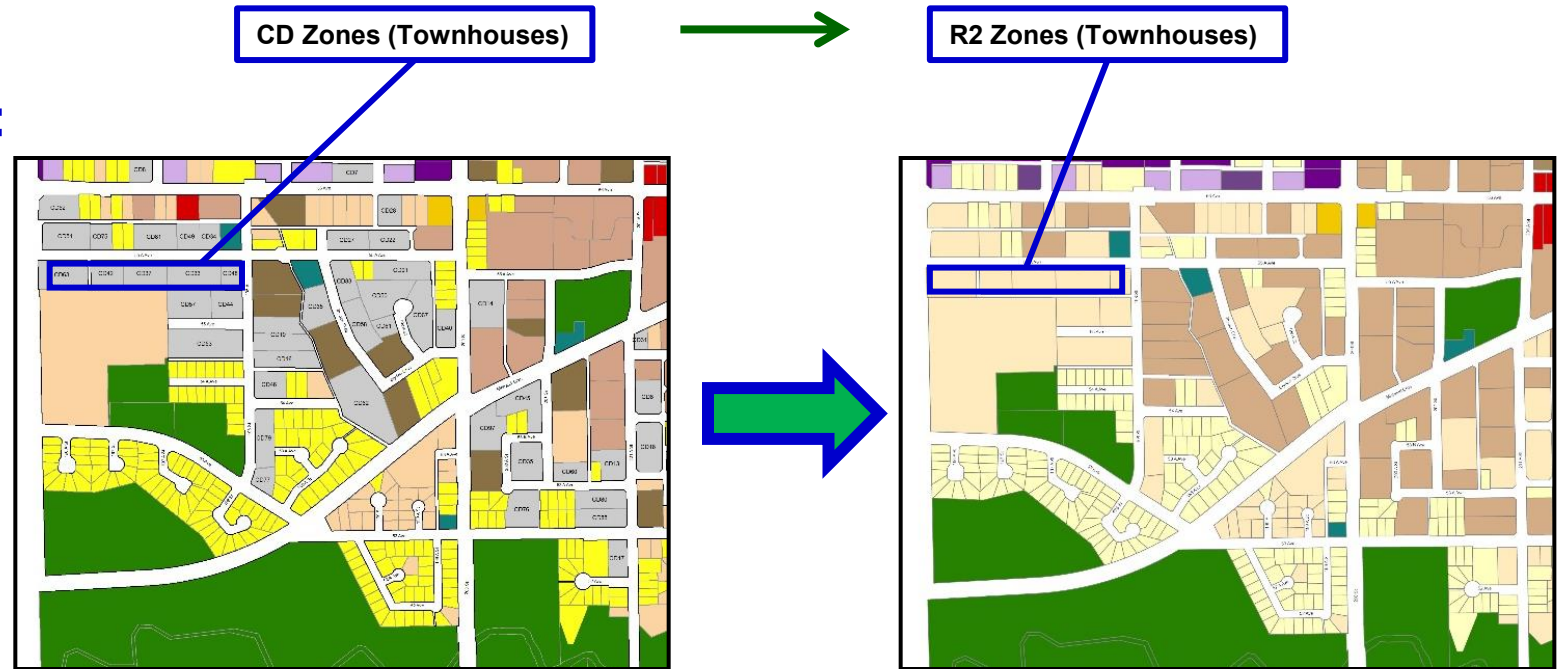
(see Page 95 draft Zoning Bylaw)



# Zoning Map Updates

**Zoning Map excerpt  
example (south of 56  
Ave. & west of 201A St.):**

- Existing grey coloured CD zones (townhouses or apartments) have been converted into R2 (Townhouse Residential) or R3 (Low Rise Residential) zones
- No density or use changes



# Project Webpage

Business & Development

[Economic Development](#)

[Permits & Licensing](#)

[Planning & Zoning](#)

[Development Application Portal](#)

[Downtown Master Plan](#)

[Zoning Bylaw](#)

[Zoning Bylaw Updates](#)

[Official Community Plan](#)

[Development Applications & Permitting](#)

[Development Costs](#)

[Engineering Design Criteria Manual](#)


[Housing](#)

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[Current Projects](#)

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 **ZONING  
BYLAW UPDATES**

Langley City is growing and SkyTrain will soon be arriving in our community. The City's new [Official Community Plan \(OCP\)](#) was adopted to prepare for SkyTrain and take advantage of this historic opportunity to shape new growth to ensure the City is a walkable, livable, and sustainable place for all those who live, work, and play here, and make sure we are creating a larger supply and diversity of homes to meet the City's growing and evolving housing needs.

To make this vision a reality, a new Zoning Bylaw is being created. This new bylaw will update the [existing Zoning Bylaw](#) that is over 25 years old, and build on the OCP's direction to set specific requirements on building design, land uses, and more.

The new Zoning Bylaw will be developed according to the following schedule, with multiple opportunities for input and comment from the public, including residents, business owners, and the development community:

Phase 1

Public engagement  
round 1  
& technical  
research


Phase 2

Public engagement  
round 2  
& create draft new  
Zoning Bylaw

Phase 3

Council  
consideration and  
adoption of new  
Zoning Bylaw

<https://www.langleycity.ca/business-development/planning-zoning/zoning-bylaw/zoning-bylaw-updates>

 **Langley City**  
THE PLACE TO BE

# Next Steps

## Process moving forward:

1. **June 9: Draft Zoning Bylaw presented to Council**
2. **June 25: Public Open House (on-line survey launched that week)**
3. **Report to Council on public feedback & update recommendations**
4. **Late September/early October: draft Zoning Bylaw to Council for 1<sup>st</sup> & 2<sup>nd</sup> reading**
5. **Late October: Public Hearing**
6. **November: 3<sup>rd</sup> reading & adoption of new Zoning Bylaw**

# Zoning Bylaw Update

## Draft Zoning Bylaw & Public Engagement

*Explanatory Slide Deck*