

PART VII COMPREHENSIVE DEVELOPMENT ZONES

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N. CD15 COMPREHENSIVE DEVELOPMENT ZONE**1. Intent**

This Zone is intended to accommodate and regulate the development of an integrated hotel, convention centre, and gaming activity facility with complementary accessory uses, based on a comprehensive development plan.

2. Permitted Land Uses

The principal uses permitted in this zone are:

- (a) *Tourist Accommodation*
- (b) *Convention Centre*
- (c) *Gaming Activity*

Accessory Uses

Accessory Uses permitted in this zone include the following:

- (a) *Retail Stores*
- (b) *Personal Services*
- (c) *Recreation Facilities*
- (d) *Cultural Facilities*
- (e) *Eating Establishments*
- (f) *Offices*
- (g) *Liquor Primary Establishments*
- (h) *Parking Facilities.*

3. Site Area

The minimum lot area which may be created by subdivision in this Zone shall be 0.4047 hectares (1.0 acres).

4. Size of Buildings and Structures

Maximum		
Building Type		Height
<i>Principal Building</i>		46.0 m [150.91 ft]

5. Lot Coverage

All buildings and structures combined shall not cover more than ninety-five percent (95%) of the lot area.

6. Siting of Buildings and Structures

All buildings and structures shall be sited in accordance with the following minimum setbacks:

Minimum Lot Line Setback				
Building Type	<i>Front</i>	<i>Rear</i>	<i>Interior</i>	<i>Exterior</i>
<i>Principal Building</i>	1.5 m (5.90 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	1.5 m (5.90 ft)
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

7. Landscaping

Landscaping, screening and fencing shall be provided and maintained in accordance with Section 1.E of this Bylaw.

8. Other Regulations

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

- (a) General regulations on use are set out in Section I.D of this Bylaw.
- (b) Building Permits shall be subject to the City of Langley Building Bylaw and the Development Cost Charge Bylaw.
- (c) Subdivisions shall be subject to the City of Langley Subdivisions Control Bylaw and the Development Cost Charge Bylaw.
- (d) Development Permits shall be required in accordance with the *Official Community Plan*.
- (e) Sign Permits shall be subject to the City of Langley Sign Bylaw

PART 1 ADMINISTRATION AND ENFORCEMENT

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Gaming Activity means the use of land, buildings or structures or any part thereof for any game of chance played with cards, dice, or any mechanical or electronic device or machine for money, token or anything of value.

Gasoline Station means a business where automotive fuel and automotive accessories are retailed to the general public.

General Service means a business that provides services, other than *personal services*, to individuals or to other businesses and includes printing, reproduction, publishing, bookbinding, film processing, rentals, veterinary clinics, and banks but excludes *automotive service* uses, industrial equipment rental, *pawn brokers*, *cheque-cashing* and *currency exchange* businesses.

Gross Floor Area means all the area of the floor enclosed by the outside edge of the exterior walls of a building, including stairways, elevator shafts, storage rooms and mechanical rooms.

Height means for the RS1 Single Family Residential Zone and the RS2 Single Family Estate Residential Zone, the vertical distance measured from the *finished grade* to the highest point on a flat roof, the average level between the eaves and ridge of a gable, hip, or gambrel roofed building and the deck line of a mansard roof. Where there is more than one type of roof, the greater of these measurements shall apply. For all other uses where measured in metres, the vertical distance measured in metres from the floor of the *first storey* to the ceiling of the uppermost *storey*; and for all other uses where measured in *storeys*, the number of *storeys* from the *first storey* to the upper most *storey*.

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

Home Occupation means an occupation or profession carried on for profit within a dwelling unit by a person residing in the same dwelling unit in a manner ancillary to the residential use of the building and includes a bed and breakfast (limited to two (2) sleeping rooms) and a Child Care Centre (limited to eight (8) children), but excludes retail sales.

Hospital, Private means a non-governmental institution which provides medical care for sick or injured patients, primarily those who are lodged in the institution and includes a senior's care facility.

Hospital, Public means a governmental institution which provides medical care for sick or injured patients, primarily those who are temporarily lodged in the institution.

Includes and Including means among other things, but not limited to.