



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 147, 2018, BYLAW No. 3055**

To consider a Rezoning Application by Wesgroup to permit retail sales uses to be limited to 25% of the total gross floor building area on the property located at 19868 Langley Bypass.

The subject property is currently zoned C2 Service Commercial Zone in Zoning Bylaw No. 2100 and designated “Service Commercial” in the Official Community Plan.

Background Information:

Applicant:	Wesgroup
Owner:	Langley City Square Properties Ltd.
Civic Addresses:	19868 Langley Bypass
Legal Description:	Lot 69 Section 10 Township 8 District Lot 310 Group 2 New Westminster District Plan 39945 Except; Firstly: Part Subdivided By Plan 53640, Secondly: Part On Statutory Right Of Way Plan 40248, Thirdly: Part Road On Plan NWP88141 And Fourthly: Part Now Road On Plan EPP48107
Site Area:	49,962 m ²
Lot Coverage:	34%
Total Parking Required:	546 spaces
Total Parking Provided:	548 spaces
Existing Zoning:	C2 Service Commercial Zone
Proposed Zoning:	CD56 Comprehensive Development Zone
OCP Designation:	Service Commercial
Variances Requested:	None



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 147
BYLAW No. 3055**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD56) and to rezone the property located at 19868 Langley Bypass to the new 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. 147, 2018, No. 3055”.

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 – 56 (CD56) Zone: immediately after Comprehensive Development -55 (CD55) Zone:

“AAA. CD56 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a commercial development consisting of approximately 49,962 m² (537,791 ft²) of floor area.

2. Permitted Uses

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

- (a) Uses permitted in the Service Commercial (C2) Zone; however:

- i. Retail Store uses are limited to 25% of the total gross floor building area to be constructed on the site; and

(b) Retail Warehouse uses with an individual commercial retail unit less than 371.6m² (4,000 ft²) are not permitted.

3. **Site Dimensions**

The following lot shall form the site and shall be zoned CD 56 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule "A":

(a) PID: 002-161-877

Lot 69, Section 10, Township 8, District Lot 310, Group 2, New Westminster District Plan 39945 Except:

Firstly: Part Subdivided By Plan 53640

Secondly: Part on Statutory Right Of Way Plan 40248

Thirdly: Part Road On Plan NWP88141 And

Fourthly: Part Now Road On Plan EPP48107

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 attached to Development Permit 07-14.

5. **Special Regulations**

Special regulations shall comply with subsection 9 Special Regulations prescribed in the respective zones under different Parts of this bylaw.

6. **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*."

READ A FIRST AND SECOND TIME this -- day of , 2018.

A PUBLIC HEARING, pursuant to Section 464 of the “Local Government Act” was held this -- day of, 2018.

READ A THIRD TIME this -- day of, 2018.

APPROVED PURSUANT TO SEC 52 (3)(a) OF THE TRANSPORTATION ACT this -
- day of --, 2018.

FINALLY ADOPTED this -- day of , 2018.

MAYOR

CORPORATE OFFICER



REZONING APPLICATION RZ 04-18

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