



## ZONING BYLAW, 1996 No. 2100, AMENDMENT No. 156, 2018, No. 3081

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to add a new Comprehensive Development Zone (CD64) and rezone the property located 20555 -56<sup>th</sup> Avenue to that new zone.

WHEREAS Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” was enacted by the Council of the City of Langley on the Tenth day of June, 1996;

AND WHEREAS Simcic & Urich Architects has made application to amend the said Bylaw No. 2100 to include a new Comprehensive Development (CD64) zone and to rezone Lot 54, Except; Part on Bylaw Plan 58428; District Lot 37, Group 2, New Westminster District Plan 35362 (“the said Lands”) from the Downtown Commercial (C-1) Zone to the Comprehensive Development – 64 (CD64) Zone;

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

- 1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by including the following as the new Zone classification of Comprehensive Development - 64 (CD64) Zone:

### ***III. CD64 COMPREHENSIVE DEVELOPMENT ZONE***

#### **1. Intent**

This Zone is intended to accommodate and regulate the development of a microbrewery use with downtown oriented commercial uses and facilities.

#### **2. Permitted Land Uses**

Land, buildings and structures shall be used for the uses as permitted in the following Zone only:

- (a) Uses permitted in the C1 Zone.
- (b) Microbrewery Use.

### 3. Lot Dimensions

The minimum size and width of lots which may be created by subdivision in this Zone are as follows:

Minimum	
Lot Size	Lot Width
222 m <sup>2</sup> [2,389.66 ft <sup>2</sup> ]	n/a

### 4. Size of Buildings and Structures

Maximum		
Building Type	# Units	Height
<i>Principal Building</i>	371 unit/ha <sup>(i)</sup>	46.0 m [150.91 ft]
<i>Accessory Buildings and Structures</i>	n/a	n/a

### 5. Lot Coverage

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

### 6. Siting of Buildings and Structures

Minimum Lot Line Setback				
Building Type	Front	Rear	Interior	Exterior
<i>Principal Building</i>	1.8 m 5.90 ft.	0.0 m 0.0 ft	0.0 m 0.0 ft	1.8 m 5.90ft.
<i>Accessory Buildings and Structures</i>	n/a	n/a	n/a	n/a

- (i) Where storeys are used for residential purposes, all lot line setbacks shall be a minimum of 6.0m (19.69 ft) with respect to such storeys.

### 7. Off-Street Parking and Loading

Off-street parking and loading shall be provided and maintained in accordance with Section I.E. of this Bylaw with the following exception:

## **8. Landscaping**

Landscaping, Screening and Fencing shall be provided and maintained in accordance with Section I.F. of this Bylaw.

## **9. Special Regulations**

- (a) *Microbrewery Use* means a facility for the brewing of beer licensed by the Province of British Columbia: includes the following as accessory uses: lounge area for sampling product made on site, retail display and retail sales area.

## **10. 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 Bylaw and the Development Cost Charge Bylaw.
  - (c) Subdivisions shall be subject to the City of Langley Subdivision Control Bylaw and the Development Cost Charge Bylaw.
  - (d) Development Permits may be required in accordance with the *Official Community Plan*.
  - (e) Sign Permits shall be subject to the City of Langley Sign Bylaw.
- 2) The said Bylaw No. 2100 is further amended to rezone "Lot 54, Except: Part on Bylaw Plan 58428; District Lot 37, Group 2, New Westminster District Plan 35362 the said lands contained within the heavy black outline appearing on Schedule "A", attached hereto and forming a part of this Bylaw, from Downtown Commercial (C1) Zone to the Comprehensive Development - 64 (CD64) Zone herein as the said lands.

- 3) This Bylaw may be cited for all purposes as the “City of Langley Zoning Bylaw, 1996 No. 2100, Amendment No. 156, 2018, No. 3081.”

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

A PUBLIC HEARING, pursuant to Section 890 of the “Local Government Act” was held this -- day of, 2018.

THIRD READING of the Bylaw was given this -- day of , 2018.

APPROVAL OF THE MINISTRY OF TRANSPORTATION was received this -- day of , 2018.

RECONSIDERED, FINALLY PASSED AND ADOPTED this -- day of , 2018.

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**MAYOR**

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**CORPORATE OFFICER**



## REZONING APPLICATION RZ 13-18

**Civic Address:** 20555 – 56 Avenue  
**Legal Description:** Lot 54 Except: Part on Bylaw Plan 58428; District Lot 37, Group 2, New Westminster District, Plan 35362  
**Applicant:** Simcic & Urch Architects  
**Owner:** Eurocan Industries Inc.

