



S U M M A R Y

Draft Zoning Bylaw No. 3000

The City of Langley has prepared a new zoning bylaw to replace the existing Zoning Bylaw No. 2100 which was adopted on June 10, 1996. The draft bylaw incorporates a number of changes to format and content intended to modernize the City's land use regulations to better meet contemporary needs. Significant content changes from existing land use regulations include:

Land Use Contracts – elimination of all land use contracts in the City of Langley in accordance with the “early termination” provisions of the *Local Government Act*

CD Zones and Bylaw No. 950 Zones – elimination of all existing comprehensive development (CD) zones and Zoning Bylaw No. 950 zones with affected properties rezoned to best fit standard zones

Multifamily Residential Zones – revised provisions for building siting, massing, height, amenity space, balconies, adaptable housing and fee simple rowhouses

Sustainable Development – new provisions for electric vehicle parking, parking space shading, impervious surface areas, landscaping soil depth

Riparian Area Setbacks – addition of simple assessment setbacks from the Riparian Areas Regulation

New Zones - addition of C4, C5 commercial zones and P3, P4 institutional zones

Zoning Map – revised map reflecting elimination of CD zones and Bylaw No. 950 zones and addition of new commercial and institutional zones

