

CITY OF LANGFORD BYLAW NO. 2213

A BYLAW TO AMEND BYLAW NO. 300, “LANGFORD ZONING BYLAW, 1999”

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By adding the following text into Section 1.01.01- Definitions, under letter M, after ‘mini-storage facility’:

“**Mobile food vendor** means a mobile structure, including but not limited to licensed motorized vehicles (e.g., food trucks), trailers, carts, or similar mobile units, which are fully self-contained or connected to temporary utility-services and where food and beverages are prepared and served to the public for immediate consumption.”

2. By amending the definition of “secondary suite” in Section 1.01.01 - Definitions, under letter S to read as follows:

“**Secondary suite** means an accessory dwelling unit located within a one-family dwelling or a two-family dwelling.”

3. By amending the definition of “structure” in Section 1.01.01 - Definitions, under letter S to read as follows:

“**Structure** means anything constructed, erected or placed, the use of which requires location on the ground or attachment to something having location on the ground, including any satellite dish, heat pump, gas meter, propane tank or other attached mechanical equipment, but excluding any fence, beehive, little free library, retaining wall, underground sewage disposal facility, and paved or concrete surface.”

4. By amending Section 3.07.01 (3) to read as follows:

“A **suite** is prohibited in conjunction with any **two-family dwelling**, unless otherwise expressly permitted in Part 6 of this Bylaw.”

5. By adding the following as Section 3.07.01(5):

“Notwithstanding Section 3.07.01(2), for lots with a lot width below 11 m, where a **two-family dwelling** is permitted by Part 6 of this Bylaw, the linear length of habitable space facing the **front lot line** or **exterior side lot line** may be reduced to 3 m.”

6. By amending Section 3.08.01(2) to read as follows:

“The owner must occupy either the principal dwelling, or the suite that is accessory to the principal dwelling;”

7. By amending Section 3.08.01(6) to read as follows:

“The suite and the principal dwelling unit to which it is accessory must be a single real estate entity. Strata titling is not permitted.”

8. By amending Section 3.08.02(1) to read as follows:

“The secondary suite must be completely contained within the principal dwelling unit to which it is accessory;”

9. By amending Section 3.08.02(2) to read as follows:

“The secondary suite must be integrated in a manner that maintains the form and character of the housing typology to which it is accessory;”

10. By adding the following as Section 3.08.03 (3), and renumbering accordingly:

“Garden suites and carriage suites may be constructed as **modular housing**; ”

11. By deleting Section 3.26.02(4);

12. By deleting Section 3.26.02(5);

13. By deleting Section 3.26.02(6);

14. By deleting Section 3.26.02(10);

15. By deleting Section 3.26.02(14);

16. By deleting the following line from the Section 4.01.01 Table 1, within the Institutional classification:

Home occupation daycare	1 plus 1 per non-resident staff person, in addition to the required parking for any other use on the same lot .
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17. By deleting Section 6.49- Commercial Recreation (CR1) Zone in its entirety;

18. By adding the following as Section 6.51A.01(7), and renumbering accordingly:

“**Home occupation**, subject to Section 3.09;”

19. By adding the following as Section 6.53.01(2)(c), and renumbering accordingly:

“**Home occupation**, subject to Section 3.09;”

20. By adding the following as Section 6.53B.01(37), and renumbering accordingly:

“**Home occupation**, subject to Section 3.09;”

21. By adding the following as Section 6.53C.01(2)(2), and renumbering accordingly:

"Home occupation, subject to Section 3.09;"

- B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 742 (Omnibus No. 67 – Text Amendment to Various Parts of the Zoning Bylaw No. 300), Bylaw No. 2213, 2025".

READ A FIRST TIME this 5th day of May, 2025.

READ A SECOND TIME this 5th day of May, 2025.

READ A THIRD TIME this 5th day of May, 2025.

ADOPTED this day of May, 2025.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER