

**CITY OF LANGFORD  
BYLAW NO. 2034**

**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 deleting Section 6.93 and replacing it with the text attached to this Bylaw as Schedule A;
2. By deleting Schedule H.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 658, (Olympic View Lands), Bylaw No. 2034, 2022".

READ A FIRST TIME this 22<sup>nd</sup> day of February, 2022.

PUBLIC HEARING held this 19<sup>th</sup> day of April, 2022.

READ A SECOND TIME this 19<sup>th</sup> day of April, 2022.

READ A THIRD TIME this 19<sup>th</sup> day of April, 2022.

ADOPTED this    day of    , 2022.

---

PRESIDING COUNCIL MEMBER

---

CORPORATE OFFICER

## Schedule A

### **Section 6.93 – Comprehensive Development 4 – Olympic View (CD4) Zone**

---

*The intent of the CD4 Zone is to accommodate a mix of residential, commercial, and recreational uses to create a well-rounded community development.*

#### **6.93.01 Permitted Uses**

The following **uses** and no others are permitted in the CD4 Zone:

- (a) **Accessory buildings and structures**, subject to Section 3.05;
- (b) **Apartment**;
- (c) **Apartment Senior Citizen**;
- (d) **Assisted Living**;
- (e) **Bakery**, not exceeding 200 m<sup>2</sup> (2,152.8 ft<sup>2</sup>) in **gross floor area**;
- (f) **Bed and breakfast** in a one-family dwelling subject to Section 3.09;
- (g) **Business support service**;
- (h) **Charitable facility**;
- (i) **Community care facility**;
- (j) **Community garden**;
- (k) **Cultural facility**;
- (l) **Dwelling, one-family**;
- (m) **Dwelling, two-family**, subject to Section 3.07;
- (n) **Golf course**;
- (o) **Golf course, miniature**;
- (p) **Golf driving range**;
- (q) **Group daycare**; subject to Section 3.26;
- (r) **Home occupation**, subject to Section 3.09;
- (s) **Hotel**;
- (t) **Library**;
- (u) **Licensed premises**;
- (v) **Liquor store**;
- (w) **Medical Clinics** and accessory related commercial uses;
- (x) **Office**;
- (y) **Personal service establishment**;
- (z) **Place of worship**;
- (aa) **Preschool**;
- (bb) **Recreation facility, indoor**;
- (cc) **Recreation facility, outdoor**;

- (dd) **Restaurant;**
- (ee) **Retail store;**
- (ff) **School;**
- (gg) **Secondary suite** in a **one-family dwelling**, or a **garden suite** or a **carriage suite** as an accessory use to a one-family dwelling, in accordance with Section 3.08;
- (hh) **Townhouse;**
- (ii) **Uses accessory** to a **principal use** permitted in this Article; and
- (jj) **Uses** permitted by Section 3.01 of this Bylaw.

#### 6.93.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 550 m<sup>2</sup> may be created by subdivision for a **one-family dwelling**;
- (2) No **lot** having a **lot area** less than 600 m<sup>2</sup> may be created by subdivision for a **two-family dwelling**, **townhouse**, or **apartment** use;
- (3) No **lot** having a **lot area** less than 450 m<sup>2</sup> may be created by subdivision for a commercial use;
- (4) No **lot** having a **lot width** less than 15 m (49.2 ft) may be created by subdivision;
- (5) No **lot** having a **building envelope** with a width or depth less than 7 m (23 ft) may be created by subdivision

#### 6.93.03 Density of Development

- (1) There may not be more than 5 dwelling units in the CD4 Zone;
- (2) Despite Article 6.93.03(1), there may be more than 5 dwelling units but no more than 461 dwelling units in the CD4 Zone if the owner of the land proposed to be built upon has provided to the City:
  - (a) \$500 per dwelling unit towards the Affordable Housing Reserve Fund; and
  - (b) a covenant charging the land in CD4 Zone, in terms satisfactory to the City, ensuring that land in an amount equal to at least 40% of the land area within the CD4 Zone, in a location satisfactory to the City, and is used as golf course, dedicated as public land, or protected as covenanted open space;
- (3) Despite Articles 6.93.03(1) and (2), land in the CD4 Zone may be developed for more than 461 dwelling units if the owner of the land proposed to be built upon has provided to the City:
  - (a) \$2,000 per dwelling unit towards the General Amenity Reserve Fund; and
  - (b) \$1,000 per dwelling unit towards the Affordable Housing Reserve Fund;
- (4) For the purpose of Article 6.93.03(3):
  - (a) A one-family dwelling on a lot less than 550 m<sup>2</sup> (5,920.2 ft<sup>2</sup>) is deemed equivalent to 0.66 dwelling units;
  - (b) A two-family dwelling is deemed to be equivalent to 1.32 dwelling units (2 x 0.66); and
  - (c) A multi-family dwelling unit (townhouse, or apartment) is deemed equivalent to 0.61 dwelling units.
- (5) Under no circumstances may the number of **one-family dwellings** in the CD4 Zone exceed 500, whether or not the dwellings have **secondary suites**, garden suites, or carriages suites;

- (6) Under no circumstances may the total number of **dwelling units** in the CD4 Zone, other than **secondary suites, garden suites, or carriage suites**, exceed 1,000;
- (7) Under no circumstances may the total number of **hotel** rooms exceed 200.
- (8) Provided that all of the requirements of Subsection 6.93.03(2) and (3) have been met, the maximum **floor area ratio** may not exceed:
  - (a) 0.5, to a maximum of 372 m<sup>2</sup> of **gross floor area**, on a **lot** containing a **one-family dwelling** or **two-family dwelling**;
  - (b) 2.5 on a **lot** containing an **apartment, apartment – senior citizens, assisted living, hotel**, or commercial use;
  - (c) 0.7 on a **lot** containing a **townhouse** use, to a maximum of 223 m<sup>2</sup> of **gross floor area** per unit;

#### 6.93.04 Lot Coverage

- (1) **Lot coverage** of all buildings and structures on a **lot** containing an **apartment, hotel** or commercial use shall not exceed 80%;
- (2) **Lot coverage** of all **buildings** and **structures** on a **lot** containing a **one-family dwelling** shall not exceed 40% to a maximum total **building footprint** of 250 m<sup>2</sup>;
- (3) **Lot coverage** of all **buildings** and **structures** on a **lot** containing a **two-family dwelling** shall not exceed 60%;
- (4) **Lot coverage** of all **buildings** and **structures** on a **lot** containing a **townhouse** use shall not exceed 80%;

#### 6.93.05 Height, Location, and Size of Principal Use Buildings

- (1) No **one-family** or **two-family dwelling** may exceed a **height** of 10 m (29.5 ft);
- (2) No **townhouse** building may exceed a **height** of 3 storeys;
- (3) No **principal building** or **structure** for an **office, hotel, or apartment use** shall exceed a **height** of 12 storeys, exclusive of storeys provided wholly as parking.

#### 6.93.06 Setbacks

- (1) No **apartment, hotel** or commercial **building** or **structure** may be located:
  - (a) Within 6 m (19.7 ft) of any **front lot line** or **exterior side lot line**; or
  - (b) Within 3 m (9.8 ft) of any **interior side lot line**; or
  - (c) Within 4.5 m (14.8 ft) of any **rear lot line**.
- (2) No **one-family dwelling** or **two-family dwelling** may be located:
  - (a) Within 3 m (19.7 ft) of any **front lot line**, except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m of the **front lot line**;
  - (b) Within 1.5 m (4.9 ft) of any **interior side lot line**;

- (c) Within 4.5 m (14.8 ft) of any **exterior side lot line**, except that no **garage** or **carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
  - (d) Within 4.5 m (14.8 ft) of any **rear lot line**.
- (3) No **townhouse** may be located:
- (a) Within 3 m (19.7 ft) of any **front lot line**, except that no **garage** or **carport** that faces a **front lot line** may be located within 6 m of the **front lot line**;
  - (b) Within 4.5 m (14.8 ft) of any **rear lot line**; and
  - (c) Within 3 m (9.8 ft) of any **side lot line**, except that no **garage or carport** whose vehicle access crosses an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**.

#### **6.93.07 Open Space and Landscape Screening**

In addition to the regulations contained in Section 3.21 of this Bylaw, the following requirements apply to landscape screening in the CD4 Zone:

- (1) Commercial parking areas shall be screened from any **abutting** residential or multi-family residential **use** by a **landscape and screening area** at least 1 m in width containing a decorative fence not less than 1.8 m (5.9 ft) in **height**;
- (2) All areas of the **lot** not covered by **buildings**, parking or **structures** shall maximize retention of native planting;