

## **SECTION 300 - SUBURBAN RESIDENTIAL ZONES**

### **301 SUBURBAN RESIDENTIAL ZONE SR-1**

#### **Uses Permitted**

- #2845  
25/06/90  
#4224  
25/08/03  
5109  
14/09/15
- 301.1 In the SR-1 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) *accessory home occupations* subject to Section 104.3
  - 3) *accessory parking of commercial vehicles* subject to Section 108
  - 4) *agricultural uses*
  - 5) *commercial greenhouses* subject to Section 301.9
  - 6) *mobile homes* as temporary accessory dwellings subject to Section 301.3
  - 7) *residential uses* subject to Section 301.2
  - 8) *golf course use* on that portion of Parcel "B" (Reference Plan 6282) of District Lot 312 Group 2 NWD as shown in Section 301.11

#### **Residential Uses**

- 301.2 No more than one *single family dwelling* is permitted on any one *lot*.

#### **Temporary Mobile Homes**

- #2810  
15/01/90  
#3010  
15/04/91  
#3782  
27/07/98  
#4512  
10/07/06  
#4859  
30/05/11
- 301.3 No more than one *mobile home as a temporary accessory dwelling* is permitted on any one *lot* subject to the following conditions:
- a) That the principal dwelling is occupied by the owner of the property;
  - b) That the *mobile home* is occupied by:
    - i) an employee of the owner where such property is operated as a bona fide *farm*; or
    - ii) the Father, Mother, Son, Daughter, Grandfather, Grandmother, Grandson, Granddaughter, Brother or Sister, of the Owner of the property;
  - c) That the property is located in the Agricultural Land Reserve and is 8,094 m<sup>2</sup> or greater in area except where for medical reasons the additional *dwelling unit* is necessary. Exceptions on medical grounds must be approved by Council, and only:
    - i) Where a letter from a Medical Practitioner certifies that the additional *dwelling unit* is essential to care for the owner or a member of the immediate *family*; and
    - ii) The Municipality has petitioned the immediate surrounding property owners for approval of this *use*; and
    - iii) That a restrictive covenant be registered on the title of the *lot* by the owner (in favour of the Township of Langley) stating that the *lot* cannot be subdivided until such time as the temporary *mobile home* has been removed and that the *mobile home* cannot be used for any other purpose other than an accessory temporary residence on medical grounds.
  - d) That the *use* be permitted for a period of one year only, but may be renewed on a yearly basis, subject to compliance with the conditions of the original permit, and by Bylaws of the Municipality;
  - e) That when the conditions under which such temporary *use* was permitted cease to exist, the *mobile home* shall be removed within 90 days; and
  - f) That any additions to the *mobile home* unit be limited to 24 m<sup>2</sup> in area; and

- g) Notwithstanding subsection 301.3, one *mobile home as a temporary accessory dwelling* is permitted on land not located in the Provincial Agricultural Land Reserve subject to the following:
- i) the property being 2.02 ha (5.0 acres) in size or greater;
  - ii) the land is used for agricultural purposes;
  - iii) the principal dwelling is occupied by the owner of the property;
  - iv) the *mobile home* is occupied by an employee or *family* member in compliance with subsection 301.3 b); and
  - v) the land is not located over the Hopington Aquifer.

### **Lot Coverage**

- #4567 301.4 1) *Buildings and structures* shall not cover more than 33% of the *lot area*.  
10/07/06 2) *Accessory buildings and structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 135 m<sup>2</sup> of ground floor *building area*.

### **Siting of Buildings and Structures**

- #2845 301.5 1) Except as provided for in Sections 104.4, 105.1 2), 301.5 4) and 301.5 5), no  
25/06/90 principal *building* or *structure* shall be sited less than:  
#4859 a) 9.75 metres from a *front lot line*;  
30/05/11 b) 7.5 metres from a *rear lot line*;  
#5109 c) 3.0 metres from a *side lot line*; and  
14/09/15 d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* equal to or greater than 6 m<sup>2</sup> shall be sited less than:
- a) 9.75 metres from a *front lot line*;
  - b) 1.5 metres from a *rear lot line* except:
    - i. where the proposed *accessory building* or *structure* is equal to or greater than 80 m<sup>2</sup> the setback shall be 3.0 metres;
    - ii. where a through *lot* fronts one 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*.
  - c) 1.5 metres from a *side lot line* except where the proposed *accessory building* or *structure* is equal to or greater than 80 m<sup>2</sup> the setback shall be 3.0 metres.; and
  - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 3) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* less than 6 m<sup>2</sup> shall be sited less than:
- a) 9.75 metres from a *front lot line*;
  - b) 0.6 metres from a *rear lot line* except that where a *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
  - c) 0.6 metres from a *side lot line*; and
  - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 4) No *building* or *structure* used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.
- 5) A *commercial greenhouse* shall be sited not less than 30 metres from a front, rear or *side lot line*.

### **Height of Buildings and Structures**

- #2501 301.6 1) Except as provided for in Section 104.5 the *height* of *buildings* and *structures*  
27/07/87 shall not exceed 9 metres.

#3782  
27/07/98  
#4567  
07/05/07

- 2) The *height of accessory buildings and structures* not used for *agricultural or farm purposes* shall not exceed 7.5 metres or one and a half *storeys*, whichever is lesser.

### **Parking and Loading**

- 301.7 Parking and loading shall be provided in accordance with Section 107.

### **Subdivision Requirements**

- 301.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

### **Requirements for Commercial Greenhouses**

#2845  
25/06/90

- 301.9 Prior to issuance of a *building permit* for a *commercial greenhouse*, the following shall be required:
- a) a report from a recognized independent sound consultant certifying that noise from the proposed *commercial greenhouse* operation will not exceed levels permitted in the Noise Control Bylaw,
  - b) a storm water management plan in compliance with the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended, and
  - c) a water well test performed by a Professional Engineer to address the adequacy of the aquifer to supply the water required by the proposed *commercial greenhouse* operation and drawdown rates of wells on adjacent property.

### **Landscaping, Screening and Fencing**

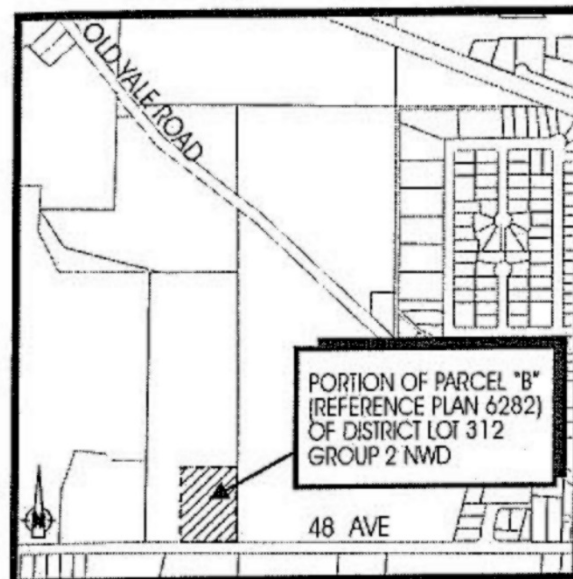
#2845  
25/06/90

- 301.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

### **Golf Course Area Siting**

#4224  
25/08/03

- 301.11



302 **SUBURBAN RESIDENTIAL ZONE SR-2**

**Uses Permitted**

- 302.1 In the SR-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all *uses* permitted in the Suburban Residential Zone SR-1.

**Residential Uses**

- #2810 302.2 1) A *mobile home* permitted as a temporary accessory dwelling shall comply with  
15/01/90 Section 301.3 a) to f) inclusive, except that the property need not be located in  
#3010 the Agricultural Land Reserve.  
15/04/91 2) No more than one *single family dwelling* or *mobile home* is permitted on any one  
#2512 lot.  
26/10/87

**Lot Coverage**

- #4567 302.3 1) *Buildings* and *structures* shall not cover more than 33% of the *lot area*.  
07/05/07 2) *Accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 135 m<sup>2</sup> of ground floor *building area*.

**Siting of Buildings and Structures**

- #2845 302.4 1) Except as provided for in Sections 104.4, 104.14, 105.1 2), 302.4 4), and  
25/06/90 302.4 5), no principal *building* or *structure* shall be sited less than:  
#4859 a) 9.75 metres from a *front lot line*;  
30/05/11 b) 7.5 metres from a *rear lot line*;  
#5109 c) 3.0 metres from a *side lot line*; and  
14/09/15 d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 2) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* equal to or greater than 6 m<sup>2</sup> shall be sited less than:
- a) 9.75 metres from a *front lot line*;
  - b) 1.5 metres from a rear lot line except:
    - i. where the proposed *accessory building* or *structure* is equal to or greater than 80 m<sup>2</sup> the setback shall be 3.0 metres;
    - ii. where a through *lot* fronts one 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*.
  - c) 1.5 metres from a *side lot line* except where the proposed *accessory building* or *structure* is equal to or greater than 80 m<sup>2</sup> the setback shall be 3.0 metres.; and
  - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 3) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* less than 6 m<sup>2</sup> shall be sited less than:
- a) 9.75 metres from a *front lot line*;
  - b) 0.6 metres from a *rear lot line* except that where a *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
  - c) 0.6 metres from a *side lot line*; and
  - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
- 4) No *building* or *structure* used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.

- 5) A *commercial greenhouse* shall be sited not less than 30 metres from a *front, rear or side lot line*.

**Height of Buildings and Structures**

- #2501  
27/07/87  
#3782  
27/07/98  
#4567  
07/05/07
- 302.5 1) Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 9 metres.
- 2) The *height of accessory buildings and structures* not used for *agricultural or farm* purposes shall not exceed 7.5 metres or one and a half *stories*, whichever is lesser.

**Parking and Loading**

- 302.6 Parking and loading shall be provided in accordance with Section 107.

**Subdivision Requirements**

- 302.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.

**Landscaping, Screening and Fencing**

- #2845  
25/06/90
- 302.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Deleted by 302A SUBURBAN RESIDENTIAL ZONE SR-2A  
#3782  
27/07/98

303 **SUBURBAN RESIDENTIAL ZONE SR-3**

**Uses Permitted**

- #3010 303.1 In the SR-3 Zone only the following *uses* are permitted and all other *uses* are  
15/04/91 prohibited:  
#3795 1) *accessory buildings and uses*  
21/06/99 2) *accessory home occupations* subject to Section 104.3  
#5109 3) *residential uses* subject to Section 303.2 within the Agriculture Land Reserve  
14/09/15 4) *agricultural uses*, where the property with the *agricultural use* is located within  
the Agriculture Land Reserve  
5) *hobby beekeeping* subject to Section 104.18

**Residential Uses**

- 303.2 1) No more than one *single family dwelling* is permitted on any one *lot*.

**Lot Coverage**

- #4567 303.3 1) *Buildings and structures* shall not cover more than 33% of the *lot area*.  
07/05/07 2) *Accessory buildings and structures* not used for *agricultural* or *farm* purposes  
#4859 shall not exceed a total of 80 m<sup>2</sup> of ground floor *building area*.  
30/05/11

**Siting of Buildings and Structures**

- #4859 303.4 1) Except as provided for in Sections 104.4 and 105.1 2), no principal *building* or  
30/05/11 *structure* shall be sited less than:  
a) 9.75 metres from a *front lot line*;  
b) 7.5 metres from a *rear lot line*;  
c) 3.0 metres from a *side lot line*; and  
d) 4.5 metres where the *side lot line* abuts a *flanking street*.  
2) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory  
building* or *structure* with a *gross floor area* equal to or greater than 6 m<sup>2</sup> shall  
be sited less than:  
a) 9.75 metres from a *front lot line*;  
b) 1.5 metres from a *rear lot line* except that where a through *lot* fronts  
onto 2 *streets* the setback shall be the same as for the front yard  
setback for the principal *building*;  
c) 1.5 metres from a *side lot line*; and  
d) 4.5 metres where the *side lot line* abuts a *flanking street*.  
3) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory  
building* or *structure* with a *gross floor area* less than 6 m<sup>2</sup> shall be sited less  
than:  
a) 9.75 metres from a *front lot line*;  
b) 0.6 metres from a *rear lot line* except that where a *lot* fronts onto 2  
*streets* the setback shall be the same as for the front yard setback for  
the principal *building*;  
c) 0.6 metres from a *side lot line*; and  
d) 4.5 metres where the *side lot line* abuts a *flanking street*.

### **Height of Buildings and Structures**

- #3782  
27/07/98  
#4339  
01/11/04  
#4567  
07/05/07
- 303.5 Except as provided for in Section 104.5:
- 1) The *height* of principal *buildings and structures* shall not exceed 9 metres.
  - 2) Notwithstanding sub-sections 1) and 2), the maximum *height* of “Quonset” or similar type hoop or arch *buildings* having a semicircular roof curving continuously downwards to form walls shall be a maximum of 2.0 metres.
  - 3) The *height* of *accessory buildings and structures* not used for *agricultural or farm* purposes shall not exceed 4.75 metres or 1 *storey*.

### **Parking and Loading**

- 303.6 Parking and loading shall be provided in accordance with Section 107.

### **Subdivision Requirements**

- 303.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.



## **SUBURBAN RESIDENTIAL ZONE SR-3A**

### **Uses Permitted**

- 304.1 In the SR-3A Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
  - 2) *accessory home occupations* subject to Section 104.3
  - 3) *residential uses* subject to Section 304.2

### **Residential Uses**

- 304.2 No more than one *single family dwelling* is permitted on any one *lot*.

### **Lot Coverage**

- 304.3
- 1) *Buildings and structures* shall not cover more than 33% of the *lot area*.
  - 2) *Accessory buildings and structures* shall not exceed a total of 80 m<sup>2</sup> of ground floor *building area*.

### **Siting of Buildings and Structures**

- 304.4
- 1) *Principal buildings and structures* shall be sited in accordance with Section 303.4 1).
  - 2) *Accessory buildings and structures* shall be sited in accordance with Sections 303.4 2) and 303.4 3).

### **Height of Buildings and Structures**

- 304.5 The *height* of principal and *accessory buildings and structures* shall be in accordance with Section 303.5.

### **Parking and Loading**

- 304.6 Parking and loading shall be provided in accordance with Section 107.

### **Subdivision Requirements**

- 304.7
- 1) All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2011 No. 4861 as amended.
  - 2) Notwithstanding Section 304.7, any fee simple *lot* in existence as of April 28, 2014 shall not be subdivided to create more than two *lots*.