

SECTION 800 - INSTITUTIONAL ZONES

801 CIVIC INSTITUTIONAL ZONE P-1

Uses Permitted

#3443
07/11/94
#4567
07/05/07

801.1 In the P-1 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) *adult day care*
- 3) *agricultural uses* subject to the *lot* being located in the Agricultural Land Reserve
- 4) *assembly uses*
- 5) *cemeteries*
- 6) *government institutional buildings and facilities*
- 7) *group childrens' day care*
- 8) *hospitals, medical clinics and related uses*
- 9) *public parks, playgrounds and recreation facilities*
- 10) *public transportation depots*
- 11) *residential uses* accessory to a permitted *use*, subject to Section 801.2
- 12) *seniors' housing*

Residential Uses

801.2 *Residential uses* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker, and immediate *family*.

Lot Coverage

801.3 *Buildings* and *structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

801.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

- a) 7.5 metres from a *front lot line*;
- b) 7.5 metres from a *rear lot line*;
- c) 4.5 metres from a *side lot line*; and
- d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Height of Buildings and Structures

#5109
14/09/15

801.5 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 15 metres nor 4 *storeys* for *seniors' housing*.

Parking and Loading

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

Subdivision Requirements

801.7 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

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

801A **CIVIC INSTITUTIONAL ZONE P-1A**

Uses Permitted

801A.1 In the P-1A Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Civic Institutional Zone P-1
- 2) Municipal Operations Centre including public works yards, maintenance and storage facilities

Residential Uses

801A.2 *Residential uses* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker, and immediate *family*.

Lot Coverage

801A.3 *Buildings* and *structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

801A.4 Except as provided for in Sections 104.4, *buildings* or *structures* shall not be sited less than:

- a) 15.0 metres from a *front lot line*;
- b) 4.5 metres from a *rear lot line*;
- c) 4.5 metres from a *side lot line*;
- d) no setback is required for an interior rear or *side lot line* abutting a C or M zone; and
- e) 7.5 metres where the *side lot line* abuts a *flanking street*.

Subdivision Requirements

801A.5 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

801A.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Along a <i>front lot line</i> or where a <i>side lot line</i> abuts a <i>flanking street</i>	15.0 metres in depth of Landscaping Area
Along a rear <i>lot line</i> or an interior <i>side lot line</i>	1.5 metres in <i>height</i> Landscaping Screen
Around a permitted unenclosed outside storage area	1.5 metres in <i>height</i> Landscaping Screen

COMMUNITY CARE FACILITY ZONES**P-2A, P-2B, P-2C, P-2D, P-2E, P-2F, P-2G, P-2H, P-2I, P-2J, P-2K, P-2L, P-2M, P-2N and P-2O****Uses Permitted**

- #3443 802.1 In the P-2 Zones only the following *uses* are permitted and all other *uses* are prohibited:
07/11/94
- 1) *accessory buildings and uses*
 - 2) *accessory home occupations* subject to Section 104.3
 - 3) *adult day care* subject to Section 802.2
 - 4) *agricultural uses* subject to the *lot* being located in the Agricultural Land Reserve
 - 5) *community care facilities and like uses* subject to Section 802.2
 - 6) *residential uses* subject to Section 802.3

Community Care and Like Facilities

- #2775 802.2
23/10/89
#2982
28/06/93
#3549
10/16/95
#4325
19/12/05
#4477
03/04/06
#4567
07/05/07
#4645
15/06/09
#4729
06/07/09
- 1) In the P-2A zone, *community care facilities* shall be limited to the provision of care, treatment, board and lodging for a maximum of 6 developmentally disabled adults.
 - 2) In the P-2B zone, *community care facilities* shall be limited to the provision of care, treatment, board and lodging for a maximum of 4 developmentally disabled adults.
 - 3) In the P-2C zone, *community care facilities* shall be limited to care, treatment, board and lodging programs for juveniles (House of Concord).
 - 4) In the P-2D zone, *community care facilities* shall be limited to care, treatment, board and lodging programs for developmentally disabled juveniles (Chrisholme Society).
 - 5) In the P-2E zone, "World Missions Training Centre" operated by WEC International (World Evangelical Crusade) shall be permitted, subject to the number of persons residing on the property being limited to a maximum of 34).
 - 6) In the P-2F zone, *community care facilities* shall be limited to care, treatment, board and lodging programs for the developmentally disabled (Fisher Community Care).
 - 7) In the P-2G zone, *community care facilities* shall be limited to care, treatment, board and lodging programs for the developmentally disabled (Dogwood Community Care).
 - 8) In the P-2H zone, *community care facilities* shall be limited to the provision of programs for the developmentally disabled (Langley Association for Community Living).
 - 9) In the P-2I zone, *community care facilities* shall be limited to care, treatment, board and lodging programs for the developmentally disabled (Vel Ray Extended Care).
 - 10) In the P-2J zone, *community care facilities* shall be limited to care, treatment, board and lodging for a maximum 50 bed supportive residential addiction recovery program (Wagner Hills Farm Society).
 - 11) In the P-2K zone, *community care facilities* shall be limited to a preschool for a maximum of 14 children, at one time. (Teddy Bear Corner Preschool).
 - 12) In the P-2L zone, *community care facilities* shall be limited to riding arenas and office/medical/eating and meeting facilities providing therapy for the developmentally disabled through therapeutic riding. Includes all *uses* permitted in the Suburban Residential Zone SR-1.
 - 13) In the P-2M zone, *community care facilities* shall be limited to the provision of care, treatment, board and lodging for adults with mental illness.
 - 14) In the P-2N zone, *community care facilities* shall be limited to a *group childrens' day care* for a maximum of 25 children.
 - 15) In the P-2O zone, *community care facilities* shall be limited to a maximum of 51 beds for the provision of care, treatment, board and lodging programs for Persons with developmental disabilities.

Residential Uses

- #2511 802.3 1) *Residential uses* shall be limited to *residential uses* accessory to the permitted
24/08/87 *community care facility use*.
- 2) No more than one *single family dwelling* is permitted on a *lot* in a P-2A or P-2B zone.
- 3) In a P-2A and P-2B zone, the *Community care facility* shall be located within a *single family dwelling*, however, occupancy of the *single family dwelling* is restricted to the maximum number of persons 'under care' permitted in the zone in addition to the *family*.

Lot Coverage

- 802.4 *Buildings and structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

- #2512 802.5 1) In the P-2A, P-2C, P-2G, P-2L and P-2O zones, all *buildings and structures* shall
26/10/87 be sited in accordance with Section 301.5.
#4477
03/04/06 2) In the P-2B, P-2D, P-2E, P-2F, P-2H, P-21 and P-2J zones, all *buildings and*
#4729 *structures* shall be sited in accordance with Section 201.6.
07/06/09 3) In the P-2M zone, all *buildings and structures* shall be sited in accordance with Section 402.4.

Height of Buildings and Structures

- #3782 802.6 Except as provided for in Section 104.5 the *height of buildings and structures* used for
27/07/98 residential purposes shall not exceed 9 metres.

Parking and Loading

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

Subdivision Requirements

- 802.8 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.

Landscaping, Screening and Fencing

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

803 **RESIDENTIAL INSTITUTIONAL ZONE P-3**

Uses Permitted

- 803.1 In the P-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *agricultural uses* subject to the *lot* being located in the Agricultural Land Reserve
 - 3) *assembly uses*
 - 4) *group childrens' day care*
 - 5) *residential uses* subject to Section 803.2

Residential Uses

- 803.2 *Residential uses* shall be limited to *residential uses* associated with an *assembly use*.

Lot Coverage

- 803.3 *Buildings and structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

- 803.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 4.5 metres from a *side lot line*; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Parking and Loading

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

Subdivision Requirements

- 803.6 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

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

RESIDENTIAL INSTITUTIONAL ZONE P-3A

Uses Permitted

- 803A.1 In the P-3A Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) all uses permitted in the Civic Institutional Zone P-1
 - 2) all uses permitted in the Residential Institutional Zone P-3
 - 3) accessory home occupations subject to Section 104.3 I)
 - 4) *commercial uses* not exceeding 225 m² in total floorspace

Amenity Areas

- 803A.2 *Amenity areas* shall be provided in accordance with the provisions of the Development Permit.

Residential Density

- 803A.3 The maximum gross density permitted on the overall P-3A site shall be 139 units per hectare.

Lot Coverage

- 803A.4 *Buildings and structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 803A.5 *Buildings and structures* shall be sited in accordance with the provisions of the Development Permit.

Height of Buildings and Structures

- 803A.6 The *height of buildings and structures* shall be in accordance with the provisions of the Development Permit.

Parking and Loading

- 803A.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 803A.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.

Landscaping, Screening and Fencing

- 803A.9 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of the Development Permit.

Development Permit Requirements

- 803A.10 Every application for Residential Institutional Zone P-3A shall be accompanied by an application for a Development Permit.

804 **AIRPORT ZONE P-4**

Uses Permitted

#3606
06/23/97

- 804.1 In the P-4 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings* and *uses* including airport related commercial and industrial *uses*
 - 2) *agricultural uses* subject to the *lot* being located in the Agricultural Land Reserve
 - 3) airports, airfields and landing strips
 - 4) public works yards, maintenance and storage facilities
 - 5) recreational *vehicle* and boat storage facilities and compounds accessory to a permitted *use* and limited to a maximum of 5% of the site area
 - 6) *residential uses* subject to Section 804.2
 - 7) seaplane bases

Residential Uses

- 804.2 *Residential uses* shall be limited to 2 *single family dwellings* or *mobile homes* for occupancy by the owner, manager or caretaker, and immediate *family*.

Lot Coverage

- 804.3 *Buildings* and *structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

- 804.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 4.5 metres from a *side lot line*; and
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*.

Parking and Loading

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

Subdivision Requirements

- 804.6 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

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

805 **LIMITED INSTITUTIONAL ZONE P-5**

Uses Permitted

- #2731
05/06/89
- 805.1 In the P-5 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings* and *uses* including the accessory overnight parking of recreation *vehicles* subject to Section 805.3
 - 2) *agricultural uses* subject to the *lot* being located in the Agricultural Land Reserve
 - 3) institutional *buildings* and facilities
 - 4) public parks, playgrounds and recreation facilities
 - 5) public works yards, maintenance and storage facilities
 - 6) refuse disposal facilities
 - 7) *residential uses* subject to Section 805.2
 - 8) sand, gravel and soil extraction and processing subject to "Soil Removal By-law, 1971" No. 1329 as amended

Residential Uses

- 805.2 *Residential uses* shall be limited to one *single family dwelling* or *mobile home* for occupancy by the owner, manager or caretaker, and immediate *family*.

Accessory Overnight Parking

- #2731
05/06/89
- 805.3 The accessory overnight parking of recreation *vehicles* is permitted where specifically permitted by a lease agreement with the Municipality. Only those recreation *vehicles* having fully self-contained sanitary facilities shall be permitted, and shall only be occupied by race participants in conjunction with scheduled race events or in conjunction with scheduled track maintenance.

Lot Coverage

- 805.4 *Buildings* and *structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

- 805.5 No *building* or *structure* shall be sited less than 10 metres from any *lot line*.

Parking and Loading

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

Subdivision Requirements

- 805.7 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

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

Uses Permitted

805A.1 In the P-5A Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) all *uses* permitted in the Limited Institutional Zone P-5
- 3) *dehydration plants*

Lot Coverage

805A.2 *Buildings and structures* shall not cover more than 50% of the *lot area*.

Siting of Buildings and Structures

805A.3 No *building or structure* shall be sited less than 10 metres from any *lot line*.

Parking and Loading

805A.4 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

805A.5 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

805A.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

POST OFFICE ZONE P-6

Uses Permitted

- 806.1 In the P-6 Zone only the following *uses* are permitted and all other *uses* are prohibited:
1) Post Offices

Lot Coverage

- 806.2 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

- 806.3 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 0.0 metres from a front or flanking *lot line*;
 - b) 3.0 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) no setback is required for an interior, *rear* or *side lot line* abutting a C, P or M zone.

Parking and Loading

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

Subdivision Requirements

- 806.5 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

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

Height of Buildings and Structures

- 806.7 Except as provided for in Section 104.5 the *height of buildings* and *structures* within the Fort Langley area as indicated on the map in Section 104.5 3) shall not exceed 9 metres nor 2 *storeys* as defined in Section 104.5 2).