

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 children's 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*
- #5646
11/01/21

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 2019 No. 5382 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 2019 No. 5382 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, P-2O, P-2Q and P-2R****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
 - 7) supportive housing (defined as supportive by the Province of BC) subject to Section 802.2
- #5392
10/12/18

Community Care and Like Facilities

- #2775 802.2 1) In the P-2A zone, *community care facilities* shall be limited to the provision of care,
23/10/89 treatment, board and lodging for a maximum of 6 developmentally disabled adults.
#2982 2) In the P-2B zone, *community care facilities* shall be limited to the provision of care,
28/06/93 treatment, board and lodging for a maximum of 4 developmentally disabled adults.
#3549 3) In the P-2C zone, *community care facilities* shall be limited to care, treatment,
10/16/95 board and lodging programs for juveniles (House of Concord).
#4325 4) In the P-2D zone, *community care facilities* shall be limited to care, treatment,
19/12/05 board and lodging programs for developmentally disabled juveniles (Chrisholme
#4477 Society).
03/04/06 5) In the P-2E zone, "World Missions Training Centre" operated by WEC International
#4567 (World Evangelical Crusade) shall be permitted, subject to the number of persons
07/05/07 residing on the property being limited to a maximum of 34).
#4645 6) In the P-2F zone, *community care facilities* shall be limited to care, treatment,
15/06/09 board and lodging programs for the developmentally disabled (Fisher Community
#4729 Care).
06/07/09 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).
#5313 10) In the P-2J zone, *community care facilities* shall be limited to care, treatment,
05/03/18 board and lodging for a maximum 119 (including staff) 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 children's*
day care for a maximum of 25 children.

- #5392
10/12/18
- #5400
10/06/19
- 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.
 - 16) In the P-2Q zone, a maximum 49 units of supportive housing (defined as supportive by the Province of BC) shall be permitted.
 - 17) In the P-2R zone, *community care facilities* shall be limited to a *group children's day care* for a maximum of 50 children.

Residential Uses

- #2511
24/08/87
- 802.3
- 1) *Residential uses* shall be limited to *residential uses* accessory to the permitted *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
26/10/87
#4477
03/04/06
#4729
07/06/09
#5313
05/03/18
#5400
10/06/19
- 802.5
- 1) In the P-2A, P-2C, P-2G, P-2L and P-2O zones, all *buildings* and *structures* shall be sited in accordance with Section 301.5.
 - 2) In the P-2B, P-2D, P-2E, P-2F, P-2H, P-21 and P-2J zones, all *buildings* and *structures* shall be sited in accordance with Section 201.7.
 - 3) In the P-2M zone, all *buildings* and *structures* shall be sited in accordance with Section 402.4.
 - 4) In the P-2R zone, all *buildings* and *structures* shall be sited in accordance with Section 410.4.

Height of Buildings and Structures

- #3782
27/07/98
#5392
10/12/18
- 802.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* used for residential purposes shall not exceed 9 metres, or 12.6 metres in the P-2Q zone.

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 2019 No. 5382 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 children's 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 2019 No. 5382 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 2019 No. 5382 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 2019 No. 5382 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 805.1 In the P-5 Zone only the following *uses* are permitted and all other *uses* are prohibited:
05/06/89
- 1) *accessory buildings* and *uses* including the accessory overnight parking of recreation *vehicles* subject to Section 805.3
 - 2) *agricultural uses*
 - 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
- #5490
30/09/19

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 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.
05/06/89

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 2019 No. 5382 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 2019 No. 5382 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 2019 No. 5382 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).