

## **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*

#### **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.

803A **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 m<sup>2</sup> 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  
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*
  - 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  
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 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).