For Multi-Picture Tour Go To:

www.mitten-realty-services.com



22205 64 Ave, Langley **$998,800.00**

Fantastic 11.9 Acre Hobby Farm In Desirable Milner Area

Attractive 1912 Square Foot Rancher With Double Garage & Double Carport
51’ x 108’ Barn, 36’ x 19.5’ Shop/Machine Shed, 16’ x 12’ Shop
Productive Level Fenced Acreage, Close To Town Is A Must See

Fantastic 11.9 acre hobby farm in desirable Milner area is close to town and all amenities. Well cared for 1912 square foot rancher with double garage and double carport, huge barn, shop/machine shed, shop & garden shed ensure you are well set up for your hobby farm. Neat and clean three bedroom rancher with sunken living room with cozy fireplace, formal dining room, kitchen with breakfast bar, spacious family room with cozy gas fireplace and door to huge patio/deck area, den, three baths and three bedrooms including spacious master with walk-in closet, three piece ensuite and door to deck. 51' x 108' barn could be used for cattle, horses, vehicles or ?. 36' x 19'5 shop/machine shed. 16' x 12' shop & more ensure you are well set up to enjoy this super hobby farm in whatever manner you desire. Close to Milner Downes for equestrian enthusiast.

Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

Features Of This Home...






<u>Floor Area</u>: 1912 Square Feet

Foyer – 10.43’ x 4.66’

Living Room – 16.58’ x 13.58’ - Sunken living room with cozy fireplace (is not functional at the moment because of gas fireplace in family room side but could act as an attractive setting for an electric fireplace unit.)



Dining Room – 11.5’ x 10.’ – Spacious enough for any size dinner gathering.

Kitchen - 14’ x 13.5’ – Spacious kitchen with scads of cabinets and breakfast bar.





Family Room - 19’ x 13.5’ – Spacious family room with cozy gas fireplace and door to huge patio/deck area.



Den Area – 11.5’ x 10.5’ – This open area will facilitate your home computer needs.

Master Bedroom - 15’ x 13.25’ - Spacious master pampers you with 3 piece ensuite, walk-in closet and door to patio.

Bedroom – 12.66’ x 10.25’

Bedroom – 12’ x 10’

Laundry – 11’ x 7.66’ – With three piece bath for your convenience when working outside.

Bathroom - 4 Piece
3 Piece Ensuite
3 Piece Ensuite

✯ Fantastic 11.9 Acre Hobby Farm In Desirable Milner Area Is Close To Town And All Amenities.



- **Well Cared For 1912 Square Foot Rancher With Double Garage And Double Carport, Huge Barn, Shop/Machine Shed, Shop & Garden Shed Ensure You Are Well Set Up For Your Hobby Farm.**

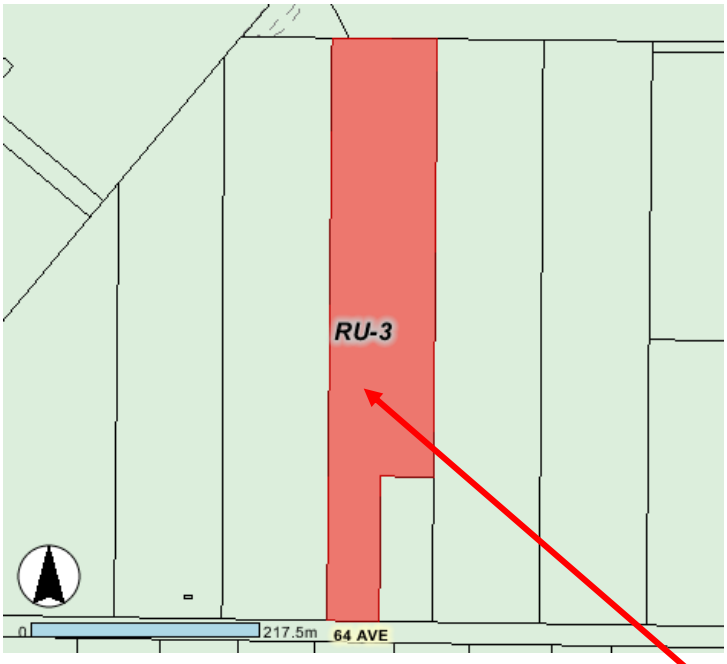


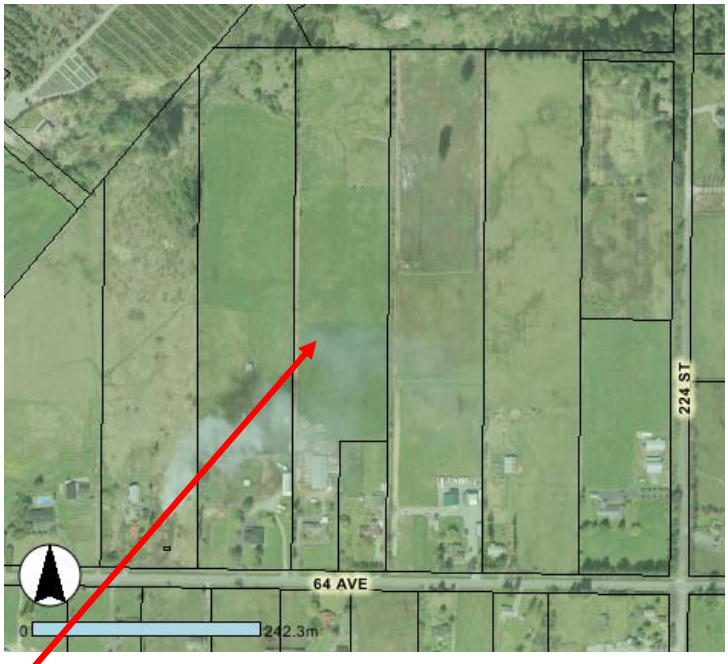


- **Neat And Clean Three Bedroom Rancher With Sunken Living Room With Cozy Fireplace, Formal Dining Room, Kitchen With Breakfast Bar, Spacious Family Room With Cozy Gas Fireplace And Door To Huge Patio/Deck Area, Den, Three Baths And Three Bedrooms Including Spacious Master With Walk-In Closet, Three Piece Ensuite And Door To Deck.**

<u>Property</u>: 11.9 Acres - 165 Frontage X 1800.5 West X 1353.65 East X 330 N X 450East

- **Centrally Located Close To Langley City This Productive 11.9 Acres With Substantial Buildings Is Well Set Up For Hobby Farming.**
- **Close To Milner Downes For Equestrian Enthusiast.**





Subject Property

Outbuildings:

- **51' X 108' Barn Could Be Used For Cattle, Horses, Vehicles Or**



- **36’ x 19.5’ Shop/Machine Shed**



- **16’ x 12’ Shop**

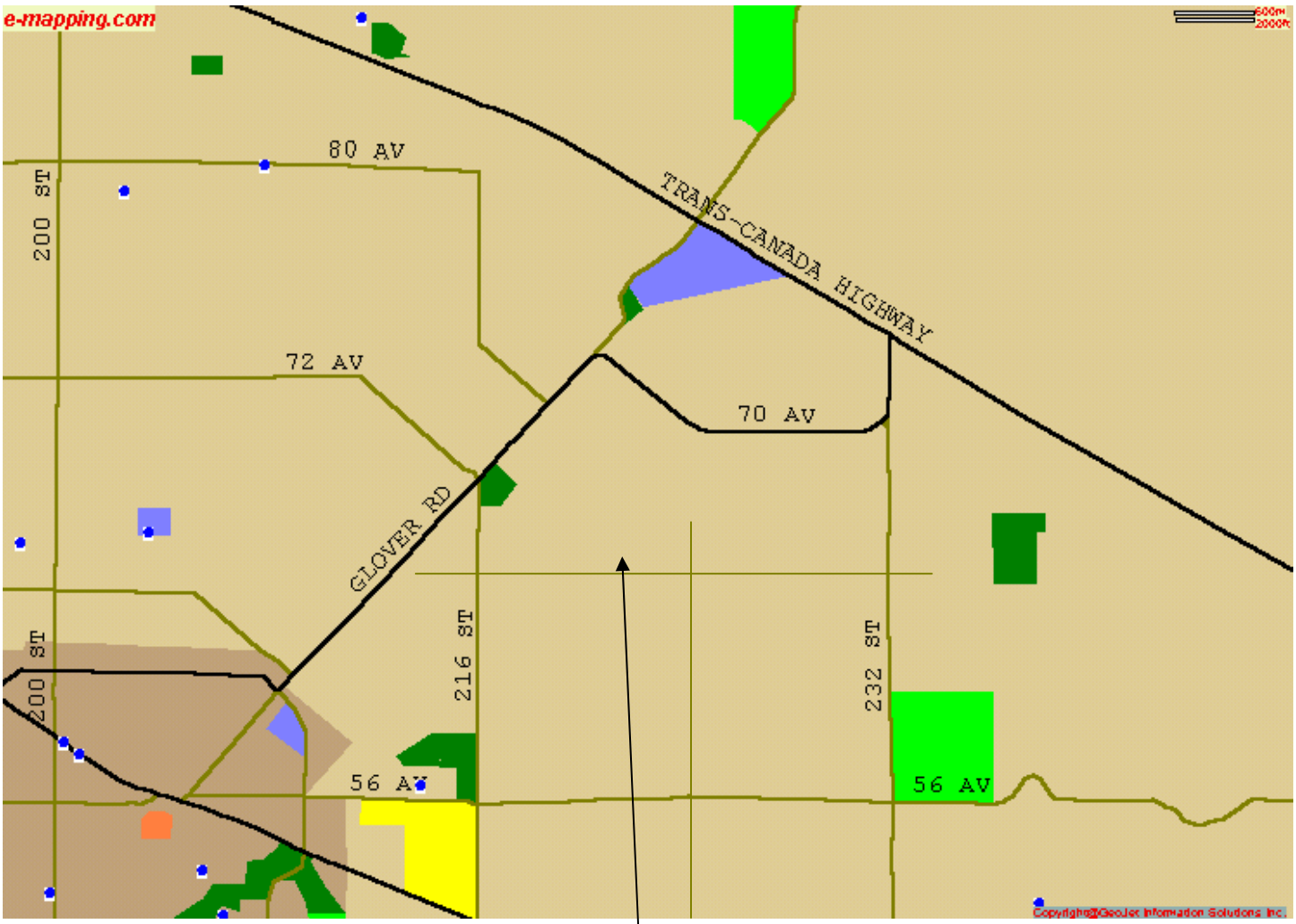




- **Sawdust Shed – 30’ x 12’**
- **Garden Shed**

Location:

This property is centrally located in desirable area just minutes to the conveniences of Langley City and within minutes to the freeway. This area generally boasts larger properties affording you the privacy of larger acreages. The regional shopping center at Willowbrook ensures convenient access to the most serious shopper. Recreation is available within minutes of the property at the twin rinks with ice rinks and fitness and rehabilitation facilities; the civic center at 208 Street and 42 Avenue with an ice rink, curling rink and activity rooms; the Blair pool; Athletic Park; and of course the many golf courses that Langley boasts



Subject Property

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

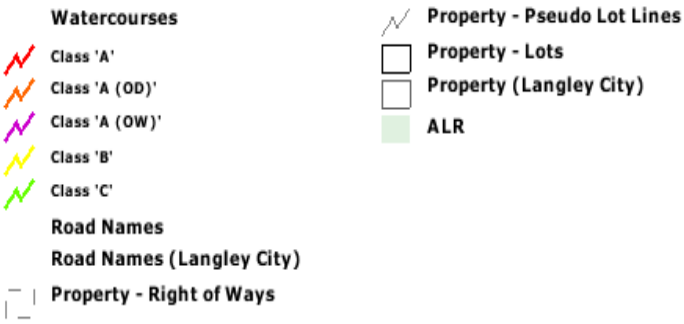
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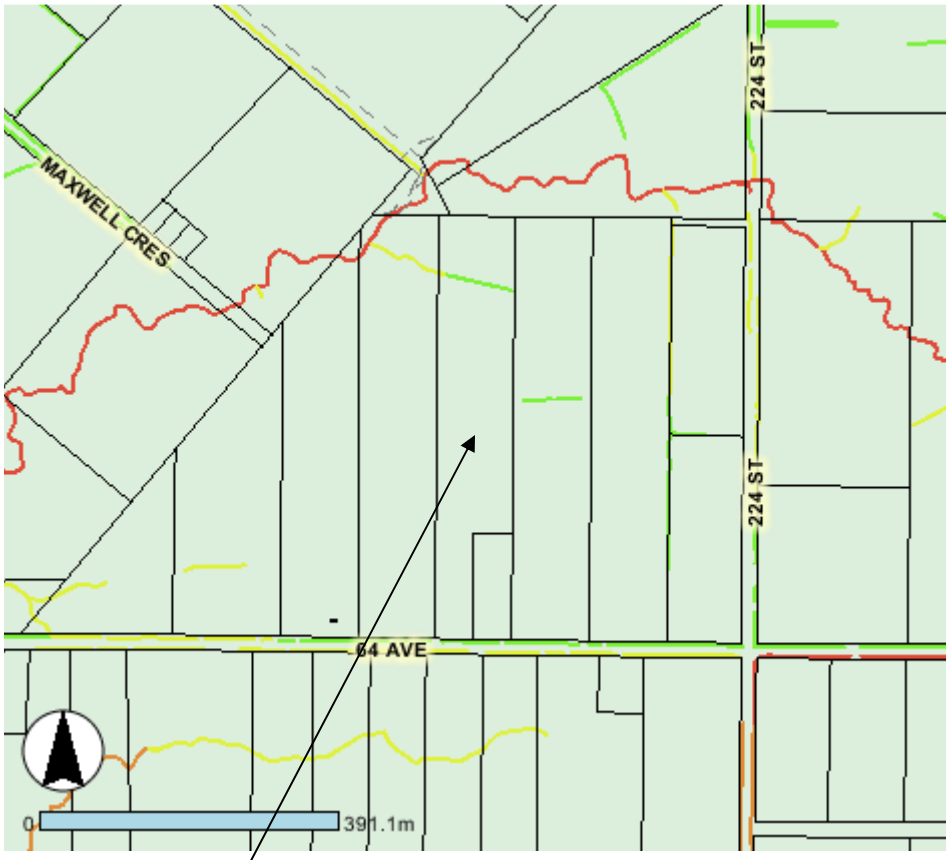
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(604) 533-3231

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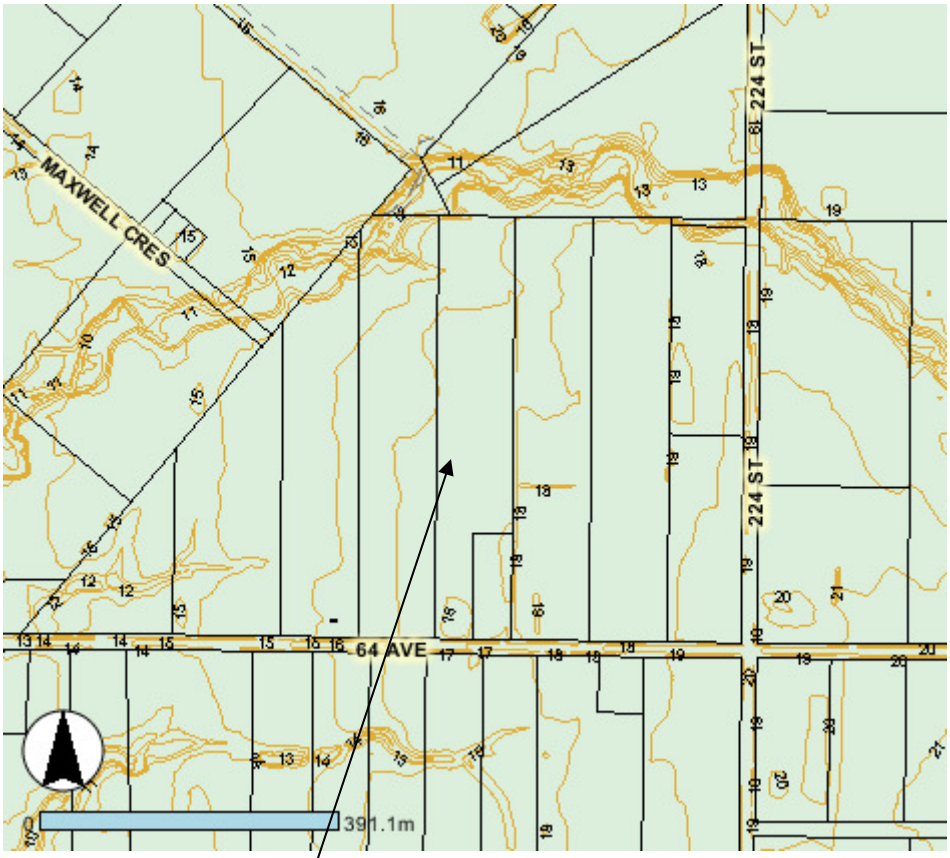
22205 64 Ave Langley – Water Courses





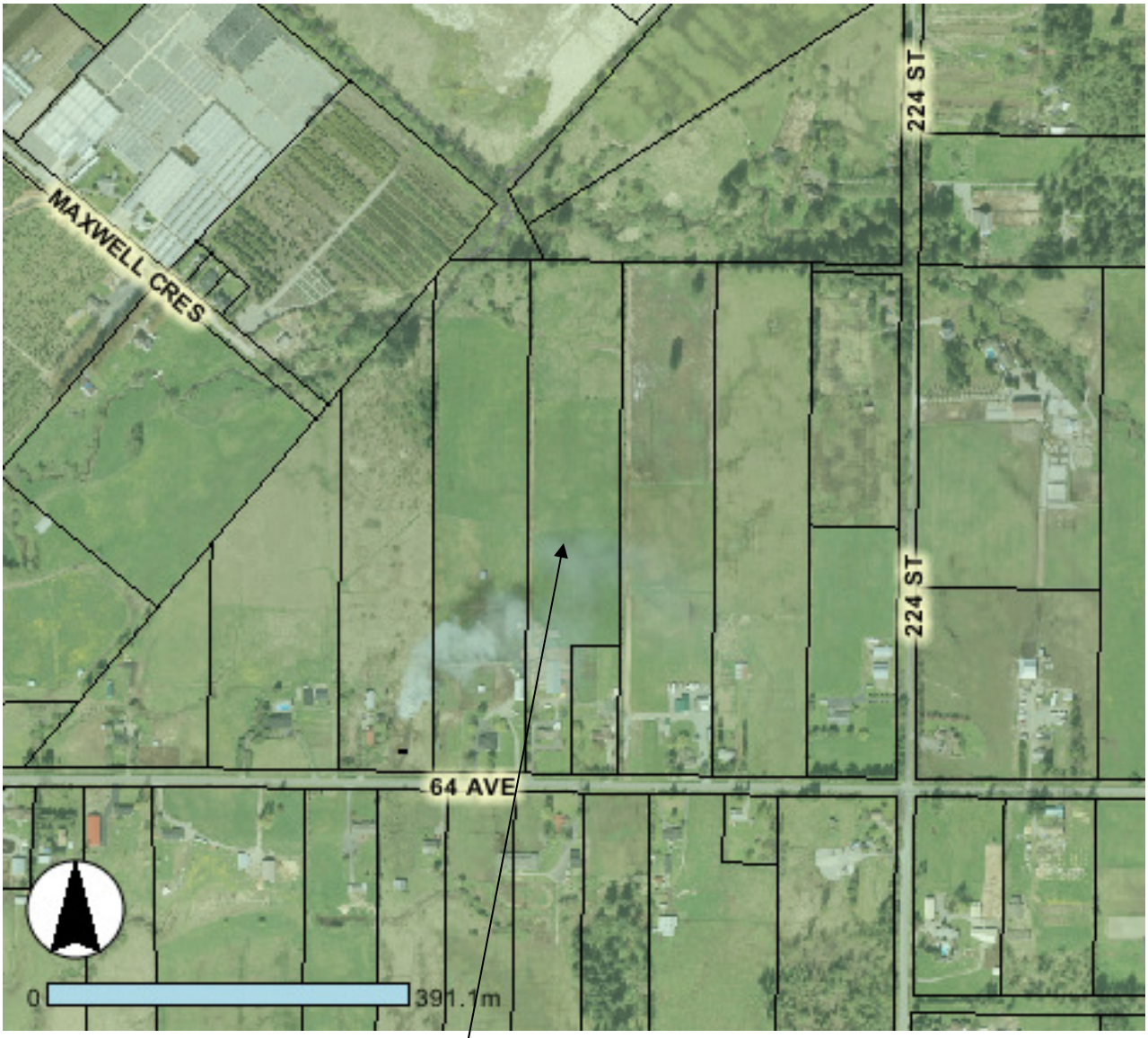
Subject Property

22205 64 Ave Langley – Contours



Subject Property

22205 64 Ave Langley – Aerial Photography



Subject Property

SECTION 200 - RURAL ZONES

201 - RURAL ZONE RU-1

Uses Permitted

201.1 In the RU-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*

#2845 25/06/90 (5) *commercial greenhouses* subject to Section 201.9

(6) equestrian centres and riding stables

#3088 06/01/92 - deleted "commercial outdoor recreation *uses*"

(7) *feedlots* subject to "Feedlot Control By-law, 1979", No. 1844 as amended

(8) *group childrens' day care centre*

(9) *intensive swine operation* subject to Section 109

(10) mushroom *farms*

(11) *residential uses* subject to Section 201.2, 201.3 and 201.4.

#3782 27/07/98 deleted "sand, gravel and soil extraction and processing subject to "Soil Removal By-law, 1971", No. 1329 as amended"

(12) veterinary clinics.

Residential Uses

201.2 Subject to the provisions of the Agricultural Land Commission Act, no more than two *single family dwellings* or *mobile homes* are permitted on any one *lot* except for:

a. one additional *mobile home as a temporary accessory dwelling* in compliance with Section 201.4;

b. temporary *farm* labourer accommodation in compliance with Section 201.3; and

c. accessory *residential use* for full time *farm* help on a bona fide *farm*.

Temporary Farm Accommodation

201.3 The provision of temporary *farm* labourer accommodation is subject to the following:

a. Accommodations to be occupied between April 1st and November 30th in any calendar year shall be permitted on *farms* requiring seasonal help, subject to the units being occupied by an employee of the owner where such property is operated as a bona fide *farm*; provided, however, that the accommodation shall not be occupied by any person at any other time of the year;

b. The minimum *lot* size shall be 4.0 hectares.

c. Accommodation shall be at the ratio of 10 persons for each 4 hectares up to a maximum of 40 persons per bona fide *farm*; and

d. The maximum allowable floor area per occupant shall be 10 m^2 of which the required floor area for sleeping accommodations shall be not less than 4.6 m^2 and not more than 5 m^2 per occupant.

Temporary Mobile Homes

201.4 A *mobile home as a temporary accessory dwelling* is 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 in question is 8,094 m^2 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 applicant has petitioned the immediate surrounding property owners for approval of this *use*;

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 the 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* be limited to 24 m^2 in area.

Lot Coverage

201.5 (1) Except for *commercial greenhouses*, *buildings* and *structures* shall not cover more than 33% of the *lot area*.

#2845
25/06/90 (2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings* and *structures* on the lot, provided the *buildings* and *structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.

#4567
07/05/07 (3) *Accessory buildings* and *structures* not used for agricultural or farm purposes shall not exceed a total of 200 m^2 of ground floor *building* area. The *height* of *accessory* and principal *buildings* and *structures* not used for agricultural or farm purposes shall not exceed 9 metres or 2 stories, whichever is lesser.

Siting of Buildings and Structures

201.6 (1) Except as provided for in Section 201.6(2), (3), (4) and (6) and Sections 104.4, 104.14 and 105.1(2), no principal *building* or *structure* shall be sited less than:

#2845
25/06/90

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. 7.5 metres where the *side lot line* abuts a flanking street.

(2) No *building* or *structure* used to shelter or ho*use* any animals or poultry shall be sited less than 15 metres from any property line.

(3) All *buildings* and *structures* used for *intensive swine operation*s shall be sited in compliance with Section 109.

#2539
11/04/88 (4) In a *feedlot*, no *building*, pen, enclosure or place where cattle are kept or manure is stored shall be sited less than:

a. 122 metres from a *highway*;
b. 53 metres from the nearest *lot* line;
c. 365 metres from any school or institutional occupancy;
d. 91.5 metres from any *dwelling unit*, other than that of the owner or his employees, on property designated as Agricultural Land Reserve;
e. 180 metres from any *dwelling unit*, other than that of the owner or his employees, on property not designated as Agricultural Land Reserve;
f. 365 metres from the boundary of a *lot* zoned SR, R, RM, MH-1 or P;
g. 100 metres from any watercourse or existing well.

(5) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1(2), no *accessory building* or *structure* 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.

201.6
#2845 25/06/90 (6) A *commercial greenhouse* shall be sited not less than 15 m from a front, rear or *side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

Parking and Loading

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

Subdivision Requirements

201.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control By-law".

#2845 25/06/90 **Requirements for *Commercial greenhouses***

201.9 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 Control Bylaw, 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.

#2845 25/06/90 **Landscaping, Screening and Fencing**

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

203 RURAL ZONE RU-3

Uses Permitted

203.1 In the RU-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:

(1) all *uses* permitted in the Rural Zone RU-1.

#2845 25/06/90 Lot Coverage

203.2 (1) Except for *commercial greenhouses*, *buildings* and *structures* shall not cover more than 33% of the *lot area*.

(2) *Commercial greenhouses* shall not cover more than 66% of the *lot area* inclusive of all *buildings* and *structures* on the lot, provided the *buildings* and *structures* on the *lot* other than *commercial greenhouses* shall not cover more than 33% of the *lot area*.

#4567 07/05/07 (3) *Accessory buildings* and *structures* not used for agricultural or farm purposes shall not exceed a total of 200 m^2 of ground floor *building* area. The *height* of *accessory* and principal *buildings* and *structures* not used for agricultural or farm purposes shall not exceed 9 metres or 2 stories, whichever is lesser.

#2845 25/06/90 Siting of Buildings and Structures

203.3 (1) Except as provided for in Section 203.3 (2), (3), (4) and (6), and Sections 104.4 and 105.1(2), no principal *building* or *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. 7.5 metres where the *side lot line* abuts a flanking street.

(2) No *building* or *structure* used to shelter or ho*use* any animals or poultry shall be sited less than 15 metres from any property line.

(3) All *buildings* and *structures* used for *intensive swine operation* shall be sited in compliance with Section 109.

#2539 11/04/88 (4) In a *feedlot*, all *buildings*, pens, enclosures, or places where cattle are kept or manure is stored shall be sited in accordance with the requirements of Section 201.6(4).

(5) Except as provided for in Sections 104.4, 104.15 and 105.1(2), no *accessory building* or *structure* 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.

#2845
25/06/90

(6) A *commercial greenhouse* shall be sited not less than 15 m from a *front, rear* or *side lot line* and not less than 30 m from the boundary of a *lot* zoned other than RU or M.

Parking and Loading

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

Subdivision Requirements

203.5 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Township of Langley "Subdivision and Development Control By-law".

#2845
25/06/90

Landscaping, Screening and Fencing

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

SECTION 100 - ADMINISTRATION

101 - APPLICATION

Title

101.1 This Bylaw may be cited as the "Township of Langley Zoning Bylaw 1987 No. 2500."

Applicability

101.2 This Bylaw shall be applicable to all of the Township of Langley. The locations of the zones established by this Bylaw are shown on Map Schedules ML.7.1 to ML.14.32 inclusive which are attached to and form part of this Bylaw.

Severability

101.3 If any part of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, it shall not affect the validity of the remaining parts of this Bylaw.

ZONING BY-LAWS REPEALED

101.4 "Langley Zoning By-Law, 1948," No. 658; "Fort Langley Zoning By-law, 1948," No. 677; "Murrayville Zoning By-law, 1950," No. 720; "Langley Zoning By-law 1970," No. 1302; "Brookswood-Belmont Zoning By-law 1970," No. 1304; "Langley Zoning By-law, 1978," No. 1799; "Commercial Establishments Control By-law, 1966," No. 1191; "Fraser Highway Business Zoning Amendment By-law, 1978", No. 1719" and "Commercial Establishment Control By-law, 1961," No. 1037 are hereby repealed.

102 - DEFINITIONS

In this Bylaw, unless the context otherwise requires:

#2663 09/01/89 #3782 27/07/98 #4237 03/11/03 **"ACCESSORY BUILDING"** means a *building*, or structure, the *use* or intended *use* of which is customarily incidental or subordinate to that of a permitted principal *building* or *use* situated on the same *lot* and is separated from a principal *building* by a minimum of 1.5 metres.

#3954 16/10/00 **"ACCESSORY HOME OCCUPATION"** means an occupation, profession or hobby craft which is incidental and subordinate to the *use* of a dwelling for residential purposes and which does not change the residential appearance or character of the dwelling or neighbourhood in which it is located.

#2663 09/01/89 **"ACCESSORY USE"** means a *use* that is customarily and clearly incidental or subordinate to a permitted principal *use* of the land, *building* or *structure* situated on the same *lot*.

#3848
04/03/02

"ADULT RETAIL STORE" means the *use* of all or any portion of a *building* or structure for the display, sale or rental, or any combination of display, sale, or rental of objects, novelties, devices, paraphernalia or aids designed or intended to be used in a 'sexual act' as defined pursuant to the Motion Picture Act, R.S.B.C. 1996, c.314, including replicas of male or female sexual organs including buttocks or female breasts, or objects, novelties, devices, paraphernalia or aids intended for *use* in the enactment of human bondage or sadomasochistic activities; excluding a 'drug' or 'device' 'dispensed' by a 'pharmacist', all as defined in the Pharmacists, Pharmacy Operations and Drug Scheduling Act, R.S.B.C. 1996, c.363; and excluding the sale of contraceptive devices.

"AGRICULTURE USE" means a *building* or *use* for:

#3795
21/06/99

a) the growing, producing and harvesting of agricultural products, but excluding *commercial greenhouses*;

b) the keeping of poultry, pigeons, doves, bees, or other livestock, but excluding *fur farms*, *kennels*, *feedlots* with more than 12 cattle per hectare, and *intensive swine operations* having more than three brood sows and four *feeder swine*;

c) the keeping, boarding, training, exercising and on-site rental of horses, including the provision of on-site riding lessons, but excluding equestrian centres, riding stables and competitive horse race tracks;

d) aquaculture, horticulture, viticulture, and nurseries. The storage, display and sale of accessory garden supply products (hard goods) and imported horticultural products (trees, shrubs, plants and bulbs) is permitted as an *accessory use* to a nursery, subject to:

   i) the nursery being the principal permitted *use* on the *lot*;
   ii) the nursery *lot* being 8 ha in size or greater;
   iii) no more than 70m^2 of *building* floor area being used for the storage, display and sale of accessory garden supply products; and
   iv) no more than 60m^2 of *lot area* being used for the outside storage, display and sale of accessory garden supply products; and
   v) the combined land and *building* area used for the storage, display and sale of imported horticultural products not exceeding 5 percent of the total area.

e) the processing and/or sale on a bona fide *farm* of the primary agricultural products grown on that *farm*;

f) the sale on a bona fide *farm* of fruit and vegetables where at least 70 percent of the fruit and vegetables sold are grown on that *farm*, with the remainder grown in other areas of British Columbia;

g) the storage on a bona fide *farm* of agricultural supplies and equipment used on that *farm* and the repair of *farm* machinery, implements, equipment and other agricultural machinery and implements used on that *farm;*

h) bed and breakfast facilities, allowing a maximum of three sleeping units in either a principal or *accessory building,* subject to:

i) being specifically permitted by the Agricultural Land Commission;
ii) being an *accessory use* on the property;
iii) being limited to one establishment per legal parcel;
iv) being located on a *lot* having a minimum lot size of 1.7 ha (4.2 acres);
v) the bed and breakfast *lot* being owner occupied;
vi) complying with health, fire and building codes; and
vii) obtaining a valid business licence.

i) mushroom *farms*, subject to:

i) complying with the provisions of Farm Bylaw 1998 No. 3771; and
ii) being located within the Agricultural Land Reserve (ALR).

j) on-*farm* mushroom composting operations, subject to:

i) complying with the provisions of Farm Bylaw 1998 No. 3771;
ii) being located within the Agricultural Land Reserve (ALR); and
iii) being located outside a minimum distance of 500 metres from the Agricultural Land Reserve boundary, where the ALR boundary abuts either a “Designated Urban Growth” area or that portion of the designated “Salmon River Uplands” area located south of the 64 Avenue alignment.

but excludes all manufacturing, processing, storage and repairs not specifically included in this definition.

#4567 07/05/07 **"AMENITY AREA"** in an 'RM' zone or any other zone permitting multiple family uses means a private landscaped area of useable open space. Includes a landscaping area pursuant to Section lll of this Bylaw, and may include a lawn or grass, sidewalks and patios located immediately adjacent to the *apartment* or *townhouse* units. In an 'FH-1' zone, *amenity area* means a landscaped area of useable open space accessible to the residents of the *float home* community.

#2608 04/07/88 #4567 07/05/07 "**AMUSEMENT MACHINE"** means any device or machine with a display that is mechanically, electronically or otherwise operated by the insertion of a token, a coin, or coins, including video and like terminals where a fee is paid for usage, and which is primarily for the amusement and enjoyment of the public.

"APARTMENT" means any *building* divided into not less than three *dwelling units* each of which is occupied or intended to be occupied as a permanent home of one *family*, but excludes *townhouses*.

#3782
27/07/98
#4499
12/06/06
#4567
07/05/07

"COMMERCIAL VEHICLE" means a *commercial vehicle* as defined in the "Commercial Transport Act" which exceeds a licensed gross vehicle weight of 5600 kilograms, and includes any commercial trailer in excess of ten (10) feet in length, regardless of the weight of the trailer, that is not attached to the tractor portion of the vehicle, but excludes a farm or recreational vehicle. The tractor portion of a *commercial vehicle* with an attached commercial trailer is deemed to be one *commercial vehicle*. The tractor portion of a commercial vehicle having an unattached trailer is also deemed to be one *commercial vehicle*, as is an unattached trailer. This includes a *container* whether or not it is supported by wheels.

"COMMUNITY CARE FACILITY" means a *use* or facility providing for the care of persons in premises licensed under the "Community Care Facility Act". Excludes *rest homes.*

#4458
23/07/07

"CONGREGATE HOUSING" means a multiple unit *residential use* for elderly persons in the form of rental occupancy only, with shared dining, social, and recreational facilities and *dwelling units* having a gross floor area not to exceed 70 m^2 each and may also include a caretaker's *dwelling unit*, as well as administrative office and personal services for the use of residents. *Cooking facilities* in resident *dwelling units* shall not include gas or electric ranges or stoves.

#4567
07/05/07

"CONTAINER" means a portable compartment used for storage or other purpose that is made to be transported by rail, *commercial vehicle*, or other means.

"CONVENIENCE STORE" means a retail store devoted to the retail sale of groceries, perishable items and sundry household items catering to the day to day needs of residents of the local neighbourhood.

#3010
15/04/91

"COOKING FACILITIES" means the equipment used to cook a meal and includes gas or electric ranges or stoves, microwave ovens, counter top cooking units, hot plates, wall ovens, toaster ovens, electric frying pans, pressure cookers, crock pots or any other such cooking facility or any combination of such cooking facilities and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities, and kitchen cabinets, dishwashers, laundry facilities and all ancillary equipment.

#3468
05/06/95

"CREMATORIUM" means a *building* or part thereof fitted with appliances for the purpose of the cremation of human remains.

CUSTOMS BROKERS OFFICE" means an office acting on behalf of importers and exporters of commercial goods. The business conducted shall be solely that of preparing customs documents for the release of imported or exported goods.

107 - PARKING AND LOADING REQUIREMENTS

General Requirements

107.1 (1) All off-street parking shall be provided and maintained on the same *lot* as the *building* or *use* requiring the parking.

#3488 06/11/95 (2) Within the Fort Langley area as indicated more particularly on the map in Section 107.10, only fifty percent (50%) of the commercial off-street parking and loading requirements of Section 107.3 are required. (**Note:** See Bylaw 1995 No. 3472 for cash-in-lieu option.)

(3) These regulations shall not apply to *buildings*, *structures,* or *uses* existing on the date of adoption of this Bylaw, except that:

a. off-street parking and loading facilities shall be provided for any addition to an existing *building* or structure;

b. existing off-street parking and loading shall not be reduced below the applicable requirements of this Bylaw; and

c. where a *use* of a *building* or *structure* is changed and results in additional parking requirements, the additional parking requirements as outlined in this Bylaw shall be provided.

Units of Measurement

107.2 (1) Where *gross floor area* is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of *accessory building*s and basements, except where they are used for parking, mechanical purposes or storage.

(2) Where the number of employees is used as a unit of measurement, it shall mean the greatest number of employees at work at any time in a particular *building* or site or a particular *use*.

(3) Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 0.5 metre of width of such seating accommodation shall be counted as one seat.

(4) When the calculation of parking requirements results in a fractional requirement of 0.5 or more, l parking space shall be provided to meet this fractional requirement.

Required Off-Street Parking Spaces

107.3 Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this Section. Where a parking *lot* or facility is provided, and spaces are allocated to a specific *building* or *use*, the total number of parking spaces, including any on the same *lot* as the *building* or *use*, shall comply with the requirements of this Bylaw. **Note:** Within the Fort Langley area, only fifty percent (50%) of the commercial off-street parking and loading requirements of Section 107.3 are required. (Section 107.1(2))

	USE		PARKING REQUIREMENTS
a.	**Residential Uses:**		
	i)	Single *Family* Dwellings, Two *Family* Dwellings, Mobile Homes and *Mobile homes* as Temporary Accessory Dwellings	2 spaces per *dwelling units*
#2663 09/01/89 #3782 27/07/98 #3959 05/11/01 #4016 04/03/02 #4567 07/05/07	ii)	Townhouses	2 spaces per *dwelling unit,* plus a parking compound for visitor parking based on 1 space per 5 units. 2.5 spaces per *dwelling unit* if parking is provided by *tandem parking*; dedicated visitor parking based on a minimum of 1 space per 5 units shall be included in the total parking calculation.
#3198 01/02/93 #3782 27/07/98 #4620 03/03/08	iii)	*Apartments*	1.0 space per *dwelling unit* for studio *apartments* 1.5 spaces per *dwelling unit* for *apartments* having one or more bedrooms 10% of required *apartment* parking spaces shall be provided for visitor parking For the purpose of parking requirements, an *apartment* shall be considered a studio *apartment* if it does not exceed 45 m^2 in total floor space and if there are no walls separating living, dining and kitchen areas from sleeping areas.
#4567 07/05/07	iv)	*Dwelling units* as part of a commercial or industrial *building*	1.5 spaces per *dwelling unit*
#3954 16/10/00 #4567 07/05/07	*v)*	*Seniors' Housing*	1 space per 4 *dwelling units* plus1 space per 3 employees
#4567 07/05/07	vi)	*Accessory Home Occupation*	1 space per non-resident employee as permitted under section 104.3.g. of this Bylaw
#4458 23/07/07	vii)	*Congregate Housing*	1 space per 4 *dwelling units* plus 1 space per 3 employees

		USE	PARKING REQUIREMENTS
b.	**Institutional Uses:**		
	i)	*Assembly uses*, excluding educational *uses*	1 space per 10 seats plus 1 for each 19 m^2 of *gross floor area* used for assembly
#4567 07/05/07	ii)	Community Care Facilities excluding *Seniors' Housing*	1 space per employee and 1 space per 4 occupants or residents
#4567 07/05/07	iii) -	Educational *Uses*: Kindergartens, Elementary Schools and Group Childrens' Day Care Centres	1 space per employee, plus a designated drop-off and pick-up area
	-	Secondary Schools and Other Higher Education	1 space per employee and 1 space per 5 students
	iv)	Government Institutional *Buildings*	1 space per 28 square metres of *gross floor area*
	v)	Recreational *Uses* and Facilities including Commercial Recreational *Uses*	1 space per 45 m^2 of *gross floor area* plus 1 space per 10 spectator seats
	vi)	*Rest Homes* deleted by #4567 07/05/07	
c.	**Commercial Uses:**		
	i)	Hotels and Motels *Campgrounds*	1 space per accommodation space and 1 space per employee
	ii)	Commercial *Assembly uses* (Other than Institutional and Recreational *Uses*), including Theatres and Funeral Homes	1 space per 12 m^2 of *gross floor area*
	iii)	Bowling Alleys	3 spaces per alley
#4296 – 04/04/05	iv)	Retail Stores, Service Establishments, and Licensee Retail Store Uses except as otherwise stated.	1 space per 20 m^2 of *gross floor area*
	v)	Offices, Financial Institutions	1 space per 28 m^2 of *gross floor area*
#4296 – 04/04/05 #4567 – 07/05/07	vi)	*Restaurants* including *Food Primary Uses*	1 space per 20 m^2 of *gross floor area*

	USE		PARKING REQUIREMENTS
c.	**Commercial Uses: (cont'd)**		
#4296 – 04/04/05 #4567 – 07/05/07	vii)	*Liquor Primary Use*	1 space per 3 patrons licensed under the Liquor Control and Licensing Act
	viii)	Golf Driving Ranges driving tee	1 space per installed golf driving tee
#3010 15/04/91	ix)	Golf Courses	3 spaces for every par-3 fairway plus 6 spaces for every fairway higher than par-3, plus 1 space per employee
		- golf driving ranges	1 space per installed golf driving tee
		- Liquor Primary and Food Primary uses accessory to a golf course shall comply with Subsection 107.3c.(vii).	
		- for golf course developments located adjacent to a Provincial Highway, the Ministry of Transportation and Highways should be contacted regarding site access and additional parking requirements.	
	x)	*Marina Class "A"* and *"B"*	1 space for every two boats or mooring berths
	xi)	*Marina Class "C"*	2 spaces per *float home*
#2508 23/11/87	xii)	*Vehicle Servicing*	1 space per 46 m^2 of *gross floor area*, plus 1 space per service bay, plus 1 space per 2 employees
d.	**Industrial Uses:**		
	Service, General, Heavy and other industrial *uses*		1 space for every 186 m^2 of *gross floor area*
	Laboratories		1 space for every 100 m^2 of *gross floor area*

e. **Greenhouses:**

#2506 11/04/88 *Greenhouses* when permitted to exceed a total *lot* coverage of 33% shall provide one parking space for every 1000 m^2 of *greenhouse gross floor area* space, plus one space for every 15 m^2 of *gross floor area uses* for accessory retail sales purposes.

Parking for Mixed Uses

107.4 Where a *building* contains *uses* which fall into more than one classification, the required number of spaces shall be the sum of spaces required for each *use*.

Design Criteria

107.5 (1) All off-street parking areas shall comply with the stall and aisle dimensions of the following table, as illustrated by sketch 1 to 4 inclusive following as Section 107.9.

107.5

Parking Angle in Degrees	Width of Stall in Metres (a)	Length of Stall in Metres (b)	Width of Aisle in Metres (c)	Traffic Flow
90	2.90	5.8	6.0	two
90	2.75	5.8	6.7	way
90	2.60	5.8	7.3	traffic
parallel	2.75	7.0	7.3	
60	2.75	5.8	5.5	one
45	2.75	5.8	4.0	way
30	2.75	5.8	3.65	traffic
parallel	2.75	7.0	3.65	
#4016 04/03/02 *tandem parking*	2.60	11.2 [1]	N.A.	N.A.

[1] This is the combined length of the two parking spaces.

(2) When a parking stall adjoins a fence or *structure* over 0.3 metres in height, the width of the parking stall shall be increased by 0.6 metres, in addition to the width stipulated above.

(3) An off-street parking area shall not be located within 1.5 metres of a *lot* line common to the parking area and/or to a street, and shall not encroach onto a required landscaping area or screen.

#2663 09/01/89 (4) For all Multiple *Family* Residential (RM) and Commercial (C) developments each required parking space and maneuvering aisle shall be surfaced with asphalt or concrete.

(5) For all Industrial (M) developments, each required parking space and maneuvering aisle shall be surfaced with asphalt, concrete or other dust free material.

#3010 15/04/91 #3782 27/0798 #4567 07/05/07 (6) In the RM, C, M, P and Commercial and Industrial Comprehensive Development Zones a maximum of 20% of the required parking stalls may be designated for small car parking, subject to all small car parking stalls being 90°, having a minimum size of 2.44 metres by 4.88 metres and being clearly signed for "small cars only."

Residential Off-Street Parking

107.6 (1) deleted by #4567 07/05/07
#3954
16/10/00

(2) An off-street parking area accessory to a *residential use* in an "RU", "SR", "R", "MH-1" or RM zone shall not be used for the parking or storage of *discarded material* or *wrecked vehicles* unless completely enclosed within a *building*.

#3782 (3) In an “R” zone, recreational *vehicles* (including motor homes, travel and tent
27/07/98 trailers, campers, boats and associated trailers) may only be parked in a rear yard or
#4567 that portion of a side yard located behind the front yard setback of a residence.
07/05/07

#3954 (4) In an “R” zone, no more than 4 vehicles may be permitted to park on any one
16/10/00 *lot.*

Design of Loading Spaces

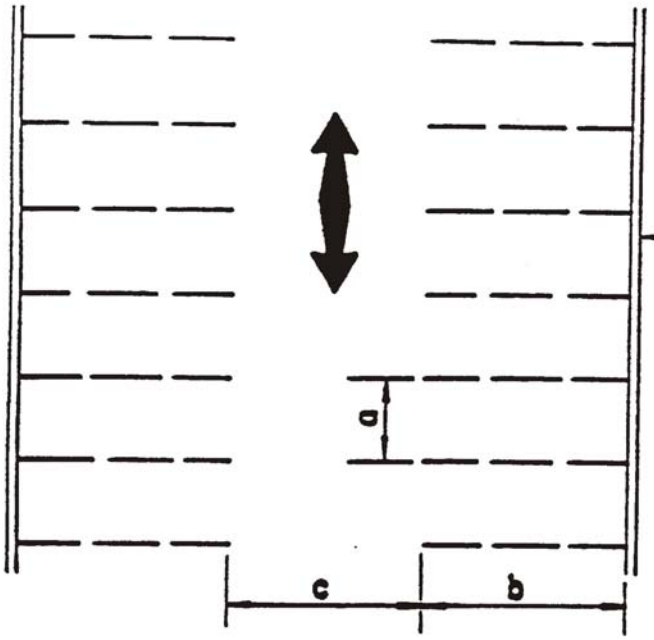
107.7 An off-street loading area shall have dimensions of not less than 3 metres in width, 9.25 metres in length and 4.25 metres in *height.*

Required Off-Street Loading Facilities

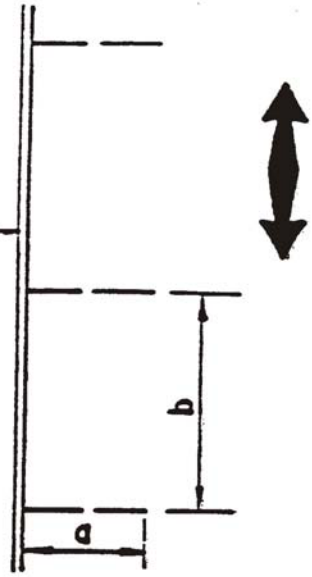
107.8 Commercial and Industrial *uses* and *commercial greenhouses* shall provide one
#2845 off-street loading space for every *building* having a *gross floor area* of 500 m^2 or
25/06/90 greater.

107.9 **Parking Design Criteria**

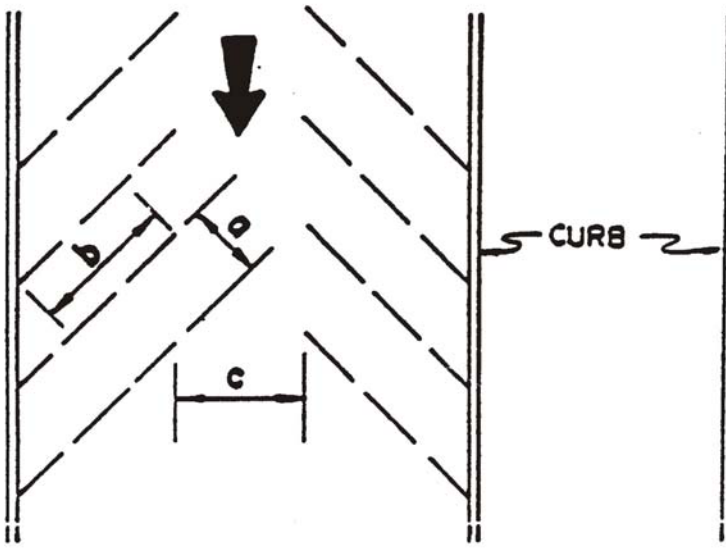
SKETCH 1 90° PARKING



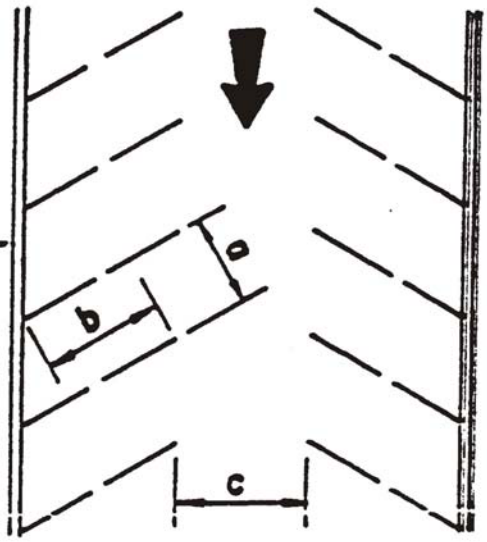
SKETCH 2 PARALLEL PARKING



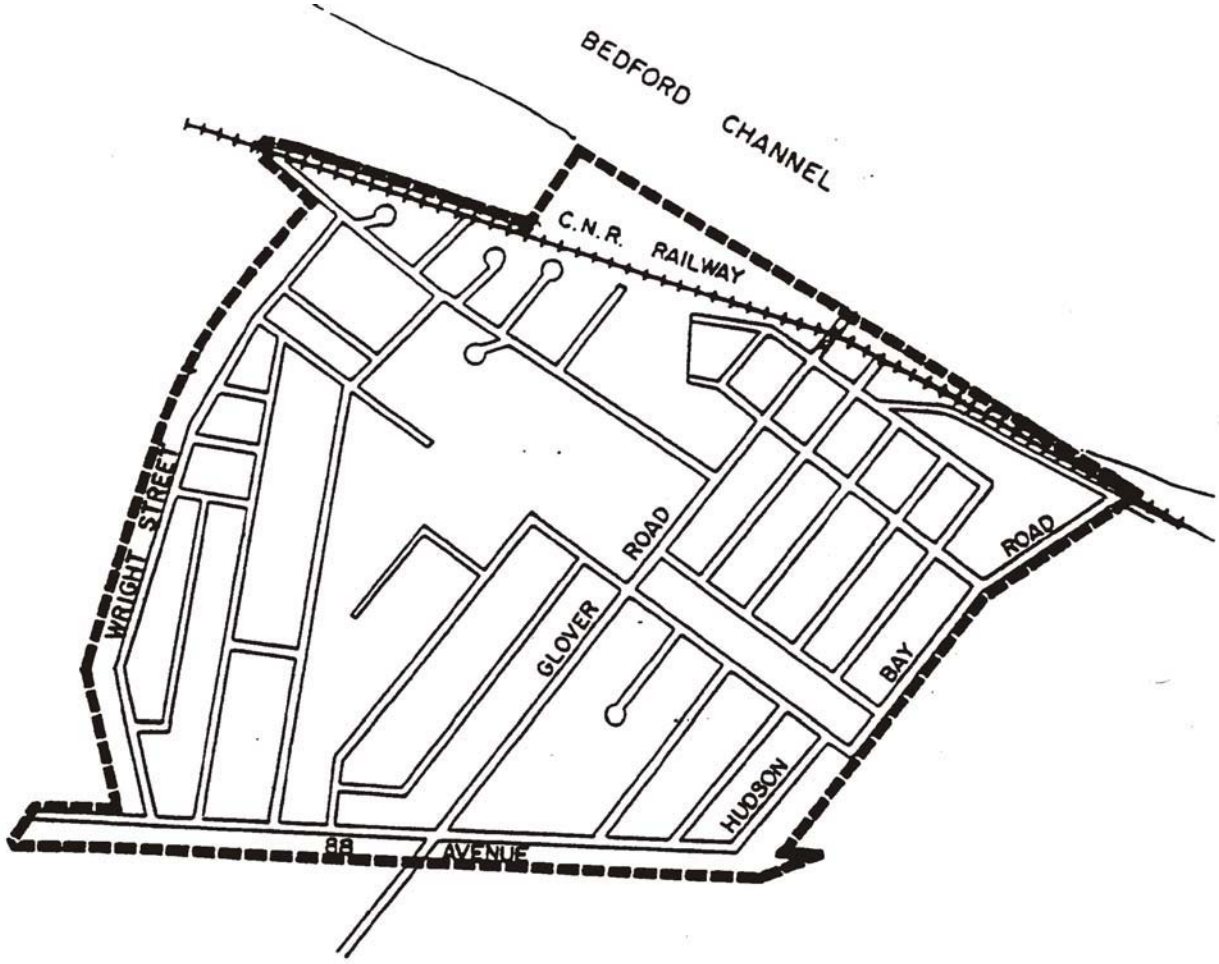
SKETCH 3 45° PARKING



SKETCH 3 60° PARKING



107.10 **Fort Langley Parking Area**



FORT LANGLEY PARKING AREA REFERRED TO IN SECTION 107.1 (2)

108 - ACCESSORY PARKING OF COMMERCIAL VEHICLES

108.1 Unless specifically permitted by this Section, or specifically allowed as a principal permitted *use* in a zone, no *commercial vehicle* exceeding a licensed gross *vehicle* weight (G.V.W.) of 5,600 kg. shall be permitted to park on a *lot* in any zone.

108.2 The maximum number of *commercial vehicles* permitted to park accessory to a *residential use* in an "SR-1" and an "SR-2" zone shall be 1 per lot.

108.3 The maximum number of *commercial vehicles* permitted to park accessory to a *residential use* in an "RU" zone shall be:

(1) 1 per *lot* on parcels less than 8,094 m^2 in size; and
(2) 3 per *lot* on parcels 8,094 m^2 in size or greater.

108.4 Notwithstanding any other provision of this Bylaw, a parking area for a permitted *commercial vehicle* shall be located a minimum of 9.75 metres from a front *lot* line, 3.0 metres from a rear *lot* line and 3.0 metres from a side *lot* line.

108.5 Notwithstanding any other provision of this Bylaw, the maximum *height* of an *accessory building* used for the parking of a permitted *commercial vehicle* shall be 7.62 metres.

Township of Langley
Est. 1873

Watercourse Classification Map 2.0

Legend

Classification Code	Description
Fish Bearing – Class 'A'	
Class 'A' - Red	Inhabited year round or has the potential for year round fish presence upon reasonable means of access enhancements.
Class 'A (OD) - Orange	Watercourses with intermittent water supply. May dry up in summer months, inhabited by (or potentially inhabited by) fish during over-wintering period when base flows are re-established. (OD = Overwintering habitat, Dries up)
Class 'A (OW)' - Magenta	Watercourses with fish presence year round. Utilized primarily by salmonids during the over-wintering period. In general, summer usage is restricted by high temperatures and/or low dissolved oxygen levels. Non-salmonid species are generally present year round. (OW = Overwintering habitat, Wet all year)
Non Fish Bearing – Classess 'B & C'	
Class 'B' - Yellow	Significant source of food, nutrient or cool water supplies to downstream fish populations. These watercourses have no documented fish presence or reasonable potential for fish presence.
Class 'C' - Green	Insignificant food/ nutrient value. No documented fish presence and no reasonable potential for fish presence. These watercourses dry up soon after rainfall.
Unclassified	
'Unclassified' – Blue	Watercourses for which no detailed information exists. These watercourses should be classified by an appropriately qualified professional.

Solid lines represent field-verified data. Dashed lines represent partially verified data.

Map Limitations:
The fisheries watercourse classification as shown on this map shall be used only as a guideline for determining the fisheries habitat values for a given watercourse. Further environmental assessment may be required to verify the accuracy of this classification, the location of watercourses or the presence of watercourses that may not be shown.

Definitions:
The word "Fish" refers to salmonid and endangered fish species only.

The phrase "Fish Bearing" refers to watercourses having a fish population present at some time during the year (provincial Water Act definition).

The word "watercourse" refers to the definitions of "stream" and "ditch" as per the provincial Water Act.

The phrase "No Documented Fish Presence" infers that long-term fish sampling as per BC Environment suggested sampling protocol has not been fulfilled. However, based on available habitat information and limited fish sampling results, in most cases, it may be interpreted as "No Fish Presence".

Disclaimer:
The data provided are compiled from various sources and are not warranted as to their accuracy or sufficiency by the Township of Langley. This map is provided for purposes of information and convenience only.

Township of Langley

Est. 1873

Streamside Protection

BYLAW 4485

A total of over 1600 kilometres of watercourses can be found in the Township of Langley. Approximately 700 kilometres are streams providing direct or indirect habitat for local fish species, including seven salmonid and two endangered fish species. The remaining 900 kilometres are roadside and field ditches primarily serving to drain land and convey water. Many of these ditches were created to drain wetland areas or reroute historical flow patterns, some of which also provide fish habitat.

Watercourses are located within fourteen watersheds or drainage catchment areas. These watersheds collect precipitation waters, retain them in headwaters, wetlands and soils, and slowly convey these waters through a system of small streams to larger streams and ultimately rivers. Watersheds are dynamic systems that respond to changes in land use and hydrology, which if not properly managed can lead to irrevocable reductions or disappearance of fish and wildlife, increased contamination of surface and ground waters, increased frequency and magnitude of floods, and a general decrease in the quality of life of local residents.

INSIDE:

Setback Widths 2

Development Permit 3

Flex Provision 3

Department of Fisheries & Oceans 4

Streamside Protection Principles:

The Streamside Protection and Enhancement Bylaw forms part of the Township's Official Community Plan and establishes a Streamside Protection and Enhancement Development Permit Area and Guidelines applicable to watercourses and lands adjacent to watercourses not in the Agricultural Land Reserve.

Streamside Protection and Enhancement Development Permit Areas and guidelines were established to maintain undisturbed, naturally vegetated zones along streams, which are highly beneficial for a number of reasons, including:

- Native vegetation provides shade to moderate stream temperatures; roots and fallen logs provide refuge areas; and overhanging branches and leaf litter provide a source of insects; all of which are critical for young rearing salmon;
- Vegetated buffers filter pollutants and absorb contaminants, preventing their entry into streams or groundwater drinking supplies;
- Recreation trails alongside sensitive streamside areas provide an important buffer between conservation areas and adjacent human land activities;
- Well-established roots along stream banks minimize erosion of hazardous slopes and streamside properties;
- Vegetation allows for better infiltration of stormwater runoff which reduces stress on the public drainage infrastructure and protects stream water quality from pollutants and high temperatures typical of stormwater runoff from upland paved surfaces and land use activities.

Application Process:



The Streamside Protection and Enhancement Bylaw enacts municipal streamside protection and enhancement polices, as well as requirements and procedures applicable to the following development applications:

- Community & Neighbourhood Plan Amendments
- Rezoning
- Subdivision
- Development Permits
- Development Variance Permits
- Building Permits
- Soil Extraction and Soil Deposit Permits

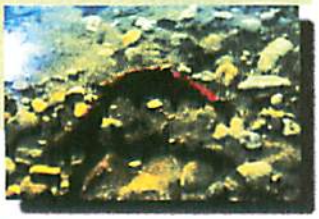
It applies to all comprehensive development, single and multi-family residential, commercial, industrial, business park, and institutional development

This Bylaw designates Stream Protection and Enhancement Development Perm Areas along natural, constructed and roadside watercourses in the Township. Thes Development Permit Areas provide for a protected non-disturbance setback, th width of which is determined by the watercourse's classification on the Township Watercourse Classification Map Version 3.0 and Schedule B of the Bylaw (see cha below).

The Watercourse Classification map depicting a colour code for watercourses in th Township may be viewed at the Community Development Division front counter o on-line at http://www.tol.bc.ca/files/web_files/gis/maps/Env_TW_Watercourses03_2006.p

For development within the Agricultural Land Reserve (ALR), Fisheries and Ocea Canada requirements may be obtained from the Community Development Division directly from Fisheries and Oceans Canada.

Classification	Colour	Setback Column A*	Setback Column B (Flex)**
A – Natural watercourse	Red/orange/ magenta	30 m	25 m
A – Roadside watercourse	Red/orange/ magenta	7.5 m	5 m
B – Natural watercourse	Yellow	20 m	15 m
B – Constructed watercourse, channel width ≥ 0.5 m	Yellow	15 m	10 m
B – Constructed watercourse, channel width < 0.5 m	Yellow	10 m	7.5 m
B – Roadside watercourse	Yellow	6 m	3.5 m
C	Green	0 m	0 m
U (Unclassified)	Blue	To be determined**	To be determined**
Fraser River and Bedford Channel	n/a	30 m	30 m



STREAMSIDE

*Measured from Top of Bank

**Subject to Section 3.2.15 of Bylaw 4485

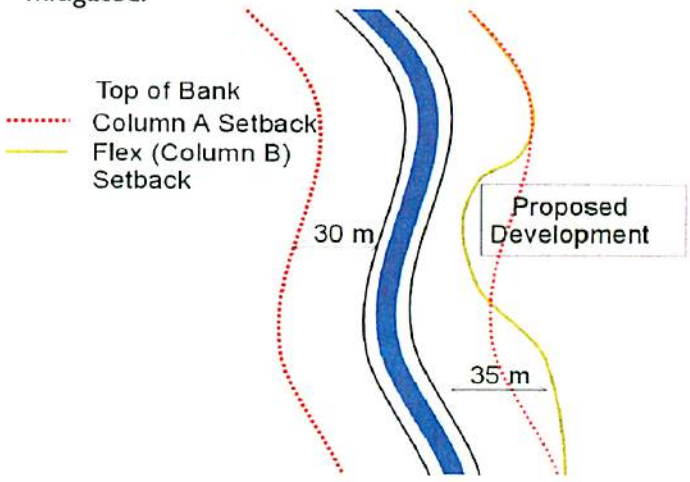
Development Approval

The nature and extent of Streamside Protection & Enhancement non-disturbance setback areas is in the majority of cases determined and applied to a development project at the time of application for a Community or Neighbourhood Plan amendment, rezoning, subdivision, or a Development Permit of Development Variance Permit. Where a project has not been subject to the development approval process Streamside Protection & Ehancement requirements may be applied at the time of Building Permit or Soil Extraction and Deposit Permit application.

Flex Provision:

Where a proposed development is unable to comply with Column A of the chart due to special characteristics such as unique site configuration, the width of the Streamside Protection and Ehancement Development Permit Area non-disturbance setback may be modified subject to compliance with Section 3.2.15 of the Streamside Protection and Enhancement Bylaw. A proposed modification to the setbacks outlined in Column A, or use of the flex provision (Column B), ***must*** maintain the overall average width equivalent to the setback requirement in Column A, and at no point shall be less than the width indicated in Column B. Where habitat is lost within the Streamside Protection and Enhancement Development Permit Area minimum widths outlined in Column A of Schedule B, habitat must be replaced on a two (2) for one (1) basis. In most cases, the proponent will need to hire a qualified environmental professional who will need to submit a report supportive of the flex provision that is acceptable to the Township.

The qualified environmental professional may also be required to demonstrate that fisheries, wildlife, vegetation, soils, slope stability, erosion controls, trails, water resources, archaeologically significant sites, property and human safety within these areas are adequately protected and enhanced and development impacts are efficiently and properly mitigated.



Development Permit:

In very rare cases where a proponent of a specific development believes that the unique characteristics and conditions of a site support <u>*further*</u> modification to Schedule B or any other provision of the Bylaw, a formal Development Permit application may be submitted. This provision however, is not intended to apply to situations where the development potential of a site is reduced by the Streamside Protection & Enhancement Bylaw setback area.

Section 3.2.20 of the Bylaw requires specific studies and reports to be submitted by qualified professionals (as defined in the Bylaw) in support of any Development Permit request. All required documentation shall be submitted to the Township for review and acceptance prior to a staff report and recommendation being forwarded to Council for consideration of the Development Permit request.

Watercourse Classification Review:

Should a proponent contend that a watercourse location or classification is in error, the Township will review the matter further. If a discrepancy exists, the Township will update the classification and/or location on its Watercourse Classification Map. If the proponent still does not agree with the classification and/or location, they may hire a B.C. Land Survey Professional to prepare a report that identifies the location of the watercourse and a Qualified Environmental Professional to provide a classification of the watercourse, using methodologies acceptable to the Township. This information will be considered by the Township and may result in relocation or reclassification, depending upon whether the documentation submitted is found acceptable to the Township.



Department of Fisheries & Oceans:

Department of Fisheries and Oceans and Ministry of Environment's involvement with respect to the location and extent of streamside protection areas will continue to be required for works in or about watercourses. Land Owners or Developers will be required to obtain Department of Fisheries and Oceans Section 35 (2) Authorization for works in or about watercourses that would result in the harmful alteration, disruption or destruction (HADD) of fish habitat (ie. this includes the filling, piping, culverting or crossing of ditches shown on the Watercourse Classification Map, or as required by DFO. DFO/ HADD requirements are in addition to Township Streamside Protection & Enhancement Bylaw requirements.

Notwithstanding the Township Bylaw, proposals within the Agricultural Land Reserve will still need to comply with Department of Fisheries and Oceans requirements as per the Federal Fisheries Act.





Streamside Protection and Enhancement Bylaw is not applicable to:

- Agricultural Land Reserve lands;
- Lands outside of the designated Streamside Protection and Enhancement Development Permit Area;
- Reconstruction or repair of a permanent structure as described in Section 911(8) of the Local Government Act;
- Municipal or utility works and services required in support of the proposed development that will not cause negative impacts to the watercourse and Protection Area;
- Emergency Actions required to prevent, control, or reduce a threat to life or to public or private property;
- Approved habitat enhancement and restoration activities;
- Lots created prior to adoption of Bylaw 4485 not having sufficient land area to support a minimum building area or footprint. See section 3.2.16 (h) for relevant conditions;
- Lands outlined in the Official Community Plan Bylaw, 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 which are under terms and conditions of Department of Fisheries and Oceans Authorization No.99-HPAC-PA2-000-000217; as well as any other lands where written Department of Fisheries and Oceans approvals were obtained prior to the adoption of this Bylaw; and
- Lands included in Community or Neighbourhood Plans adopted after the date of this Bylaw where Streamside Protection matters have been specifically addressed and DFO authorization received.

Township of Langley
Est. 1873

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Bylaw Amended July 2006