

## Part 5 ESTABLISHMENT OF ZONES

*(Replaced by Bylaw No. 1662)*

### 5.01 Division into Zones

5.01.01 The City of Langford is divided into the **zones**, the geographic boundaries of which are as shown on the Zoning Maps designated as Schedule “B” that forms part of this Bylaw.

### 5.01.02 Zone Boundaries

5.01.03 Where a **zone** boundary is shown on Schedule “B” as following any **highway**, right-of-way of stream, the centre line of such **highway**, right-of-way or stream is the **zone** boundary.

5.01.04 Where a **zone** boundary shown on Schedule “B” does not follow a legally defined line and no dimensions are shown by which the boundary could otherwise be located, the location of the boundary must be determined by scaling from Schedule “B”.

### 5.02 Lots Divided by a Zone Boundary

5.02.01 If a **lot** is divided by one or more **zone** boundaries, each of the **lot** portions enclosed by the **lot** boundaries and the **zone** boundaries must be considered as a separate **lot** for the purposes of determining the requirements of this Bylaw in respect of subdivision.

5.02.02 In the circumstances described in Subsection 5.03.01, the number of dwellings permitted on a **lot** must be calculated with reference to the areas of the portions of the **lot** lying within each **zone**, and dwellings may only be constructed if and to the extent that the density regulation for the **zone** in which the construction is to occur is complied with.

5.02.03 In the circumstances described in Subsection 5.03.01, if one of the portions of the **lot** is in an **Agricultural Zone**, any dwelling permitted in respect of that portion of the **lot** may, despite any other provision of this Bylaw, be constructed on another portion of the **lot**.

### 5.03 Short Form of Zones

5.03.01 The **zone** categories, **zone** designations and the short forms used in this Bylaw are:

#### **Agricultural Zones**

Agriculture 1	AG1
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#### **Rural Residential Zones**

Rural Residential 1	RR1
Rural Residential 2	RR2
Rural Residential 3	RR3
Rural Residential 4	RR4
Rural Residential 5	RR5
Rural Residential 6	RR6
Rural Residential 6A	RR6A
Rural Residential 7	RR7
Rural Agriculture and Eco-Tourism	RAE1

**Residential Zones (Bylaw No. 1864)**

Residential Small Lot	RS1
One- and Two-Family Residential	R2
Mobile Home Park	RH1
Residential Lakeshore	RL1
Residential Townhouse 1	RT1
Residential Townhouse 2	RT2

**Multiple Residential Zones**

Low Density Attached Housing	RM1
Attached Housing	RM2
Attached Housing A	RM2A
Apartment	RM3
Apartment A	RM3A
Apartment – Senior Citizens	RM4
Medium-Density Apartment	RM7
Medium-Density Apartment A	RM7A
Assisted Living Medium Density Apartment	RM8
Medium-Density Apartment	RM9
Cluster Housing Residential	CH1
Cluster Housing Residential	CH2
Cluster Housing Residential	CH3
Cluster Housing Residential	CH4
Cluster Housing Residential	CH5

**Commercial Zones**

Neighbourhood Commercial	C1
District Commercial	C3
Office Commercial	C5
Neighbourhood Public House	C6
Neighbourhood Mixed Use	C6A
Neighbourhood Mixed Use	C6B
Neighbourhood Mixed Use McCallum	C6C
Community Town Centre Pedestrian	C8
Community Town Centre Pedestrian A	C8A
Community Town Centre Pedestrian	C9
Belmont Market and Residences	C10
City Centre	CC1
City Centre 2	CC2
City Centre Pedestrian	CCP
Service Commercial	CS1
Commercial Industrial	CS3
Tourist Commercial – Motel	CT1
Tourist Commercial – Campground	CT2
Tourist Commercial – Hotel	CT3
Commercial Recreation	CR1
Marina Commercial	CR2
Mixed Use Residential Commercial	MU1
Mixed Use Residential Commercial A	MU1A
Mixed Use Residential Commercial 2	MU2
Mixed Use Employment	MUE1
Mixed Use Employment	MUE2

Mixed Use Employment	MUE3
Mised Use Employment	MUE4
<b>Industrial/Business Park Zones</b>	
Business Park 1 – Millstream Road West	BP1
Business Park 1A – Millstream Road East	BP1A
Business Park 2 – Sooke Road	BP2
Business Park 2A – Sooke Road West	BP2A
Business Park 3 – Amy Road	BP3
Business Park 4 – Millstream Road North	BP4
Business Park 5 – McCallum Rd South	BP5
Business Park 6 – Gardner Creek	BP6
Business Park 7 – Henry Eng Pl	BP7
Business Park 8 – Centre Mountain	BP8
Business Park 9 – Millstream Road Northeast	BP9
Business and Technology Park	BT1
Special Wholesale	W1
Large Format Business	W2
<b>Industrial Zones</b>	
Light Industrial	M1
General Industrial	M2
Heavy Industrial	M3
<b>Institutional Zones</b>	
Neighbourhood Institutional	P1
Neighbourhood Institutional	P1A
Neighbourhood Institutional	P1B
Community Institutional	P2
Utility	P3
Park and Open Space	P4
Amenity	AM
<b>Comprehensive Development Zones</b>	
Comprehensive Development – Goldstream Meadows	CD1
Comprehensive Development – Hull’s Field	CD2
Comprehensive Development – Westhills	CD3
Comprehensive Development – Olympic View	CD4
Comprehensive Development – Sooke/Jacklin	CD7
Comprehensive Development – Valley View	CD8
Comprehensive Development – Baker View Heights	CD9
Comprehensive Development – Boulder Ridge	CD10
Comprehensive Development – South Skirt Mountain	CD12
Comprehensive Development – South Walfred	CD13
Comprehensive Development – Hazelwood/Luxton	CD14
Comprehensive Development – McCormick Meadows	CD15
Comprehensive Development – Katie’s Pond	CD18
Comprehensive Development – Eagle Ridge	CD20
Comprehensive Development – Radiant Way	CD21
Resort Community of Bear Mountain 1	RCBM1
Resort Community of Bear Mountain 2	RCBM2