

**CITY OF LANGFORD
BYLAW NO. 2183**

**A BYLAW TO AMEND BYLAW NO. 300,
"LANGFORD ZONING BYLAW, 1999"**

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By adding the following definition to Section 1.01.01 with the following respectively:

"**Restricted Zone** means the following Zones: RR1, RR3, RR6, RR6A, RR7, RS1, R2, RL1, CH2, BP1A Area D, RCBM1 Area 6, CD8 Area 1, CD13, CD14, and CD20 Areas 3 and 4;

2. By adding the following rows in Table 1 of Section 4.01.01 with the following respectively:

Residential uses on Lots developed within a Restricted Zone as shown on Schedule AA, in Bylaw No. 300	0 spaces per dwelling unit
Residential uses on Lots developed within a Restricted Zone	1 space per dwelling unit

3. By amending Section 3.08 to read as follows:

"A suite is permitted as an accessory use to a one-family dwelling, or other type of dwelling unit as specifically permitted in Part 6 of this Bylaw. There are three types of suites – secondary suites, garden suites, and carriage suites."

4. By amending Section 3.08.01(1) to read as follows:

"There may only be one suite per lot, unless otherwise permitted in Part 6 of this Bylaw;"

5. By removing Section 3.08.01(3) and renumbering accordingly.

6. By removing Section 3.08.02(3).

7. By amending Section 3.08.03(9) to read as follows:

"If a suite already exists within the primary dwelling, it must be decommissioned prior to the issuance of a building permit for the garden suite or carriage suite, unless both a secondary suite and either a carriage or garden suite are specifically permitted in Part 6 of this Bylaw. The following must occur:

- (a) Removal of **kitchen** OR removal of shower/bathtub and the plumbing lines; and
- (b) Remove the exterior access OR sufficiently open access to the principal dwelling.

8. By amending Section 3.08.04(1) to read as follows:

"Permitted only on lots over 400 m² (4,305.6 ft²) unless otherwise noted in Part 6 of this Bylaw;"

9. By adding the following to Section 6.10.01:

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.10.03(2) and (3):

(a) **Dwelling, two-family;**

(b) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(c) **Townhouse;”**

10. By amending Section 6.10.03(1) to read as follows:

“There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite** or **carriage suite**, unless otherwise specified below;”

11. By adding the following as Section 6.10.03(2) and renumbering accordingly:

“A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

i) **One-family dwelling**, which may contain a **secondary suite**; or

ii) **Townhouse**; or

iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;”

12. By adding the following as Section 6.10.03(3) and renumbering accordingly:

“A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

i) **One-family dwelling**, which may contain a **secondary suite**; or

ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**, or

iii) **Townhouse**; or

iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;”

13. By amending Section 6.10.05 to read as follows:

“No **building** or **structure** may exceed a **height** of 11 m (36.1 ft)”

14. By amending Section 6.12.01(7) to read as follows:

“**Secondary Suite**, **garden suite** or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;”

15. By adding the following to Section 6.12.01:

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.12.03(2) and (3):

- (a) **Dwelling, two-family;**
- (b) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;
- (c) **Townhouse;**

16. By amending Section 6.12.03(1) to read as follows:

“There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite, garden suite** or **carriage suite**, unless otherwise specified below;”

17. By adding the following as Section 6.12.03(2):

“A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

18. By adding the following as Section 6.12.03(3):

“A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;

19. By amending Section 6.12.07(1) to read as follows:

“Within 3 m (9.8 ft) of any **front lot line** or **rear lot line**; or”

20. By adding the following to Section 6.15.01:

- (a) “In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.15.03(2) and (3):
- (b) **Dwelling, two-family;**
- (c) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;
- (d) **Townhouse;**

21. By amending Section 6.15.01(6) to read as follows:

“**Secondary Suite, garden suite** or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;”

22. By amending Section 6.15.03(1) to read as follows:

“There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite, garden suite or carriage suite**, unless otherwise specified below;”

23. By adding the following as Section 6.15.03(2):

“A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

24. By adding the following as Section 6.15.03(3):

“A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**; or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;

25. By amending Section 6.15.05 to read as follows:

“No **building or structure** may exceed a **height** of 11 m (36.1 ft)”

26. By amending Section 6.15.06(1) to read as follows:

“Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or”

27. By amending Section 6.15.06(2) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**; or”

28. By amending Section 6.16.01(6) to read as follows:

“**Secondary Suite, garden suite or carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;”

29. By adding the following to Section 6.16.01:

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.16.03(2) and (3):

- (a) **Dwelling, two-family**;

(b) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(c) **Townhouse;**”

30. By amending Section 6.16.03(1) to read as follows:

“There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite** or **carriage suite**, unless otherwise specified below;”

31. By adding the following as Section 6.16.03(2):

“A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;”

32. By adding the following as Section 6.16.03(3):

“A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**; or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;”

33. By amending Section 6.16.05 to read as follows:

“No **building** or **structure** may exceed a **height** of 11 m (36.1 ft).”

34. By amending Section 6.16.06(1) to read as follows:

“Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or”

35. By amending Section 6.16.06(2) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**; or”

36. By amending Section 6.17.01(6) to read as follows:

“**Secondary Suite**, **garden suite** or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;”

37. By adding the following to Section 6.17.01:

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.17.03(2) and (3):

- (a) **Dwelling, two-family;**
- (b) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;
- (c) **Townhouse;**”

38. By amending Section 6.17.03(1) to read as follows:

“There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite, garden suite** or **carriage suite**, unless otherwise specified below;”

39. By adding the following as Section 6.17.03(2) and renumbering accordingly:

“A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;”

40. By adding the following as Section 6.17.03(3) and renumbering accordingly:

“A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**; or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;”

41. By amending Section 6.17.04 to read as follows:

“**Lot coverage** of all **buildings** or **structures** may not exceed 50%”

42. By amending Section 6.17.05 to read as follows:

“No **buildings** or **structures** may exceed a **height** of 11 m (36.1 ft).”

43. By amending Section 6.17.06(1) to read as follows:

“Within 3 m (9.8 ft) of any **front lot line**, except that no **garage** or **carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or”

44. By adding as Section 6.17.06(2) and renumbering accordingly:

“Within 6 m (19.7 ft) of any **rear lot line**; or

45. By adding the following to Section 6.20.01:

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.20.03(2), (3), and (4):

(a) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(b) **Townhouse;**”

46. By amending Section 6.20.01(6) to read as follows:

“**Secondary Suite, garden suite** or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;”

47. By deleting Sections 6.20.01(7) and (8) and renumbering accordingly;

48. By adding the following as Section 6.20.02(4) and renumbering accordingly:

“Despite Section 6.20.02(3), no **lot** rezoned after June 30, 2024 having a **lot width** of less than 10 m (32.8 ft) may be created by subdivision;”

49. By amending Section 6.20.03(1) to read as follows:

“There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite, garden suite** or **carriage suite**, unless otherwise specified below or where permitted by Sections 6.20.01(10) and (11);”

50. By deleting Section 6.20.03(2);

51. By adding the following as Section 6.20.03(2):

“A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;”

52. By adding the following as Section 6.20.03(3) and renumbering accordingly:

“A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**, or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;”

53. By adding the following as Section 6.20.03(4) and renumbering accordingly:

“A maximum of five **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre) that are within 400 m of a prescribed transit stop as shown on Schedule AA, which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**, or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;

54. By adding the following as Section 6.20.03(5) and renumbering accordingly:

“Despite Section 6.20.03(4), a maximum of six **dwelling units** may be permitted on **lots** meeting the criteria of that Section if the owner pays to the City the amount specified below prior to the issuance of a Building Permit:

- (a) \$1,000 towards the Affordable Housing Reserve Fund; and
- (b) \$3,800 towards the General Amenity Reserve Fund;”

55. By amending Section 6.20.06(1) to read as follows:

“No **building or structure** may exceed a **height** of 11 m (36.1 ft).”

56. By amending Section 6.20.07(1)(b) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**;

57. By amending Section 6.20.07(1)(c) to read as follows:

“Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located with 6 m (19.6 ft) of the nearest edge of the sidewalk or the nearest edge of the curb (if not sidewalk has been constructed) of the abutting **highway or access route**;

58. By adding the following to Section 6.22.01:

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.22.04(2), (3), and (4):

- (c) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;
- (d) **Townhouse**;

59. By amending Section 6.22.01(7) to read as follows:

“**Secondary Suite, garden suite or carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;”

60. By deleting Sections 6.22.03(1), (2), (3), and (5);

61. By amending Section 6.22.04(1) to read as follows:

“There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite, garden suite** or **carriage suite**, unless otherwise specified below or where permitted by Section 6.22.01(10);”

62. By deleting Section 6.22.04(2);

63. By adding the following as Section 6.22.04(2):

“A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

64. By adding the following as Section 6.22.04(3) and renumbering accordingly:

“A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**, or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;

65. By adding the following as Section 6.22.04(4) and renumbering accordingly:

“A maximum of five **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre) that are within 400 m of a prescribed transit stop as shown on Schedule AA, which may be in the following prescribed forms:

- v) **One-family dwelling**, which may contain a **secondary suite**; or
- vi) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**, or
- vii) **Townhouse**; or
- viii) **Two-family dwelling**, of which both units may contain a **secondary suite**;

66. By adding the following as Section 6.22.04(5) and renumbering accordingly:

“Despite Section 6.22.04(4), a maximum of six **dwelling units** may be permitted on **lots** meeting the criteria of that Section if the owner pays to the City the amount specified below prior to the issuance of a Building Permit:

- (a) \$1,000 towards the Affordable Housing Reserve Fund; and
- (b) \$3,800 towards the General Amenity Reserve Fund;

67. By amending Section 6.22.05 to read as follows:

“Lot coverage of all buildings or structures may not exceed 50%”

68. By amending Section 6.22.06 to read as follows:

“No building or structure may exceed a height of 11 m (36.1 ft).”

69. By amending Section 6.22.07(1)(b) to read as follows:

“Within 3 m (9.8 ft) of any rear lot line; or”

70. By adding the following to Section 6.26.01:

“In addition, the following uses are permitted on lots less than 4,047 m² (1 acre) in lot area, subject to Sections 6.26.03(2) and (3):

(e) Dwelling, two-family;

(f) Secondary suite in a two-family dwelling, subject to Section 3.08;

(g) Townhouse;”

71. By amending Section 6.26.03(1) to read as follows:

“There may not be more than one dwelling unit on a lot, exclusive of either a secondary suite, garden suite or carriage suite, unless otherwise specified below;”

72. By adding the following as Section 6.26.03(2):

“A maximum of three dwelling units may be permitted on lots with lot areas less than or equal to 280 m², which may be in the following prescribed forms:

i) One-family dwelling, which may contain a secondary suite; or

ii) Townhouse; or

iii) Two-family dwelling, of which one unit may contain a secondary suite;”

73. By adding the following as Section 6.26.03(3):

“A maximum of four dwelling units may be permitted on lots with lot areas between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

i) One-family dwelling, which may contain a secondary suite; or

ii) One-family dwelling, which may contain a secondary suite and a detached garden suite or carriage suite, or

iii) Townhouse; or

iv) Two-family dwelling, of which both units may contain a secondary suite;”

74. By amending Section 6.26.05 to read as follows:

"No **building or structure** may exceed a **height** of 11 m (36.1 ft)."

75. By adding the following as Section 6.34.01(8) and renumbering accordingly:

"**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;"

76. By amending Section 6.35.01(7) to read as follows:

"**Secondary Suite, garden suite or carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;"

77. By adding the following to Section 6.35.01:

"In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.35.03(1) and (2):

(h) **Dwelling, two-family;**

(i) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(j) **Townhouse;**"

78. By adding the following as Section 6.35.03(1) and renumbering accordingly:

"A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

i) **One-family dwelling**, which may contain a **secondary suite**; or

ii) **Townhouse**; or

iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;"

79. By adding the following as Section 6.35.03(2) and renumbering accordingly:

"A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

i) **One-family dwelling**, which may contain a **secondary suite**; or

ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**, or

iii) **Townhouse**; or

iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;"

80. By amending Section 6.35.04 to read as follows:

"No **building or structure** may exceed a **height** of 11 m (36.1 ft)."

81. By adding the following as Section 6.37.01(5) and renumbering accordingly:

"**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;"

82. By adding the following as Section 6.37A.01(6) and renumbering accordingly:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

83. By adding the following as Section 6.43A.01(22) and renumbering accordingly:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

84. By adding the following as Section 6.53.01(1)(38) and renumbering accordingly:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

85. By adding the following as Section 6.64.01(2)(f) and renumbering accordingly:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

86. By adding the following as Section 6.64.01(3)(c) and renumbering accordingly:

“**Dwelling, two-family**, subject to Sections 6.64.05(1) and (2);”

87. By adding the following as Section 6.64.01(3)(e) and renumbering accordingly:

“**Secondary Suite, garden suite or carriage suite** in conjunction with a one-family dwelling, subject to Section 3.08 and Sections 6.64.05(1) and (2);”

88. By adding the following as Section 6.64.01(3)(f) and renumbering accordingly:

“**Secondary suite** in a **two-family dwelling**, subject to Section 3.08 and Sections 6.64.05(1) and (2);”

89. By adding the following as Section 6.64.01(3)(g) and renumbering accordingly:

“**Townhouse**, subject to Sections 6.64.05(1) and (2);”

90. By adding the following as Section 6.64.05(1) and renumbering accordingly:

“Within “Area D – Single Family Residential” on the BP1A Zone Map attached as Schedule “T” a maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

91. By adding the following as Section 6.64.05(2) and renumbering accordingly:

“Within “Area D – Single Family Residential” on the BP1A Zone Map attached as Schedule “T” a maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or

- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**, or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;

92. By amending Section 6.64.06(2)(c) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**; or”

93. By adding the following as Section 6.66.01(32) and renumbering accordingly:

“**Secondary suite in a one-family dwelling**, subject to Section 3.08;”

94. By adding the following as Section 6.90.01(2)(y) and renumbering accordingly:

“**Secondary suite in a one-family dwelling**, subject to Section 3.08;”

95. By adding the following as Section 6.90.01(3)(v) and renumbering accordingly:

“**Secondary suite in a one-family dwelling**, subject to Section 3.08;”

96. By adding the following as Section 6.95.01(1)(gg) and renumbering accordingly:

“**Secondary suite in a one-family dwelling**, subject to Section 3.08;”

97. By amending Section 6.95.01(7)(e) to read as follows:

“**Secondary Suite, garden suite or carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08”

98. By adding the following to Section 6.95.01(7):

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.95.03(6) and (7):

(k) **Dwelling, two-family**;

(l) **Secondary suite in a two-family dwelling**, subject to Section 3.08;

(m) **Townhouse**;

99. By adding the following as Section 6.95.03(6):

“Within “Area 6” on the RCBM1 Zone Map attached as Schedule “O” a maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

100. By adding the following as Section 6.95.03(7):

“Within “Area 6” on the RCBM1 Zone Map attached as Schedule “O” a maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**, or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;

101. By adding the following as Section 6.95A.01(1)(m) and renumbering accordingly:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

102. By adding the following as Section 6.95A.01(2)(g) and renumbering accordingly:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

103. By amending Section 6.95A.01(3)(g) to read as follows:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

104. By adding the following as Section 6.95A.01(4)(g) and renumbering accordingly:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

105. By amending Section 6.97.01(1)(i) to read as follows:

“**Secondary Suite, garden suite or carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08”

106. By deleting Section 6.97.01(1)(j);

107. By adding the following to Section 6.97.01(1):

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.97.03(2) and (3):

- (n) **Dwelling, two-family**;
- (o) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;
- (p) **Townhouse**;

108. By amending Section 6.97.03(1) to read as follows:

“There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite**, **garden suite** or **carriage suite**, unless otherwise specified below or where permitted by Section 6.97.01(2);”

109. By adding the following as Section 6.97.03(2) and renumbering accordingly:

“Within “Area 1 - Residential” on the CD8 Zone Map attached as Schedule “Q” a maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

110. By adding the following as Section 6.97.03(3) and renumbering accordingly:

“Within “Area 1 - Residential” on the CD8 Zone Map attached as Schedule “Q” a maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite** or **carriage suite**, or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;

111. By amending Section 6.97.05(1) to read as follows:

“No **building** or **structure** may exceed a **height** of 11 m (36.1 ft).”

112. By deleting Section 6.97.05(2).

113. By amending Section 6.97.06(1)(a) to read as follows:

“Within 3 m (9.8 ft) of any **front lot line**, except that no **garage** or **carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or

114. By amending Section 6.97.06(1)(b) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**; or”

115. By amending Section 6.97.06(2)(a) to read as follows:

“Within 3 m (9.8 ft) of any **front lot line**, except that no **garage** or **carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or”

116. By amending Section 6.97.06(2)(b) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**; or”

117. By amending Section 6.98.01(7) to read as follows:

“Secondary suite in a one-family dwelling, subject to Section 3.08;”

118. By adding the following as Section 6.99.01(1)(e):

“Secondary suite in a one-family dwelling, subject to Section 3.08;”

119. By amending Section 6.99.01(2)(e) to read as follows:

“Secondary suite in a one-family dwelling, subject to Section 3.08;”

120. By adding the following as Section 6.99.01(3)(f) and renumbering accordingly:

“Secondary suite in a one-family dwelling, subject to Section 3.08;”

121. By adding the following as Section 6.99.01(4)(k) and renumbering accordingly:

“Secondary suite in a one-family dwelling, subject to Section 3.08;”

122. By amending Section 6.101.01(1)(o) to read as follows:

“Secondary suite in a one-family dwelling, subject to Section 3.08;”

123. By adding the following to Section 6.102.01:

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.102.03(2) and (3):

(q) **Dwelling, two-family;**

(r) **Secondary suite in a two-family dwelling, subject to Section 3.08;**

(s) **Townhouse;”**

124. By amending Section 6.102.01(9) to read as follows:

“Secondary Suite, garden suite or carriage suite in conjunction with a one-family dwelling, in accordance with Section 3.08;”

125. By amending Section 6.102.03(1) to read as follows:

“There may not be more than one dwelling unit on a lot, exclusive of either a secondary suite, garden suite or carriage suite, unless otherwise specified below;”

126. By deleting Section 6.102.03(2);

127. By adding the following as Section 6.102.03(2):

"A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;"

128. By adding the following as Section 6.102.03(3):

"A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**, or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;"

129. By amending Section 6.102.05(1) to read as follows:

"No **building or structure** may exceed a **height** of 11 m (36.1 ft)."

130. By amending Section 6.102.06(1)(a) to read as follows:

"Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or"

131. By amending Section 6.102.06(1)(b) to read as follows:

"Within 3 m (9.8 ft) of any **rear lot line**; or"

132. By amending Section 6.102.06(2)(b) to read as follows:

"Within 3 m (9.8 ft) of any **rear lot line**; or"

133. By amending Section 6.102.07(1) to read as follows:

"**Lot coverage** of all **buildings or structures** may not exceed 50%"

134. By deleting Section 6.102.07(2);

135. By adding the following as Section 6.103.01(6) and renumbering accordingly:

"**Garden suite or carriage suite** in conjunction with a one-family dwelling on lots greater than or equal to 300 m² (3,229.2 ft²), in accordance with Section 3.08;"

136. By amending Section 6.103.01(9) to read as follows:

"**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;"

137. By adding the following to Section 6.103.01:

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.103.03(2) and (3):

(t) **Dwelling, two-family;**

(u) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(v) **Townhouse;”**

138. By amending Section 6.103.03(1) to read as follows:

“There may not be more than one **dwelling unit** on a lot, exclusive of either a **secondary suite, garden suite** or **carriage suite**, unless otherwise specified below or where permitted by Sections 6.103.01(5) and (8);”

139. By adding the following as Section 6.103.03(2):

“A maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

i) **One-family dwelling**, which may contain a **secondary suite**; or

ii) **Townhouse**; or

iii) **Two-family dwelling**, of which one unit may contain a **secondary suite;”**

140. By adding the following as Section 6.103.03(3):

“A maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

i) **One-family dwelling**, which may contain a **secondary suite**; or

ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**, or

iii) **Townhouse**; or

iv) **Two-family dwelling**, of which both units may contain a **secondary suite;”**

141. By amending Section 6.103.05(1) to read as follows:

“No **building** or **structure** may exceed a **height** of 11 m (36.1 ft).”

142. By amending Section 6.103.06(1)(b) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**; or”

143. By amending Section 6.103.06(2)(a)(ii) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**, except that no **garage** or **carport** whose vehicle access crosses a **rear lot line** may be located within 5.5m (18ft) of the **rear lot line**; or”

144. By amending Section 6.103.06(2)(b)(ii) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**, except that no **garage** or **carport** whose vehicle access crosses a **rear lot line** may be located within 5.5m (18ft) of the **rear lot line**; or”

145. By amending Section 6.104.01(8) to read as follows:

“**Secondary Suite, garden suite** or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;”

146. By deleting Section 6.104.01(9) and renumbering accordingly.

147. By amending Section 6.107.01(1)(h) to read as follows:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

148. By amending Section 6.109.01(1)(h) to read as follows:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

149. By amending Section 6.109.01(2)(i) to read as follows:

“**Secondary suite** in a **one-family dwelling**, subject to Section 3.08;”

150. By adding the following as Section 6.109.01(3)(e) and renumbering accordingly:

“**Secondary Suite, garden suite** or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;”

151. By adding the following to Section 6.109.01(3):

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.109.03(4) and (5):

(a) **Dwelling, two-family;**

(b) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;

(c) **Townhouse;**”

152. By amending Section 6.109.01(4)(e) to read as follows:

“**Secondary Suite, garden suite** or **carriage suite** in conjunction with a one-family dwelling, in accordance with Section 3.08;”

153. By adding the following as Section 6.109.01(4):

“In addition, the following **uses** are permitted on **lots** less than 4,047 m² (1 acre) in **lot area**, subject to Sections 6.109.03(4) and (5):

- (a) **Dwelling, two-family;**
- (b) **Secondary suite** in a **two-family dwelling**, subject to Section 3.08;
- (c) **Townhouse;**

154. By adding the following as Section 6.109.03(4) and renumbering accordingly:

“Within “Area 3” and “Area 4” on the CD20 Zone Map attached as Schedule “AG”, a maximum of three **dwelling units** may be permitted on **lots** with **lot areas** less than or equal to 280 m², which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **Townhouse**; or
- iii) **Two-family dwelling**, of which one unit may contain a **secondary suite**;

155. By adding the following as Section 6.109.03(5) and renumbering accordingly:

“Within “Area 3” and “Area 4” on the CD20 Zone Map attached as Schedule “AG”, a maximum of four **dwelling units** may be permitted on **lots** with **lot areas** between 281 m² and 4,047 m² (1 acre), which may be in the following prescribed forms:

- i) **One-family dwelling**, which may contain a **secondary suite**; or
- ii) **One-family dwelling**, which may contain a **secondary suite** and a detached **garden suite or carriage suite**, or
- iii) **Townhouse**; or
- iv) **Two-family dwelling**, of which both units may contain a **secondary suite**;

156. By amending Section 6.109.04(1) to read as follows:

“No **building or structure** may exceed a **height** of 11 m (36.1 ft).”

157. By amending Section 6.109.05(1)(a) to read as follows:

“Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or”

158. By amending Section 6.109.05(1)(d) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**; or”

159. By amending Section 6.109.05(2)(a) to read as follows:

“Within 3 m (9.8 ft) of any **front lot line**, except that no **garage or carport** whose vehicle access crosses a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**; or”

160. By amending Section 6.109.05(2)(d) to read as follows:

“Within 3 m (9.8 ft) of any **rear lot line**; or”

161. By amending Section 6.110.01(5) to read as follows:

“Secondary suite in a one-family dwelling, subject to Section 3.08;”

162. By adding “Appendix A” as Schedule “AA”;

B. This Bylaw may be cited for all purposes as “Langford Zoning Bylaw, Amendment No. 726 (Omnibus No. 65 – Small-Scale Multi-Unit Housing), Bylaw No. 2183, 2024”.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Appendix A

