



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 209
BYLAW No. 3289**

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to include new General Regulations.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning; AND

WHEREAS Section 481.3 of the *Local Government Act* requires local governments to accommodate small-scale multi-family housing within zones currently limited to detached single-family dwellings and duplexes; AND

WHEREAS Section 525.1.1 of the *Local Government Act* prohibits local governments from requiring a minimum number of parking spaces for small scale multi-family units within 400 metres of a prescribed bus stop;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 209, 2024, No. 3289”.

2. Amendment

Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by:

2.1 Adding the following to Part 1 “Administration and Enforcement”, Section E “Off-Street Parking and Enforcement”, 4. “Off-Street Parking Requirements” under “RESIDENTIAL USES”:

Land Use	Minimum Parking Requirements
<i>Plex-Home</i>	<p>1 space per unit for a unit not exceeding a gross floor area of 90 sm.</p> <p>1.5 spaces per unit for a unit exceeding a gross floor area of 90 sm.</p> <p>There is no minimum parking requirement for a <i>Plex-Home</i> unit if it is located within 400 metres of a bus stop which is served by at least one bus route with an average frequency of 15 minutes or more frequent between the hours of 7 am and 7 pm, Monday to Friday, and 10 am and 6 pm on</p>

	Saturdays and Sundays.
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2.2 Amending the following regulation to Part 1 “Administration and Enforcement”, Section E “Off-Street Parking and Enforcement”, 4. “Off-Street Parking Requirements”, (ii):

(ii) Visitor Parking

A minimum of 0.2 parking spaces shall be designated with signage as Visitor Parking spaces in *Multiple-Unit Residential, Seniors-Oriented Multiple Unit Residential, and Congregate Housing* developments, except for *Plex-Homes*.

READ A FIRST AND SECOND TIME this -- day of July, 2024.

READ A THIRD TIME this -- day of --, 2024.

FINALLY ADOPTED this -- day of -- , 2024.

MAYOR

CORPORATE OFFICER