



**SUBDIVISION BY-LAW #986**

**LANGFORD**

**CAPITAL REGIONAL DISTRICT**

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CAPITAL REGIONAL DISTRICT BY-LAW 986

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A BY-LAW TO REGULATE THE SUBDIVISION AND DEVELOPMENT OF LAND AND TO ESTABLISH THE STANDARD OF SERVICE TO BE PROVIDED WITHIN THE GUIDELINES SET OUT IN THE "LANGFORD OFFICIAL COMMUNITY PLAN BY-LAW, 1986"

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*This by-law is for reference purposes only and is not to be relied upon in making financial or other commitments. Copies of the original by-law and amendments may be reviewed at the Municipal Services Department.*

Consolidated for Public Convenience Only

(FOR REFERENCE TO ORIGINAL BY-LAWS OR FOR FURTHER DETAILS

PLEASE CONSULT THE

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SECTION 11.0.00 APPLICATION OF BY-LAW1.1.00 APPLICATION

The provisions of this By-law shall apply to the Electoral Area of Langford included within the area covered by By-law No. 980 of the Capital Regional District, being the Langford Zoning By-law, 1981. (BL 1659)

SECTION 22.0.00 PURPOSE

The purpose of this By-law is to regulate the subdivision of land and resulting development of land, the area, dimension, shape and arrangement of parcels of land, and the arrangement, design and construction of highways, services and utilities. Such regulation is intended to:

- (1) Promote the orderly, efficient, economical and aesthetically pleasing development of the area covered by this By-law.
- (2) Preserve the natural amenities of the area.
- (3) Implement and be in conformity with the intent of the Langford Official Community Plan (1986). (BL 1659)

SECTION 33.0.00 SEVERABILITY

No provision of this By-law depends for its validity on any other provision and the provisions of this By-law shall remain in full force and effect, save and except only those specific provisions of the By-law which may for any reason be held to be invalid.

SECTION 44.0.00 DEFINITIONS

**APPLICANT** means a person applying for approval of a subdivision, whether as the owner or as agent for the owner;

**APPROVING OFFICER** means the approving officer appointed by or pursuant to the Land Title Act for Langford Electoral Area; (BL 1659)

**BOARD** means the Board of Directors of the Capital Regional District;

**BUILDING AREA** means that portion of a parcel which is topographically and in other respects suited to the construction of a building in accordance with this By-law, and the Building Regulations, Zoning and other relevant By-laws;

**COMMUNITY PLAN** means the Capital Regional District By-law No. 1404, being the "Langford Official Community Plan By-law, 1986"; (BL 1659)



COMMUNITY WATER SYSTEM means a waterworks system as defined by the Health Act which is owned, operated and maintained by an Improvement District under the Water Act or the Municipal Act, or a Regional District, or a Municipality, or water utility which is regulated under the Water Utility Act;

COMMUNITY SEWER SYSTEM means the network of pipes placed so as to receive and direct waste from the plumbing of two or more parcels of land to a treatment facility which is owned and operated by a municipal government or improvement district; (BL 1414)

CUL-DE-SAC means a highway, one end of which is designed to be permanently closed to motor vehicles, or which is terminated by a natural feature and which provides a vehicular turning area;

DEPTH OF A PARCEL means the distance between front and rear lot line excluding the access strip of panhandle lots;

DISTRICT means the Capital Regional District;

DOUBLE FRONTAGE LOT means a lot which is either bisected by highway other than a lane or walkway or which has two opposite boundaries both of which have frontage on a highway other than a lane or walkway;

FRONTAGE means a parcel boundary which immediately adjoins a highway other than a lane or walkway;

HIGHWAY includes a street, road, lane, bridge, viaduct and any other way open to the use of the public, but does not include a right-of-way on private property;

LOT LINE means a line which marks the boundary of a lot and in particular:

- (1) Front Lot Line means the lot line that divides the lot from the highway, provided that in the case of a corner lot the shorter lot line that abuts the highway shall be deemed to be the front lot line. In the case of a double fronting lot, the lot lines abutting two parallel or approximately parallel highways shall be considered as front lot lines;
- (2) Front Lot Line - Panhandle Lot means any lot line adjoining and approximately perpendicular to the access strip, but excluding any lot line in the access strip;
- (3) Side Lot Line means a lot line other than a front or rear lot line;
- (4) Rear Lot Line means the lot line opposite to and most distance from the front lot line, or where the rear portion of the lot is bounded by intersecting side lot lines, it shall be the point of such intersection;

MEDICAL HEALTH OFFICER means the Medical Health Officer for the District;

PANHANDLE LOT means any parcel, the building area of which is serviced and gains road frontage through the use of a relatively narrow strip of land which is an integral part of the parcel (hereinafter called the 'access strip');



PARCEL means any lot, block or other area in which real property is held or into which real property is subdivided, but does not include a highway or portion thereof and for the purpose of this by-law means the remainder of a parcel;

POTABLE WATER means water which is approved for drinking purposes by the Medical Health Officer pursuant to the Health Act;

Settlement Plan Repealed

(BL 1659)

SUBDIVISION means the division of land into two or more parcels, whether by plan, apt descriptive words, or otherwise;

WALKWAY means a highway not open to motor vehicular traffic, primarily used for pedestrian traffic;

ZONE means a zone established by the Langford Zoning By-law, 1981, being Capital Regional District By-law No. 980. (BL 1659)

### SECTION 5

#### 5.0.00 PARCEL REQUIREMENTS AND SERVICE LEVELS

#### 5.0.01 PARCEL REQUIREMENTS

The minimum widths, and areas of parcel for each Zone shall be in accordance with the provisions of this By-law.

#### 5.0.02 SERVICE LEVELS

- (1) The minimum service levels for each Zone shall be in accordance with the provisions herein contained.
- (2) Where a subdivision application was submitted for approval prior to December 2, 1981, and where the proposed subdivision does not meet the servicing requirements prescribed in this By-law, the Approving Officer may approve the subdivision if he considers the services to be provided in the proposed subdivision are sufficient to meet the requirements of the intended use of the subdivision.

### SECTION 6

#### 6.0.00 PROVINCIAL LEGISLATIVE REQUIREMENTS

- 6.0.01 Nothing contained in this By-law shall be deemed to limit or extend the discretionary powers and authority conferred upon the Approving Officer by the Municipal Act and the Land Title Act.



## 6.0.02 The Approving Officer may:

- (1) At the cost of the subdivider, personally examine or have an examination and report made on the subdivision;
- (2) Hear from all persons who, in his opinion, are affected by subdivision; and,
- (3) Refuse to approve the subdivision plan, if he considers that:
  - (a) the anticipated development of the subdivision would injuriously affect the established amenities of adjoining or reasonably adjacent properties;
  - (b) the plan does not comply with the provisions of this By-law relating to access and the sufficiency of highway allowances shown in the plan, and with all regulations of the Lieutenant Governor in Council relating to subdivision plans;
  - (c) the highways shown in the plan are not cleared, drained constructed and surfaced to his satisfaction, or unless, in circumstances he considers proper, security in an amount and in a form acceptable to him is provided;
  - (d) the land has inadequate drainage installations;
  - (e) the land is subject, or could reasonably be expected to be subject, to flooding, erosion, land slip or avalanche;
  - (f) after due consideration of all available environmental impact and planning studies, the anticipated development of the subdivision would adversely affect the natural environment to an unacceptable level;
  - (g) the cost to the Province of providing public utilities or other works or services would be excessive.
  - (h) the deposit of the plan is against the public interest.
  - (i) the proposed subdivision does not conform to the by-laws of the District regulating the subdivision of land and zoning and all applicable provisions of the Municipal Act and Langford Official Community Plan. (BL 1659)

## 6.0.03 The Approving Officer shall not approve any proposed subdivision which:

- (1) is not suited to the configuration of the land being subdivided;
- (2) is not suited for the use for which it is intended;
- (3) makes impracticable the future subdivision of the land within the proposed subdivision or of adjacent land.

## 6.0.04 The Approving Officer may require that the applicant enter into an agreement with the appropriate authority with respect to improvements that are lawfully demanded by that authority.



- 6.0.05 The owner of land being subdivided shall provide, without compensation, land for public open space in the locations and to the extent required by the Approving Officer for the purpose of providing sufficient open space within the proposed subdivision for park and public use.
- 6.0.06 Where land being subdivided adjoins a lake, river, stream, or other body of water, the Approving Officer, as a condition of approving the subdivision, may require dedication without compensation, of a strip of land not exceeding 7 m in width along the bank or shore to provide public access if he believes it is in the public interest to do so.
- 6.0.07 Land to be dedicated under Section 6.0.06 shall be measured from:
- (1) the high water mark, or
  - (2) the controlled high water mark, or
  - (3) the natural boundary of the lake, river, stream, or other body of water as defined by the Land Act;
- whichever is applicable.
- 6.0.08 The amount of land required to be provided or dedicated under Section 6.0.05 and 6.0.06 shall not exceed 5% of the land being developed.
- 6.0.09 Sections 6.0.05 to 6.0.08 do not apply:
- (1) to subdivisions of less than 3 parcels, or
  - (2) to subdivisions where the smallest parcel being created is larger than 2 ha; or
  - (3) to consolidations of existing subdivided parcels.

## SECTION 7

### 7.0.00 GENERAL REQUIREMENTS AND STANDARDS

- 7.0.01 All works and services required to be constructed and installed at the expense of the owner of land proposed to be subdivided pursuant to the provisions of this By-law shall be constructed and installed to the standards prescribed in this By-law prior to the approval of the subdivision by the Approving Officer, unless the owner of the land:
- (1) deposits with the authority responsible a bond in the form and amount, if any, prescribed in the By-law or otherwise, in a form and amount satisfactory to the Approving Officer having regard to the cost of installing and paying for all works and services required pursuant to this By-law; and
  - (2) enters an agreement with the authority responsible to construct and install the prescribed works and services by a specified date or forfeit the amount secured by the bond to the authority responsible.



- 7.0.02 Each parcel being created by a subdivision shall have frontage on a highway and the frontage of the parcel shall not be less than that specified in this By-law, provided however that this requirement may be waived pursuant to Section 994 of the Municipal Act. (BL 1659)
- 7.0.03 Notwithstanding anything contained herein, land designated "Agricultural Land" pursuant to the Agricultural Land Commission Act shall be subject to the Agricultural Land Commission Act and any regulations or orders made pursuant thereto. Without limiting the generality of the foregoing only those provisions of this By-law shall apply to land within the Agricultural Land Reserve which are not in conflict with or inconsistent with the Agricultural Land Commission Act, and any regulations and orders made pursuant thereto.
- 7.0.04 Access from a highway to each parcel of land created by subdivision must be practical and reasonable and the Approving Officer may require the applicant to provide a report from a qualified person indicating the feasibility of constructing a driveway to each parcel of land.
- 7.1.05 The Approving Officer may demand that the applicant furnish a sketch showing that the parcels into which the land is subdivided by the plan can conveniently be further subdivided, but this shall only be demanded if in the opinion of the Approving Officer the situation of the land is such that there is reason to anticipate it's re-subdivision.
- 7.0.06 The corners of any proposed parcel for which subdivision approval is being sought, or the location of places where any tests required for approval are taken, shall be clearly flagged if required by the Approving Officer.

### SECTION 8

#### 8.0.00 PARCEL AND SUBDIVISION DESIGN

- 8.0.01 Side lot lines of a parcel to be created by subdivision shall be substantially at right angles or radial to the highway on which the parcel fronts unless the Approving Officer is satisfied that it is impractical to comply.
- 8.0.02 Double fronting parcel shall not be permitted unless, in the opinion of the Approving Officer, such an arrangement is essential.
- 8.0.03 No subdivision shall be designed so that the building area is located within the flood control and environmental protection areas as specified in the Langford Zoning By-law, 1981. (BL 1295 & BL 1659)
- 8.0.04 Where a proposed subdivision is within a zone which permits an average parcel size, the Approving Officer may require that a restrictive covenant be applied to any parcel, pursuant to Section 215 of the Land Title Act, which may have the potential of being further subdivided.
- 8.0.05 To determine the maximum number of parcels permitted in an averaging parcel size zone, the gross area of the parcel excluding any required road dedication, shall be divided by the average lot size for that zone.
- 8.0.06 In the case of a panhandle lot, the minimum lot area permitted in the Langford Zoning By-law shall be exclusive of the access strip. (BL 1659)



SECTION 99.0.00 EXCEPTIONS TO MINIMUM PARCEL AREA REQUIREMENTS

Notwithstanding the minimum parcel area requirement set out in the Langford Zoning By-law, the Approving Officer may permit a reduction in the parcel area requirements of not greater than 5%, provided that in other respects the subdivision complies with this by-law and the Approving Officer is satisfied that because of unusual terrain or the size or the configuration of the land, the minimum parcel area cannot be achieved. (BL 1659)

9.0.01 The minimum parcel area requirements specified in the Langford Zoning By-law shall not apply: (BL 1659)

- (1) where the parcel being created is to be used solely for the unattended equipment necessary for the operation of:
  - (a) a community water system;
  - (b) a community sewer system;
  - (c) a community gas distribution system;
  - (d) a community radio or television receiving antenna;
  - (e) a radio or television broadcasting antenna;
  - (f) a telecommunication relay station;
  - (g) an automatic telephone exchange;
  - (h) an air or marine navigational aid;
  - (i) electrical substations or generating stations;
  - (j) any other similar public service or utility; or
- (2) where a parcel is created pursuant to Section 4 of B. C. Regulation 199/70; or
- (3) where the land proposed to be subdivided is within a Zone where none of the uses permitted will generate sewage and the owner enters into a covenant specified in subsection 4 hereof;
- (4) where the owner of the land proposed to be subdivided enters into a covenant pursuant to Section 215 of the Land Title Act in favour of the District satisfactory to the Approving Officer prior to the deposit of the subdivision plan in the Land Titles Office; or
- (5) where a parcel being created is for park use only.



- 9.0.02 Where a parcel is in an Gb1, Gb2, Gb2A, Gb3, GR1, GR2, GR3, GR4, AG1, AG2, A1, AR1, AR2, R1, or R2, Zone and is split into separate parts by a highway or railroad, the Approving Officer may approve a subdivision which subdivides the said subdivision into the said separate parts, providing that there is proof of potable water on all parcels of 4 ha or less and an area suitable for on-site sewage disposal on all parcels of 4 ha or less, and providing that in all other respects the subdivision complies with this By-law. (BL 1659)
- 9.0.03 Where a subdivision consolidates parcels into a lesser number of parcels and where the smallest parcel created is larger than any of those parcels being subdivided, the Approving Officer may approve the subdivision notwithstanding the minimum width requirements or parcel area requirements specified in the Langford Zoning By-law. (BL 1659)

### SECTION 10

#### 10.0.00 HIGHWAYS - GENERAL REQUIREMENTS

- 10.0.01 Necessary and reasonable access to all new parcels and through the land subdivided to lands lying beyond or around shall to the extent of the owner's control be provided by a sufficient highway, to the applicable design standard as required by the Ministry of Transportation and Highways. All existing highways provided for in subdivision plans of all adjoining lands or otherwise legally established shall be continued without unnecessary jogs.
- 10.0.02 The Approving Officer may demand that the applicant furnish profiles of every new highway shown on the plan and such topographical details as may indicate the engineering problems to be dealt with in opening up the highway shown upon the plan.
- 10.0.03 Where the land subdivided borders:
- (1) on a body of water, the bed of which is owned by the Crown;
  - (2) on the boundary of a strip of land established as the boundary of a water reservoir, and the strip of land and reservoir are owned by the Crown; or
  - (3) on a strip of Crown land 20 m or less in width contiguous to a natural boundary as defined in the Land Act;

access shall be given by highways 20 m wide to the body of water and to the strips at distances not greater than 200 m between centre lines, or, in a rural area where the parcels into which the land is subdivided all exceed 0.5 ha, at distances not greater than 400 m between centre lines.



## 10.0.04 Where:

- (1) the land subdivided borders on a body of water, the bed of which is owned by a person other than the Crown; and
- (2) in the case of a lake or pond, where the surface of the body of water at mean annual high water is at least 1.5 ha, and the mean depth at mean annual high water is at least 0.6 m; or
- (3) in the case of a river, creek or watercourse, where the average width at mean annual high water is at least 6 m and the average depth at mean annual high water is at least 0.6 m,

access shall be given by highways 20 m wide to the body of water and to the strips at distances not greater than 200 m between centre lines, or, in a rural area where the parcels into which the land is subdivided all exceed 0.5 ha, at distances not greater than 400 m between centre lines; but 0.5 ha, at distances not greater than 400 m between centre lines; but subparagraph (2) does not apply to a reservoir or pond where the bed is owned by a public body other than the Crown and used for the purpose of domestic or industrial water supply.

- 10.0.05 Suitable lanes shall be provided in continuation of existing lanes and in every case where lanes are considered necessary by the Approving Officer.
- 10.0.06 An appeal from strict compliance with subsection 10.0.03 and 10.0.04 may be made pursuant to Section 76 of the Land Title Act.
- 10.0.07 Where practicable any parcel created by subdivision which has frontage on a highway designated as a controlled access highway pursuant to the Highway Act, must be provided with access to another highway.
- 10.0.08 In any proposed subdivision, a highway which is a cul-de-sac, shall have a terminal area for a turnaround, the size of which shall be determined by the Approving Officer having regard to the local snow, terrain and soil conditions, provided that any such area shall be large enough to contain a circle with a radius of 15 m.
- 10.0.09 Walkways shall be dedicated where they are needed to provide pedestrian access to schools, playgrounds, shopping centres, transportation, beaches and other community facilities, or for proper circulation of pedestrian traffic and such walkways shall have a width of not less than 3 m.
- 10.0.10 Corner cut-offs shall be provided where required by the Approving Officer.
- 10.0.11
- (1) All construction practice and procedure shall comply generally to the standards of the Ministry of Transportation and Highways General Specification.
  - (2) Minimum widths for highways rights-of-way shall be as specified by the Ministry of Transportation and Highways general specification.



SECTION 1111.0.00 DRAINAGE - GENERAL

- 11.0.01 (1) Where a subdivision is traversed by a water course, drainage way or stream, an adequate drainage system shall be provided by the owner along such water course, drainage way or stream of a width and capacity deemed necessary by the authority having jurisdiction.
- (2) An Approval, under Section 7 of the Water Act, must be obtained for any changes of work in and about a stream including any natural water course or source of water supply, and any lake, river, creek, spring, ravine, swamp or gulch.
- 11.0.02 All drainage systems are to be carried to a natural watercourse or connected to drainage outlet acceptable to the Approving Officer

SECTION 1212.0.00 DESIGN AND INSTALLATION OF SERVICES

- 12.0.01 The owner shall provide a community water system designed in accordance with the requirements of any authority having jurisdiction over the system, for subdivisions creating parcels where the provisions of the By-law require a community water system.
- 12.0.02 The community water system approved pursuant to Section 12.0.00 shall be constructed as approved provided however, that a subdivision may be approved prior to the construction of the community water system, if an arrangement ensuring such construction satisfactory to the Approving Officer has been made with the appropriate water improvement district. But in no case shall the subdivision be approved before the plans for the community water system have been approved.
- 12.0.03 (1) Where a subdivision is not served by a community water system, each parcel shall be required to have a proven source of potable water of not less than 1400 litres per day except lots created in the Gb1 or Gb2 Zones. (BL 1659)
- (2) Where an application for subdivision is received and there exists on the lot under application a single family dwelling, the provisions of Section 12.0.03 (1) of this by-law may be waived for that lot which will contain the existing house, providing the rest of the new lots to be created comply with Section 12.0.03 (1). The Medical Health Officer may request a bacteriological test for any existing well on site. (BL 1158)
- (3) Notwithstanding Section 12.0.03 (1), the Approving Officer may approve a subdivision where one well services not more than 4 lots, providing there is at least 1400 litres per day of water available for each new lot to be serviced and that the required water distribution system, easements and provisions for maintenance of the system to service all lots on that well have been registered and installed prior to the registration of the subdivision. (BL 1158)



12.0.04 In Zones requiring each lot to contain an on-site septic tank and tile field, each parcel created must comply with the following requirements:

- (1) Site investigation, to determine suitability for on-site sewage disposal, shall be carried out as prescribed in the Sewage Disposal Regulations, B.C. Regulations 577/75, Division 5
- (2) where there is not a minimum of 1.2 m of permeable native soil, consideration shall be given to alternative designs for sewage disposal pursuant to the Local Services Act (B.C. Regulation 262/70) Section 604 (b), which allows for the importation of soil fill, provided that the imported soil fill and the alternate sewage disposal design meets the requirements of the Sewage Disposal Regulations, B.C. Regulations 577/75, and is approved by the Medical Health Officer.

<u>SIZE OF LOT</u>	<u>MINIMUM DEPTH OF PERMEABLE NATIVE SOIL</u>	<u>SOIL FILL ALLOWED</u>	<u>TOTAL REQUIRED DEPTH OF SOIL</u>
1850 m <sup>2</sup> or less	90 cm	30 cm	120 cm
1851 m <sup>2</sup> to 4,000 m <sup>2</sup>	75 cm	45 cm	120 cm
4,001 m <sup>2</sup> to 20,000 m <sup>2</sup>	60 cm	60 cm	120 cm
20,001 m <sup>2</sup> and over	45 cm	75 cm	120 cm

For lots 2 ha or larger where the requirements of the table cannot be met, the Medical Health Officer may consider recommending approval of site specific alternative designs for sewage disposal, provided that such design meets the requirements of the Sewage Disposal Regulations, B.C. Regulation 577/75m and is approved by the Medical Health Officer.

- (3) The land slope in the area of the on-site sewage disposal system shall not exceed 12 percent where there is less than 60 cm of permeable native soil.
- (4) The land slope in the area of the on-site sewage disposal system shall not exceed 30 percent where there is more than 60 cm of permeable native soil. (BL 1239)

12.0.05 Repealed (BL 1239)

12.0.06 Where a discharge of sewage from or within a proposed subdivision is within the terms of the Pollution Control Act, a provisional permit for that discharge shall be obtained before the subdivision is approved.



SECTION 1313.0.00 SPECIFIC PARCEL AND SERVICE LEVEL REQUIREMENTS13.1.00 GREENBELT (Gb1) ZONE (BL 1659)

13.1.01 Repealed (BL 1659)

13.1.02 Panhandle Lots

Permitted in this zone.

- (1) The minimum width of the access strip shall be 20 m where the parcel can be further subdivided.
- (2) The minimum width of the access strip shall be 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision.

13.1.03 Minimum Service Levels

- (1) Water - N/A
- (2) Sewage Disposal - N/A

13.2.00 GREENBELT (Gb2) ZONE (BL 1659)

13.2.01 Repealed (BL 1659)

13.2.02 Panhandle Lots

Permitted in this zone.

- (1) The minimum width of the access strip shall be 20 m where the parcel can be further subdivided.
- (2) The minimum width of the access strip shall be 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision.

13.2.03 Minimum Service Levels

- (1) Water - N/A
- (2) Sewage Disposal - N/A



13.3.00	<u>GREENBELT (Gb2A) ZONE</u>	14 (BL 1695)
13.3.01	Repealed	(BL 1659)
13.3.02	<u>Panhandle Lots</u>	
	Permitted in this zone:	
	(1) The minimum width of the access strip shall be 20 m where the parcel can be further subdivided.	
	(2) The minimum width of the access strip shall be 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision.	
13.3.03	<u>Minimum Service Levels</u>	
	(1) Water - individual well for each parcel	
	(2) Sewage Disposal - provision for individual septic tanks and tile fields for each parcel.	
13.4.00	<u>GREENBELT (Gb3) ZONE</u>	(BL 1659)
13.4.01	Repealed	(BL 1659)
13.4.02	<u>Panhandle Lots</u>	
	Permitted in this zone.	
	(1) The minimum width of the access strip shall be 20 m where the parcel can be further subdivided.	
	(2) The minimum width of the access strip shall be 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision.	
13.4.03	<u>Minimum Service Levels</u>	
	(1) Water - individual well for each parcel	
	(2) Sewage Disposal - N/A	



13.5.00 AGRICULTURAL 1 (AG1) ZONE13.5.01 Agricultural Land Reserve (BL 1659)

Any subdivision within the Agricultural Land Reserve shall require the approval of the Provincial Agricultural Land Commission.

## 13.5.02 Repealed (BL 1659)

13.5.03 Panhandle Lots

Permitted in this zone.

- (1) The minimum width of the access strip shall be 6 m.

13.5.04 Minimum Service Levels

- (1) Water - individual well for each parcel  
(2) Sewage Disposal - N/A

13.6.00 AGRICULTURAL 2 (AG2) ZONE (BL 1659)13.6.01 Agricultural Land Reserve

Any subdivision within the Agricultural Land Reserve shall require the approval of the Provincial Agricultural Land Commission.

## 13.6.02 Repealed (BL 1659)

13.6.03 Panhandle Lots

Permitted in this zone.

- (1) The minimum width of the access strip shall be 6 m.

13.6.04 Minimum Service Levels

- (1) Water - community water system  
(2) Sewage Disposal - Provision for individual septic tank and tile fields for each parcel



13.7.00 RURAL 1 (A1) ZONE

13.7.01 Deleted (BL 1659)

13.7.02 Panhandle Lots

Permitted in this zone.

- (1) The minimum width of the access strip shall be 6 m.

13.7.03 Minimum Service Levels

- (1) Water - individual well for each parcel
- (2) Sewage Disposal - N/A

13.8.00 RURAL RESIDENTIAL 1 (AR1) ZONE

13.8.01 Repealed (BL 1659)

13.8.02 Panhandle Lots

Permitted in this zone:

- (1) 20 m where the parcel can be further subdivided,
- (2) 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision.

13.8.03 Minimum Service Levels

- (1) Water - individual well for each parcel
- (2) Sewage Disposal - Provision for individuals septic tanks and tile fields for each parcel.



13.9.00 RURAL RESIDENTIAL 2 (AR2) ZONE13.9.01 Repealed (BL 1659)13.9.02 Panhandle Lots

Permitted in this zone:

- (1) 20 m where the parcel can be further subdivided,
- (2) 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision.

13.9.03 Minimum Service Levels

- (1) Water - individual well for each parcel
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.9A.00 GREENBELT RESIDENTIAL 1 (GR1) ZONE (BL 1659)13.9A.01 Panhandle Lots

Permitted in this zone:

- (1) 20 m where the parcel can be further subdivided;
- (2) 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision.

13.9A.02 Minimum Service Levels

- (1) Water - individual well for each parcel
- (2) Sewage Disposal - provision for individual septic tanks and tile fields for each parcel. Where a bare land strata development is proposed pursuant to the Condominium Act, consideration maybe given to using a communal septic tank and tile field to serve one or more of the strata lots. (BL 1659)



- 13.10.00 GREENBELT RESIDENTIAL 2 (GR-2) ZONE (BL 1659)
- 13.10.01 Repealed (BL 1659)
- 13.10.02 Panhandle Lots

Permitted in this zone.

- (1) The minimum width of the access strip shall be 20 m where the parcel can be further subdivided. (BL 1211)
- (2) The minimum width of the access strip shall be 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision. (BL 1211)

13.10.03 Minimum Service Levels

- (1) Water - individual well for each parcel
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel. Where a bare land strata development is proposed pursuant to the Condominium Act, consideration may be given to using a communal septic tank and tile field to serve one or more of the strata lots. (BL 1659)

- 13.11.00 GREENBELT RESIDENTIAL (GR3) ZONE (BL 1659)
- 13.11.01 Repealed (BL 1659)
- 13.11.02 Panhandle Lots

Permitted in this zone:

- (1) The minimum width of the access strip shall be 20 m where the parcel can be further subdivided,
- (2) The minimum width of the access strip shall be 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision.

13.11.03 Minimum Service Levels

- (1) Water - individual well for each parcel
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel. Where a bare land strata development is proposed pursuant to the Condominium Act, consideration may be given to using a communal tank and tile field to serve one or more of the strata lots. (BL 1659)

13.11A.00

GREENBELT RESIDENTIAL 4 (GR4) ZONE

19  
(BL 1659)

13.11A.01 Panhandle Lots

Permitted in this zone:

- (1) 20 m where the parcel can be further subdivided;
- (2) 6 m where the Approving Officer is satisfied that there is no alternative way of subdivision.

13.11A.02 Minimum Service Levels

- (1) Water - individual well for each parcel;
- (2) Sewage Disposal - provision for individual septic tanks and tile fields for each parcel. Where a bare land strata development is proposed pursuant to the Condominium Act, consideration may be given to using a communal septic tank and tile field to serve one or more strata lots. (BL 1659)

13.12.00

RESIDENTIAL 1 (R1) ZONE

13.12.01 Repealed

(BL 1659)

13.12.02 Panhandle Lots

Permitted in this zone.

- (1) The minimum width for the access strip shall be 6 m.

13.12.03 Minimum Service Levels

- (1) Water - community water systems.
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel. Where a bare land strata development is proposed pursuant to the Condominium Act, consideration may be given to using a communal septic tank and tile field to serve one or more of the strata lots. (BL 1207)



13.13.00 ONE-FAMILY DWELLING (R2) ZONE13.13.01 Repealed (BL 1659)13.13.02 Panhandle Lots

Not permitted in this zone.

13.13.03 Minimum Service Levels

- (1) Water - community water systems
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel. Where a bare land strata development is proposed pursuant to the Condominium Act, consideration may be given to using a communal septic tank and tile field to serve one or more of the strata lots. (BL 1207)

13.13A.00 RESIDENTIAL SERVICE (R3) ZONE (BL 1414)13.13A.01 Panhandle Lots

Panhandle lots are permitted in this zone:

The minimum width for the access strip shall be 6 m.

13.13A.02 Minimum Service Levels

- (1) Minimum service level for water - community water system
- (2) Minimum service level for sewage disposal - community sewer system

13.14.00 MOBILE HOME PARK (RH1) ZONE13.14.01 Repealed (BL 1659)13.14.02 Panhandle Lots

Not permitted in this zone, except as permitted pursuant to the Mobile Home Park By-law No. 377.

13.14.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel, or where the parcel is to be strata-titled pursuant to the Condominium Act, as required by the Medical Health Officer.

13.15.00 LOW DENSITY ATTACHED HOUSING (RM1) ZONE

13.15.01 Repealed (BL 1659)

13.15.02 Panhandle Lots

Not permitted in this zone.

13.15.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel

13.16.00 ATTACHED HOUSING (RM2) ZONE

13.16.01 Repealed (BL 1659)

13.16.02 Panhandle Lots

Not permitted in this zone.

13.16.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individuals septic tanks and tile fields for each parcel

13.17.00 APARTMENT (RM3) ZONE

13.17.01 Repealed (BL 1659)

13.17.02 Panhandle Lots

Not permitted in this zone.

13.17.03 Minimum Service Levels

- (1) Water - community water systems
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel



13.18.00 APARTMENT [SENIOR CITIZENS] (RM4) ZONE13.18.01 Repealed (BL 1659)13.18.02 Panhandle Lots

Not permitted in this zone.

13.18.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - provision for individual septic tanks and tile fields for each parcel (BL 1075)

13.18A.00 RESIDENTIAL SERVICE [ATTACHED] (RM5) ZONE (BL 1414)13.18A.01 Panhandle Lots

Panhandle lots are not permitted in this zone.

13.18A.02 Minimum Service Levels

- (1) Minimum Services Level for Water - community water system
- (2) Minimum Service Level for Sewage Disposal - community sewer system

13.18B.00 RESIDENTIAL SERVICE [APARTMENT] (RM6) ZONE (BL 1414)13.18B.01 Panhandle Lots

Panhandle lots are not permitted in this zone.

13.18B.02 Minimum Service Levels

- (1) Minimum Service Level for Water - community water system
- (2) Minimum Service Level for Sewage Disposal - community sewer system

13.19.00 NEIGHBOURHOOD COMMERCIAL (C1) ZONE

13.19.01 Repealed (BL 1659)

13.19.02 Panhandle Lots

Not permitted in this zone.

13.19.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.20.00 COMMUNITY COMMERCIAL (C2) ZONE

13.20.01 Repealed (BL 1659)

13.20.02 Panhandle Lots

Not permitted in this zone.

13.20.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.21.00 DISTRICT COMMERCIAL (C3) ZONE

13.21.01 Repealed (BL 1659)

13.21.02 Panhandle Lots

Not permitted in this zone.

13.21.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.



13.22.00 APARTMENT COMMERCIAL (C4) ZONE

13.22.01 Repealed (BL 1659)

13.22.02 Panhandle Lots

Not permitted in this zone.

13.22.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.23.00 OFFICE COMMERCIAL (C5) ZONE

13.23.01 Repealed (BL 1659)

13.23.02 Panhandle Lots

Not permitted in this zone.

13.23.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.24.00 SERVICE COMMERCIAL (CS1) ZONE

13.24.01 Repealed (BL 1659)

13.24.02 Panhandle Lots

Not permitted in this zone.

13.24.03 Minimum Service Requirements

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.25.00 HIGHWAY COMMERCIAL (CS2) ZONE13.25.01 ~~Repealed~~ (BL 1659)13.25.02 Panhandle Lots

Not permitted in this zone.

13.25.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.26.00 COMMERCIAL INDUSTRIAL (CS3) ZONE (BL 1037)

13.26.01 Repealed (BL 1659)

13.26.02 Panhandle Lots

Not permitted in this zone.

13.26.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - provision for individual septic tanks and tile fields for each parcel.

13.27.00 TOURIST COMMERCIAL-MOTEL (CT1) ZONE

13.27.01 Repealed (BL 1659)

13.27.02 Panhandle Lots

Not permitted in this zone.

13.27.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.



13.28.00 TOURIST COMMERCIAL-CAMPSITE (CT2) ZONE

13.28.01 Repealed (BL 1659)

13.28.02 Panhandle Lots

Not permitted in this zone.

13.28.03 Minimum Service Levels

- (1) Water - individual well for each parcel
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.29.00 COMMERCIAL RECREATION (CR1) ZONE

13.29.01 Repealed (BL 1659)

13.29.02 Panhandle Lots

Not permitted in this zone.

13.29.03 Minimum Service Levels

- (1) Water - individual well each parcel
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.30.00 MARINA COMMERCIAL (CR2) ZONE

13.30.01 Repealed (BL 1659)

13.30.02 Panhandle Lots

Permitted in this zone only where the Approving Officer is satisfied there is no alternative way of subdividing.

13.30.03 Minimum Service Levels

- (1) Water - individual well each parcel
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.31.00 LIGHT INDUSTRIAL (M1) ZONE

13.31.01 Repealed (BL 1659)

13.31.02 Panhandle Lots

Not permitted in this zone.

13.31.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.32.00 GENERAL INDUSTRIAL (M2) ZONE

13.32.01 Repealed (BL 1659)

13.32.02 Panhandle Lots

Not permitted in this zone.

13.32.03 Minimum Service Levels

- (1) Water - community water systems
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.33.00 HEAVY INDUSTRIAL (M3) ZONE

13.33.01 Repealed (BL 1659)

13.33.02 Panhandle Lots

Not permitted in this zone.

13.33.03 Minimum Service Levels

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.



13.34.00 NEIGHBOURHOOD INSTITUTIONAL (P1) ZONE

13.34.01 Repealed (BL 1659)

13.34.02 Panhandle Lots

Permitted only where the Approving Officer is satisfied there is no alternative way of subdividing.

13.34.03 Minimum Service Level

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.35.00 COMMUNITY INSTITUTIONAL (P2) ZONE

13.35.01 Repealed (BL 1659)

13.35.02 Panhandle Lots

Permitted only where the Approving Officer is satisfied there is no alternative way of subdividing.

13.35.03 Minimum Service Requirements

- (1) Water - community water system
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.36.00 PUBLIC UTILITY (P3) ZONE

13.36.01 Repealed (BL 1659)

13.36.02 Panhandle Lots

Permitted only where the Approving Officer is satisfied there is no alternative way of subdividing.

13.36.03 Minimum Service Levels

- (1) Water - community water systems
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.

13.37.00 PARK AND OPEN SPACE (P4) ZONE13.37.01 Repealed

(BL 1659)

13.37.02 Panhandle Lots

Permitted only where the Approving Officer is satisfied there is no alternative way of subdividing.

13.37.03 Minimum Service Levels

- (1) Water - community water systems
- (2) Sewage Disposal - Provision for individual septic tanks and tile fields for each parcel.



SECTION 1414.0.00 PROCEDURE FOR SUBDIVISION APPLICATION

- 14.0.01 Every application for approval of a subdivision shall be made by the registered owner of each property included in the subdivision or by his duly authorized agent in accordance with procedures required by the Approving Officer.

SECTION 1515.0.00 PENALTIES

- 15.0.01 No person for the owner's shall do any act, or suffer or permit any act or thing to be done in contravention of this By-law.
- 15.0.02 Every person, for the owner who contravenes this By-law by doing any act which it forbids, or omitting to do any act which it requires to be done, is guilty of an offence and is liable, on summary conviction for the cost of the prosecution and to a fine of not less than Twenty-five Dollars (\$25.00) and not more than Five Hundred Dollars (\$500.00). A separate offence shall be deemed to be committed upon each day during and in which the contravention occurs or continues.
- 15.0.03 The PENALTIES imposed under subsection 15.1.02 hereof, shall be in addition to and not in substitution for any other penalty or remedy imposed by this By-law or any other statute, law or regulation.

SECTION 1616.0.00 SHORT TITLE

This By-law may be cited for all purposes as the "Langford Subdivision By-law 1982."

\* \* \* \* \*

READ A FIRST TIME THIS	27th	DAY OF January	1982
READ A SECOND TIME THIS	27th	DAY OF January	1982
READ A THIRD TIME THIS	27th	DAY OF January	1982
RECONSIDERED AND FINALLY ADOPTED THIS	10th	DAY OF February	1982

Thomas L. Seely  
CHAIRMAN

Wm M. Corder  
ACTING SECRETARY  
4

# METRIC CONVERSION TABLE

(Approximate Only)

## 1. Centimetres

2 cm	=	.3 in.
7.5 cm	=	3 in.
15 cm	=	6 in.

## 2. Metres

0.5 m	=	1.7 ft.
0.6 m	=	2.0 ft.
0.61 m	=	2.0 ft.
0.9 m	=	3.0 ft.
1 m	=	3.3 ft.
1.2 m	=	4.0 ft.
1.5 m	=	5.0 ft.
2 m	=	6.6 ft.
2.5 m	=	8.2 ft.
3 m	=	9.9 ft.
4 m	=	13.2 ft.
4.5 m	=	14.8 ft.
6 m	=	19.7 ft.
7 m	=	23.0 ft.
7.5 m	=	24.7 ft.
9 m	=	29.6 ft.
10 m	=	32.9 ft.
12 m	=	39.4 ft.
15 m	=	49.3 ft.
16 m	=	52.5 ft.
18 m	=	59.1 ft.
20 m	=	65.6 ft.
27 m	=	88.6 ft.
30 m	=	98.5 ft.
38 m	=	124.7 ft.
50 m	=	164.1 ft.
150 m	=	492.0 ft.
200 m	=	656.2 ft.
400 m	=	1312.3 ft.

## 5. Square Metres

0.1 m <sup>2</sup>	=	1.1 sq. ft.
4 m <sup>2</sup>	=	43.1 sq. ft.
10 m <sup>2</sup>	=	107.6 sq. ft.
15 m <sup>2</sup>	=	161.4 sq. ft.
20 m <sup>2</sup>	=	215.2 sq. ft.
30 m <sup>2</sup>	=	322.3 sq. ft.
35 m <sup>2</sup>	=	376.6 sq. ft.
40 m <sup>2</sup>	=	430.4 sq. ft.
50 m <sup>2</sup>	=	538.0 sq. ft.
60 m <sup>2</sup>	=	645.6 sq. ft.
70 m <sup>2</sup>	=	753.2 sq. ft.
90 m <sup>2</sup>	=	968.4 sq. ft.
95 m <sup>2</sup>	=	1022 sq. ft.
140 m <sup>2</sup>	=	1506 sq. ft.
185 m <sup>2</sup>	=	1991 sq. ft.
200 m <sup>2</sup>	=	2152 sq. ft.
235 m <sup>2</sup>	=	2529 sq. ft.
250 m <sup>2</sup>	=	2690 sq. ft.
280 m <sup>2</sup>	=	3013 sq. ft.
300 m <sup>2</sup>	=	3223 sq. ft.
325 m <sup>2</sup>	=	3498 sq. ft.
500 m <sup>2</sup>	=	5380 sq. ft.
700 m <sup>2</sup>	=	7532 sq. ft.
840 m <sup>2</sup>	=	9039 sq. ft.
1500 m <sup>2</sup>	=	16,145 sq. ft.
1800 m <sup>2</sup>	=	19,375 sq. ft.
2500 m <sup>2</sup>	=	26,900 sq. ft.
3000 m <sup>2</sup>	=	32,380 sq. ft.
7000 m <sup>2</sup>	=	75,320 sq. ft.
17000 m <sup>2</sup>	=	183,000 sq. ft.
465000 m <sup>2</sup>	=	500,500 sq. ft.

## 3. Square Kilometres

2.59 km <sup>2</sup>	=	1 sq. mi.
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## 4. Hectares

.5 ha	=	1.2 ac.
2 ha	=	5 ac.
4 ha	=	9.9 ac.

## 6.

### DESIGN SPEED

30 km/h	50 km/h	70 km/h
(18.6 mph)	(31 mph)	(43.5 mph)

Maximum Curvature (radius in metres)	30(98.4')	30(262.4')	160(524.9')
Minimum stopping sight distance (metres)	30(98.4')	60(196.8')	90(295.2')
K VALUE crest (vertical curves)	2(6.56')	7 (22.9')	15 (49.2')
K VALUE sag (vertical curves)	4(13.1')	11 (36')	19 (62.3')
Overhead clearance (metres)	4.5(14.7')	4.5(14.7')	4.5 (14.7')
Maximum grade (percent)	12	8	8
Maximum superelevation (percent)	10	8	8
Maximum grades are to be reduced by 1% of grade for each 30 metres (98.5 ft.) of radius below 150 m (492 ft.) radius curve.			



METRIC TO IMPERIAL MEASURE CONVERSION TABLE

NOTE: These figures are approximate. To be used only as a guide.

METRES	FEET	SQUARE METRES	SQUARE FEET	ACRES
0.3	1.54	0.2	2.15	
0.6	1.96	0.5	5.38	
0.9	2.95	10.	107.63	
1.0	3.28	15.	161.45	
1.5	4.92	20.	215.27	
2.0	6.56	30.	322.91	
2.5	8.2	35.	376.73	
2.6	8.53	40.	430.55	
3.0	9.84	50.	538.19	
3.7	12.13	60.	645.83	
4.0	13.12	70.	753.47	
4.1	13.45	80.	861.11	
4.5	14.76	100.	1,076.39	
5.0	16.4	200.	2,152.78	
5.2	17.06	285.	3,067.71	
5.6	18.37	300.	3,229.17	
5.8	19.02	500.	5,381.95	
5.9	19.35	675.	7,265.63	
6.0	19.68	695.	7,480.91	
6.3	20.66	835.	8,987.85	
7.0	22.96	850.	9,149.31	
7.5	24.60	1,500.	16,145.85	.37
7.6	24.93	1,800.	19,375.02	.44
8.9	29.19	2,500.	26,909.75	.61
9.0	29.52	3,000.	32,291.70	.74
10.0	32.8	4,000.	43,055.60	.98
10.5	34.44	5,000.	53,819.50	1.23
12.0	39.37	7,000.	75,347.30	1.72
13.7	44.94	8,000.	86,111.20	1.97
15.0	49.21	17,000.	182,986.30	4.2
16.0	52.49	46,500.	500,521.35	11.49
18.3	60.03			
19.2	62.99	2 Square Kilometers	21,527,807.51	494.21
20.0	65.61			
30.0	98.42			
50.0	164.04			
90.0	295.27			

  

<u>Hectares</u>	<u>Acres</u>
.5	1.23
1.0	2.47
1.2	2.96
2.0	4.94
4.	9.88
12.	29.65