

FAQ: Rezoning

This document answers frequently asked questions about rezoning property in the City of Langford. To review zoning policies and designations, please refer to our [website](#) for [maps](#) and other information.

Anyone interested in pursuing an application to rezone a property is encouraged to consult the City Planning Department. For a summary of the rezoning process, please review the City's [process guide for rezoning](#).

What is a Zoning Bylaw?

A zoning bylaw is a bylaw that regulates the type of development, use of land, and location and size of buildings and structures. There are over 90 different zoning designations in the City of Langford Zoning Bylaw No. 300, including single-family residential, multi-family residential, commercial, industrial, agricultural, institutional, mixed-use, and comprehensive development zones. The Zoning Bylaw describes what is permitted in each of these zones, the building requirements, setbacks, landscaping, density, land use, and parking requirements.

A zoning map accompanies Bylaw No. 300, which outlines where each of these zones are located in the City of Langford.

What is a Zoning Amendment?

A zoning amendment is a bylaw that amends the zoning designation of a property, the text of the Zoning Bylaw, or a combination of both. A zoning amendment can also be processed in conjunction with an amendment to the Official Community Plan.

When is a Zoning Amendment Necessary?

It is necessary to apply for a zoning amendment when a property owner wishes to develop a site for a use or density not allowed or different from the existing regulations in Zoning Bylaw No. 300.

I have questions about an application. How do I find out more about the application and participate in the process?

Staff are happy to answer questions about an application. You may contact the Planning Department by phone or email as listed below, and you will be connected to the appropriate staff person.

There are several opportunities and methods available to express your views regarding an application throughout the public process, which are outlined in the process guide on our [website](#).

Rezoning and/or OCP approval does not constitute approval of development, subdivision, or structural building details. A separate application for a development permit, subdivision approval and/or a building permit may be required and, if required, must be submitted and approved before any development occurs on site.