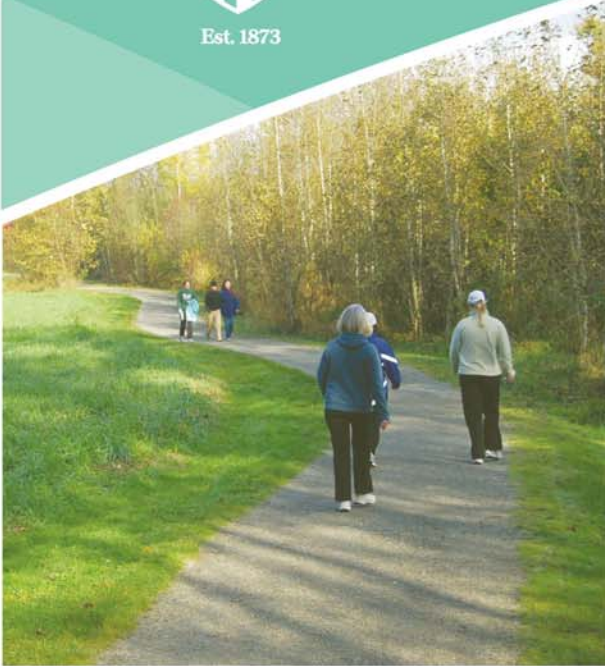


Township of
Langley



Est. 1873



Township of Langley

Official
Community Plan



Adopted October 1, 1979



\$5.15

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842

Adopted by Council on October 1, 1979

AMENDMENTS

| BYLAW NO./NAME | MAP/TEXT CHANGE | DATE OF ADOPTION |
|---|------------------------|-------------------------|
| 1836 (Walnut Grove OCP) | Map/Text | November 26, 1979 |
| 2284 (Murrayville Land Use) | Map/Text | November 13, 1984 |
| 2323 (Northwest Langley OCP) | Map/Text | July 29, 1985 |
| 2354 (Temporary Tourist) | Text | September 16, 1985 |
| 2475 (Brookswood/Fern. OCP) | Map/Text | August 31, 1987 |
| 2527 (Fort Langley OCP) | Map/Text | October 26, 1987 |
| 2572 (Walnut Grove) | Text | April 18, 1988 |
| 2556 (Gloucester) | Map/Text | October 28, 1988 |
| 2661 (Murrayville OCP) | Map/Text | April 17, 1989 |
| 2602 (Browse) | DP Area | November 27, 1989 |
| 2812 (Gloucester) | Map/Text | June 25, 1990 |
| 2895 (Gloucester) | Map | June 25, 1990 |
| 2856 (Berry, Berry and Paterson) | DP Area | October 1, 1990 |
| 2952 (Shin) | DP Area | October 1, 1990 |
| 2827 (Crimson Poultry Ranch Ltd.) | DP Area | October 15, 1990 |
| 2912 (Waska/Zigarlick/Jeanotte Ent. /Bel Inv./M202 Hldgs.) | Map DP Area | March 28, 1991 |
| 2830 (Fraser Pulp Chips Ltd) | DP Area | June 15, 1992 |
| 3228 (Smith) | Map/Text | April 26, 1992 |
| 2647 (Rieding Projects) | Map | September 14, 1992 |
| 3042 (Redwood Farms) | DP Area | October 26, 1992 |
| 3179 (Brookswood/Fernridge) | DP Area | November 9, 1992 |
| 3250 (Rural Plan) | Map/Text | July 12, 1993 |
| 3291 (Mulders) | DP Area | October 18, 1993 |
| 3401 (Stage 1 Control Plan) | Map | December 5, 1994 |
| 3452 (Canadian Reformed Church) | Map DP Area | February 12, 1996 |
| 3652 (Stage 9 - Redwoods) | Map | May 26, 1997 |
| 3779 (Regional Context Statement) | Map/Text | August 24, 1998 |
| 3741 (Langley Mennonite Fellowship) | DP Area | April 20, 1998 |
| 3800 (Willoughby OCP) | Map/Text | May 4, 1998 |
| 3911 (SW Gordon Estates Neighbourhood Plan) | Map/Text | June 19, 2000 |
| 3990 (Carvolth Business Park) | Map | May 7, 2001 |
| 4013 (Routley Neighbourhood Plan) | Map/Text | June 11, 2001 |
| 3991 (Carvolth Business Park) | Map/Text | July 30, 2001 |
| 4030 (Yorkson Neighbourhood Plan) | Map/Text | July 16, 2001 |
| 3250 (Township of Langley) | DP Area | February 18, 2002 |
| 4109 (Langley Tech Campus) | Map | August 16, 2004 |
| 4475 (NE Gordon Estates NP) | Map/Text | February 6, 2006 |

| 4085 (Interfor) BYLAW NO./NAME | Map/Text MAP/TEXT CHANGE | March 6, 2006 DATE OF ADOPTION |
|---|------------------------------------|--|
| 4375 (Langley Christian School) | Map | March 27, 2006 |
| 4485 (Streamside Protection) | Text | March 27, 2006 |
| 4321 (High Point) | Map | May 1, 2006 |
| 4529 (Streamside Protection Amendment) | Text | July 24, 2006 |
| 4584 (Willoughby Business Parks) | Map | October 15, 2007 |
| 4553 (High Density Development) | Text | December 17, 2007 |
| 4585 (Yorkson Neighbourhood Plan Update) | Map | February 4, 2008 |
| 4682 (Wildlife Habitat) | Text | November 3, 2008 |
| 4803 (Climate Action Planning) | Text | May 3, 2010 |
| 4824 (Aldergrove Core Area Plan) | Text | September 13, 2010 |
| 4825 (Jericho Sub-Neighbourhood Plan) | Text | May 30, 2011 |
| 4877 (Sandhill) | Map | November 7, 2011 |
| 4931 (Heritage) | Text | June 25, 2012 |

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1.0 INTRODUCTION

1.1 PURPOSE

3779
(08.24.98)

An official community plan is a general statement of the broad objectives and policies of the local government to guide growth and development of the community. These objectives and policies deal with the form and character of existing and proposed land use and servicing requirements in the area covered by the plan.

The plan can identify elements which the community either has or doesn't have and either does or does not want. The plan can then set out how these objectives can be attained. The plan does not make either stability or change happen. Preservation and building require activity of the community, Council and the marketplace.

Achieving the kind of community that residents want is an important criteria for planning Langley Township. "Residents" must include "future residents". Therefore, means of representing the interests of a populace who may not be in place for 25 years are a vital part of planning.

The Township of Langley Official Community Plan consists of this base document, which sets a framework for planning in the Township, and a number of component community plans which provide more detailed policies for specific areas of the Township. The component plans include the following:

| | |
|------------------------------------|----------------|
| Aldergrove Community Plan | Bylaw No. 1802 |
| Brookwood/Fernridge Community Plan | Bylaw No. 2475 |
| Fort Langley Community Plan | Bylaw No. 2527 |
| Gloucester Industrial Park | Bylaw No. 2556 |
| Langley Town Centre Plan | Bylaw No. 3361 |
| Murrayville Community Plan | Bylaw No. 2661 |
| Northwest Langley Community Plan | Bylaw No. 2323 |
| Rural Plan | Bylaw No. 3250 |
| Walnut Grove Community Plan | Bylaw No. 1836 |
| Willowbrook Community Plan | Bylaw No. 3008 |
| Willoughby Community Plan | Bylaw No. 3800 |

1.2 REGIONAL CONTEXT STATEMENT

3779
(08.24.98)

The Greater Vancouver Regional District (GVRD) adopted the Livable Region Strategic Plan in 1996 and the Ministry of Municipal Affairs and Housing has deemed it to be a Regional Growth Strategy under the Municipal Act. The purpose of a Regional Growth Strategy is to promote human settlement that is economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.

The Livable Region Strategic Plan is based on four strategies:

- protect the Green Zone,
- build complete communities,
- achieve a compact metropolitan area, and
- increase transportation choice.

This Official Community Plan conforms to the Livable Region Strategic Plan by:

- protecting lands that are in the Green Zone through appropriate land use designations and zoning;
- setting goals, objectives and principles to guide the development of complete communities in the Township;
- setting a population growth rate that is lower than the growth rate of the past two decades and employment targets that will achieve a balance between population and employment to assist in the regional goal of achieving a compact metropolitan area; and
- setting objectives and principles to encourage provision of public transit and pedestrian and cycle routes.

Protect the Green Zone

The Green Zone map includes areas that are of environmental and agricultural value. Much of the Green Zone area in Langley is actively farmed. Langley is a major agricultural community in the province, with approximately three-quarters of the municipality (23,784 hectares or 58,769 acres) in the Agricultural Land Reserve. This accounts for almost 40% of total agricultural land in the Fraser Valley. In 1996, Langley had 1,584 farms (more farms than any other municipality in British Columbia), 33,042 acres of farmland and \$150.3 million in farm sales (second highest in B.C.). The Township supports agricultural activity and farming development in the Green Zone, while working to resolve conflicts between farm and non-farm uses.

In future planning studies in the Aldergrove and Salmon River Uplands areas, the Township will consult with the Provincial Agricultural Land Commission and the GVRD to determine appropriate ALR and Green Zone boundaries.

The Official Community Plan protects the Green Zone by:

- setting goals for the maintenance of the rural character and preservation of the environment (Section 2.2);
- setting objectives to protect agricultural lands, encourage agricultural production, encourage enhancement of aquatic environments and natural amenities (Sections 4.5 and 4.10);
- identifying designated urban and industrial growth areas that are outside the Green Zone;
- designating the vast majority of the Green Zone areas in the Township as Rural Residential/ Agricultural; and
- including planning and development principles (Section 4.1A) that encourage careful planning of the urban/rural boundary; efficient design of communities for efficient and convenient transportation, and protection of the environment.

The Rural Plan further protects the Green Zone by:

- setting goals to enhance agricultural viability and retain and/or enhance the countryside character (Section 2.1);
- identifying means to protect the natural environment (Section 3.3);
- setting minimum lot sizes to preserve a land base for agricultural production (Sections 5.5 and 5.6);
- identifying actions that the Township can undertake to strengthen the agricultural economy (Section 4.3); and

- proposing policies to direct municipal actions to address park and trail systems in the rural area (Section 6.2).

Urban area community plans also protect watercourses identified in the Green Zone through designation as development permit areas with provisions to protect fish and wildlife habitat.

Build Complete Communities

The Official Community plan promotes development of complete communities and increased community diversity by:

- setting goals for attractively serviced urban areas and rational development of agricultural, industrial and commercial enterprises to provide a balance between residential and other uses (Section 2.2);
- setting objectives to provide for an economic range of housing types, densities and sizes (Section 4.2), to provide for sufficient commercial development to meet the needs of residents (Section 4.3) and to promote and encourage diversified industrial development in Langley (Section 4.4);
- setting policies that the Zoning Bylaw shall provide for a broad range of urban residential densities and housing types and that a program be undertaken to actively seek and encourage industry having a high employment ratio (Sections 4.2 and 4.4);
- designation of four industrial growth areas in the Township
- including planning and development principles (Section 4.1A) that encourage each community to provide a mix of land uses, including housing, employment, educational and recreational opportunities, a mix of housing types, densities and tenures, provision of a full array of infrastructure and services, provision of a balance between jobs and residents, and links to other communities and larger centres in the region

The Langley Town Centre Plan guides future development of the Langley Regional Town Centre. This plan provides land use policies for a mixture of commercial, multi family and industrial uses to locate in the Town Centre. Improvements to the pedestrian environment and major road network are recommended, as well a strategy for improving transit service.

The Aldergrove Community Plan supports the Aldergrove Municipal Town Centre designation as it provides for a concentration of retail, service, cultural and recreational uses within a central core providing for the basic needs of the Aldergrove community.

Individual urban area community plans provide for a variety of housing accommodation in each community as well as local commercial services.

Achieve a Compact Metropolitan Region

The Official Community Plan assists in the objective of achieving a compact metropolitan region by:

- setting population projections based on a 3% growth rate per year compared to the 4 to 5% rates of the past 20 years;
- setting employment targets to achieve a balance between the number of jobs in Langley and the number of employed residents by 2021; and

- including planning and development principles (Section 4.1A) that emphasize providing a balance between jobs and residents.

Community plans provide sufficient land designated for industrial and commercial purposes to achieve a balance between employed residents and jobs in the community by 2021 at growth rates of about 3% per year.

Increase Transportation Choice

The Official Community Plan sets objectives for provision of alternate means of transportation as follows:

- encouraging a street system that facilitates an efficient public transit system (Section 4.7)
- developing public transit facilities with connection to other centres in the Lower Mainland, as well as other areas within the municipality (Section 4.8); and
- providing pedestrian access (Section 4.7).

Policies related to these objectives include:

- encouragement of parking facilities for those who wish to car pool (Section 4.7);
- study and development of a system of walkways and cycleways (Section 4.7); and
- concentration of residential, major employment and commercial uses to facilitate provision of public transit services (Section 4.8).

Planning and development principles (Section 4.1A) will assist in encouraging use of public transit and alternative means of transportation as they provide for:

- a mix of land uses
- development of a central node in a community with the highest density of commercial and residential development
- community design that is efficient and convenient for a variety of transportation modes
- a balance between jobs and residents
- neighbourhood design to encourage walking for pleasure, daily needs and accessing transportation
- linking of communities to other communities and to larger centres in the region through design that supports efficient transit service, provision of park and ride facilities and good transit, walking and cycling links.

Component community plans have various policies related to provision of pedestrian walkways (Aldergrove, Brookwood/Fernridge, Fort Langley, Murrayville, Willowbrook, and Walnut Grove). “Community Connection: Planning Document for a Municipal Trail Network”, adopted by Township Council in 1994, provides a framework for a municipal trail network for pedestrians, equestrians and bicyclists for both transportation and recreational purposes.

The Langley Town Centre Plan includes a policy to improve the pedestrian environment of the area by creating links for pedestrians and bicyclists (Section 5.3). The plan also includes a strategy to improve transit service through short term improvements in bus service between the Town Centre and the main trade area and preserving long term options for rapid transit (Section 5.7).

The Green Zone Map as shown on Schedule “A”, attached to and forming part of this bylaw, is added to the Official Community Plan.

1.3 CLIMATE ACTION PLANNING - GREEN COMMUNITIES

4803
(05.03.10)

The Local Government Act enables municipalities to address climate change by requiring them to set targets for greenhouse gas (GHG) reductions and establish policies in their Official Community Plans.

The Township of Langley has taken a number of steps to climate action planning at the national, provincial, regional, and local levels. Some of the commitments and actions include:

Partners for Climate Protection (PCP)

PCP is a network of Canadian municipal governments committed to reducing GHGs and acting on climate change. A partnership between the Federation of Canadian Municipalities (FCM) and Local Governments for Sustainability (ICLEI), PCP is the Canadian component of Cities for Climate Protection (CCP) network, which comprises of more than 800 communities worldwide. The Township of Langley joined the PCP network in January 2001.

(PCP is based on a five milestone framework used to guide municipalities to reduce greenhouse gas emissions. As of June 2009, the Township has completed Milestones 1 through 4 for corporate operations. That is, complete an emissions inventory, set an emissions reduction target, develop an emissions reduction plan and implement the plan. The Township has begun to work on Milestone 5 which has a focus to monitor progress and make adjustments to policy and programs.)

British Columbia Climate Action Charter (CAC)

CAC is an agreement between the Province of British Columbia, the Union of BC Municipalities and the Township of Langley to work together in reducing GHG emissions. Signed in December 2007, the Charter committed the Township to achieving carbon neutrality in corporate operations by 2012, measuring and reporting GHG emissions at the community level and creating complete, compact, more energy efficient communities. By taking action and sharing best practices, the Township is making progress towards being carbon neutral in operations by 2012.

Sustainable Regional Initiative (SRI)

In 2002, Metro Vancouver adopted the SRI as its framework for decision making as well as the mechanism by which sustainability principles are moved from ideas into action. The SRI provides overarching principles which form the foundation for the three sets of operating principles that guide Metro Vancouver: conserve and develop natural, economic and social capital. As a member municipality of Metro Vancouver, the Township of Langley is committed to the SRI.

Township of Langley Sustainability Charter

In 2008, the Township of Langley adopted the Sustainability Charter with a vision to leave a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced. Leaving a legacy for multiple generations requires leadership, long term commitment, community involvement and regular reporting. These basic requirements form the guiding principles for the Township of Langley in its day-to-day decision making.

GREENHOUSE GAS (GHG) REDUCTION TARGET

The Township of Langley shall reduce GHG emissions throughout the community by having the following target:

The GHG reduction target for the Township of Langley (as a community) is 10% below 2007 levels by 2021, on a per capita basis.

POLICIES

- Support the British Columbia Climate Action Charter by developing strategies to achieve the goals of the agreement: being carbon neutral in municipal operations by 2012; measuring and reporting GHG emissions; and creating complete, compact, more energy efficient communities.
- Use the Community Energy and Emissions Inventory (CEEI) developed and hosted by the Province of British Columbia to measure, track and report GHG emissions on a regular basis.
- Support the climate action and sustainability initiatives of Metro Vancouver, such as the Metro Vancouver Sustainability Framework, the Regional Growth Strategy and the Air Quality Management Plan.
- Use the Township of Langley Sustainability Charter as a corporate framework to guide the organization and the community towards a sustainable future.
- Implement the Corporate Greenhouse Gas Emissions Reduction Plan, which focuses on reducing corporate emissions by implementing building, fleet and other operational efficiencies.
- Implement the Community Energy and Emissions Plan, which provides GHG reduction targets and actions for specific areas.
- Foster use of alternative energy sources, technologies and utility ownership options in the Township, including development of district energy plans for areas such as Aldergrove downtown, Murrayville Core, Willoughby Town Centre and the Willowbrook Regional Town Centre.
- Support mixed use, compact forms of development that facilitates provision of transit.
- Develop and implement an Agricultural Viability Strategy to enhance the viability and sustainability of the agricultural sector by addressing issues such as local food production, farm income diversification opportunities, urbanization conflicts and environmental challenges.
- Incorporate alternative transportation modes (such as walking, bicycling and transit) into the Master Transportation Plan and integrate transportation planning with land use planning.
- Implement the Water Management Plan to ensure safe and sustainable groundwater for the community for generations to come.
- Engage the community by raising awareness respecting climate change and promote community-wide emissions reductions and carbon neutral initiatives.”

2.0 GOALS

2.1 PURPOSE AND PROCESS

The purpose of an Official Community Plan is to provide a statement of policies regarding the form and character of the future land-use pattern in a municipality. The policy articulation process involves the increasing specification of statements as the process proceeds through a hierarchical arrangement of goals, objectives and policies. The structure of the hierarchy is identified as follows:

1. *GOALS*
Goals define, in a very general fashion, the type of community that is wanted by the residents of a municipality.
2. *OBJECTIVES*
Objectives are concrete, measurable aims or ends of actions which, when attained, contribute towards the realization of community goals.
3. *POLICIES*
Policies are statements of intent based on the current objectives and may be seen as the specific instruments used in the attainment of objectives. A variety of alternative policies can be pursued towards the attainment of a specific objective.

Goals for the LANGLEY OFFICIAL COMMUNITY PLAN reflect input from Langley Municipal Council, the Municipal Administration, and the residents of the Municipality; and were identified in a process that involved a public meeting to which all residents of the Township were invited, as well as discussion with Municipal Council and review of existing policy documents.

2.2 OFFICIAL COMMUNITY PLAN GOALS

The goals for the LANGLEY OFFICIAL COMMUNITY PLAN are:

1. Attractively serviced urban areas providing diverse opportunities, suitable to the varied lifestyles in the Municipality.
2. Maintenance of the rural character outside designated urban growth areas.
3. Preservation of good quality air, water and land environments.
4. Rational development of agricultural, industrial and commercial enterprises to provide a balance between residential and other uses.
5. The provision of adequate physical and social services within the means of the Municipality.
6. Preservation and enhancement of the unique and character-defining aspects of Langley's historic sites, communities and cultural resources.

3.0 GROWTH

3.1 GROWTH RATE

3779
(08.24.98)

Over the past 15 years the Township has grown at an annual rate of slightly more than 4%. This growth has occurred in various communities within the Township, but has been concentrated in Walnut Grove, Murrayville and Aldergrove. The Township has also experienced rapid growth in commercial and industrial areas, resulting in more employment located within the municipality.

A growth rate for the Township of about 3% per year over the next decade is considered to be appropriate, based on the following:

- The municipality should strive for a balance between the number of jobs and the number of residents in the labour force. A balance between jobs and labour force helps to minimize transportation demand and achieve a broad tax base. To achieve this balance, it is necessary for residential growth to be consistent with the rate of employment growth (i.e., consistent with the rate of commercial and industrial development). A recent analysis by the Township indicates that over the long term a balance between employed residents and jobs can be achieved at a population growth of about 3% per year.
- Individual communities have distinctive characters and identities and that community development support the creation of strong community spirit. Rapid change and rapid influx of new people can make it harder to develop a strong sense of community and distinctive community character. A 3% rate of growth would be more conducive to the development of community identity, character, and spirit.
- Each community should have a complete network of services and facilities. Infrastructure should keep pace with population growth. The faster the community grows, the harder it can be to “keep up”, because of lags between the arrival of new residents and the accumulation of the funds to build new facilities and fund new programs. Rapid growth puts a strain on the municipality’s ability to process applications (particularly with increasing concerns about quality of development and environmental impact) and makes it hard for a municipality to meet all of the demands for long-range planning, providing services, and regulating development without increasing staff and other local government costs.
- One of the main objectives of Greater Vancouver Regional District Livable Region Strategic Plan is to concentrate urban development in a compact metropolitan core in which people will tend to live closer to where they work. In order to shift growth more to the growth concentration area, suburban municipalities such as the Township are expected to reduce their growth rates. However, over the long term, Langley can achieve a balance between employment and housing at a rate of population growth of about 3% per year. It appears to be possible to meet the GVRD’s objectives with a moderate, not a drastic, reduction in the Township’s growth rate.

A 3% rate of growth is consistent with the planning and development principles, community attitudes, and the experience of other B.C. municipalities. This growth rate is also consistent with GVRD policy, provided that Langley can achieve a balance between labour force and employment at this growth rate.

This lower rate of growth will allow the Township to better manage provision of services and facilities, will provide a more comfortable rate of change for residents of the municipality and will allow the municipality an opportunity to more effectively manage the financial, servicing and other dimensions of growth and development.

3.2 MEASURING GROWTH

Growth is the increase of the number of persons resident in the Township.

The population projected in the OCP for the planning horizon of 2021 is 165,000. "Growth" is measured as an annualized 5 year average compounded population increase. Starting January 1st 1998 this will be estimated quarterly. Every five years, as part of the Regional Context process, actual growth as determined by census will be reported and Council will consider if measures are required to adjust the growth rate.

Population and employment targets are outlined below:

Population:

| Year | Target Population |
|------|-------------------|
| 2001 | 93,000 |
| 2006 | 107,000 |
| 2011 | 124,000 |
| 2016 | 143,000 |
| 2021 | 165,000 |

Employment:

| Year | Target Employment |
|------|-------------------|
| 2006 | 53,000 |
| 2021 | 83,000 |

Housing will continue to consist predominantly of ground oriented households. The 2021 estimated capacity is 56,600 households, 52,400 ground oriented and 4,200 non-ground oriented.

4.0 POLICIES

4.1A PLANNING AND DEVELOPMENT PRINCIPLES

New urban communities in the Township shall be developed based on the following principles:

3779
(08.24.98)

1. A community should include a well-planned mix of land uses, including residential, commercial, industrial and institutional, to provide a full range of housing types, employment, educational and recreational opportunities and the range of goods and services that people need for daily living.
2. A community should include a mix of housing types, including a variety of housing densities (single detached lots of various sizes, duplex, townhouse, apartment), a variety of tenures (fee simple, strata title, rental) and mixed forms such as secondary rental suites in houses to provide a wide variety and price of units to meet the needs of all members of the community.

3. A community should be designed with a central node, with the highest density of commercial and residential development in the centre to encourage walking and transit use.
4. Streets should be publicly owned and publicly accessible. Developments should generally be oriented to the street to help create an attractive pedestrian environment and to encourage on-street activity. The use of private roads and gated housing developments should be avoided because these isolate portions of the neighbourhood and they result in inward-oriented housing developments that do not contribute to on-street activity, pedestrian safety or community interaction.
5. Each community and neighbourhood should be designed to be efficient and convenient for a variety of transportation modes including walking, bicycles, transit, trucks and private automobiles. A new community in Langley should be located and designed so that:
 - the community is accessible by a variety of transportation methods,
 - roads are efficient, convenient and capable of accommodating the necessary volume without harming existing communities, and
 - the resulting travel patterns minimize impacts on rural areas.
6. The boundary between urban areas and rural areas should be carefully planned and designed to create a clear limit on urbanization, to create an attractive edge that integrates Langley's rural/agricultural character into its communities, and to minimize negative impacts on rural areas. This can be achieved by:
 - creating greenbelts between urban zoned land and the ALR,
 - ensuring that the urban/rural boundary is "defendable", and
 - using park land as a buffer between urban and agricultural uses.
7. Individual communities should have distinctive characters and identities.
8. Community design and community services should support the development of strong community spirit, including:
 - identification with the community's distinctive features,
 - volunteerism,
 - community pride,
 - neighbourliness,
 - neighbourhood stability, and
 - opportunities for worship.
9. A community should have a full array of infrastructure and services to provide a complete community, including multi-use, year-round community centres that can act as community focal points. These centres should be integrated with schools and commercial use, both to reduce costs and to encourage community interaction. Satellite civic offices should be provided to serve communities. The overall plan for community facilities in Langley should strike a good balance between centralized facilities that serve the entire community and facilities that serve individual neighbourhoods.
10. A community should provide a balance between jobs and residents. While not everyone will want or be able to work and live in the same community, communities should provide this option. This balance can be achieved by:
 - trying to create a stable, diverse economic base,
 - providing a wide variety of educational and cultural facilities to help make Langley attractive to business,
 - trying to match population growth with employment growth,
 - incorporating in each community commercial, industrial and institutional land uses that provide employment,
 - encouraging mixed-use development integrating places to live, work and play within the features of the natural landscape,

- encouraging and allowing home-based businesses, provided they do not detract from residential living environments,
 - providing support services that make home offices more attractive (e.g., ensuring the provision of high quality telecommunication networks in new communities),
 - supporting the agricultural sector by ensuring that urban development does not impair the viability of agricultural areas, and
 - encouraging agricultural production for local markets.
11. Land use planning, community design and development regulations should protect the environment by:
- providing incentives, such as density bonusing, to set aside significant natural assets during the development process,
 - protecting sensitive environments and incorporating environmentally sensitive areas within the overall park system,
 - providing significant green spaces and, where appropriate, linking these green spaces,
 - retaining existing trees and requiring the planting of new trees,
 - ensuring that infrastructure standards and design minimize negative impacts on the environment, cultural resources and agricultural lands,
 - protecting wildlife habitat,
 - facilitating lifestyles that minimize energy consumption (e.g., encourage walking, support composting and recycling and encourage transit use), and
 - encouraging innovative, energy-conscious design of the community and individual buildings.
12. Neighbourhoods should be designed to encourage walking for pleasure, daily needs and accessing transportation.
13. A community should be designed to be safe and secure by:
- designing buildings to be oriented to the street, to encourage walking, neighbourhood interaction and monitoring,
 - encouraging a mix of land use, people and activities that will contribute to on-street activity in the day and at night,
 - providing appropriate separation between vehicles and pedestrians,
 - incorporating storefront community policing premises, and
 - providing adequate resources for policing, block-watch programs and other services.
14. A community should be well-linked to other communities and to larger centres in the region by:
- being designed to support efficient transit service,
 - providing park and ride facilities, and
 - providing good transit, walking and cycling links.
15. The development of new communities should minimize public costs by:
- finding creative ways to partner with the private sector, School District and community groups to provide community services and facilities,
 - staging development in a cost-effective way,
 - examining municipal standards for roads and other services to see if revised standards could reduce costs, reduce environmental impacts and improve neighbourhood design and identity, and
 - defining the public facilities to be provided and have a financial strategy to provide the facilities concurrent with the emerging community.

16. Development in new urban communities should be phased by neighbourhoods, based on elementary school catchment areas. Phasing policies should set criteria for opening subsequent phases and must be consistent with the municipality's ability to provide services to a new neighbourhood.

4.1 GROWTH MANAGEMENT

OBJECTIVES

- To provide opportunities for residential, commercial and industrial development which do not compromise the ability to manage growth.
- To conform with the development guidelines provided by the OFFICIAL REGIONAL PLAN.
- To encourage innovative and attractive approaches in response to development demands and constraints in the Municipality.
- To preserve the existing rural agricultural character of the Municipality in a manner that accommodates projected growth demands.

POLICIES

- It is the policy of Langley Municipal Council that all future development in the Municipality shall conform to the policies and designations contained within this OFFICIAL COMMUNITY PLAN.
- The major portion of residential growth and commercial growth shall be confined to the Designated Urban Growth Areas outlined on the Land-Use Plan.
- The Designated Industrial Growth Areas as outlined on the Land-Use Plan shall be the focus for industrial development.
- Council shall consider the development of agricultural processing facilities as allowed by the British Columbia Land Commission and the expansion of existing industrial facilities outside the Designated Industrial Growth Areas.
- The Designated Urban Growth Areas development phasing shall be determined by the provision of community water and sewer services.
- Council recognizes that the Agricultural Land Commission Act takes precedence over the Langley OFFICIAL COMMUNITY PLAN.

The Designated Urban Growth Areas and the Designated Industrial Growth Areas outlined on the Land-Use Plan, provide sufficient lands to accommodate the projected growth demands for urban and industrial purposes during the term of this plan. Where Council support is requested regarding an application for removal of lands from the Agricultural Land Reserve, the following criteria are established:

1. Conformity with policies and designations contained within the OFFICIAL COMMUNITY PLAN.
2. Demonstrated demand for the proposed land-use that would otherwise be unfulfilled.
3. The application is considered by Council to be in the Public Interest.
 - Infilling of serviced areas prior to extension of servicing to undeveloped areas shall be encouraged by Council by the scheduling of servicing in accordance with projected demands.

- Detailed Community Plans will be prepared for the Designated Urban Growth Areas. These Plans will conform to the policies contained in the OFFICIAL COMMUNITY PLAN.

The detailed Community Plan for each Designated Urban Growth Area shall provide:

- A safe and efficient internal transportation system, including collector and local roadways, pedestrian walkways, bicycle and equestrian paths.
- Sufficient park, recreation and play areas.
- The designation of adequate lands for commercial and educational facilities.
- The designation of lands for residential development at various densities, with density limits identified for each category.
- Council shall encourage the establishment of a greenbelt as a buffer zone between residential and other land-uses.
- Holders of non-farm lands of a lesser agricultural capability (classes 4 to 7) shall be encouraged to retain the Agricultural Land Reserve classification of their lands so that a future, yet to be designated, use for their lands may be identified. These lands may be designated as Special Reserve in the OFFICIAL COMMUNITY PLAN.

4.2 RESIDENTIAL DEVELOPMENT

OBJECTIVES

- To provide for an economic range of housing types, densities and sizes, responding to the needs of the various persons who wish to live in the Municipality.
- To protect residential amenities in designated residential areas from negative impacts from surrounding uses.
- To ensure residential areas are attractive, pleasant and desirable living environments.

POLICIES

- The majority of residential growth will be directed to the Designated Urban Growth Areas as outlined on the Land-Use Plan.
- The Zoning Bylaw of the Municipality of Langley shall provide for a broad range of urban residential densities and housing types in the Designated Urban Growth Areas.
- Residential development will be permitted outside the Urban Growth Areas in the Agricultural Land Reserve only when it conforms to the regulations of the Land Commission.
- Council shall endeavour to provide for residential growth in the Designated Urban Growth Areas by providing Municipal water and sewer services, according to projected needs.
- In consideration of permits for residential development, Council may set layout and appearance standards and guidelines.
- Multi-family housing and higher density housing shall be located in close proximity to local commercial, recreational and education facilities where possible.
- The internal design of residential developments will ensure the separation of residential and recreational uses from transportation and parking uses.

- Only local retail facilities will be permitted to locate in the Designated Urban Growth Areas. These facilities along with the community recreational, educational, religious and social facilities, will form the focus for each area.
- Council shall endeavour to recover a share of the costs for off-site servicing in the Designated Urban Growth Areas from the developer.

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4.2.1 HIGH DENSITY DEVELOPMENT

High density residential development is considered to consist of two housing forms defined as follows:

- Mid - rise residential developments generally range between five and twelve storeys in height and have a net density of up to 80 residential units per acre.
- High - rise residential developments generally range between twelve and twenty storeys in height (although may be higher in suitable locations) and have a net density greater than 80 residential units per acre.

It may also consist of commercial buildings (such as offices and hotels) and buildings containing a combination of commercial and residential uses.

OBJECTIVES

It is recognized that the provision of high density development:

- is consistent with overall Township objectives of creating a sustainable community;
- contributes to a greater range and choice of housing opportunities and affordability available to all ages and socio-economic groups wishing to reside in the Township;
- provides a unique housing form that in combination with other uses creates well designed compact neighbourhoods;
- better utilizes municipal infrastructure and resources by building at more efficient and sustainable higher densities;
- minimizes urban sprawl and reduces pressure on agricultural lands by providing more residential units on a smaller land area;
- encourages establishment of effective transit service by providing sufficient residential densities to support increased transit services; and
- should also be considered in conjunction with compatible commercial uses in mixed use developments.

LOCATIONAL POLICIES

Council may consider high density development proposals as follows:

High-rise:

Ideally, all high-rise development should be concentrated around (within 250 metres of) key arterial intersection nodes and within 400 metres (walking distance) of transit routes as determined by more detailed community and neighbourhood planning exercises.

Consideration should be given to establishing appropriate high-rise development on selected / appropriate sites:

- adjacent to the 200 Street / Highway 1 interchange, including the Carvolth Business Park Plan area, south of Highway 1;
- within and adjacent to the Willowbrook Town Centre including existing commercial sites undergoing redevelopment;

- along and adjacent to the 200 Street corridor linking Willowbrook with the 200 Street /Highway 1 interchange ; and
- adjacent to the future Willoughby Events and Recreation Centre and Mountain Secondary School
- the Aldergrove downtown core defined in the Aldergrove Community Plan and the Aldergrove Core Area Plan.

Mid-rise:

Consideration should be given to establishing mid-rise development on selected / appropriate sites as per the high-rise locational policies.

Commercial and Mixed Use:

Consideration should be given to establishing commercial and mixed use development on selected / appropriate sites as per the high-rise locational policies.

IMPLEMENTATION POLICIES

The following general prerequisites must be satisfied prior to Council considering the adoption of any rezoning bylaw to permit high density development:

- A neighbourhood plan specifically addressing higher density locations, impacts and development prerequisites must first be adopted, amended or updated by Council for the area.
- Elementary school sites for the neighbourhood plan area in which the high density residential site is located must first be secured in a location acceptable to the School District that is capable of accommodating the elementary school population to be generated by the development and other development in the area.
- A neighbourhood park site acceptable to the Township adjacent to the elementary school site serving the area must be secured.
- A geotechnical report in support of the development proposal is to be submitted to the acceptance of the Township.
- Full urban services including major roads and utility services must be available to and have sufficient capacity to accommodate the proposed high density development. Studies and reports acceptable to the Township must be submitted confirming the adequacy of these services.
- A suitably sized community storm water detention pond must be secured to the acceptance of the Township.
- A traffic impact analysis must be conducted acceptable to the Township. Upgrades to the Municipal road system must be secured prior to high density development proceeding.
- Any proposed high density development must comply with Crime Prevention through Environmental Design (CPTED) principles and the Child Friendly Amenity Area provisions of the Zoning Bylaw. Social amenities such as daycare centres, a range of housing affordability options and public art should also be incorporated as integral components of high density developments.
- A view impact analysis to reduce impact on views down road corridors, to the Coast Mountains in the north, to Mount Baker in the south, and to and from the Agricultural Land Reserve must be submitted for Council's review.
- In conjunction with a Community/Neighbourhood Plan amendment, the development site must be designated a mandatory High Density Development Permit area, and a Development Permit application must be submitted simultaneously with the rezoning application.

HIGH DENSITY DEVELOPMENT PERMIT GUIDELINES

1. High density buildings shall be designed to be compatible with surrounding development.
 - a) High-rise buildings, where located directly adjacent to public streets, public open spaces and/or low rise development, should be designed in a “tower and podium” configuration.
 - i) Tower and podium configurations typically involve the combination of a two to four storey podium building with a tower above an active ground floor (commercial uses may be allowed along main streets where appropriate in accordance with Neighbourhood Plan provisions) and directly fronting a street, square or park.
 - ii) Above the podium, towers should be set back a minimum of 2.5 meters (8.2 ft.) from the building edge to provide pedestrian scale and minimize shadowing and wind tunneling effects at street level.
 - iii) Where a tower and podium configuration is adjacent to low-rise development, the podium height should reflect the height of adjacent buildings to create a coherent streetwall.
 - b) Podiums can be composed of townhouse, apartment units, commercial space and/or common amenity spaces. Apartment and townhouse units on the ground floor shall be ground-oriented and designed to provide a pedestrian scale. Commercial space shall be arranged so that it does not compromise the privacy, security and quiet enjoyment of adjacent residential uses. Where commercial uses are proposed within a mixed use development, they must be located on the lower floors including the ground floor.
 - c) Mid-rise buildings should be designed in a manner similar to high-rise, with a street fronting base and massing that steps back from the street above the height of adjacent buildings.
 - d) Mid-rise and high-rise towers located away from public street frontages can be developed without a podium component. The buildings can also be located behind other low-rise, street-fronting buildings.
 - e) Where facing a street the enclosed space of any residential accommodation within a high density development shall be set back a minimum of 3.0 metres (9.80 feet) from adjacent property lines with the exception that along greenway frontages this setback may be reduced to 1.5 metres (5.0 feet).
 - f) An open spacing of tall buildings (over 6 storeys) shall be maintained to ensure adequate light, air, access and views for residents. The minimum facing distance between tall buildings shall be 40 m.
 - g) The placement of tall buildings (over 6 storeys) should achieve a diagonal spacing to avoid tall buildings looking directly into each other.
2. The bulk of mid-rise and high-rise buildings shall be minimized via facade articulation, terracing, modulation of floor plans and facades, and shadowing.
 - a) High-rise buildings in particular shall be designed as slim, elegant point towers, to minimize view blockage and shadowing effects at street level. Maximum floor plates of 625 m² above the twelfth floor are strongly encouraged. Bulky, slab-like building designs are strongly discouraged.
3. Mid-rise and/or high-rise buildings shall be spaced apart to maintain privacy and views for residents, while minimizing shadowing effects and the blockage of significant views at street level. Buildings and open space should be designed to provide exposure to direct sunlight throughout the year.

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4. The design of mid-rise and high-rise buildings, including building tops, roofs and podium buildings, should be architecturally distinct, enhance the skyline and provide a landmark quality to residential areas.
 - a) Mid-rise and high-rise buildings shall be designed to minimize visual impact on surrounding residential development, through the use of varying heights, staggered buildings facades, roof lines and compatible building finishes.
 - b) Multiple mid-rise and high-rise buildings located on the same development site shall be designed so that each building exhibits a compatible yet unique character.
 - c) Mid-rise and high-rise buildings should be architecturally integrated into podium buildings to ensure a consistent streetwall/ façade treatment at the street level.
 - d) Mid-rise and high-rise buildings, particularly on podium buildings, shall provide an active roof that is landscaped and made accessible to tenants/residents as usable common/private outdoor space. “Green roof” designs are also strongly encouraged.
 - e) Mechanical equipment and appurtenances on mid-rise and high-rise roof tops should be completely screened and enclosed, preferably by integrated and innovative rooftop design.
5. Mid-rise and high-rise building entrances shall be clearly visible and accessible from public streets and/or squares.
 - a) Resident and visitor drop off areas should be directly integrated into building entrance areas.
 - b) Building entrances shall be designed to provide adequate weather protection by incorporating awnings, canopies, porte-cocheres or other architectural elements.
 - c) Internal sidewalks connecting building entrances to the public sidewalk system shall be provided to allow for easy pedestrian circulation.
6. Parking should be located within buildings or in underground parkades. Surface parking may be provided for visitors only, and should be in public view and easily accessible near the main building entrance. All parking spaces allocated for persons with disabilities should be located as close as possible to building entrances. Underground parking facility access should be, wherever possible, located to the rear or side of buildings and visually de-emphasized. Parking should be integrated into the overall development architecturally and in consideration of pedestrian movement.
7. Garbage and recycling areas should be conveniently located for resident use and located ideally within the building or parkade, but not within any building setback areas.
8. Public and private amenity spaces and facilities should be provided to enhance livability in and around mid-rise and high-rise developments. Indoor amenity space is encouraged and shall include a multi-purpose facility designed to accommodate a variety of activities. The amenity space should be linked directly to outdoor amenities and public walkways as well as integrated with the active rooftop requirement. Building height and massing shall be in proportion to adjacent open space.
9. Crime Prevention through Environmental Design (CPTED), Child Friendly principles, and public art should be incorporated into the design of all buildings, parking areas and site development plans.
10. To reduce the overall environmental impact and urban heat island effect of high density developments, emerging sustainable technologies like geothermal heating, water recycling and/or green roofs, and environmental construction certifications like ‘LEED’ or ‘Built Green’ must be pursued.
11. The use of significant landscaping including green walls and roofs is encouraged to lessen the visual impact of high density developments.

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12. Storage and change facilities should be provided within buildings where appropriate to accommodate clothing and equipment such as bikes and scooters to promote accessible commuting and recreational opportunities.
13. To facilitate transit, all high-rise development should be concentrated around (within 250 metres of) key arterial intersection nodes and within 400 metres (walking distance) of transit routes.

4.3 COMMERCIAL DEVELOPMENT

OBJECTIVES

- To provide for sufficient commercial development to meet the needs of the residents of the Municipality.
- To ensure local government developments are attractive, well designed and function as a focus for their respective communities.
- To ensure that commercial development occurs at an appropriate scale and encourages pedestrian oriented shopping.

POLICIES

- With the exception of local convenience outlets, commercial development shall be permitted only in the Designated Urban Growth Areas and the Designated Industrial Growth Areas.
- With the exception of Willowbrook Mall, commercial development in the Designated Urban Growth Centres shall be for local commercial markets only.
- Council shall designate sufficient lands in each Designated Urban Growth Area for commercial development. The standard by which this land will be designated shall be appropriate to meet the needs for community and neighbourhood facilities.
- In accordance with Section 702AA of the Municipal Act, Council shall enact regulations with respect to siting, parking facilities, landscaping, exterior finish, building dimensions, servicing and exterior signs of a commercial development.
- Strip commercial development along major arterials, whether within or outside the Designated Urban Growth Areas, shall be discouraged by Council. Highway oriented commercial uses will be considered where no interruption in the flow of traffic is made and the proposed use is compatible with surrounding uses.
- Commercial centres in the Designated Urban Growth Areas shall be designed and conveniently located so as to encourage one stop pedestrian oriented shopping.
- Council shall provide for the development of pedestrian and cycle path connections to the local commercial centre from points throughout each Designated Urban Growth Area.
- The commercial centre of each Designated Urban Growth Area shall be designed as a planned unit development and shall consider traffic patterns, local access, stormwater drainage, projected local commercial requirements and servicing.

4.4 INDUSTRIAL DEVELOPMENT

OBJECTIVES

- To promote and encourage diversified industrial development in Langley.

- To ensure industrial development occurs in a manner which maintains an amenable environment within the development, as well as maintaining desirable aesthetic and natural environments that are shared with surrounding areas.

POLICIES

- Council will undertake a program that actively seeks and encourages industry having a high employment ratio, to locate in the Municipality.
- No industrial development should be permitted in Langley without connection to the Municipal water and sewerage services.
- All industrial development, except expansion of existing facilities where permitted or agricultural processing as defined by the Land Commission, will occur in the Designated Industrial Growth Areas.
- Extractive industries will be regulated to ensure noxious, unhealthy or undesirable effects of their operation do not endanger the amenities of nearby uses. This shall include the effective reclamation of discontinued sites.
- The evaluation of development permit applications will ensure the proposed development is in accordance with Municipal standards and guidelines regarding:
 1. siting and dimensions of buildings;
 2. location, lighting and screening of parking and loading facilities;
 3. landscaping and buffering from other uses;
 4. location and design of signs;
 5. exterior siding; and
 6. screening of storage yards.

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The existing Smith Mobile Home Park, located on land described as:

South half of the North half of the South East Quarter, Section 34, Township 8; Except: Firstly: Parcel "A" (Explanatory Plan 14783) and Road; Secondly: Part on Highway Plan 27770, New Westminster District

is an appropriate interim land use within the Designated Industrial Growth Area, that has potential for redevelopment in accordance with the longer term objectives of this Plan.

4.5 AGRICULTURAL DEVELOPMENT

OBJECTIVES

- To protect agricultural lands from residential, commercial and industrial encroachment.
- To encourage agricultural production.

POLICIES

- The intent of the Agricultural Land Commission Act shall be considered by Council.
- Council shall not support any application for exemption of lands from the Agricultural Land Reserve for commercial, residential or industrial development purposes, unless it can be demonstrated to the satisfaction of Council that an adequate demand exists for the proposed use and no other Non-Agricultural Land Reserve area in Langley can satisfy the requirements of that demand. The procedure established by the Land Commission for exclusion of lands from the Agricultural Land Reserve will be followed at all times.

- Council may designate certain lands as Special Reserve to provide land for future long term demands for industrial, commercial or residential uses. Holders of non-farm lands of lesser agricultural capability (class 4 to 7) within areas classified as Special Reserve shall be encouraged to retain their Agricultural Land Reserve classification until demand for these land-uses is demonstrated in keeping with the policies contained in this OFFICIAL COMMUNITY PLAN.
- Residential uses in the Agricultural Land Reserve will be permitted only where no loss of agricultural production is demonstrated and when in accordance with the Land Commission Act, existing zoning and development permit bylaws.
- Subdivision of agricultural lands shall not be permitted unless it is for the demonstrated purpose of creating a more efficient agricultural use of land.

4.6 RECREATION AND OPEN SPACE

OBJECTIVES

- To provide land for park, open space and recreation facility development as increased demand is generated by residential development.
- To encourage the development of commercial recreation facilities where demand is sufficient and the land resource is suitable for such development.
- To incorporate cycle, equestrian and pedestrian pathway into recreation development planning.
- To integrate stream and river bank uses with flood hazard, green belt and public use policies.

POLICIES

- When the detailed community plans are prepared for the Designated Urban Growth Areas, community and neighbourhood level parks and recreation facilities shall be included as a component of each plan.
- Developed parkland plays an important role as a focus for a community/neighbourhood. When the designation of sites for parkland development is made, an important consideration shall be the relationship to other focii of a community, namely educational and commercial facilities. Pedestrian access to neighbourhood and community parks and recreation facilities shall also be considered in their location.
- Council may require a parkland dedication when land parcels are being subdivided.
- Council shall encourage, by the provision of sufficient and suitable lands in the zoning bylaw, the development of commercial recreation facilities.
- Council shall encourage the development of an equestrian trailway system by securing easements or covenants from private property owners, utilizing unrequired roadway rights-of-way, and co-operating with organizations in the development of such trails.

4.7 TRANSPORTATION AND CIRCULATION

OBJECTIVES

- To provide as much pedestrian access to parkland and recreational areas as desirable.
- To provide safe and convenient pedestrian access to schools, parks and commercial facilities.
- To provide a system of marked and prepared pedestrian walkways and cycleways throughout the Municipality.
- To provide for pedestrian safety.

- To provide safe access and adequate off-street parking and loading facilities for land-uses.
- To encourage the development of a street system that facilitates an efficient public transit system.
- To reduce the impact of through traffic on local land-uses.
- To provide a Municipal arterial system properly integrated with the Provincial Highway system, with particular emphasis on safety and convenient connections to neighbouring Municipalities.
- To provide a comprehensive arterial system of streets linking the Designated Growth Areas.
- To minimize the number and extent of new roads in the Municipality.

POLICIES

- The proposed Transportation Plan included in the LANGLEY OFFICIAL COMMUNITY PLAN shall be the basis for future municipal transportation development in Langley.
- Council shall adopt a municipal street classification consisting of main and secondary collectors and local roadways. A roadway link between two communities or points of traffic generation shall be a main collector. A secondary collector designation shall apply to roadways linking one neighbourhood to another or a neighbourhood to an arterial. Local roads shall be designated to serve the internal requirements of neighbourhoods.
- Council shall designate standards for roadway construction, and these standards shall conform to good engineering practice and the requirements of the various agencies of the Provincial Government.
- In the interest of promoting the development of a safe and efficient regional transportation network, the Municipality shall continue to participate actively in regional transportation studies.
- Council shall establish a capital works program for roadway development and the basis for this program shall be the OFFICIAL COMMUNITY PLAN and the accompanying Transportation Map.
- Council shall encourage the provision for parking of vehicles by those Municipal residents who wish to take advantage of a car pool arrangement in travelling to the Vancouver Metropolitan Area.
- As the need arises, Council shall undertake further studies regarding railway crossings, overpass requirements with respect to the Trans Canada Highway, and traffic control systems within the urban community areas.
- When desirable, Council shall require the provision of pedestrian walkways within residential developments.
- Council shall encourage the development of pedestrian walkways along greenbelts.
- Council shall promote the study and development of a system of walkways and cycleways providing for the interconnection of the recreation areas and the urban communities.

4.8 PUBLIC TRANSIT

OBJECTIVES

- To encourage the development of public transit facilities connecting Langley with other centres in the Lower Mainland as well as interconnection service to urban areas in the Municipality.

POLICIES

- As the population of the Municipality increases, Council shall undertake, co-operate and otherwise participate in studies regarding the provision of public transit for the residents of Langley.
- Residential, major employment and commercial uses shall be concentrated to facilitate the provision of public transit services.

4.9 MUNICIPAL SERVICES

OBJECTIVES

- To ensure that urban and industrial development in the Municipality occurs only where water, sanitary sewerage and drainage services are available and sufficient to accommodate demand.
- To ensure that the servicing requirements for the developing urban communities in Langley do not exceed the ability of the Municipality to provide these services.

POLICIES

- The schedule for development of the Designated Urban Growth Areas shall be based upon the availability of utility services.
- The basis for future extensions to the existing Municipal sanitary sewer and water supply systems shall be the water and sewer system plans and population projections prepared for the OFFICIAL COMMUNITY PLAN.
- Council shall establish a ten year capital works program for the construction and upgrading of utility services.
- Residential development at greater than one unit per net developable acre shall not be permitted unless adequate community utility services are provided.
- No industrial development shall be permitted unless hook-up to community water and sanitary sewerage is provided.
- No new industrial area shall be designated unless connection to Municipal water and sewerage services are available.
- Compactness and servicing efficiency shall be encouraged as principles in the design of the urban areas.
- Suitable fire protection services will be provided to all urban communities and rural areas.
- In urban communities:
 - The community water system shall be of sufficient design to provide for adequate flow and delivery for fire protection.
 - Urban community designs shall incorporate suitable fire hall sites where necessary.

- An adequate stormwater management system shall be advanced in each urban community and industrial area. Where possible, the discharge of these systems shall be utilized for groundwater recharge. Where discharge is into natural watercourses, the guidelines set by Environment Canada, shall be met.

4.10 NATURAL AREAS

OBJECTIVES

- To encourage the enhancement of the aquatic environment of the Salmon River, Nicomekl River, Campbell River and creeks throughout the Municipality.
- To enhance the natural amenities existent along the south bank of the Fraser River.

POLICIES

- Development shall be prohibited with the natural areas as designated on the Land-Use Plan.
- Development on slopes greater than fifteen (15%) percent shall be limited.
- Designated Urban Development Areas shall be provided with storm drainage management systems, with adequate design to prevent flooding and to inhibit the introduction of filter pollutants and hydrocarbons into streams, as well as function to recharge groundwater supplies where possible.

4.11 HAZARDOUS AREAS

OBJECTIVES

- To ensure development is controlled in all flood plain areas where a hazard exists.
- To regulate development on steep slopes or in areas where there is landslide hazard, in order to prevent high damage costs in the case of ground movement.

POLICIES

- In the dyke protected area known as West Langley Dyking District, the land must be filled to a minimum of 13.5 feet above sea level and preferably to a point two feet freeboard above the highest official 1894 flood level. Infilling shall not adversely affect the drainage of other lands.
- Council shall encourage a policy of continuous dyke improvements.
- The dyke protected area known as Salmon River Dyking Area shall be used for agriculture or recreation only; any structures developed on these lands shall be on natural undisturbed land which is a minimum of two feet freeboard above the official flood level.
- In the dyked area known as Glen Valley Dyking District, the use of land shall be limited to agricultural, greenbelt and recreational uses. Structures developed in this district must be on a natural in place site of two feet freeboard above the highest official 1894 flood level or a site may be raised by consolidated fill to a maximum of three feet in depth in order to meet this requirement.
- In the unprotected areas of the Fraser River flood plain, namely Derby and East Langley, usage shall be limited to recreation and agriculture unless the said lands are filled to at least two feet freeboard above the highest 1894 flood level.
- All Provincial flood plain legislation shall be adhered to on flood plains.
- The twenty acre minimum subdivision category shall be maintained in the Fraser River Flood Plain.

- An adequate stormwater management system shall be advanced in each urban community and industrial area. Where possible, the discharge of these systems shall be utilized for groundwater recharge. Where discharge is into natural watercourses, the guidelines set by Environment Canada shall be met.
- Development on slopes greater than fifteen (15) percent shall be limited.

4931 **4.12 HERITAGE**
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Langley's heritage reflects early occupation by First Nations dating back millennia, the earliest European settlement on British Columbia's mainland, and many successive waves of immigration and community development that has resulted in a unique legacy of archaeological sites, historic buildings, transportation infrastructure, country roads, trails, landscape features and cultural landscapes.

Conserving and celebrating these historic resources contributes to community identity and plays a key role in the development of complete and sustainable communities.

Langley's strategic goals for heritage align with the broader civic goals of economic, environmental and cultural sustainability.

OBJECTIVES

- To ensure respect for Langley's archaeological resources, its historic communities, its rural lands, and character.
- To preserve the unique and character-defining aspects of Langley's historic places and communities by protecting and celebrating significant heritage resources that illustrate Langley's wide range of heritage values.
- To support sustainable development of our urban and rural areas through a heritage resource management program that assists in the development of a complete community by building on the character, amenities, and historic infrastructure of existing neighbourhoods.
- To encourage initiatives that enhance the economic viability of Langley's historic sites and areas.
- To foster community partnerships through the provision of opportunities for partnering and cost-sharing initiatives that advance common goals related to Langley's heritage.
- To promote heritage conservation efforts that contribute to an advanced understanding and appreciation of historic resources in the Township.
- To raise public awareness about the value of archaeological sites and their protection under the Heritage Conservation Act.

POLICIES

- Continue to identify and document Langley's historic places and cultural landscapes for planning purposes.
- Ensure that plans are developed for all of Langley's historic communities to preserve the character of those communities.
- Identify heritage resources and policies for their retention during community and neighbourhood plan processes, and ensure that heritage resources are addressed as a component of each plan.

- Maintain a dialogue with other governments, First Nations, and community organizations that have similar interests in advancing Langley’s heritage and culture.
- Formalize public review policies and procedures in order to establish clarity surrounding the expectations for heritage sites.
- Identify investment opportunities, partnerships and development agreements that support and promote heritage conservation in Langley.
- Explore and maintain conservation incentive programs that promote community interest in the retention and revitalization of Langley’s urban and rural heritage properties.
- Pursue funding and support resource and cost-sharing partnerships in meeting local goals for heritage.
- Encourage the development of cultural and agri-tourism that supports the economic viability of Langley’s historic urban and rural buildings.
- Use the *Standard and Guidelines for the conservation of Historic Places in Canada* as a standard for heritage conservation projects.
- Link heritage resources with Langley’s natural heritage through integration with the municipal and regional trail and parks network where possible.
- Encourage the retention of existing resources where feasible by demonstrating flexibility in the assessment of adaptive re-use projects.
- Consider flexible use of historic rural farm structures, and flexible zoning for non-conventional use.
- Support ways of upgrading buildings for energy efficiency that maintain their character-defining elements.
- Support educational and interpretive history programs, local arts, cultural events, and celebrations that advance public understanding of Langley’s historic places and traditions.

#4485 27.03.06 #4529 24.07.06 **4.13 STREAMSIDE PROTECTION AND ENHANCEMENT**

1. OBJECTIVES:

The Township contains over 1,600 kilometres of watercourses. Approximately 700 kilometres are streams providing direct or indirect habitat for local fish species, including seven salmonid and two endangered fish species. The remaining 900 kilometres are roadside and field ditches primarily serving to drain land and convey water. As many of these ditches were created to drain wetland areas or reroute historical flow patterns, some of them also provide fish habitat.

The Township contains fourteen watersheds or drainage catchment areas. Watersheds collect precipitation waters, retain them in headwaters, wetlands and soils, and slowly convey these waters through a system of small streams to larger streams and ultimately rivers. Watersheds are dynamic systems that respond to changes in land use and hydrology, which if not properly managed, can lead to irrevocable reductions or disappearance of fish and wildlife, increased contamination of surface and ground waters, increased frequency and magnitude of floods and a general decrease in the quality of life of local residents. Since watersheds are natural landscape units that integrate many natural processes, they provide a useful basis for land use planning that is sensitive to the protection of the water resources and the environment in general.

Maintaining undisturbed, naturally vegetated zones along streams is highly beneficial for a number of reasons:

- **Ecological:**
 - i. Native vegetation provides shade to moderate stream temperatures, roots and fallen logs provide refuge areas, and overhanging branches and leaf litter provide a source of insects, all of which are critical for young rearing salmon.
 - ii. Native trees, shrubs and ground cover in riparian zones provide critical habitat (food, nesting and hiding places) for over 50% of the wildlife species found in Langley.

- **Public health and well being:**
 - i. Vegetated buffers filter pollutants that wash off the land (such as oil and heavy metals from roads and parking lots, and pesticides from lawns) before they enter surface waters.
 - ii. Many drinking water wells are located in the vicinity of streams where water supplies are more abundant. Streamside vegetation filters and absorbs contaminants, preventing their entry into streams or groundwater drinking supplies.
 - iii. Vegetation improves air quality, moderates the local climate and acts as a noise barrier.

- **Property protection:**
 - i. Well-established roots along stream banks minimize erosion of hazardous slopes and streamside properties. Less sands and silts released into streams means less deposition downstream and hence less flooding of lowland properties.

- **Economics:**
 - i. Vegetation allows for better infiltration of stormwater runoff which reduces stress on the public drainage infrastructure.
 - ii. Streamside vegetation is very effective at capturing sediments before they reach watercourses, reducing the need for maintenance of watercourses.
 - iii. Protecting natural riparian areas before they have been impacted is much more cost effective and successful than attempting to regain or restore after the fact.
 - iv. Well-established vegetation alongside streams has been shown to increase nearby property aesthetics and values.

- **Recreation, Archaeology and Aesthetics:**
 - i. Vegetated buffers create opportunities for passive recreation, such as bird watching, nature viewing and walking trails.
 - ii. Recreational trails alongside sensitive streamside areas provide an important buffer between conservation areas and adjacent human land use activities.
 - iii. First Nations people have traditionally used streamside areas for travel, fishing, food gathering and ceremonial purposes.
 - iv. Watercourses and treed riparian areas provide attractive views of the community for residents.

- **Stormwater and Flood Management:**
 - i. Streamside vegetation slows and dissipates flood waters during high stream flows.

- ii. Streamside areas typically retain water in soils and slowly release it to the stream during droughts.
- iii. Streamside vegetation protects stream water quality from pollutants and high temperatures typical of stormwater runoff from upland paved surfaces and land use activities and dissipates and filters this runoff through the vegetated area.

2. POLICIES:

Since encroachment on watercourses by urban development can cause rapid deterioration of watercourse ecosystems, Development Permit Area designations are implemented to ensure that necessary precautions are undertaken so that fisheries, wildlife, trees, water resources, soils, recreation and archaeological values, property and human safety within these areas are adequately protected and enhanced, and development impacts are efficiently and properly mitigated. The following policies apply:

- 2.1 Community and Neighbourhood Plan boundaries shall be consistent with watershed or drainage catchment boundaries, wherever practically possible.
- 2.2 The Township shall review and amend from time to time a Watercourse Classification Map (Schedule A) delineating the location and classification of watercourses requiring streamside protection and enhancement at the time of development.
- 2.3 Where a Community or Neighbourhood Plan adopted before the date of adoption of this Bylaw includes requirements pertaining to streamside protection and enhancement, and where these requirements conflict with each other or with the requirements of this Bylaw, the requirements and regulations providing the greater degree of streamside protection and enhancement shall apply.
Notwithstanding this:
 - 2.3.1 The watercourse location, classification and streamside protection and enhancement provisions of the Northeast Gordon Estate Neighbourhood Plan, as well as valid, site specific letters of authorization from the Department of Fisheries and Oceans and/or the Ministry of Environment Lands and Parks for other lands, shall supercede the provisions of Schedules A and B of this Bylaw, although the remainder of the provisions of this Bylaw continue to apply.
 - 2.3.2 The terms and conditions of Authorization No. 99-HPAC-PA2-000-000217 from the Department of Fisheries and Oceans dated August 29, 2000, as may be extended or amended by the Department of Fisheries and Oceans, shall supercede the provisions of this Bylaw for lands located within the Langley Official Community Plan Bylaw, 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556.
- 2.4 Community and Neighbourhood Plans adopted after the date of adoption of this bylaw shall incorporate updated watercourse locations and classifications and updated Streamside Protection and Enhancement Development Permit Area locations and guidelines, which shall maintain the overall intent of the objectives, policies and guidelines of this Bylaw, and whose streamside protection and enhancement Development Permit Area policies and guidelines, shall then be deemed to supercede the provisions of this Bylaw.
- 2.5 All development proposed to be located within a designated Streamside Protection and Enhancement Development Permit Area not located in the ALR, shall apply for and obtain a Development Permit from Council prior to development proceeding. Where a Development Permit for streamside protection and enhancement purposes has previously been issued, another Development Permit may not be required subject to the subsequent development being in full compliance with the terms of the original Development Permit.

2.6 A Development Permit required for streamside protection and enhancement purposes may be combined with a Development Permit required for other purposes.

3. STREAMSIDE PROTECTION AND ENHANCEMENT DEVELOPMENT PERMIT AREA GUIDELINES:

3.1. DEFINITIONS:

For the purpose of Section 4.13, the following definitions apply:

“Development” means any of the following associated with or resulting from the local government regulation or approval of residential, commercial, institutional, industrial, or comprehensive development activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:

- (a) subdivision of land as defined in section 872 of the *Local Government Act*;
- (b) rezoning of land as defined in section 903 of the *Local Government Act*;
- (c) issuance of a Development Permit as defined in section 919.1 of the *Local Government Act*;
- (d) issuance of a Building Permit as defined in section 692 of the *Local Government Act*;
- (e) issuance of a Soil Extraction Permit or Soil Deposit Permit as defined by, “Prohibition of Soil Removal Bylaw 1988 No. 2642 ” and “Soil and Other Material Regulation Bylaw 1993 No. 2871.”
- (f) removal, alteration, disruption or destruction of vegetation; disturbance of soils; construction or erection of buildings and structures; creation of nonstructural impervious or semi-impervious surfaces; flood protection works; construction of roads, trails, docks, wharves and bridges; provision and maintenance of sewer, water, and utility services; and provision and maintenance of drainage systems.

“Edge of Floodplain” means the edge of the active annual floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge.

“Qualified Professional” means an engineer, biologist, landscape architect, archeologist, applied scientist or technologist, acting alone or together with another qualified professional, if

- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association’s code of ethics and subject to disciplinary action by that association,
- (b) the individual’s area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual’s area of expertise;

“Security Deposit” means cash or an irrevocable Letter of Credit in accordance with the provisions of the Subdivision and Development Control Bylaw and Policy.

“Stream” includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b);

“Streamside Protection and Enhancement Development Permit Area” means an area

- (a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
- (b) the size of which is determined by measuring perpendicularly from the “Top of Bank” or “Edge of Floodplain” (as applicable) which corresponds to distances designated by Schedule A “Watercourse Classification Map” and Schedule B of Streamside Protection and Enhancement Development Permit Area widths, or by the appropriate studies and reports as indicated in this bylaw;

“Township” means the Corporation of the Township of Langley.

“Top of Bank” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed;

“Watercourse Classification Map” delineates the location and classification of watercourses in the Township of Langley as depicted in Schedule A of Section 4.13;

3.2. DEVELOPMENT PERMIT AREA GUIDELINES:

The Development Permit Area Guidelines for Streamside Protection and Enhancement Development Permit Areas are:

- 3.2.1. The location and extent of Streamside Protection and Enhancement Development Permit Areas are delineated by Schedule A - Watercourse Classification Map and column A of Schedule B - Streamside Protection and Enhancement Development Permit Area Widths, as such pertain to all watercourse and adjacent riparian lands located in the Township, except those located in the Agricultural Land Reserve.
- 3.2.2. All new development shall comply with the Development Permit Area Objectives, Guidelines, Policies, and Schedule A of Section 4.13, except as specifically modified or exempted by this Bylaw.
- 3.2.3. Streamside Protection and Enhancement Development Permit Areas shall be retained in a natural state and kept free of development, except for municipal works and services including utilities, watercourse crossings, walkways, trails and other municipal works and services specifically accepted by the Township as being consistent with Section 4.13 of this Bylaw.
- 3.2.4. Tree Protection Plans consisting of tree retention, protection and replacement details acceptable to the Township are required to accompany all new development proposals within Streamside Protection and Enhancement Development Permit Areas.
- 3.2.5. Where additional plantings are required within a Streamside Protection and Enhancement Development Permit Area, a landscape plan prepared by a qualified landscape professional shall be required to be submitted indicating the location of the vegetation or trees to be planted, the type and size of materials to be used, planting methodology and timing, and a three year monitoring schedule to ensure survival of planted materials. All additional plantings required within a Streamside Protection and Enhancement Development Permit Area shall consist of a diverse mix of 100% native vegetation suited to the specific site. Landscape plans shall be in substantial accordance with Schedule C - Riparian Revegetation

Guidelines and Species Lists, and are subject to specific approval by the Township prior to implementation.

- 3.2.6. The Township may require fencing or other works to be constructed and appropriate signage to be posted in order to protect the Streamside Protection and Enhancement Development Permit Area. Fencing shall be permanent, secure and of appropriate size and type to deter entry of humans and domestic pets in accordance with Schedule D, shall be subject to the acceptance of the Township and shall be constructed by the proponent prior to development proceeding.
- 3.2.7. Location of public recreational trails within a Streamside Protection and Enhancement Development Permit Area shall be generally limited to the outer edge of the Streamside Protection and Enhancement Development Permit Area; shall be designed to minimize disturbance to the Streamside Protection and Enhancement Development Permit Area; shall consist of low impact materials that maintain soil infiltration, minimize contamination and resist erosion, and shall be subject to acceptance by the Township and constructed by the proponent prior to development proceeding.
- 3.2.8. Streamside Protection and Enhancement Development Permit Areas, at the time of development, shall be dedicated as a municipal lot for environmental protection/conservation purposes, or protected by restrictive covenant, or both, as determined by the Township.
- 3.2.9. A security deposit, of an amount acceptable by the Township and in accordance with the Subdivision and Development Control Bylaw, may be required at the time of development to ensure that Streamside Protection and Enhancement Development Permit Areas are not impacted during development.
- 3.2.10. To determine the appropriate location and extent of the Streamside Protection and Enhancement Development Permit Area on the ground, applicants shall confirm, through a survey undertaken by a BC Land Survey professional, the top of bank or edge of floodplain (as applicable) for each watercourse in relation to the property lines and existing and proposed development, prior to rezoning, subdivision or issuance of a Development, Development Variance, Building, or Soil Extraction or Deposit Permit, to the acceptance of the Township.
- 3.2.11. The Township may require environmental impact studies, enhancement works and monitoring in support of development proposed to be located adjacent to Streamside Protection and Enhancement Development Permit Areas.
- 3.2.12. Alteration of the natural drainage of the Streamside Protection and Enhancement Development Permit Area and adjacent properties shall be minimized. Applicants shall provide an assessment, prepared by a qualified professional, of the predicted changes to site drainage and propose measures to manage drainage impacts. A stormwater management plan depicting the proposed measures to mitigate drainage impacts including sediment control from the development site must be received and approved by the Township prior to rezoning, subdivision or the issuance of a Building or Soil Extraction or Deposit Permit in accordance with the Subdivision and Development Control Bylaw and Policy.
- 3.2.13. Siltation and erosion control measures shall be implemented to protect Streamside Protection and Enhancement Development Permit Areas, shall be in place prior to development, and shall be in accordance with Township requirements including those of the Subdivision and Development Control Bylaw and Policy.
- 3.2.14. If any of the Streamside Protection and Enhancement Development Permit Area guidelines conflict with flood control provisions or siting or setback requirements of other bylaws, or guidelines associated with another development permit area,

the requirement or guideline which achieves the greater degree of streamside protection and enhancement shall apply.

- 3.2.15. Notwithstanding the provisions of Column A of Schedule B, where a watercourse is deemed by the Township as having unique characteristics or special considerations, or where a proposed development is unable to comply with Column A of Schedule B due to the unique configuration of the site, the width of the Streamside Protection and Enhancement Development Permit Area may be modified subject to compliance with all of the following:
- a. The proposed modification shall maintain an overall average width equivalent to the Streamside Protection and Enhancement Development Permit Area width required by Column A of Schedule B; and
 - b. At no point shall the Streamside Protection and Enhancement Development Permit Area minimum width be less than the minimum width indicated in Column B of Schedule B; and
 - c. Where habitat is lost within the Streamside Protection and Enhancement Development Permit Area minimum widths outlined in Column A of Schedule B, habitat must be replaced on a two (2) for one (1) basis; and
 - d. To maintain the integrity of streamside functions, areas provided as an equivalency in subsection c above, must be contiguous to the adjacent Streamside Protection and Enhancement Development Permit Area, located as close as possible to the watercourse (i.e. there should not be a panhandle of protected areas extending from the watercourse) and not isolated elsewhere on the site; and
 - e. Where required by the Township, a report(s) prepared and certified by qualified professionals may need to be submitted to the acceptance of the Township and may include demonstration that fisheries, wildlife, vegetation, soils, slope stability, erosion control, trails, water resources, archaeologically significant sites, property and human safety within these areas are adequately protected and enhanced and development impacts are efficiently and property mitigated; and
 - f. Where applicable, compliance with Section 35 (HADD) of the Fisheries Act; and
 - g. Items a to f inclusive must be submitted to the acceptance of the Township prior to final consideration of the relief sought in the modification request and prior to the development being allowed to proceed within the minimum width specified by Column A of Schedule B, but not within the minimum width specified by Column B of Schedule B.
- 3.2.16. The Streamside Protection and Enhancement Development Permit Area designation shall not apply where:
- a. The proposed development site is located within the Agricultural Land Reserve; or
 - b. The proposed development is completely outside of the designated Streamside Protection and Enhancement Development Permit Area and where it can be demonstrated to the acceptance of the Township that the proposed development will not result in negative impacts to the watercourse and adjacent Streamside Protection and Enhancement Development Permit Area; or
 - c. The proposed development is the reconstruction or repair of a permanent structure described in section 911(8) of the Local Government Act if the structure remains on its existing foundation and where it can be demonstrated to the acceptance of the Township that the reconstruction activities would

- result in no additional negative impacts to the watercourse and adjacent Streamside Protection and Enhancement Development Permit Area; or
- d. It can be demonstrated to the acceptance of the Township that municipal or other utility works and services required in support of the proposed development will not cause negative impacts to the watercourse and adjacent Streamside Protection and Enhancement Development Permit Area; or
 - e. Emergency actions are required to prevent, control or reduce a threat to life or to public or private property including, but not limited to
 - i. Emergency actions for flood protection, erosion protection, and clearing of obstructions to watercourse or drainage flow;
 - ii. Emergency works to protect, repair or replace public buildings and utilities;
 - iii. Clearing of an obstruction from a bridge, culvert or drainage flow and repairs to a bridge or safety fence; and
 - iv. Removal of a tree when there is imminent danger of the tree falling and causing an injury to persons or damage to property, or when a tree failure has already occurred and presents an immediate hazard; or
 - f. Habitat enhancement and restoration activities are undertaken within designated Streamside Protection and Enhancement Development Permit Areas, which do not otherwise require a permit from the Township, provided that the activities comply with the relevant provisions of this Bylaw and all Provincial and Federal standards and requirements, and the Township is notified of the activities; or
 - g. The restoration of a Streamside Protection and Enhancement Development Permit Area is undertaken by removing non-native vegetation and/or planting vegetation according to a revegetation plan that has been prepared by a qualified professional, and which is in accordance with Schedule C of this bylaw, and which has been approved by the Township; or
 - h. The creation of a lot has preceded the date of adoption of the Bylaw, and as a result of the adoption of this Bylaw the lot does not have the space required for a minimum building area or footprint. In these circumstances, a building permit may be issued for no more than one (1) principal building on the minimum amount of land required for a minimum building footprint, zoning bylaw setbacks, necessary servicing, access and other accessory buildings and uses subject to compliance with all of subsections i to vii inclusive as follows:
 - i. All other conditions of development contained in the Township's Zoning Bylaw, Subdivision and Development Control Bylaw and Policy, Traffic Bylaw, and Building Bylaw being complied with; and
 - ii. Compliance with Provincial Riparian Areas Regulation, BC Regulation 376/2004 as amended; and
 - iii. Incursion into the setbacks outlined by Column A of this bylaw is the minimum possible to allow a minimum building footprint, necessary servicing, access and accessory building; and
 - iv. No buildings or accessory uses, including landscaping, shall be located less than a distance of 30% of the Streamside Protection and Enhancement Development Permit Area widths listed in Column B of Schedule B of this bylaw that correspond with the watercourse classification and type, measured perpendicularly from top of bank; and
 - v. No access driveways or crossings shall be located within the Stream Protection and Enhancement Area as determined by the Assessment

- Methods in the Riparian Areas Regulation BC Reg. 376/2004 unless authorization has first been obtained from the Department of Fisheries and Oceans pursuant to Section 35(2) of the Federal Fisheries Act; and
- vi. When required by the Township, provision of a geotechnical slope stability and erosion control report with respect to the proposed development, undertaken and certified by a qualified professional engineer or geoscientist having relevant experience in the field; and
 - vii. Provision of whatever road dedications, tree protection, restrictive covenants, right-of-way, municipal trails and other legal documents and services that may be required by the Township to support the issuance of the building permit.
- 3.2.17 All actions used to resolve emergency situations shall be immediately reported to the Township, and the appropriate Federal and Provincial authorities.
- 3.2.18 Municipal works and services in and around a watercourse may be undertaken by the Township if:
- i. Such works and services can be undertaken without negative impacts to the Streamside Protection and Enhancement Development Permit Area; or
 - ii. The required municipal works have been approved by the Director of the appropriate department in consultation with Fisheries and Oceans Canada and the Ministry of Environment.
- 3.2.19. Works and services referenced in Subsection 3.2.18 shall include but are not limited to:
- i. The construction or maintenance of a public utility placed in or upon a public thoroughfare or public utility easement;
 - ii. The construction, widening, improvement, maintenance or repair of any land, watercourse, drainage ditch, culvert, highway, street, trail, bridge or other public thoroughfare; and
 - iii. The improvement or maintenance of any lands within the municipal parks or trail systems or on municipal streets or boulevards.
- 3.2.20. The minimum width of a Streamside Protection and Enhancement Development Permit Area shall comply with Column A of Schedule B or modified in accordance with Subsection 3.2.15, except where a proponent believes that the unique characteristics and conditions of a specific site support further modification to Schedule B or any other provision of this Bylaw, in which case all of the following shall form part of any Development Permit application and shall be submitted to the Township prior to final consideration of the relief sought in the Development Permit application:
- a Submission of a Development Permit application and fee by the proponent pursuant to Township Development Application Fee Bylaw 1987 No. 2470 as amended; and
 - b Designation of one (1) qualified professional as the lead agent responsible for coordination of the Development Permit application and submission of supporting information reports and recommendations on behalf of the proponent; and
 - c Submission of supporting documentation, technical studies and recommendations with respect to impacts of the proposed development on the designated Streamside Protection and Enhancement Development Permit Area as follows:
 - i. A fish and fish habitat assessment report carried out by a qualified environmental professional (or groups of professionals), prepared and

- submitted as per the Assessment Methods in the Riparian Areas Regulation, BC Reg. 376/2004;
- ii. A geotechnical slope stability and erosion control report undertaken and certified by a qualified professional engineer or geoscientist having relevant experience in the field;
 - iii. A flood protection report undertaken and certified by a qualified professional engineer or geoscientist having relevant experience in the field;
 - iv. A wildlife habitat assessment report, including species at risk, undertaken and certified by a professional biologist or qualified environmental professional having relevant experience in the field;
 - v. A vegetation impact assessment report, undertaken and certified by a qualified professional biologist having relevant experience in the field, including retention of significant trees, tree protection and tree replacement plans as defined in the Township's Subdivision and Development Control Bylaw (Tree Protection);
 - vi. A groundwater impact assessment report undertaken and certified by a qualified professional engineer or geoscientist having relevant experience in the field;
 - vii. A trail plan undertaken and certified by a qualified professional landscape architect having relevant experience in the field, in accordance with municipal parks and trail connection plans, including required trails, fencing and landscaping;
 - viii. An archaeological review by a professional archeologist having relevant experience in the field; and
 - ix. A utility and infrastructure impact assessment report undertaken and certified by a qualified professional engineer having relevant experience in the field; and
 - x. Evidence that minimum requirements of the Provincial Riparian Areas Regulation, B.C. Reg 376/2004 as amended have been complied with; and
 - xi. Where applicable, evidence that Section 35 (HADD) of the Federal Fisheries Act is being complied with.
- d. The documentation required in Subsection 3.2.20 shall be submitted to the Township for review, acceptance and recommendation prior to a staff report being forwarded to Council for consideration of the Development Permit request;
 - e. Council may, as a condition of issuing a Development Permit, require a development to provide fish and wildlife habitat improvements; slope stability and erosion control improvements; flood protection improvements; vegetation retention, protection, enhancement and replacement improvements; improvements to municipal trails and connections; preservation and protection of archaeological sites; as well as modifications to the proposed development plans; and
 - f. Where the Development Permit application is denied by Council the provisions of Schedule B shall continue to apply.
- 3.2.21 Notwithstanding Schedule B, where an infill development is proposed to be located in a Streamside Protection and Enhancement Development Permit Area where the neighbouring lots located 500 metres upstream and 500 metres downstream of the watercourse, as measured from the outer edge of the proposed development site along the top of bank or edge of floodplain (as applicable), are

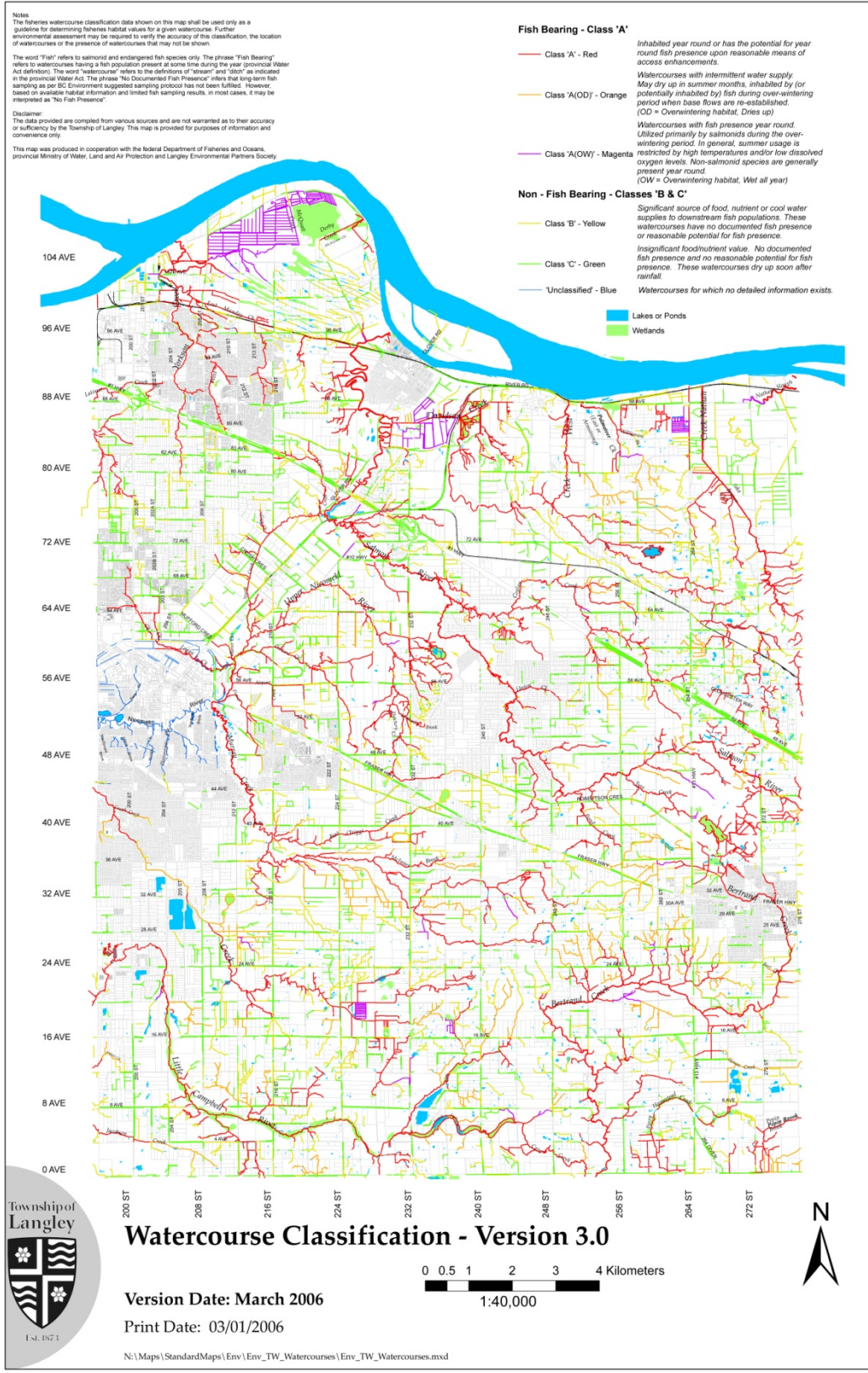
already 90% developed and have previously established non-disturbance areas with an average width less than the width required by Column A of Schedule B, the modified Stream Protection and Enhancement widths delineated in Column B of Schedule B will apply to the development.

- 3.2.22 Where a proponent contends that a watercourse location or classification depicted on Schedule A is in error, the proponent can submit for consideration by the Township either a report prepared by a B.C. Land Survey Professional that identifies the location of the watercourse and/or a report prepared by a Registered Professional Biologist using methodology acceptable to the Township that provides a classification of the watercourse, as applicable.
- 3.2.23 Notwithstanding this Bylaw, where development, works or services are subject to Section 35 (HADD) of the Federal Fisheries Act, the requirements of the DFO shall not be less than the requirements of this bylaw, except for the provision of lot access where specifically accepted by the Township.

4. ADMINISTRATION, OFFENCES AND PENALTIES:

- 4.1. Any person who contravenes any of the provisions of Section 4.13 may be subject to fines specified in the Township's Bylaw for municipal tickets as authorized under Part 8, Division 3, of the Community Charter, S.B.C. 2003, Chap. 26.
- 4.2. Any person who violates a provision of Section 4.13 commits an offence punishable on summary conviction and shall be liable to a fine of not less than Two Thousand (\$2000) Dollars and not more than Ten Thousand (\$10,000) Dollars for each day on which an offence exists or is continuing, together with such costs as a court of competent jurisdiction may order. For the purposes of enforcing any judgment of a court or collecting any fine levied hereunder, the provisions of the Offence Act, R.S.B.C. 1996 c. 338, as amended, shall apply.
- 4.3. Any person who contravenes any provision of Section 4.13 may have proceedings brought against them in Supreme Court to enforce, or prevent or restrain the contravention of any provision of Section 4.13.
- 4.4. Nothing contained in Section 4.13 relieves any person from complying with the lawful Acts and regulations of the Province of British Columbia or the Government of Canada.
- 4.5. The provisions of Section 4.13 are severable. If any provision is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of Section 4.13.

SCHEDULE A - WATERCOURSE CLASSIFICATION MAP 3.0 / MARCH 2006



SCHEDULE B - TABLE OF STREAMSIDE PROTECTION AND ENHANCEMENT DEVELOPMENT PERMIT AREA WIDTHS

For the purposes of Schedule B, the following definitions apply:

“Natural watercourse” means a historic watercourse channel that has not been altered, or has not recently been altered, is naturally formed in place, that perennially or intermittently contains surface water.

“Constructed watercourse” means a human-made waterway constructed for the purpose of draining or irrigating land, that is not a roadside watercourse.

“Roadside watercourse” means a watercourse that flows alongside a public road within a dedicated public road or right of way.

| Watercourse Class | Colour Code | <u>Column A</u> Minimum Streamside Protection and Enhancement Development Permit Area Width (m)¹ | <u>Column B</u> Minimum Streamside Protection and Enhancement Development Permit Area Width (m)^{1, 2} |
|----------------------------------|------------------------|--|---|
| A | Red / Orange / Magenta | 30 | 25 |
| A (Roadside watercourse) | Red / Orange / Magenta | 7.5 | 5 |
| B (Natural watercourse) | Yellow | 20 | 15 |
| B (Constructed watercourse) | Yellow | 15 | 10 |
| Channel width > or = 0.5m | | 10 | 7.5 |
| Channel width < 0.5m | | | |
| B (Roadside Watercourse) | Yellow | 6 | 3.5 |
| C | Green | 0 | 0 |
| U (Unclassified) | Blue | To be determined ³ | To be determined ³ |
| Fraser River and Bedford Channel | n/a | 30 | 30 |

¹ Measured from *top of bank* or *edge of floodplain* (as applicable).

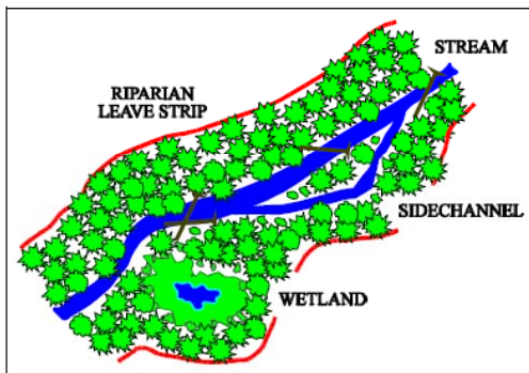
² Subject to Section 3.2.15.

³ In accordance with Section 3.2.15(e).

Riparian Revegetation

Riparian Areas, Fish and Wildlife Habitat

Riparian areas are located next to streams, rivers, lakes and wetlands, and have direct influence on aquatic and wildlife habitat. These include swampy areas, wetlands, small streams and side channels or intermittently wetted areas. Riparian areas or zones can broadly be described as the areas of the streambank, including side channel and associated banks, and they include upland areas not normally inundated during high water conditions.



Leave strips, usually a minimum of 15 meters in width along the bank, are the areas of land and vegetation adjacent to watercourses that are to remain in an undisturbed state, throughout and after the development process. They protect the riparian zone and help protect private property from flooding and potential loss of land due to stream erosion and instability.

Minimizing Impacts on Riparian Areas

- Streambank characteristics and vegetation should be taken into account when planning development activities in and around rivers and streams.
- During development of the land, there should be no unauthorized work or disturbance into the riparian zone.
- Where encroachment into a leave strip is required, specific plans must be prepared and approved by DFO and MOELP in advance.
- Carefully select access points to the streambank through the riparian zone; minimize the size and duration of disturbance; and preserve streamside vegetation and undergrowth wherever possible.
- Limit machinery and equipment access and direct disturbance to streambank areas.

Stabilizing Impacted Riparian Areas

- Physical stabilization of eroding or eroded banks may be required to promote bank stability and regeneration of riparian vegetation.
- Design and construction of stabilization works should prevent their subsequent erosion.
- Retain stable large organic debris (LOD) which does not impede flows and fish migration, or promote bank erosion.

Revegetating Impacted Riparian Areas

- Revegetate disturbed areas immediately following completion of work in riparian zones.
- Establish ground cover through ground seeding to prevent surface erosion.
- Plant deeper rooted plants, shrubs and trees to provide long-term stability to the streambank and prevent erosion.

The following native tree and shrub species are those recommended for revegetating riparian areas next to streams, lakes and wetlands with the benefit of enhancing fish and wildlife habitat values.

Deciduous Tree Species:

| | |
|-------------------|-----------------------------|
| Vine Maple | <i>Acer circinatum</i> |
| Hawthorn | <i>Crataegus douglasii*</i> |
| Pin Cherry | <i>Prunus pensylvanica*</i> |
| Choke Cherry | <i>Prunus virginiana*</i> |
| Mountain Ash | <i>Sorbus aucuparia*</i> |
| Pacific Willow | <i>Salix lasandra</i> |
| Pacific Crabapple | <i>Malus diversifolia*</i> |

Coniferous Tree Species:

| | |
|-------------------|------------------------------|
| Douglas Fir | <i>Pseudotsuga menziesii</i> |
| Western Red Cedar | <i>Thuja picata</i> |
| Western Hemlock | <i>Tsuga heterophylla</i> |

Shrub Species:

| | |
|-------------------|-------------------------------|
| Red Osier Dogwood | <i>Cornus saricaca*</i> |
| Thimbleberry | <i>Rubus parviflorus*</i> |
| Salmonberry | <i>Rubus spectabilis*</i> |
| Elderberry | <i>Sambucus racemosa*</i> |
| Snowberry | <i>Symphoricarpos albus*</i> |
| Red Huckleberry | <i>Vaccinium parviflorum*</i> |
| Nootka Rose | <i>Rosa nutkana*</i> |
| Shrub Rose | <i>Rosa rugosa*</i> |
| Pussy Willow | <i>Salix discolor</i> |

* denotes fruit-bearing species!

Planting Criteria:

- All tree and shrub species should be guaranteed nursery stock for successful transplanting.
- The correct botanical name should be used to order planting stock and tags should be left attached for field identification.
- Tree stock should be a minimum of 1.5 meters in height when purchased, and planted at the width suitable for the mature stock (no greater than 2.0 meters apart).
- Stock should be planted in the fall (September to October) and spring (March to April) depending on local conditions.

- The quantity of stock planted should ensure at least 80% take, or replanting will be required.
- Additional fertilizing and watering may be required if site soil conditions are poor for successful established growth.
- Fruiting trees and shrubs should be planted to promote recolonization by seed and provide bird/wildlife food sources.

Suggested Planting Layout:

Planting layout will depend on what is required to reestablish or enhance existing riparian vegetation, species selected, density of plants, mature plant heights and planting system: linear, random, grid, etc.

Ground Seeding:

Seeding reduces surface erosion, enhances the soil's absorption and retention of water and promotes establishment of suitable soil conditions for larger plants. Generally, a combination of 2-5 species of sod-forming grasses, bunch grasses and nitrogen-fixing legumes are required, depending on soil type, climate, soil moisture and species compatibility. A general purpose seeding mix would include:

| | |
|-------------------|------------------------|
| 25% red fescue | 20% perennial ryegrass |
| 15% hard fescue | 15% orchard grass |
| 10% alsike clover | 10% white clove |
| 5% redbtop | |

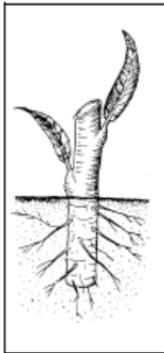
Additionally:

- Seeding should occur in spring or fall when soil conditions are suitable with a grass-legume ratio of 70:30 in wet areas and 80:20 in dry areas.
- Dry seeding should be done at a minimum rate of 80 kg/ha.
- Fertilize with 19-20-12 at a minimum rate of 400 kg/ha.

Live Staking:

Live staking usually involves the planting of rooted or unrooted cuttings of *Populus* or *Salix* to establish shrubs for the prevention of erosion and protection of streambanks. The shrub species used for live staking must be:

- Indigenous to the area, easily propagated and provide the required effect.
- Harvested with the dormant plant's previous season's growth with straight, healthy stalks and clean unsplit ends.
- Cuttings 15-20 cm long with a mid-stem diameter of 2 cm minimum. Avoid using the top 10 cm of the stem. Cuttings should have a minimum of two healthy buds per stem.



- Planted in late Autumn or early spring after buds have set (full dormancy) with two buds above ground, but with as little stem exposed as possible.
- Cuttings planted firmly in the soil at required density and spacing. Experience has shown better survival and shrub development if 3-4 cutting are bundled and planted together.

Harvesting of cuttings should not depopulate or destroy native shrubs; collection of cutting should be from a large population for minimum impact.

Further References

A Handbook for Forest Roadside Erosion Control in British Columbia, Land Management Report Number 4, BC Ministry of Forests, 1980.

A Handbook for the Management of Landslide-Prone Terrain in the Pacific Northwest, Land Management Report Number 4, BC Ministry of Forests, 1991.

Biotechnical Slope Protection and Erosion Control Workshop Manual, Vancouver, 1987.

Land Development Guidelines for the Protection of Aquatic Habitat, Department of Fisheries and Oceans Canada and the Ministry of Environment, Lands and Parks, 1992.

For Site-Specific Information

Contact your local office of the Department of Fisheries and Oceans, or Ministry of Environment, Lands and Parks.

SCHEDULE C - (CONTINUED)

**Native Tree and Shrub Cover
Recommended to Enhance Fish and Wildlife Habitat**

The following are preferred species of trees and shrubs for enhancing fish and wildlife habitat:

| Trees | | | |
|---------------------------|--|-------------------|--------------------|
| Common Name | Botanical Name | Height (m) | Best growth |
| Deciduous Species | | | |
| vine maple | <i>Acer circinatum</i> | to 7 | m-w |
| Douglas maple | <i>Acer glabrum var. douglasii</i> | to 10 | d-m |
| broadleaf maple | <i>Acer macrophyllum</i> | to 35 | d-m |
| red alder | <i>Alnus rubra</i> | to 25 | m |
| western white birch | <i>Betula papyrifera var. commtata</i> | to 30 | m-w |
| ◇black hawthorn | <i>Crataegus douglasii</i> | to 10 | m |
| ◇Pacific crabapple | <i>Malus fusca</i> | 2-12 | m-w |
| black cottonwood | <i>Populus balsamifera or P. trichocarpa</i> | to 50 | m-w |
| ◇bitter cherry | <i>Prunus emarginata</i> | 2-15 | m |
| casara | <i>Rhamnus purshiana</i> | to 10 | d-w |
| Pacific willow | <i>Saliz lucida ssp. lasiandra</i> | to 12 | w |
| ◇European mountain ash* | <i>Sorbus aucuparia</i> | - | - |
| Coniferous Species | | | |
| western white pine | <i>Pinus monticola</i> | to 40 | m-d |
| Douglas - fir | <i>Pseudotsuga menziesii</i> | to 70 | d |
| western red cedar | <i>Thuja plicata</i> | to 60 | m-w |
| western hemlock | <i>Tsuga heterophylla</i> | to 60 | d-w |

Best growth conditions d=dry, m=moist, w=wet

◇ fruit-bearing species

* European mountain ash is not native, but naturalized

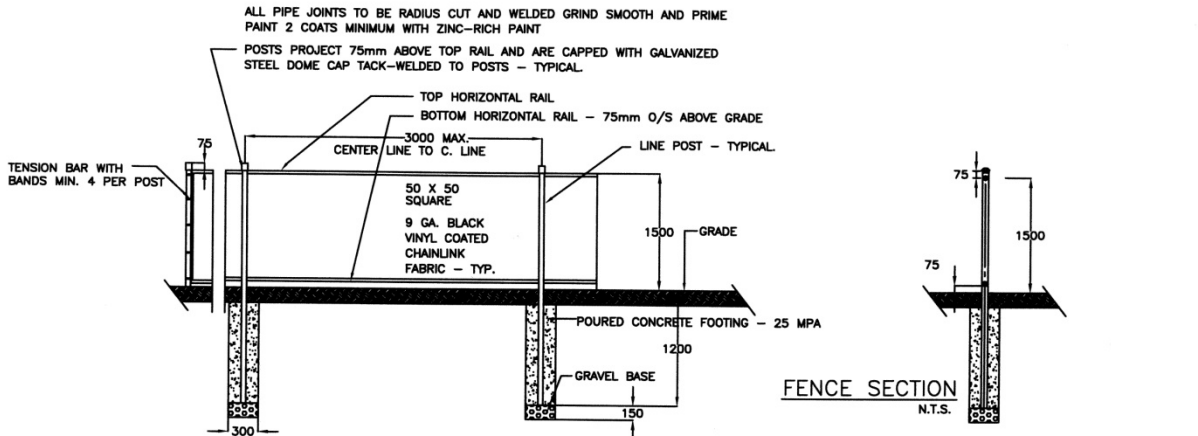
SCHEDULE C - (CONTINUED)

| Shrubs | | | |
|-------------------------|--|---------------|-------------|
| Common Name | Botanical Name | Height (m) | Best growth |
| Deciduous Shrubs | | | |
| Stika alder | <i>Alnus crispa ssp. sinuata</i> | 1-5 | m |
| ◇saskatoon | <i>Amelanchier alnifolia</i> | 1-5 | d-m |
| ◇red-oiser dogwood | <i>Cornus sericea</i> or <i>C.stolonifera</i> | 1-6 | m |
| ◇beaked hazelnut | <i>Corylus cornuta</i> var. <i>californica</i> | 1-4 | m |
| oceanspray | <i>Holodiscus discolor</i> | to 4 | d-m |
| Pacific ninebark | <i>Physocarpus capitatus</i> | to 4 | w |
| ◇choke cherry | <i>Prunus virginiana</i> | 1-4 | d |
| ◇Nootka rose | <i>Rosa nutkana</i> | to 3 | d-m |
| ◇baldhip or dwarf rose | <i>Rosa gymnocarpa</i> | to 1.5 | d-m |
| ◇thimbleberry | <i>Rubus parviflorus</i> | 0.5-3 | m |
| ◇salmonberry | <i>Rubus spectabilis</i> | to 4 | m-w |
| Hooker's willow | <i>Salix hookeriana</i> | to 6 | w |
| Pacific willow | <i>Salix lucida</i> spp. <i>Lasiandra</i> | to 12 | w |
| Scouler's willow | <i>Salix scouleriana</i> | 2-12 | m |
| Stika willow | <i>Salix sitchensis</i> | 1-8 | m-w |
| ◇blue elderberry | <i>Sambucus caerulea</i> or <i>S.</i> <i>glauca</i> | - | d-m |
| ◇red elderberry | <i>Sambucus racemosa</i> var. <i>arborescens</i> | to 6 | m |
| ◇Stika mountain ash | <i>Sorbus sitchensis</i> | 1-4 | m |
| ◇snowberry | <i>Symphoricarpos albus</i> | 0.5-2 | d-m |
| ◇red huckleberry | <i>Vaccinium parvifolium</i> | to 4 | m |

Best growth conditions d=dry, m=moist, w=wet

◇ fruit-bearing species

SCHEDULE D - FENCING CRITERIA



NOTE: CONSTRUCT TO SPECIFICATIONS SUPPLIED BY TOWNSHIP OF LANGLEY.
 DIMENSIONS ARE METRIC
 CONCRETE FOOTINGS SHALL BE 300mm Ø O.D. X 1200mm MINIMUM.
 WIRE TIES TO BE 3.55mm (9 GAUGE) ALUM. WIRE AT 450MM MIN. O.C. ON HORIZONTAL RAILS. 300MM MIN ON VERTICAL RAILS
 TENSION BARS SHALL BE 16mm X 5mm (5/8" X 3/16") GALV. STEEL
 TENSION BANDS TO BE SPACED MAX. 380MM O.C. NOT LESS THAN 4 BANDS PER BAR
 SHARP, PROTRUDING AND EXCESS WIRE TIE ENDS TO BE TRIMMED OR BENT DOWN SO AS NOT TO POSE A HAZARD
 ALL TENSION BARS, CLAPS, FASTENINGS, HOG RINGS, TENSION, WIRE, POST CAPS AND OTHER ACCESSORIES SHALL BE HOT-DIP GALVANIZED.
 TENSION WIRE, WHERE APPLICABLE, SHALL BE 5mm(6 GAUGE) GALV. STEEL WIRE
 SINGLE DIAGONAL BRACE RAILS TO BE INSTALLED EVERY 30 M AND/OR AT EVERY CHANGLE IN DIRECTION
 MESH FABRIC TO BE KNUCKLED AT THE SALVAGE EDGE

FENCE PANELS TO BE CHECKED REGULARLY FOR REPAIR/REPLACEMENT OF DAMAGED MESH, POSTS, RAILS, MISSING FASTENINGS, RINGS, WIRE TIES, CLAPS, TENSION BARS, AND CAPS. POST, RAILS AND WELDED JOINTS TO BE CHECKED REGULARLY, PRIMED AND RECOATED WITH ZINC-RICH PAINT EVERY 2 YEARS TO COUNTER RUST.

| PIPE SCHEDULE - 1.5 M FENCING | | | | | | |
|-------------------------------|---------------|---------------|---------------|---------------------|-------------|------------|
| TYPE | NOMINAL | Ø O.D. | Ø I.D. | WALL THICKNESS | DESIGNATION | FINISH |
| HORIZONTAL AND BRACE RAILS | 32MM (1.25") | 42MM (1.66") | 35MM (1.38") | 3.5MM (0.140") MIN. | SCHEDULE 40 | GALVANIZED |
| LINE POSTS | 50MM (2.375") | 60MM (2.375") | 52MM (2.08") | 4.0MM (0.157") MIN. | SCHEDULE 40 | GALVANIZED |
| TERMINAL, AND CORNER POSTS | 75MM (3.00") | 89MM (3.5") | 78MM (3.071") | 5.5MM (0.216") MIN. | SCHEDULE 40 | GALVANIZED |

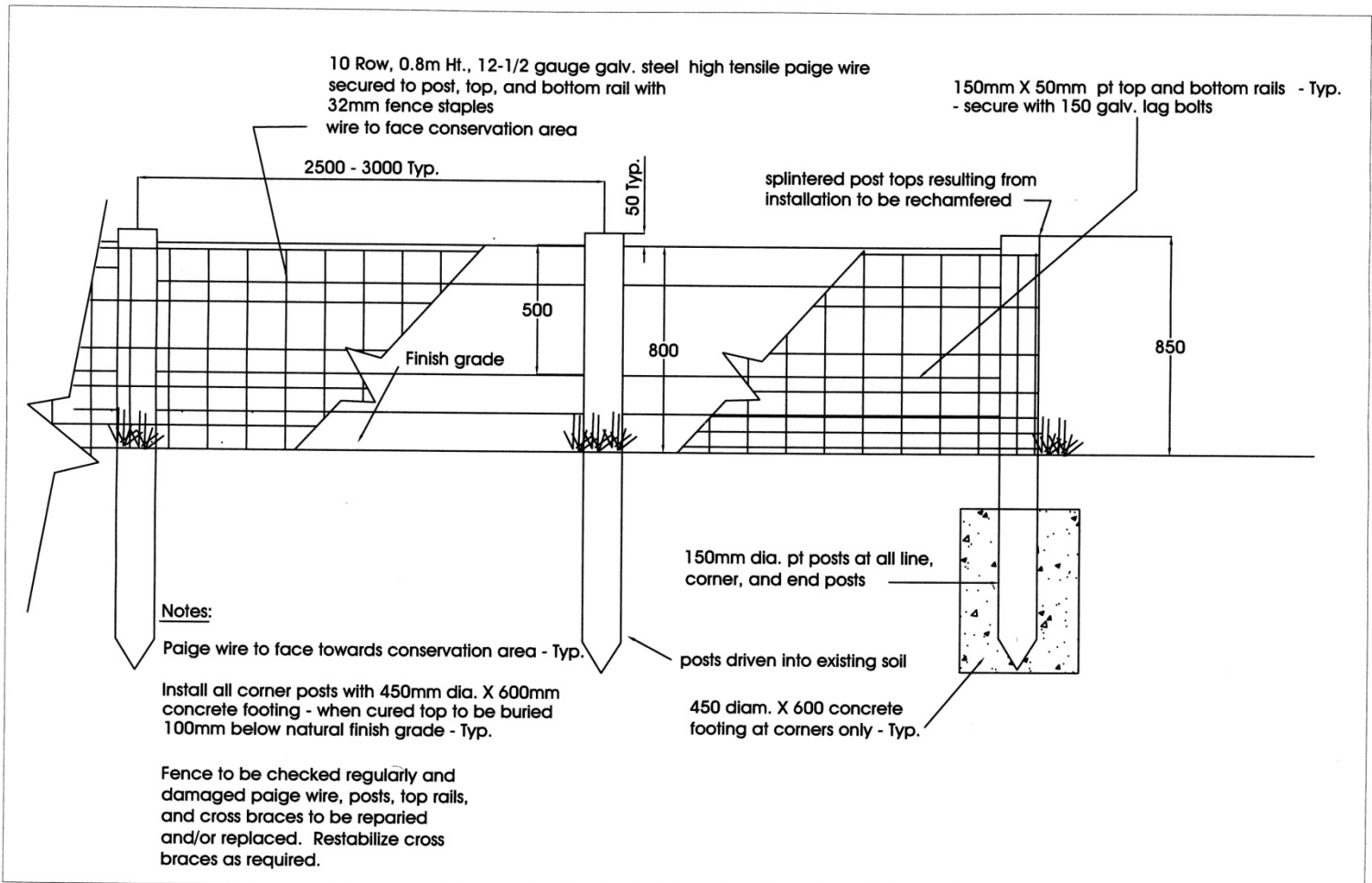
1.5m CHAINLINK FENCING Between Developments & Trail -or- Conservation Areas

February 2006 NTS

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Parks Design and Development detail C-13 supplemental

SCHEDULE D - FENCING CRITERIA (CONTINUED)



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February 2006 N.T.S.

Fence between Trail and Conservation Area

4.14 WILDLIFE HABITAT

#4682

03.11.08

OBJECTIVES

The Township of Langley's forested uplands, wetlands and river systems have evolved over many centuries to create unique habitat for a diverse array of native wildlife species. Natural areas provide a variety of other ecosystem services from which humans benefit, such as water purification, water retention/flood prevention and air purification, which ultimately maintain Langley's 'natural capital'. Douglas fir, western hemlock, and western red cedar previously dominated the Langley uplands, while cottonwoods, ferns, low brush and bogs of sphagnum peat formerly dominated the lowlands. The type of flora and fauna found in Langley today are a reflection of the area's evolving landscape. Human modification of the landscape has changed and fragmented native habitat over the years, threatening the survival of many native species. As these landscapes continue to be modified and fragmented it is important to protect and enhance them as much as possible. As such we will help maintain the biodiversity of the Township.

Biodiversity or biological diversity is the variety of all living things and includes the ecosystems of which they are a part. Urban green spaces, no matter how small, contribute to biodiversity and to the ecological function and health of Langley and the surrounding region.

As such, the Township shall protect habitat for wildlife by:

- Identifying, conserving, restoring and enhancing a variety of habitat patches, particularly the key distinct habitat types: coniferous, mixed forest, deciduous, wetlands and shrubs where appropriate.
- Identifying, conserving, restoring and enhancing corridors that connect streamside (riparian) habitat, upland habitat patches, and other green spaces where appropriate.
- Educating residents about habitat protection and encouraging local habitat stewardship.

POLICIES

1. The Township's wildlife habitat protection efforts shall integrate and build on national, provincial and regional visions and initiatives.
2. Protection, restoration and maintenance of wildlife habitat shall be integrated with other Township plans, policies, and programs.
3. Community and Neighbourhood Plans adopted after the date of this amendment shall incorporate wildlife habitat protection provisions and, where appropriate, identify a network of habitat linkages and patches in accordance with the wildlife habitat objectives of this bylaw.
4. Efforts should be made to conserve high wildlife value habitat areas through land acquisition.
5. Efforts shall be made to maintain and enhance wildlife habitat for endangered or sensitive species.
6. Protection of wildlife habitat found on private lands shall be encouraged through land stewardship, education, incentives or other means.
7. Habitat mapping shall be used to assist in identifying high value wildlife habitats.
8. Efforts shall be made to maintain and enhance connectivity and reduce fragmentation of wildlife habitat.
9. Lighting designs for urban development shall consider the nocturnal activities of local wildlife and be designed to minimize negative impacts on wildlife.

10. Progress towards wildlife habitat conservation shall be monitored using defined indicators.

5.0 IMPLEMENTATION

Once goals and objectives have been identified and policies formulated, commitment on the part of local elected officials and the municipal administration becomes the key issue for effective implementation of the community plan. It is the responsibility of these two groups to ensure that the zoning and other bylaws conform to the OFFICIAL COMMUNITY PLAN. The OFFICIAL COMMUNITY PLAN must also be frequently reviewed to reflect ongoing social and economic change. Frequent review will be more easily achieved if the supply of land in the various land-uses is constantly monitored.

The Municipal budget also effects the implementation process by determining the time frame in which policies may be implemented. In Langley's case, the budget will be a major consideration as some policy areas will require substantial capital expenditures.

Federal and Provincial policies are having an increasing influence on the implementation process in community planning. Langley is particularly affected by the Provincial Land Commission which administers the large Agricultural Land Reserve in the Municipality. Future changes in their policies could substantially affect the availability of land for both residential and industrial uses, which would in turn have an impact on the economic position of the Municipality. Effective communication between all levels of government and their various departments will greatly assist implementation of the OFFICIAL COMMUNITY PLAN in Langley.

The primary implementation measures shall include:

1. A new zoning bylaw based on the mandate and criteria set forth in the Municipal Amendment Act, 1977 and reflective of the map of proposed land-use and the policy statements as enunciated in the LANGLEY OFFICIAL COMMUNITY PLAN, will be prepared to replace the present Municipality of Langley Zoning Bylaws.
2. A periodical revision of the Municipality of Langley Subdivision Bylaw, based on current legislative amendments and reflective of current development trends and engineering standards, shall be undertaken.
3. A revised, expanded and "annually updated" Capital Budget Plan, responsive to the evolving urban service infrastructure needs of the Municipality as well as the ability and willingness to finance such services to the extent and to the standards considered necessary and desirable, shall be prepared.
4. The preparation of detailed plans for Designated Urban Growth Areas, to be based on the OFFICIAL COMMUNITY PLAN, shall begin following the completion of the OFFICIAL COMMUNITY PLAN program in accordance with Section 5.1.
5. At the discretion of Council, special development permit areas may be designated:
 - a) for the Fraser River flood plain to ensure that all development conforms to the appropriate flood plain regulations, and
 - b) for the community of Fort Langley to protect and preserve the special character that is unique to the Municipality's oldest established settlement.

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12.17.08

6. Where land is being assembled or subdivided to facilitate further development, land may be subdivided and/or consolidated without issuance of a Development Permit provided the subject land is designated a mandatory Development Permit area requiring a Development Permit to be applied for and issued either:
 - a) In conjunction with a further residential subdivision development; or,
 - b) Prior to issuance of a Building Permit.

Additional implementation measures include:

- Council may adopt Development Permit Bylaws to implement the policies of the OFFICIAL COMMUNITY PLAN, as allowed in the Municipal Act.
- Council should adopt a Development Cost Charge Bylaw to enable it to recapture servicing costs incurred as a result of new development, as allowed in the Municipal Act, Section 702C.
- Council and the Municipal Administration can undertake additional planning activities required to implement the OFFICIAL COMMUNITY PLAN. This work would include:
 - a) monitoring the supply of land for various uses;
 - b) preparing development guidelines for areas of special concern;
 - c) preparing more detailed plans for local areas in which specific school, recreation, transportation and land-use decisions can be made;
 - d) joint planning with the Parks and Recreation Commission and School District; and
 - e) preparation of a Municipal Transportation Plan.

The OFFICIAL COMMUNITY PLAN should be formally reviewed every three years, and updated or amended as required. The third review (in the ninth year of the ten-year planning period) will form the basis for the preparation of the next Official Community Plan during 1988.

5.1 DEVELOPMENT OF NEW URBAN COMMUNITIES

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08.24.98

Development of new urban communities requires a comprehensive implementation strategy. This strategy is the Township's principal means of ensuring that the new community will adhere to the proposed planning and development principles.

The implementation strategy should include:

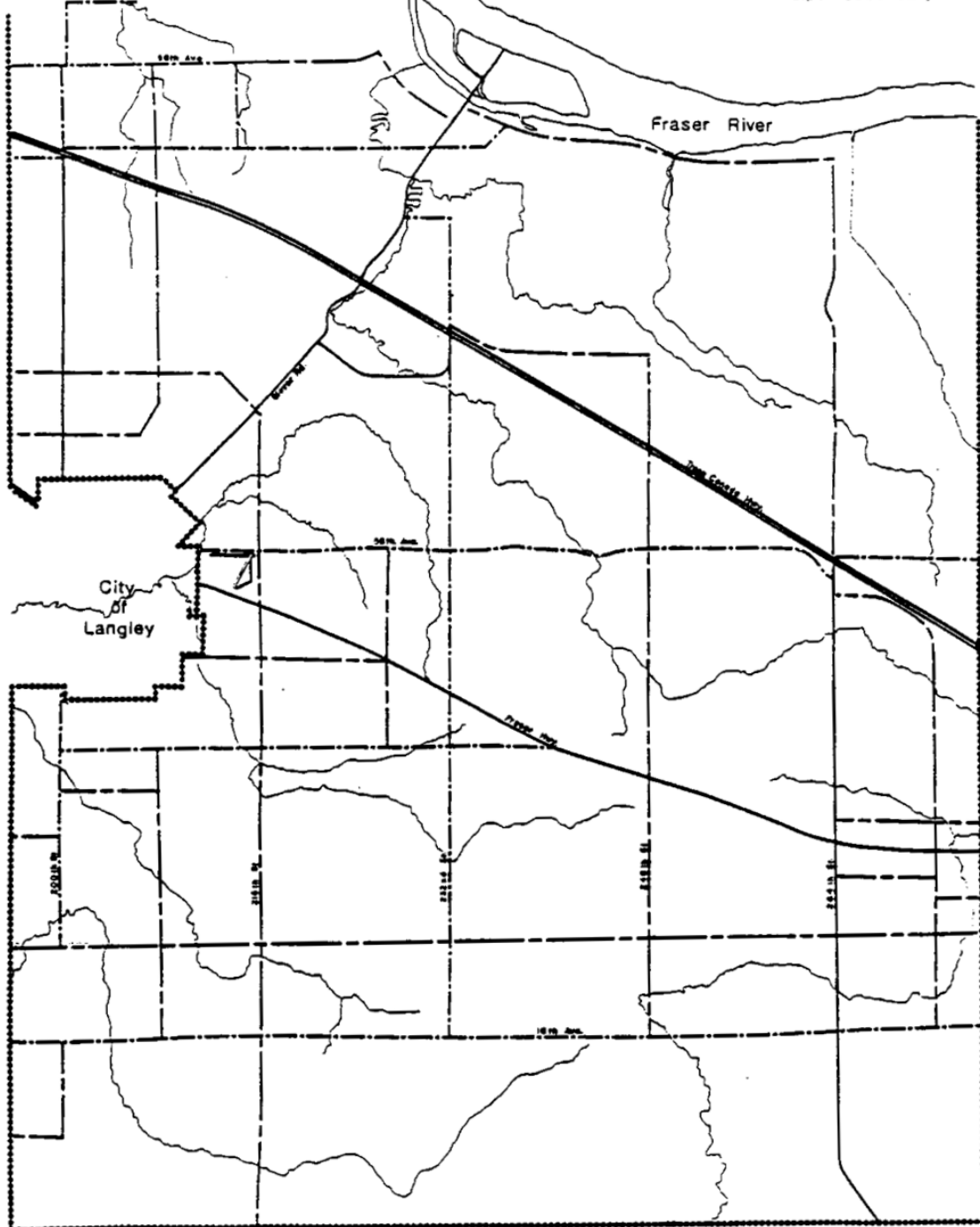
- an environmental assessment, to identify any lands that should be protected and to help develop infrastructure standards and design guidelines that will minimize negative impacts,
- a transportation analysis, to identify the transportation requirements of the community in a way that reflects the proposed principles for community design,
- public land requirements (e.g., parks, schools) and the means to secure these lands,
- required community facilities and proposed timing,
- a detailed infrastructure plan,

- a phasing strategy showing the sequence of neighbourhood development, based on development of complete neighbourhoods (the size of an elementary school catchment area and a neighbourhood park service area) and minimizing impacts on other communities; and
- a financial plan that is fully coordinated with land use, servicing and transportation plans, ensures that development of the new community does not impose an unnecessary financial burden on the Township, and ensures that all infrastructure and services can be provided when needed; the financial plan would include:
 - estimates of all public sector capital and operating costs,
 - estimates of all potential costs for public lands,.
 - forecast of the rate of development,
 - calculation of appropriate development cost charges to ensure that new development covers capital costs, and
 - timing of expenditures to provide services and facilities when needed without excessive financial burden on the community
- a process to prepare neighbourhood control plans, including detailed land use, servicing and transportation plans for the staged development of the neighbourhoods and design guidelines for residential development, streetscapes and open space.

Langley Official Community Plan

Transportation Plan

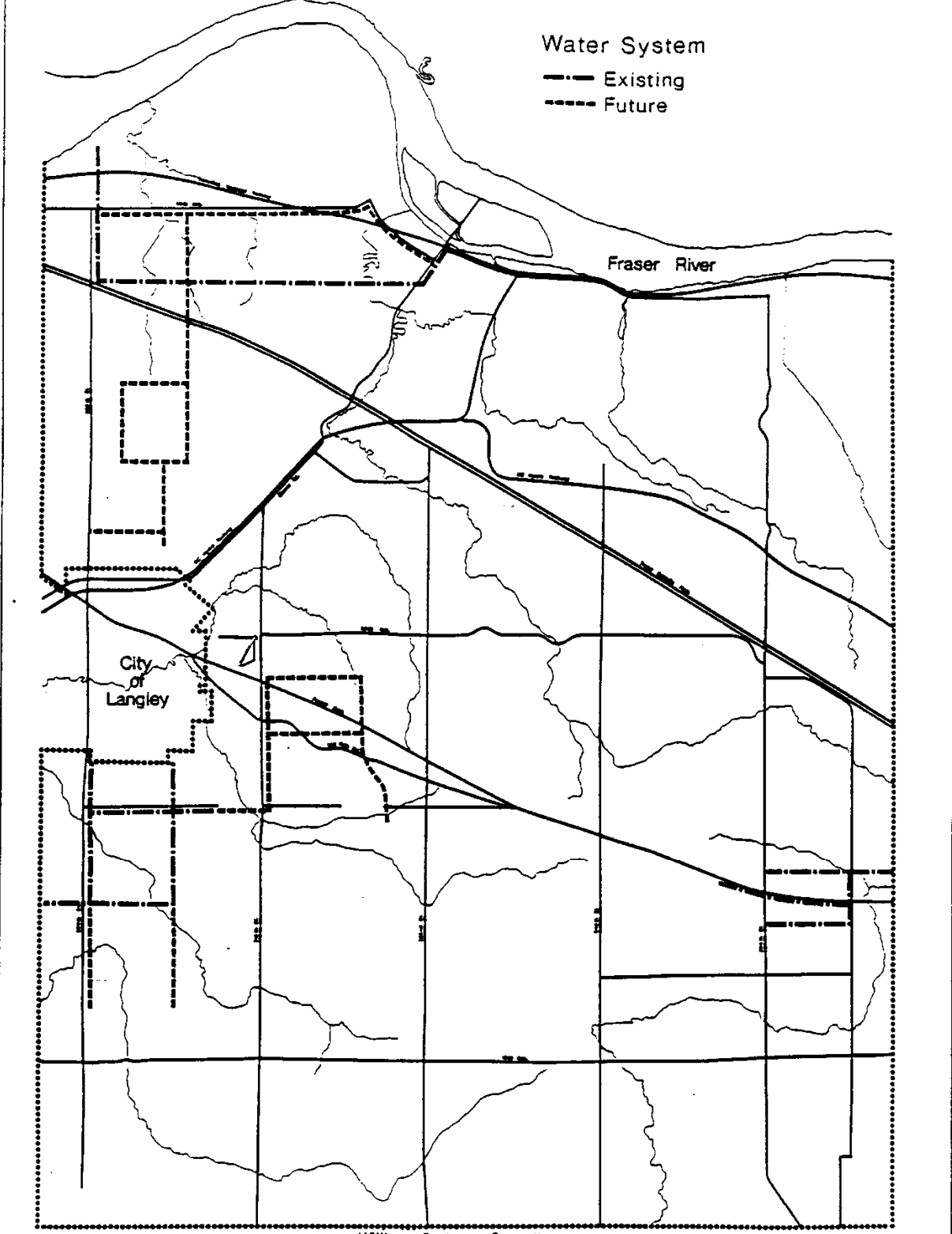
- Provincial Highway
- - - - - Municipal Main Collector
- · - · - Municipal Secondary Collector



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Langley Official Community Plan

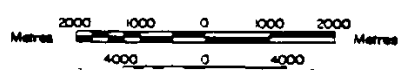


Water System
— Existing
- - - Future

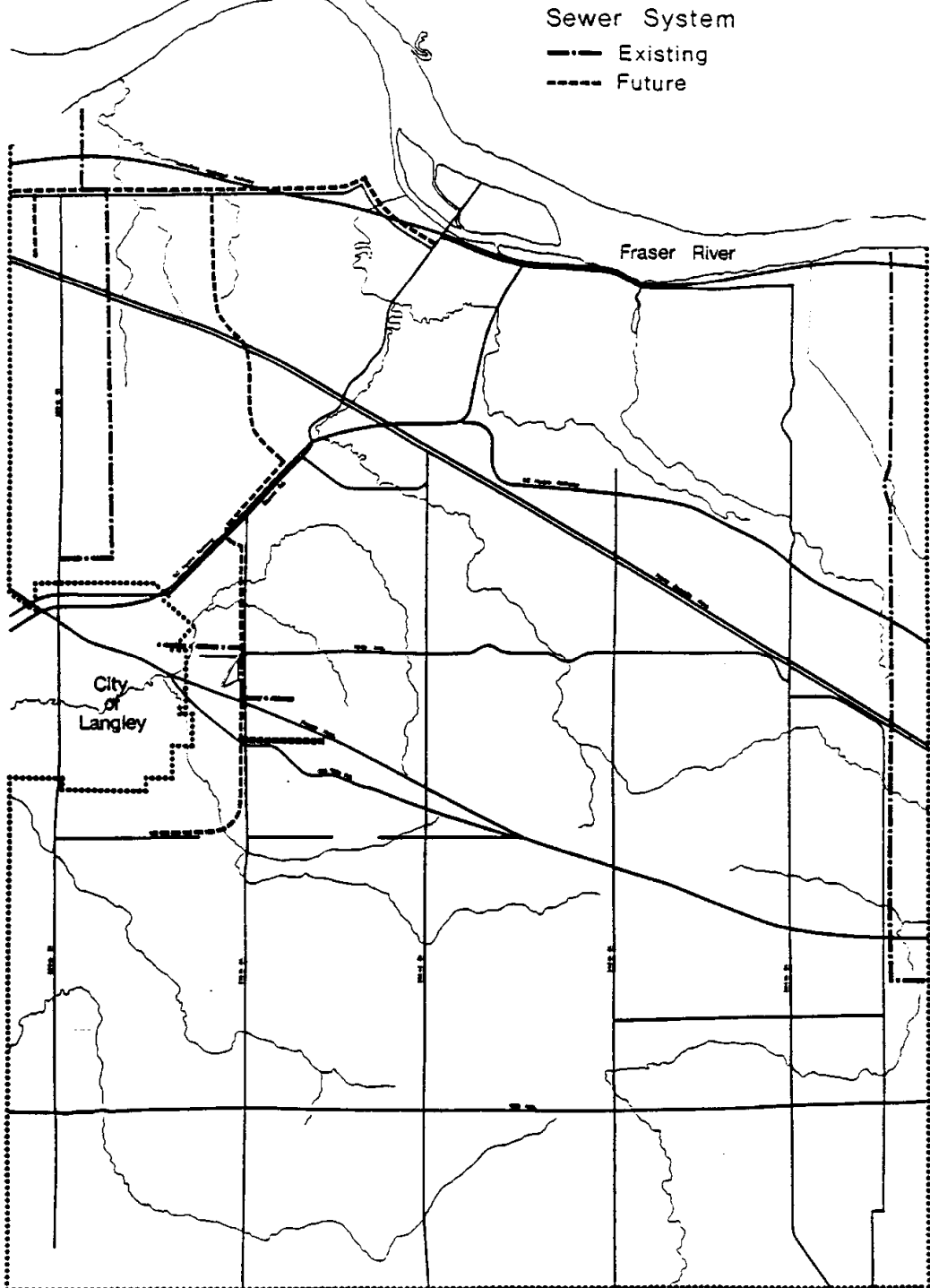
Fraser River

City of Langley

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Langley Official Community Plan

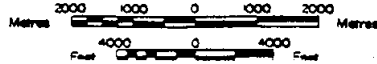


Sewer System
— Existing
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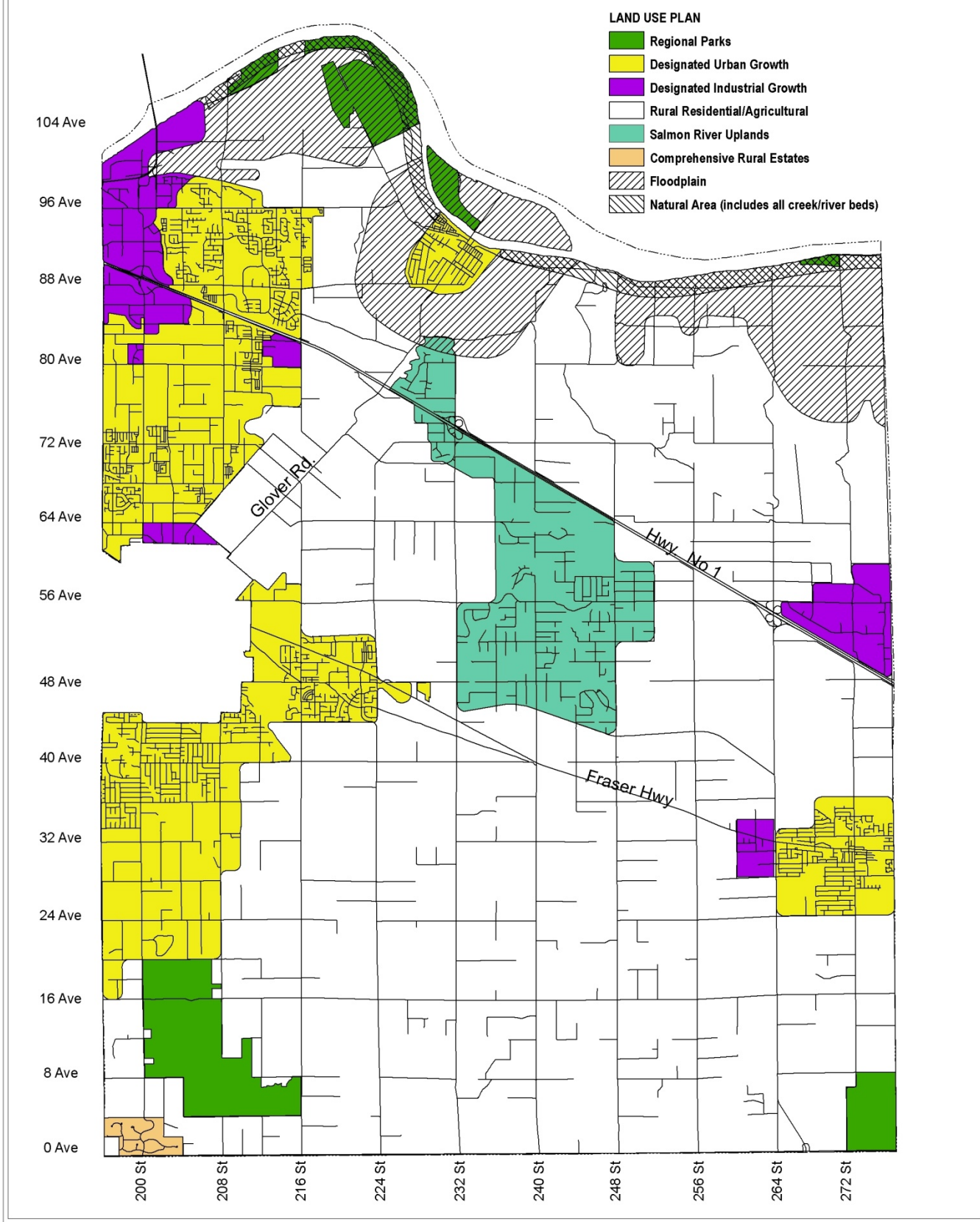
Fraser River

City of Langley

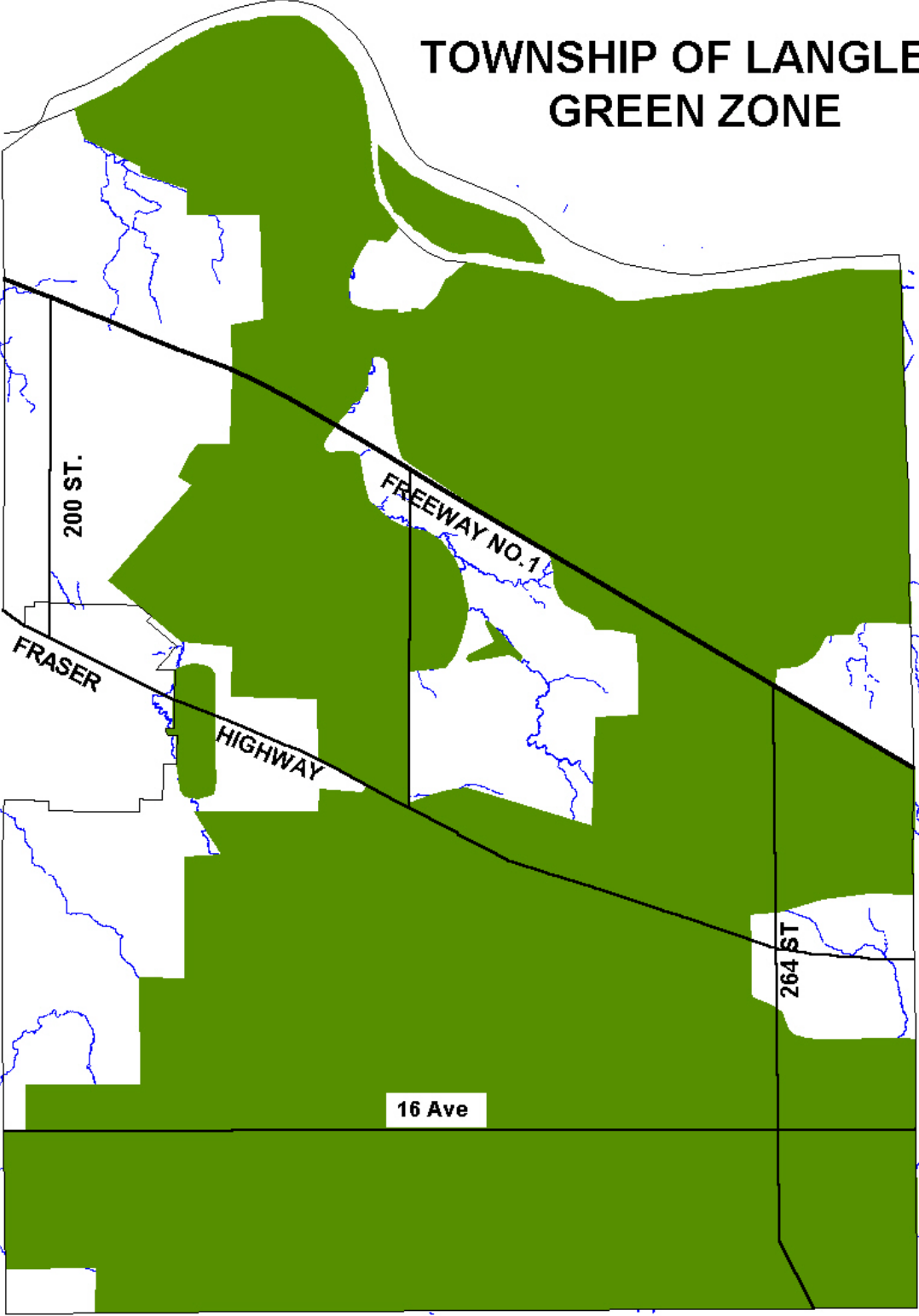
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LANGLEY OFFICIAL COMMUNITY PLAN



TOWNSHIP OF LANGLEY GREEN ZONE





Township of Langley
20338 - 65 Avenue
Langley, British Columbia V2Y 3J1

Community Development Division
604.533.6034

tol.ca