

Township of
Langley



Est. 1873



Official Community Plan

\$20.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN

BYLAW 1979 NO. 1842

Adopted by Council on October 1, 1979

CONSOLIDATED FOR CONVENIENCE ONLY

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

AMENDMENTS

BYLAW NO./NAME	MAP/TEXT CHANGE	DATE OF ADOPTION
1836 (Walnut Grove Community Plan)	Map/Text	November 26, 1979
2284 (Murrayville Land Use)	Map/Text	November 13, 1984
2323 (Northwest Langley Community Plan)	Map/Text	July 29, 1985
2354 (Temporary Tourist) <i>Repealed by Bylaw No. 5000</i>	Text	September 16, 1985
2475 (Brookwood/Fern. CP) <i>Repealed by Bylaw No. 5300</i>	Map/Text	August 31, 1987
2527 (Fort Langley Community Plan)	Map/Text	October 26, 1987
2572 (Walnut Grove)	Text	April 18, 1988
2556 (Gloucester)	Map/Text	October 28, 1988
2661 (Murrayville Community Plan)	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) <i>Repealed by Bylaw No. 5000</i>	DP Area	October 1, 1990
2952 (Shin) <i>Repealed by Bylaw No. 5000</i>	DP Area	October 1, 1990
2827 (Crimson Poultry Ranch Ltd.) <i>Repealed by Bylaw No. 5000</i>	DP Area	October 15, 1990
2765 C.P.M. Services Inc.)	DP Area	December 10, 1990
2912 (Waska / Zigarlick / Jeanotte Ent / Bel Inv./ M202 Hldgs) <i>Repealed by Bylaw No. 5000</i>	Map/DP Area	March 28, 1991
3008 (Willowbrook Community Plan)	Map/Text	October 7, 1991
2830 (Fraser Pulp Chips Ltd) <i>Repealed by Bylaw No. 5000</i>	DP Area	June 15, 1992
3228 (Smith) <i>Repealed by Bylaw No. 5000</i>	Map/Text	April 26, 1992
2647 (Rieding Projects)	Map	September 14, 1992
3042 (Redwood Farms) <i>Repealed by Bylaw No. 5000</i>	DP Area	October 26, 1992
3179 (Brookwood/Fernridge) <i>Repealed by Bylaw No. 5300</i>	DP Area	November 9, 1992
3250 (Rural Plan)	Map/Text	July 12, 1993
3291 (Mulders) <i>Repealed by Bylaw No. 5000</i>	DP Area	October 18, 1993

BYLAW NO./NAME	MAP/TEXT CHANGE	DATE OF ADOPTION
3401 (Stage 1 Control Plan)	Map	December 5, 1994
3452 (Canadian Reformed Church) <i>Repealed by Bylaw No. 5000</i>	Map/DP Area	February 12, 1996
3652 (Stage 9 - Redwoods)	Map	May 26, 1997
3779 (Regional Context Statement) <i>Repealed by Bylaw No. 5000</i>	Map/Text	August 24, 1998
3741 (Langley Mennonite Fellowship) <i>Repealed by Bylaw No. 5300</i>	DP Area	April 20, 1998
3800 (Willoughby Community Plan)	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
4109 (Langley Tech Campus)	Map	August 16, 2004
4475 (NE Gordon Estates Neighbourhood Plan)	Map/Text	February 6, 2006
4085 (Interfor)	Map/Text	March 6, 2006
4375 (Langley Christian School)	Map	March 27, 2006
4485 (Streamside Protection) <i>Repealed by Bylaw No. 5000</i>	Text	March 27, 2006
4321 (High Point)	Map	May 1, 2006
4529 (Streamside Protection Amendment) <i>Repealed by Bylaw No. 5000</i>	Text	July 24, 2006
4584 (Willoughby Business Parks) <i>Repealed by Bylaw No. 5000</i>	Map	October 15, 2007
4553 (High Density Development) <i>Repealed by Bylaw No. 5000</i>	Text	December 17, 2007
4585 (Yorkson Neighbourhood Plan Update) <i>Repealed by Bylaw No. 5000</i>	Map	February 4, 2008
4682 (Wildlife Habitat)	Text	November 3, 2008
4803 (Climate Action Planning) <i>Repealed by Bylaw No. 5000</i>	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) <i>Repealed by Bylaw No. 5000</i>	Text	June 25, 2012
4994 (Carvolth and Yorkson Amendment) <i>Repealed by Bylaw No. 5000</i>	Map	May 27, 2013
4875 (Hendricks)	Map	July 22, 2013
5100 (Latimer Office Park)	Map	September 28, 2015
5000 (2013 Official Community Plan)	Map/Text	December 12, 2016
5300 (Brookwood-Fernridge Community Plan)	Map/Text	October 23, 2017
5334 (Williams Amendment)	Map	October 1, 2018
5854 (Streamside Protection & Enhancement Clarification)	Text	April 3, 2023
5793 (Bath Investments Ltd.)	Map	April 15, 2024
5994 (Family-Friendly Units)	Text	April 29, 2024
6015 (Family-Friendly Units Exemption)	Text	May 13, 2024
6200 (2025 OCP Update)	Map/Text	December 1, 2025

6116 (Small-Scale Multi-Unit Housing (SSMUH)
Development Permit Area Designation)

Text

April 27, 2026

**LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (2025 OCP UPDATE) BYLAW NO. 6200**

SCHEDULE “A”

TABLE OF CONTENTS

- 1.1 ABOUT LANGLEY 3
- 1.2 HISTORICAL CONTEXT 3
- 1.3 REGIONAL CONTEXT 5
- 1.4 PURPOSE OF THE OCP 5
- 1.5 PLANNING PROCESS 7
- 1.6 SHAPING A SUSTAINABLE FUTURE 10
- 1.7 SUSTAINABILITY UMBRELLA 13
- 1.8 VISION 15
- 1.9 GOALS 16
- 1.10 PLAN STRUCTURE AND HIERARCHY 20
- 1. LAND USE AND COMMUNITY STRUCTURE 21**
- 2.1 URBAN DEVELOPMENT AREA 23
- 2.2 RURAL LAND USE STRUCTURE AND DESIGNATIONS 25
- 2.3 URBAN COMMUNITY STRUCTURE AND CENTRES 28
- 2.4 URBAN LAND USE DESIGNATIONS 33
- 2.5 URBAN COMMUNITY AND NEIGHBOURHOOD DESIGN 36
- 2. SUSTAINABILITY POLICIES 41**
- SOCIAL AND CULTURAL POLICIES 43
- 3.1 HOUSING 44
- 3.2 INCLUSION AND INVOLVEMENT 48
- 3.3 HEALTH AND LEISURE 50
- 3.4 EMERGENCY MANAGEMENT AND PUBLIC SAFETY 52
- 3.5 ARTS, CULTURE, AND HERITAGE 54
- ECONOMIC POLICIES 57
- 3.6 ECONOMIC DEVELOPMENT 58
- 3.7 EMPLOYMENT LANDS 60
- 3.8 ROAD NETWORK AND GOODS MOVEMENT 62
- 3.9 WALKING, CYCLING, AND TRANSIT 65
- 3.10 INFRASTRUCTURE ASSET MANAGEMENT 67
- 3.11 SOLID WASTE 69
- 3.12 WATER RESOURCES 71
- ENVIRONMENTAL POLICIES 74
- 3.13 ECOLOGICAL SERVICES 75
- 3.14 PARKS AND OPEN SPACE 78
- 3.15 LANDS SUBJECT TO HAZARDOUS CONDITIONS 80
- 3.16 ENERGY 81
- 3.17 CLIMATE ACTION AND EMISSIONS 84
- 3. IMPLEMENTATION 86**
- 4.1 MUNICIPAL POLICY FRAMEWORK 87
- 4.2 MONITORING AND EVALUATION 89
- 4.3 CONSULTATION 90
- 4.4 FINANCING DEVELOPMENT 91
- 4.5 PLAN INTERPRETATION 93
- MAPS 94**
- MAP 1 – LAND USE 95
- 95

MAP 2 – SEWAGE EXTENSION AREAS	96
MAP 3 – CENTRES	97
MAP 4 – WILLOWBROOK REGIONAL CENTRE	98
MAP 5 – WILLOUGHBY AND ALDERGROVE TOWN CENTRES	99
MAP 6 – CARVOLTH FREQUENT TRANSIT DEVELOPMENT AREA.....	100
MAP 7 – ROAD CLASSIFICATIONS.....	101
MAP 8 – DESIGNATED TRUCK ROUTES	102
MAP 9 – SANITARY SYSTEM	103
MAP 10 – WATER SYSTEM	104
MAP 11 – WATERCOURSE CLASSIFICATION	105
MAP 12 – RECREATIONAL GREENWAY PLAN	106
MAP 13 – FLOOD HAZARD AREA.....	107
MAP 14 – SLOPE HAZARD AREA	108
SCHEDULE 2 ADAPTABLE HOUSING REQUIREMENTS.....	109
SCHEDULE 3 DEVELOPMENT PERMIT AREAS: STREAMSIDE PROTECTION AND ENHANCEMENT	115
SCHEDULE 4 DEVELOPMENT PERMIT AREA: FORM AND CHARACTER GUIDELINES FOR SMALL-SCALE MULTI-UNIT HOUSING (SSMUH)	135

LIST OF TABLES

Table 1 Reflecting the Sustainability Charter in the OCP14
Table 2 Terminology29

Acknowledgement

The Township of Langley is on the traditional territories of the Coast Salish People, and wishes to acknowledge its growing relationships with the ǵʷɑ:ǵ̱əḥ̱ (Kwantlen), ǵ̱íćə́y̱ (Katzie), Máthxwi (Matsqui), and se'mya'me (Semiahmoo) First Nations.





1. INTRODUCTION

The Official Community Plan lays out the future vision for the Township of Langley. Our world in thirty years will look different than it does today. We must reflect on this future as part of our planning exercises in order to anticipate what the Township may need in 2050 in terms of housing, employment, transportation, and recreation; and what the environment that supports us may need in terms of conservation, responsible resource consumption, and preservation.

The Township's population is expected to continue growing over the next 30 years, but it will also age and become more culturally diverse. Housing affordability is, and will continue to be, a major challenge for many living in the Township. Strong population growth and limited land availability are making housing expensive in Langley and throughout the Lower Mainland. Changing demographic characteristics and housing affordability will have impacts on the character and form of housing that will be needed over the next few decades. If we want residents to live in homes that are affordable and address the various needs required by family size, ability, and age, we must plan for this future. If we also want individuals and families to be able to work and play in the Township, we must plan for complete communities where good jobs are located close to home, recreation, and cultural activities are plentiful, and neighbourhoods are well connected with a range of transportation modes.

There will also be challenges for the Township with respect to public expectations and the municipality's role for delivering an increasing number of programs and services.

A growing population will cause natural resources to be in greater demand. To protect resources for use by this generation and those in the future, we need to develop communities that are more sustainable—compact, resilient, and energy efficient. Climate change and the alteration of long-term weather patterns are necessitating changes in how we design our

communities via land use, buildings, transportation, and infrastructure servicing systems. We must also preserve valuable ecological and agricultural lands, and change our individual and collective behaviours to focus on conservation.

The Official Community Plan (OCP) is designed to address these challenges and work towards a sustainable future for the Township of Langley. The OCP provides a high-level, long-term vision for the municipality, comprised of objectives, principles, and policies to guide planning and land use decisions. The OCP is integrated with other community plans and functional plans (e.g. transportation plans, parks and recreation plans, housing strategies) that are developed by the Township.

There are requirements under the provincial Local Government Act that must be addressed in the OCP. Some of these include:

- residential development to meet housing needs for a period of at least five years
- proposed locations, amount and type of commercial, industrial, institutional, agricultural, recreational, and public utility land uses
- restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to develop
- approximate location of proposed road, sewer, and water systems
- approximate location and type of public facilities (e.g. schools, parks, disposal sites)
- affordable housing policies
- targets for reducing greenhouse gas emissions

The Official Community Plan includes a Regional Context Statement in response to requirements of Metro Vancouver's Regional Growth Strategy (RGS). The OCP also contains a Development Permit Area (DPA) for streamside protection and enhancement.

As part of the development of an OCP, there are requirements to consult with the public. The activities completed for this OCP update are outlined in Section 1.6.

This OCP document is organized as follows:

1. Introduction – sets the context for the Township of Langley, discusses population, employment, and household projections, and outlines the overall vision for the OCP.
2. Land Use – provides details on the rural and urban land use designations and the urban development area.
3. Sustainability Policies – outlines policy directions to contribute towards a socially, culturally, economically, and environmentally sustainable community.
4. Implementation – describes how we are going to achieve the goals, objectives, and policies in the OCP.

The OCP contains three schedules:

- Schedule 1: Regional Context Statement
- Schedule 2: Adaptable Housing Requirements
- Schedule 3: Development Permit Areas: Streamside Protection and Enhancement

1.1 About Langley

The Township of Langley is a “community of communities” with a unique rural and urban mix. It is one of the largest municipalities in British Columbia with an area of 316 square kilometres (122 square miles). The Township is home to nearly 150,000 residents (2024) in six urban centres. Respecting its rural heritage and agricultural character while ensuring a reasonable rate of urban growth, the Township of Langley is aspiring to provide the highest possible quality of life for its residents, rural and urban alike.

1.2 Historical Context

Evidence suggests that human occupation of the Langley area dates back several millennia to a period when First Nations people, now known as the Sto:lo, populated the area. The first written account of European contact with the area’s original inhabitants was recorded by Simon Fraser of the North West Company in 1808, who observed native settlement along Langley’s waterways.



The Hudson’s Bay Company established a post at Derby in 1827 to supply its interior posts with trade goods, equipment, and locally grown or harvested food, and to receive furs for shipment to overseas markets. The Company utilized several farming locations, initially to grow food for local consumption at Derby and Fort Langley and subsequently to supply agricultural commodities to international markets from an expansive farm located on the Milner plateau. The Derby Fort’s vulnerability to flooding and its distance from the Company’s commercial farming activities in Milner led to the fort’s relocation to Fort Langley in 1839.



During the 1850s, gold was discovered on the bars of the Fraser River, allowing Fort Langley to briefly serve as a gold rush staging ground. The resulting influx of people from the US, Britain, Europe, and Asia contributed to the beginnings of early village settlement in Fort Langley outside the fort’s palisade walls. Fearing that American interests drawn to Fort Langley might lead to annexation of the area by the US, James Douglas, the Governor of Vancouver Island, proclaimed BC a Crown Colony at Fort Langley on November 19, 1858.

As settlement continued, it moved from locations near the Fraser River to inland areas. Changing fashions and competition from newly arriving farmers and merchants from Europe and eastern North America led to the sale of the Hudson Bay Company’s expansive Milner farm, by auction, in 1878.

Early settlers faced numerous challenges, such as clearing the massive cedar and fir trees in the absence of a viable road system, yet settlement increased and Langley was incorporated as

a municipality in 1873. A road network that was little more than a series of trails was developed and small service centres emerged in Murrayville and Milner. Three railways reached Langley in the first decade of the twentieth century— the Great Northern, the BC Electric Railway, and Canadian Northern (later Canadian National) Railway. The BC Electric Railway served local needs by connecting stations throughout Langley and the Fraser Valley to New Westminster— BC's capital city, also on the Fraser River—which facilitated the growth of Aldergrove, Milner, and Langley Prairie (now the City of Langley).

Close proximity to Vancouver has brought strong urban development pressure to the Township of Langley, beginning with the construction of the Fraser Highway in the 1920s and the Patullo Bridge in 1937. The City of Langley was incorporated as a separate municipality in 1955. Rapid population growth began in the 1960s after construction of the Port Mann Bridge and the Trans-Canada Highway, and growth has continued into the twenty-first century.

Langley's growth has resulted in the development of a number of urban communities within a rural agricultural landscape. Brookwood and Aldergrove grew rapidly in the 1970s. Walnut Grove was established as a new urban community in the 1980s, and Willoughby began urbanizing in the first decade of this century. The 2012 Port Mann Bridge replacement has increased access to Langley within the region and contributed to its prevalence as a growth centre in Metro Vancouver south of the Fraser River.

Growth provides opportunities for economic development, but also poses challenges in accommodating the change it brings to a community. These challenges include:

- protecting agricultural land and environmentally sensitive areas, such as watercourses and wildlife habitat
- developing healthy, livable, and complete communities that provide affordable housing for all age groups and a high quality of life
- providing transportation, servicing infrastructure, schools, and recreation facilities to support growth
- providing land for industrial, business, and employment purposes

In addition to dealing with challenges related to growth, consideration needs to be given to reducing greenhouse gas emissions and preparing for and adapting to climate change.

1.3 Regional Context

The Township of Langley is located within the Lower Mainland area of British Columbia, in the southeastern portion of the Metro Vancouver region. Location, climate, and setting have combined to attract people and business to the region, resulting in strong growth pressures throughout the region. However, due to physical constraints (water, topography, the Agricultural Land Reserve, environmentally sensitive areas for wildlife, and the international border), land for urban development is limited.

Under Section 429 of the Local Government Act, a Regional Board may adopt a regional growth strategy to guide decisions on growth, change, and development within its regional district. Metro Vancouver adopted its strategy, Metro 2050: Regional Growth Strategy Bylaw, on February 24, 2023. Metro Vancouver's Regional Growth Strategy (RGS) is based on a philosophy of sustainability, providing land use policies to guide the future development of the region and support the efficient provision of transportation, regional infrastructure, and community services.

The RGS was developed in response to a number of challenges facing Metro Vancouver. Continued growth in the region is expected, but development in a compact form, not urban sprawl, could reduce congestion and improve the viability of public transportation and urban centres. An aging and growing population will require provision of appropriate housing and access to employment, services, and amenities. Adequate space for industry and commerce and an efficient transportation system are needed to maintain economic growth. There are many natural resources in the region that need to be protected to support biodiversity, provide the water, land, and air resources that are essential to life, and offer recreational opportunities for residents. The agricultural land base also requires protection to allow food production. Risks from natural hazards and climate change need to be mitigated.

To respond to these challenges, the RGS has five goals:

1. Create a compact urban area
2. Support a sustainable economy
3. Protect the environment, address climate change, and respond to natural hazards
4. Develop diverse and affordable housing choices
5. Support sustainable transportation choices

Each goal is supported by a number of strategies, including actions for municipalities to undertake through their planning processes. The RGS also provides parcel-based land use designation maps and outlines general land uses permitted in each designation. Any change to these designations requires an amendment to the RGS.

1.4 Purpose of the OCP

The Township of Langley's Official Community Plan (OCP) provides a long-term vision for sustainable growth and development. It defines the kind of community that residents want and the best way to achieve the desired outcome. The OCP serves to inform residents about the activities that are likely to occur in their neighbourhoods, and makes it possible for residents to play a larger role in determining how their communities will develop over time.

The OCP fits within a broader legislative and policy framework, including the Local Government Act, Metro Vancouver's Regional Growth Strategy, and the Township of Langley's Sustainability Charter. Adopted by Council in 2008, the Township of Langley Sustainability Charter is a high-level policy instrument used to guide the community towards a sustainable future. The OCP is a

corporate policy instrument used to implement the Sustainability Charter. Accordingly, the OCP Vision, Goals, and Policies align with those in the Sustainability Charter.

Local Government Act

The Local Government Act (LGA) defines an official community plan as a statement of objectives and policies to guide decisions on planning and land use management. Section 472 of the LGA gives the authority to a local government to adopt official community plans to include policies and map designations for residential, commercial, industrial, institutional, agricultural, recreational, environmental, and public utility land uses. Policies for affordable housing, rental housing, and special needs housing, as well as targets and actions to reduce greenhouse gas emissions, are required.

Metro Vancouver 2050 Regional Growth Strategy

The Regional Growth Strategy (RGS) identifies a vision and a set of policies to help achieve five regional goals, and outlines the roles of the regional government and local governments to implement the regional strategy within a collaborative decision-making framework. A Regional Context Statement, provided as Schedule 1, links a municipal OCP to the RGS by identifying how the OCP works toward achieving the goals and strategies of the RGS. Schedule 1 lists the municipal actions as in the RGS and provides information on the sections of the OCP that address those requirements or discusses how the OCP will be made consistent with the RGS over time.

Sustainability Charter

In 2008, Township Council adopted the Sustainability Charter to provide a high-level policy framework to integrate and balance competing community expectations. The Sustainability Vision is to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced. To achieve the Sustainability Vision, there are fifteen goals that represent key aspects for the community to achieve. One of the goals is to develop livable and vibrant communities by:

- focusing on compact urban form and mixed-use neighbourhoods
- managing growth consistent with overall community needs
- encouraging high-quality design
- providing flexible, affordable, and mixed housing options
- making communities pedestrian- and bicycle-oriented

Figure 1 illustrates the Township's policy framework as it relates to the Sustainability Charter, the OCP, its component community plans and neighbourhood plans, and various function plans. Community and Neighbourhood Plans apply to specific areas in the Township of Langley. These plans contain the specific policies about future land uses, amenities, and mobility networks. Functional plans, which typically apply Township-wide, describe policies and programs relevant to a specific topic or function of the Township.

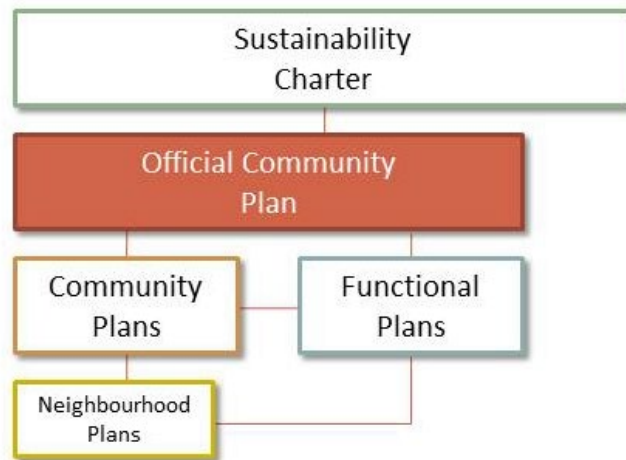


Figure 1 Policy framework.

1.5 Planning Process

The Township’s first OCP was adopted in 1979. It provided broad policy directions for the municipality to progress from a primarily rural community to a suburban one. For example, the plan guided development of low-density residential neighbourhoods (considered best practice at the time) and provision of basic municipal services such as water, sewer, and roads. Since then, the Township’s population has grown from about 44,000 to over 150,000 in 2025. Numerous amendments have been made to the OCP to reflect the changing directions in community planning, land development, market demand, and legislative changes.

In 2012, Council embarked on a process to prepare a comprehensive update to the OCP, with the primary intent to outline a sustainable approach to development for the community. The process included background research, community consultation, and the creation of updated policies (Part 2 to Part 4 of this document).

In 2023, the Province of British Columbia (BC) amended the Local Government Act (LGA) via Bills 44, 46 and 47 intended to provide more housing supply. Bill 44 includes requirements for local governments to plan for housing proactively. Per the legislation, local governments must update their Housing Needs Reports to forecast housing needs over 20 years and update their Official Community Plans (OCP) to reflect the Housing Needs Report, with the first review and update completed by December 31, 2025.

In response, the Township undertook an update to the OCP to comply with the new legislation and engagement program to inform and update community members throughout the process.

Background Research

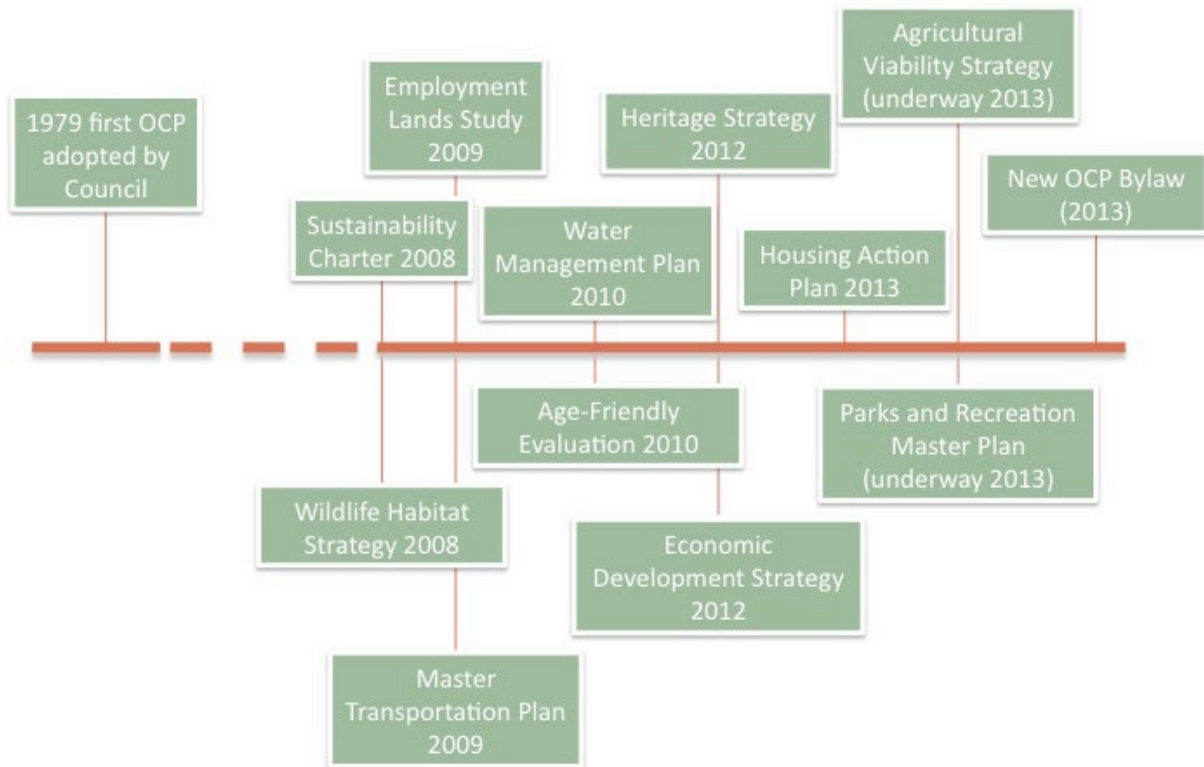


Figure 2 Timeline for background research.

Extensive research was conducted to obtain background information on all aspects of the community. Part of the work was based on a number of significant policy documents that were adopted by Council in recent years. These include:

- Sustainability Charter, 2008
- Wildlife Habitat Strategy, 2008
- Employment Lands Study, 2009
- Master Transportation Plan, 2009
- Age-Friendly Evaluation, 2010
- Water Management Plan, 2010
- Arts & Cultural Services Plan, 2011
- Economic Development Strategy, 2012
- Heritage Strategy, 2012
- Agricultural Viability Strategy, 2013
- Climate Action Strategy, 2021,
- Age- and Dementia-friendly Action Plan, 2021
- Child Care Action Plan, 2021
- Social Sustainability Strategy, 2021
- Housing Action Plan, 202
- Community Forest Management Strategy, 2022
- Community Wildfire Response Plan, 2023

Community Consultation



Figure 3 Timeline for community consultation.

An open and participatory community consultation process was used to prepare the OCP. This included a community telephone survey, an online engagement website, focus group discussions, workshops with Council and senior management, consultation with government agencies, public open houses, and the bylaw approval process prescribed by the Local Government Act.

Langley Tomorrow Survey: The Township has polled its residents periodically since 1990 to determine opinions and attitudes on various municipal issues. Langley Tomorrow surveys were conducted in 1990, 1993, 1995, 1996, 2002, and 2006. The 2012 Langley Tomorrow survey was conducted with an emphasis on growth and planning issues that should be addressed in an OCP update. Conducted in March 2012, it consisted of 1,000 telephone interviews of randomly selected households throughout the Township.

Online Engagement Website: An online survey was developed to collect community input on the development of the OCP, providing an opportunity for all residents to help shape the future of their community. The survey was available online from June 6 to June 30, 2012. The survey results were used to inform the vision and goals of the OCP. The online survey also served as a vehicle for collecting names and contact information of people who wanted to be further engaged in the OCP process.

Focus Group Discussions: Four Setting Directions workshops were held in June 2012 to identify opportunities and challenges in the community, sketch out shared goals, and brainstorm strategies to move ahead. Residents and community stakeholders were invited to these workshops to talk about key issues, which formed the basis for the new vision and goals. The workshops were more interactive and in-depth than the online engagement website.

Workshops with Council and Senior Management: From July to September 2012, workshops were conducted with Council and senior managers of the Township to commence work on a draft OCP vision and possible policy choices, based on the results of online engagement and focus group discussions.

Consultation with Government Agencies: Government agencies were consulted during the planning process. These included the BC Agricultural Land Commission, Metro Vancouver, First Nations, Fraser Health Authority, and neighbouring municipalities (City of Abbotsford, City of Langley, City of Surrey, and District of Maple Ridge). Opportunities were provided for these agencies to comment on the draft OCP.

Public Open Houses: In May 2013, four Public Open Houses were held to obtain feedback on the draft OCP from the entire community. Approximately 120 people participated in the events and provided comment on the draft OCP. In addition, during the consultation process, the draft OCP was available for download on the Township website.

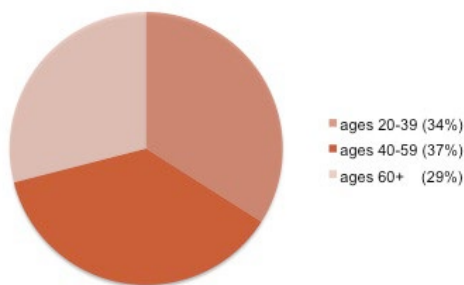
Bylaw Process: In June 2013, a bylaw was introduced to amend the OCP, pursuant to Sections 464 and 477 of the Local Government Act. A Public Hearing was held on July 8 and 22, 2013. The OCP was given third reading on July 22, 2013. In November 2013, the Greater Vancouver Regional District Board did not accept the Township of Langley Regional Context Statement. A dispute resolution process ensued, which pursuant to provincial regulations, resulted in a Settlement Agreement endorsed by both parties. Subsequently, a revised Regional Context Statement was adopted by Township Council on November 7, 2016 and accepted by the Greater Vancouver Regional District Board on November 25, 2016. Township Council adopted the new OCP on December 12, 2016.

During the entire planning process, all public events were advertised in the local newspapers, and on the Township website, Facebook, and Twitter. Including those who participated in the Langley Tomorrow survey, more than 1,200 voices shared their perspectives on the future of Langley and contributed their ideas on how best to achieve their shared vision for the new OCP.

In 2025, in response to new provincial legislation introduced in 2023 and 2024, the Township initiated an update to the Official Community Plan. This update focused on housing, amenities, and climate action. This process included already-underway work related to updating the Brookwood-Fernridge Community Plan, which conducted an engagement program in 2024, and work to prepare a new Willoughby Community Plan, which included community engagement and involvement in 2023 and 2024 during the 200 Street 2040 planning study process. Engagement continued in 2025 with open houses in the spring and fall related to updates to the rest of the Community Plans and OCP. Information was also shared on the Township website, through newsletters and advertising, and online information sessions.

1.6 Shaping a Sustainable Future

Community consultation (telephone survey, online survey, and workshops) undertaken in 2013 provided citizen input on the development of the OCP, allowing all residents the opportunity to help shape the future of Langley. Results from this consultation, summarized below, have informed the policies contained in this document.



The survey used two methods to gather feedback from the public. The first was a ranking exercise that asked respondents to select their top five priorities (regarding issues and opportunities to be addressed in the OCP) from a list of twelve, and to place those top five priorities in ranked order. The second exercise asked respondents to use a five-point scale to indicate their level of agreement with statements about directions and elements in the community.

The majority (58%) of respondents were female. The age of respondents was distributed fairly evenly between three age categories, though no responses were identified as being completed by youth (19 and under).

Figure 4 Community Survey demographics.

The twelve priorities were ranked as follows, from most to least important:

- | | |
|---------------------------------------|--|
| 1. Land use and growth | 7. Housing diversity and affordability |
| 2. Fiscal management/taxes | 8. Infrastructure |
| 3. Transportation, roads, and traffic | 9. Local food and agriculture |
| 4. Water quality | 10. Heritage, arts, and culture |
| 5. Jobs and economic development | 11. Leisure and recreation |
| 6. Parks and green space | 12. Climate change |

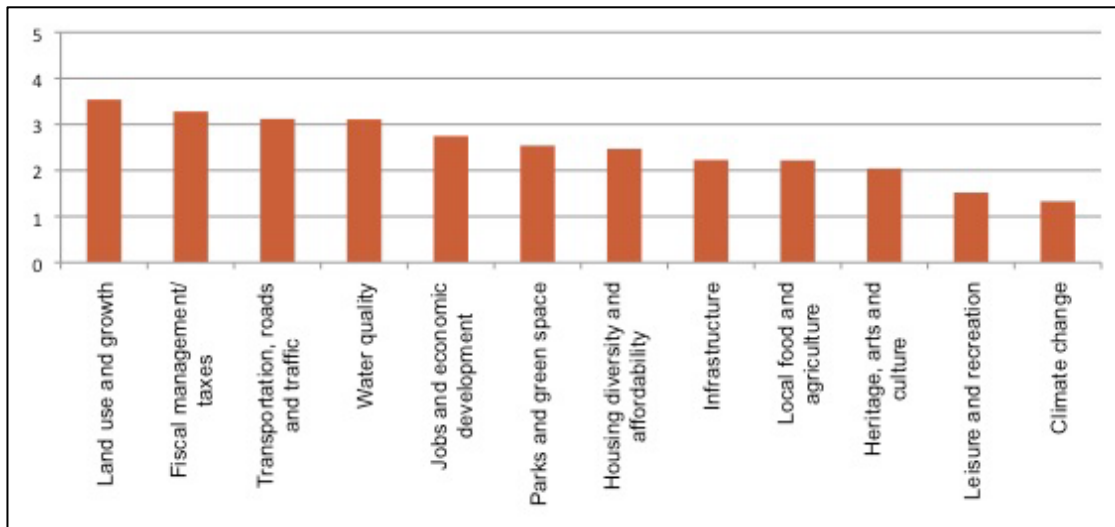


Figure 5 Community priorities.

Respondents were then asked to show how much they agreed or disagreed with a series of statements about directions and elements for the community by using a five-point scale to indicate their level of agreement.

The following list presents the top five statements with the highest support (actual statements are shown in *italics*):

- Proximity of Trails - *All residents should have access to the following: Trails.*
- Water Quality - *There needs to be safeguards in place to protect the quality and quantity of water in the Township.*
- Proximity of Libraries - *All residents should have access to the following: Library.*
- Urban Design - *Urban areas should include pedestrian-oriented streetscapes and small urban plazas for people to gather, encouraging walking and interaction and contributing to the Township's sense of place.*
- Proximity of Swimming Pools - *All residents should have access to the following: Swimming Pool.*

Least supported statements (actual statements are shown in *italics*):

- Public Transit - *I would take public transit if there was a bus within walking distance from my home.*
- Fiscal Management and Taxes - *I would accept a modest increase in taxes to create better quality services in the community.*

- Intensive Farming - *Intensive farming activities (such as large chicken broiler operations, greenhouses, and mushroom barns) should be integral parts of the rural landscape.*
- Reduce Demand for Roads - *Traffic congestion should be managed through decreasing the demand on roads, rather than increasing the supply of roads.*
- Density - Preamble: *The current OCP designates about 25% of the Township for urban development. (The remainder, about 75% of the land base, is in the Agricultural Land Reserve.) Within the existing urban boundary there is sufficient land for development for the next 25 to 30 years.*
I think the Township should accommodate higher density within the urban boundary by allowing more new townhouses and apartments than single family homes.

One question that did not follow the rating scale was on population growth rate, asking respondents what the growth rate should be. The 1979 Official Community Plan set a maximum long-term population growth rate of 3% per year. In actuality, the growth rate has varied from a high of 5% to a low of 1%. Roughly 73% of respondents felt the maximum long-term population growth rate of 3% provided by the 1979 OCP should be retained, or made only slightly altered (higher or lower). Only 5% thought it should be much higher, and 22% felt it should be much lower than 3%.

Respondents identified land use and growth as the number one priority. However, the level of support for increasing density in the developable parts of the Township was the lowest of all the statements (46% agreed). Additionally, respondents were concerned that there isn't enough land in the urban area to support density demands. There was a lot of support for mixing land uses: mixing land uses within walking distance (87% support) is preferred to mixing uses within the same block (60% support).

Fiscal management/taxes was ranked as the second highest priority, though the statement regarding modest increases in taxes to support better quality services was supported by a slight majority of respondents (51% agreed).

In regards to transportation, roads, and traffic, initiatives to reduce reliance on private vehicles received mixed support. Walking and cycling were strongly supported (83% agreed). Traffic demand management and public transit had polarized responses: 49% agreed while 44% disagreed with traffic demand management, and 58% agreed while 32% disagreed about public transit.

There was a very high level of agreement on the importance of water quality. It placed second in the level of support received (97% of respondents agreed) and was fourth in priority.

Jobs and economic development was slightly above the mid-point in priorities, and received a high level of support for provision of jobs close to home (88% agreed).

Parks and green space was a mid-level priority. While there was no specific question in the elements section on this topic, proximity to trails received the highest level of support as a statement (97% agreed).

A majority of respondents supported increasing housing diversity and affordability (69% agreed). This topic was a mid-ranking priority.

While water, sewer, and drainage infrastructure ranked as mid-level priorities, there was a high level of agreement that developers should pay the cost of these items (77% agreed).

Although agriculture is part of Langley’s economy and identity, respondents were fairly neutral about the role of intensive agriculture in the rural landscape. Less than 48% of respondents supported intensive agriculture. Support was much higher for urban agriculture (78% agreeing). As an overall priority, indicated by this survey, agriculture ranked fairly low relative to other issues in the community. However, in a survey of agricultural viability conducted in 2011, 95% of respondents thought agriculture was very important or somewhat important in the community.

With respect to heritage, arts, and culture there was strong support for making heritage a key aspect of the community (80% agreed), and also support for arts and cultural expression (77% agreed). Maintaining the character of a small, friendly community was supported by most respondents (80% agreed). Urban design that included pedestrian-oriented streetscapes and small urban plazas for people to gather received very high levels of support (91% agreed).

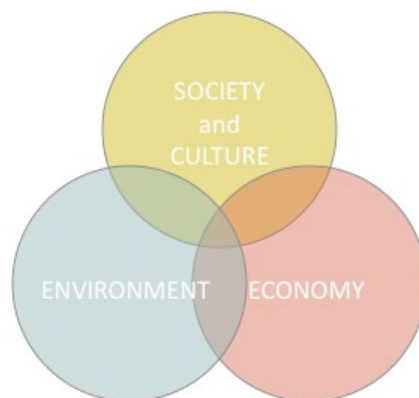
Leisure and recreation ranked as a lower priority. Proximity to libraries had a fairly high level of support (88% agreed), as did proximity to swimming pools (90% agreed). Proximity to basketball, tennis, and volleyball courts had slightly less support than the other two (80% agreed).

Climate change action was highly supported by respondents. Roughly 64% of respondents supported the Township taking a leadership role in dealing with climate change. However, it ranked as the lowest priority of the other categories provided.

1.7 Sustainability Umbrella

The Sustainability Charter (2008) outlines the sustainability vision for the Township: “...to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically and environmentally balanced.” It outlines guiding principles and defines goals and objectives under the three pillars of sustainability: social-cultural, economic, and environmental. It also aims to integrate strategic municipal initiatives on three levels: sustainability integration, corporate goals integration, and policy-action integration.

The goals and policies articulated in the Sustainability Charter are reflected in this Official Community Plan document. Three sustainability goals from the Charter are used as examples to show how each pillar of sustainability is reflected in the OCP (Table 1). The OCP articulates myriad policies that reflect the Sustainability Charter and, in turn, the various community plans, neighbourhood plans, and functional plans and strategies that echo policies in the OCP therefore also reflect the Sustainability Charter. (This is discussed further in Section 1.4, Purpose of the OCP.)



Sustainability Pillar	Sustainability Charter Goal	OCP Policy Examples
Social-Cultural	Celebrate our heritage	<p>Encourage the conservation of Langley’s historically significant buildings, sites, landscapes, streetscapes, and areas consistent with the built and natural attributes of these resources and areas.</p> <p>Consider conservation incentives that foster community interest in the retention and revitalization of Langley’s urban and rural buildings.</p> <p>Undertake a mapping and management plan of Langley’s archaeological potential to support the provincial government’s role in managing archaeological resources.</p>
Economic	Strengthen our economy	<p>Explore a business diversification program to retain and expand existing local businesses and also attract new businesses, entrepreneurs, and investment from outside the community.</p> <p>Encourage the use of productive ALR lands for agricultural uses by:</p> <ul style="list-style-type: none"> • establishing appropriate buffers and edge planning between urban and agricultural lands • working with farmers to expand local markets <p>Improve retention of post-secondary graduates through support for co-op education programs in a variety of fields.</p>
Environmental	Respect our rural character and rural heritage	<p>Consider land acquisition to conserve high-value wildlife habitat areas and corridors, in partnership with other organizations.</p> <p>Integrate park planning and design into broader community planning initiatives related to land use, residential development, transportation, and community amenity provision.</p> <p>Ensure neighbourhood plan boundaries are consistent with watershed or drainage catchment boundaries, wherever possible.</p>

Table 1 Reflecting the Sustainability Charter in the OCP



The Vision of the Township of Langley Official Community Plan is:

The Township of Langley is a self-contained “community of communities” evolved through thoughtful renewal and sustainable development practices, in order to provide the best possible quality of life for residents in the rural and urban areas.

1.9 Goals

The vision for a strong, self-contained community has several key complementary elements, which are expressed as plan goals. The description supporting each goal provides a brief explanation of its importance, followed by the desired state that Langley is aspiring to reach.

The goals of the Township of Langley Official Community Plan are:



1. Manage sustainable growth.

As part of the RGS, the Township of Langley accepts its share of the region’s population and employment growth. To manage this growth sustainably, the rate of growth should not be so fast that it outpaces the ability to provide amenities and services, but it should not be so slow that residents wait an unreasonably long time before the population reaches a size necessary to support a full range of amenities and services.

Growth will be managed so that employment, recreation, residential and amenity needs can be met locally without compromising the Township’s agricultural or ecological integrity.



2. Promote agriculture and enhance farm viability.

With approximately 75% of our land base in the Agricultural Land Reserve, the Township of Langley has a thriving farm community. Langley residents have a direct connection to the land that sustains them, and local food production is considered a very important aspect of a self-contained community.

Agricultural land provides for secure local food resources and a base for an important local industry. Non-farm use of agricultural land may be supported for sound reasons leading to improved overall sustainability of the community in a manner that minimizes impacts to agriculture, subject to the approval of the Agricultural Land Commission.



3. Provide flexible, affordable, and mixed housing options.

Flexible housing encourages residents to age in place. Affordable housing allows multiple generations to live near each other as they move through various stages of life. Mixed housing results in diversity and choice within a socially inclusive community.

There will be a diverse range of housing options for people of different abilities, incomes, and ages.

4. Maintain a balance between local job opportunities and labour force growth.

Offering employment opportunities in the community allows residents the option of working close to home, thereby reducing commuting time, costs, and pollution, while also making local centres vibrant places. Local jobs are a prerequisite for a resilient local economy.



The Township of Langley has been able to meet its longstanding objective to provide one job for every resident in the labour force. There is sufficient employment land in the community to continue to create good jobs close to home. While most of the job opportunities will be in the urban areas, new agri-businesses have the potential to provide employment growth in the ALR, which occupies approximately 75% of the land base.

5. Encourage high-quality urban design.



Urban neighbourhoods and communities in Langley are transitioning from a traditional auto-oriented suburban form to a more sustainable form of development that includes transit, bicycle, and pedestrian facilities. Urban design is the key to a high quality of life in high-density residential and mixed-use neighbourhoods.

Strong urban design will shape the development of mixed-use centres and provision of amenities in a way that creates great places and strengthens community character.



6. Identify infrastructure needs and ensure efficient delivery of services.

The Township of Langley provides basic infrastructure services, which include clean water, sanitary sewer, storm drainage, roads, and street lighting. Other services include garbage collection, fire and police protection, libraries, recreational facilities, and community planning. Future delivery and management of these assets and services will be based on the general direction laid out in this document.

7. Increase biodiversity and natural capital.



Natural resources, such as land, water, and forests, provide humans and other species with diverse benefits that are imperative for survival and well-being. Environmental stewardship has focused on protecting and enhancing rivers, streams, environmentally sensitive areas, and wildlife habitat. Future development in Langley is important, but it must respect the natural environment.

When planning new neighbourhoods, additional emphasis will be placed on the provision of green infrastructure, which is an interconnected network of natural ecosystems, parks, open spaces, and trails. The green infrastructure network will link the community's ecological health and the well-being of Langley residents, providing a framework on which new neighbourhoods can be based.



8. Enable low-carbon living.

Low-carbon refers to using energy sources and technologies that produce power with substantially lower amounts of carbon dioxide emissions than is presently emitted from conventional fossil fuel power generation.

Buildings will tap into renewable energy sources such as solar, wind, and geo-thermal. Most residents will have the opportunity to take alternative modes of transportation to get around, including walking, cycling, and transit. Climate action planning and implementation will be part of regular municipal activities.



9. Protect and manage heritage resources.

The Township of Langley is built on traditional territories of the ɥícəy̓ (Katzie), ɥʷɑ:ńłəń (Kwantlen), Máthxwi (Matsqui) and Se'mya'me' (Semiahmoo) First Nations. Langley is recognized as one of the oldest settlements in British Columbia.

Protecting and managing our diverse historic and cultural resources will contribute to the community's unique sense of place, while providing a framework for sustainable community development.

10. Ensure fiscal accountability.



The Township strives to demonstrate integrity and good judgment when making decisions and conducting business on behalf of residents and business and property owners. By ensuring that public money is spent appropriately, we enhance the strength of our organization and optimize municipal performance—ensuring that we provide the highest quality of services to residents, business owners and property owners.

Development will pay for a reasonable share of the costs associated with growth. The plan's policies will provide a framework for planning and implementing the Capital Works, Community Amenity Contribution (CAC), Development Cost Charge (DCC), and Amenity Cost Contribution (ACC) programs.



11. Support meaningful community engagement.

Good planning requires transparent and collective decision making for the long-term good of the community. Meaningful community engagement during the planning process (especially at the neighbourhood level) promotes greater understanding and more responsive decisions.

Ongoing and long-term partnerships with agencies such as Metro Vancouver, TransLink, Langley School District, neighbouring municipalities, Township Advisory Committees and First Nations will be supported and strengthened.

1.10 Plan Structure and Hierarchy

The OCP consists of this base document, which sets a framework for planning in the entire Township, as shown on Map 1, and a number of component community plans, which provide more detailed policies for specific areas of the Township. The component plans include the following, as amended from time to time:

5300
23.10.17

Aldergrove Community Plan	Bylaw No. 1802
Brookwood/Fernridge Community Plan	Bylaw No. 5300
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
Willoughby Community Plan	Bylaw No. 3800
Willowbrook Community Plan	Bylaw No. 3008

Some community plans require that neighbourhood plans be completed before development can proceed. These neighbourhood plans will be adopted as part of the OCP.



2. LAND USE AND COMMUNITY STRUCTURE

POLICY AREAS

- 2.1 Urban Development Area
- 2.2 Rural Land Use Structure and Designations
- 2.3 Urban Community Structure and Centres
- 2.4 Urban Land Use Designations
- 2.5 Urban Community and Neighbourhood Design

This section concerns specific land use designations throughout the Township, including both rural and urban land uses. Land use designations in the OCP provide a general framework for development and include development permit areas that are applicable across the Township; more explicit land use designations indicating specific land uses, densities, policies, and development permit area guidelines are provided in more detailed plans at community and neighbourhood levels.

Policies addressing rural land uses are described in this section. Additional and more specific details for rural land uses can be found in the Rural Plan.

The rural land use designations are:

- Agriculture
- Rural
- Rural Commercial Centre
- Conservation and Recreation

The urban landscape is structured by urban centres of varying scales. These urban centres are:

- Regional Centre
- Town Centres
- Community Centres
- Neighbourhood Centres
- Frequent Transit Development Areas

Policies addressing urban land uses are described in this section. Additional details regarding urban land uses can be found within the number of community plans (listed in Section 1.10) and neighbourhood plans adopted by Council.

The urban land use designations within these centres include:

- Urban
- Industrial
- Employment
- University District

Urban land use is concerned with community and neighbourhood design that looks at the interrelationship between people, the built environment, and the natural environment. The urban land use designations comprise the urban development area, and generally limit urban-type development outside the area (as shown in Map 1). Land within the urban development area is intended to provide housing, employment, shops and restaurants, and institutional, recreational, and entertainment activities for most of the Township's population.

2.1 Urban Development area



Langley is often referred to as a “community of communities” as it consists of several urban centres separated by large areas of agricultural land. This structure serves to sustain unique communities and keep most of the urban population close to the rural area, reinforcing the importance of rural heritage to Langley’s identity. There are also challenges, such as the cost of providing efficient services to separated communities, and the existence of a long urban-rural interface that has the potential for urban and rural developments to negatively affect each other.

The intent is to provide urban land uses and major transportation and infrastructure works within the urban development area. Subject to other objectives and policies in this Plan and the Rural Plan, rural areas will generally be protected for agricultural, rural, and conservation and other supportive purposes.

Objectives

- Identify areas for urban land uses
- Protect rural areas from urban development
- Provide buffers between urban and rural land uses

Policies

- 2.1.1. Locate urban development, including residential, commercial, industrial, and institutional uses, within the urban development area. The urban development area is shown on Map 1 and is recognized as the extent of urban development in the Township of Langley.
- 2.1.2. Discourage urban development outside the urban development area to preserve agricultural land, the rural landscape, and the environment. New development that may be permitted outside the urban development area must conform to the policies of the relevant land use designation and the Rural Plan.
- 2.1.3. Continue to manage the urban-agricultural interface to protect the viability of agricultural operations and minimize conflicts between urban and rural areas along the boundary of the urban development area as shown on Map A-1, by including provision of setbacks, landscaped buffers, informational signage, and restrictive covenants and transitional land uses.

- 2.1.4. Pursue the development of an arbour ribbon between the urban and rural areas. The arbour ribbon would consist of a linear green space, on the urban side of the ALR edge that incorporates trails, parks, buffers, and landscaping.
- 2.1.5. Recognize the impact of major transportation corridors on the community and give consideration to appropriate development options on major east-west transportation corridors, including along the Fraser Highway, at interchanges along the Trans-Canada Highway and at a key node along 16 Avenue.

2.2 Rural Land Use Structure and Designations



About 75% of the Township area is outside the urban development area, rural in nature and mostly within the Agricultural Land Reserve (ALR). This area is to remain rural with priority given to agricultural production on lands within the ALR. Land outside the urban development area is included in one of the following designations, as shown on Map 1:

- Agriculture
- Rural
- Rural Commercial Centre
- Conservation and Recreation

These land use designations provide a general framework for rural development. The Rural Plan provides more explicit land use designations indicating specific land uses, densities, policies, and design guidelines.

Most of the rural area is designated Agriculture in the OCP, reflecting the fact that most of the area is in the Agricultural Land Reserve (ALR). Larger portions of land that are not in the ALR are designated Rural. The community of Milner is one of the Township's earliest settlements. While Milner is within the urban development area and designated Urban for the purposes of the RGS, it will continue to reflect its history, location, and character as a rural community. Two other rural centres are also identified in the Rural Plan.

The Conservation and Recreation designation recognizes regional parks and other major open space, and conservation and recreation areas in the Township.

Objectives

- Identify the type, location, and intent of rural land uses outside the urban development area
- Maintain the character of rural areas
- Encourage agricultural uses

Policies

Agriculture

- 2.2.1. Areas designated as Agriculture shall be used primarily for agricultural uses and supporting services to protect the agricultural land base and support food production. Food production and other forms of agriculture are encouraged within this area.
- 2.2.2. Implement and update the Agricultural Viability Strategy.

- 2.2.3. Limit the subdivision of agricultural land, as set out in the Rural Plan, subject to the approval of the Agricultural Land Commission for land within the ALR. Commercial, industrial, and institutional uses are not encouraged in this designation, except in conformity with the Rural Plan and subject to the approval of the Agricultural Land Commission.
- 2.2.4. Service Agriculture areas with on-site sewer systems. Community sewer systems may be considered to service Sewerage Areas shown on Map 2, subject to land use and density being consistent with the Agriculture designation of the RGS. Extension of sewer services into other Rural areas not shown on Map 2 will be considered for building footprints only in cases where servicing is needed to address public health issues, protect natural assets, or service agriculture and agri-industrial uses.
- 2.2.5. Consider developing agro-industrial areas in appropriate locations to accommodate industrial uses directly related to agriculture. Existing industrial uses are identified on Map 1. New commercial, industrial, and institutional uses are discouraged in this designation, except in conformity with the Regional Context Statement (Schedule 1) and the Rural Plan. Direct new agro-industrial uses to Industrial areas within the urban development area.

Rural

- 2.2.6. Areas designated as Rural are intended to maintain the existing rural residential character of the area. Rural residential development and agricultural uses are permitted in conformity with the provisions of the Rural Plan and the Zoning Bylaw, unless otherwise approved by the Agricultural Land Commission. Development at gross densities based on the current Zoning Bylaw is permitted within the Salmon River Uplands area as defined in the Rural Plan, subject to the approval of the Agricultural Land Commission where applicable.
- 2.2.7. Commercial, industrial, and institutional uses are discouraged in this designation, except in conformity with the Regional Context Statement (Schedule 1) and the Rural Plan.
- 2.2.8. Service Rural areas with on-site sewer systems. Community sewer systems may be considered to service Sewerage Areas shown on Map 2, subject to land use and density being consistent with the Rural designation of the RGS. Extension of sewer services into other Rural areas not shown on Map 2 will be considered for building footprints only in cases where servicing is needed to address public health issues, protect natural assets, or service agriculture and agro-industrial uses.
- 2.2.9. Consider undertaking more detailed plans to provide a vision and appropriate policies for the Salmon River Uplands and Fraser Highway corridor areas.

Rural Commercial Centres

- 2.2.10. Rural Commercial Centres are identified in the Rural Plan as Rural Commercial Centres and the Agro-Service Centre. Areas designated as Rural Commercial Centres are intended to provide retail and service commercial services for the rural area. The Agro-Service Centre is intended to provide commercial and industrial operations related to agriculture.

- 2.2.11. Maintain Milner as a rural neighbourhood. A more detailed plan for Milner should be completed that provides a vision for the neighbourhood, recognizes its historical character, and provides appropriate land use policies.
- 2.2.12. Consider assembly uses such as places of worship and schools for Rural Commercial Centres identified in the Rural Plan, with adequate services to support these uses.
- 2.2.13. Direct new commercial development, that conforms to the intent of the Rural Plan, to the Rural Commercial Centres identified in the Rural Plan. Existing commercial uses are identified in the Zoning Bylaw.

Conservation and Recreation

- 2.2.14. Areas designated as Conservation and Recreation are intended to preserve significant ecological and recreational lands, including regional parks, major municipal parks, and other conservation areas. Conservation and Recreation lands will be used for outdoor recreation purposes and environmental and ecological conservation, including educational, research, and training facilities associated with conservation and recreation.
- 2.2.15. Directly relate any commercial activities in Conservation and Recreation areas to the intent of the designation. The location, scale, and design of buildings should respect the natural environment and the use of the site.
- 2.2.16. In accordance with the intent of the RGS and subject to the necessary Agricultural Land Commission approval, agricultural uses in areas designated as Conservation and Recreation may be limited to primarily soil-based agriculture. Where necessary, buffer Conservation and Recreation areas from activities in adjacent areas through setbacks, vegetation or other appropriate means.

2.3 Urban Community Structure and Centres



Langley's urban area consists of six urban communities: Aldergrove, Brookwood-Fernridge, Fort Langley, Murrayville, Walnut Grove, and Willowbrook/Willoughby. Each of these communities is unique in terms of history, character, density, land use, and ultimate development capacity. To create a sustainable urban area, the communities will be designed based on the principles of centres, walkability, and viable transit.

Centres provide focal points within the urban area for the location of commercial and higher-density residential developments and various community amenities. Centres can provide commercial retail, service, and office activities, as well as mixed forms of development that typically incorporate commercial activities on the lower floors and residential above. Mixed-use development allows for increased livability and vibrancy, with shops and restaurants that provide daily needs drawing more people to the area.

Denser development and a mix of uses in centres will support non-automobile, active forms of transportation. Walking, cycling, and especially transit infrastructure are made more efficient and less expensive on a per person basis when supported by higher densities. Connections between centres and surrounding neighbourhoods are made with an integrated grid road system that supports alternate forms of transportation. This system is also interconnected with parks and open spaces, including greenways, that enhance opportunities for walking and cycling.

Clustering residential development within a five-minute walk (400 m to 500 m) of a centre provides walkable neighbourhoods that allow residents the opportunity to shop for most of their daily needs and work within a short distance of their homes—thus reducing travel time, congestion, pollution from auto emissions, and costs associated with travel, infrastructure, and maintenance.

Centres can vary in size and scale, from the Regional Centre that contains many large stores serving the entire municipality and beyond, to Town Centres and Community Centres that provide for the retail and office needs of the local community, to small Neighbourhood Centres that consist of a few small shops serving the day-to-day needs of the local neighbourhood. The type, amount, and density of development in each centre are dependent on the scale of the centre.

Terms used for centres in the Regional Growth Strategy are different from the terms used in this document (Table 2).

Regional Growth Strategy (RGS) Terminology	Langley Official Community Plan (OCP) Terminology
Regional City Centre	Regional Centre
Municipal Town Centre	Town Centre
Local Centre	Community Centre
-----	Neighbourhood Centre
Frequent Transit Development Area	Frequent Transit Development Area
Major Transit Growth Corridor	--

Table 2 Terminology

The Willowbrook Regional Centre (part of the Langley Regional City Centre in the Regional Growth Strategy) is intended to be a primary focal point for regional-scale commercial and mixed employment (commercial and industrial) activities, and to serve as a sub-regional transportation hub. This designation also supports high- and medium-density housing, mixed-use forms of development, institutional and entertainment activities, and community amenities.

Town Centres (Municipal Town Centres in the RGS) are located in Willoughby and Aldergrove, and are intended to provide commercial (retail and office), institutional, and entertainment activities, and community amenities all at a scale to best serve those communities. Town Centres are designated to promote high- and medium-density housing.

Community Centres (Local Centres in the RGS) are the focal points for development in Brookwood-Ferridge, Fort Langley, Murrayville, and Walnut Grove. Community Centres provide a similar function to Town Centres, and, in the case of Fort Langley, also provide tourism-related activities.

Neighbourhood Centres are smaller centres that will be provided where appropriate in community plans and neighbourhood plans. They will consist of a limited number of commercial establishments to serve the day-to-day needs of local residents and provide lower-density forms of multi-family housing as defined in neighbourhood plans.

Frequent Transit Development Areas (FTDAs) focus growth along TransLink’s proposed Frequent Transit Network. The Frequent Transit Network is a network of corridors along which transit is provided at least every 15 minutes in both directions, during the day and into the evening for every day of the week. Frequent Transit Development Areas are focal points along this network for higher-density forms of residential, commercial, and mixed-use development.

Centres in the Township of Langley are shown on Map 3 Centres. The specific boundary of Willowbrook Regional Centre is shown on Map 4, and those of Aldergrove Town Centre and Willoughby Town Centre are shown on Map 5. The boundaries of the Carvolth Frequent Transit Development Area are shown on Map 6.

Major Transit Growth Corridors include 200 Street, between the Carvolth FTDA and Willowbrook. These areas extend approximately 1km in either direction from select key areas of the Major Transit Network, anchored by an Urban Centre or FTDA. These corridors are intended to support regional growth around transit, and be designed with transit-oriented development principles and objectives.

In addition to the terminology used in Metro 2050, the Ministry of Transportation and Transit has also introduced a land use planning approach called Transit Oriented Areas (TOAs). An 800m radius around the future Willowbrook Station on the Surrey-Langley SkyTrain route has been designated a TOA by the Province. The Township is required to ensure minimum development densities, remove residential off-street parking minimums, and follow Provincial guidance in these areas.

Objectives

- Create a sustainable urban area by designing communities based on the principles of centres, walkability, and viable transit.
- Provide appropriate services and amenities at each scale of centre

Policies

2.3.1. The Regional Centre, Town Centres, Community Centres, and Frequent Transit Development Areas are shown on Map 3. Specific boundaries of the Regional Centre, Town Centres and Frequent Transit Development Areas are shown on Maps 4, 5 and 6.

2.3.2. Use the Regional Centre as the primary location for business and employment activities for the Township, including:

- high- and medium-density housing and mixed-use forms of development
- regional-scale commercial (retail and office)
- mixed employment activities (business parks and industrial activities)
- entertainment
- community amenities
- parks, green space, and ecological services (as defined in Section 3.13)
- transit (the Township will work with TransLink to establish a transit exchange in the Regional Centre)

2.3.3. Provide services for the local community in Town Centres, including:

- commercial
- institutional
- entertainment and recreation
- high- and medium-density housing and mixed-use forms of development
- community amenities
- parks, green space, and ecological services (as defined in Section 3.13)

- 2.3.4. Provide services for the local community in Community Centres, similar to Town Centres as outlined in Section 2.3.3.
- 2.3.5. Designate Neighbourhood Centres in community plans, as required, to provide mixed-use and multi-family development and small-scale commercial development to supply basic services within walking distance of most residences.
- 2.3.6. Provide services in Frequent Transit Development Areas to serve the local area, including:
 - commercial (retail and office)
 - entertainment and recreation
 - institutional
 - high- and medium-density housing and mixed-use forms of development
 - community amenities
 - parks, green space, and ecological services
- 2.3.7. Encourage major office development in the Regional Centre, Town Centres, and Frequent Transit Development Areas. The Township may consider incentives to encourage development of office uses, such as variable Development Cost Charges (DCCs), financial incentives, or bonus density provisions.
- 2.3.8. Encourage higher-density residential and commercial development and high trip-generating uses in the Regional Centre, Town Centres, Community Centres and Frequent Transit Development Areas. Major commercial development, especially development serving the Township as a whole or residents from other municipalities, is encouraged in the Regional Centre and Carvolth Frequent Transit Development Area, subject to the provisions of the applicable plans.
- 2.3.9. Encourage mixed-use development in all centres, including mixed-use building forms (that incorporate residential uses above commercial retail or office uses or institutional uses in the same building), subject to detailed policies in applicable community and neighbourhood plans.
- 2.3.10. Develop centres with pedestrian- and transit-friendly design. Create a strong sense of place by using streetscape design and providing amenities to enrich the public realm. Strip commercial development is discouraged.
- 2.3.11. Direct community arts, entertainment, and cultural facilities and other major institutional facilities to the Regional Centre, Town Centres, and Community Centres, and the Frequent Transit Development Areas, or areas with good access to transit.
- 2.3.12. Support existing industrial activities and new Urban areas in the Regional Centre and Frequent Transit Development Areas by minimizing impacts on existing industrial areas through appropriate buffering, landscaping, and building design.
- 2.3.13. Encourage transit improvements in all centres and Frequent Transit Development Areas. As transit service improves in these areas, consider reducing parking requirements for residential and commercial uses based on a review of parking needs.

- 2.3.14. Encourage efficient and safe transit, cycling, and walking in all centres and Frequent Transit Development Areas by using supportive land use, road design, and greenway design. Transit-priority measures may be implemented where appropriate.
- 2.3.15. Plan transit-supportive, mixed use areas in the Major Transit Growth Corridor and Transit-Oriented Area(s).

2.4 Urban Land Use Designations



Lands within the urban development area shown on Map A-1 are designated for one of the following uses, as shown on Map 1:

- Urban
- Industrial
- Employment
- University District

Land within the urban development area is intended to provide housing, shopping, employment, recreation, and civic services for most of the Township's population.

Generally, lands designated Urban consist of commercial, residential, institutional, entertainment, and recreational uses. Specific uses and densities are defined in community plans or neighbourhood plans.

Provision of employment is an important consideration for both the Township and the region as a whole. Areas designated Industrial or Employment are intended to provide industrial, commercial, and other employment opportunities. Industrial and Employment areas are located in Northwest Langley, Carvolth, Gloucester, Aldergrove, Willoughby, Willowbrook, and Murrayville.

The University District provides for expansion of Trinity Western University and development of cultural and recreational opportunities, employment, and housing linked with the university.

Objectives

- Identify the type, location, and intent of land uses within the urban development area
- Encourage higher-density development
- Encourage a variety of housing, commercial development, and employment opportunities through appropriate land designations

Policies

Urban

- 2.4.1. Areas designated as Urban are intended for residential neighbourhoods and centres, supported by related commercial, institutional, recreational and park uses. Development within urban areas must conform to the design-related policies in Section 2.5.
- 2.4.2. Provide mixed-use and multi-family development and locally serving commercial development in Neighbourhood Centres as required to supply basic services within

walking distance of most residences. Strip commercial development is discouraged and not permitted in urban areas.

- 2.4.3. Consider mid-rise residential developments (7 to 12 storeys in height) and high-rise residential developments (over 12 storeys in height) in the Regional Centre, Town Centres, and Frequent Transit Development Areas. Also consider such developments in areas along 200 Street within the Willoughby community, within 250 m of key arterial intersection nodes and within 400 m (walking distance) of transit routes.
- 2.4.4. Consider mid-rise and high-rise development only in the context of an adopted community plan or neighbourhood plan. Additionally, the following prerequisites for high-density residential development must be considered in community plans and neighbourhood plans:
 - secure suitable land for park and school needs
 - submit a geotechnical review of the site
 - provide full urban services with sufficient capacity to serve the proposed development
 - conduct a traffic impact analysis and secure any identified upgrades to the municipal road system (and, where applicable, provincial road system)
 - comply with Crime Prevention Through Environmental Design (CPTED) principles and the Child Friendly Amenity Area requirements
 - incorporate social amenities such as daycare centres, a range of housing affordability options, and public art as integral components of proposed developments
 - consideration of “green” initiatives, such as green roofs, green walls, Leadership in Energy and Environmental Design (LEED) standards, energy efficiency design, etc.
- 2.4.5. Consider affordable housing in all designations, especially in high-density developments in the Regional Centre, Town Centres, Community Centres, and Frequent Transit Development Areas, as well as in areas near transit services.
- 2.4.6. Consider appropriate infill development, subject to applicable community plans and neighbourhood plans.
- 2.4.7. Support existing industrial activities within Urban areas by minimizing impacts of adjacent urban development through appropriate buffering, landscaping, and building design.
- 2.4.8. Encourage efficient and safe transit, cycling, and walking in Urban areas by using supportive land use, road design, and greenway design. Transit-priority measures may be implemented where appropriate.
- 2.4.9. Encourage the location of assembly uses, including places of worship, to locate:
 - in conformity with the policies of the applicable community plan or neighbourhood plan
 - not in an area designated for single-family housing (although it may be located on the perimeter of such an area)
 - on a collector or arterial road (as opposed to a local road)

- 2.4.10. Locate schools and neighbourhood parks adjacent to each other where practical and beneficial to do so.

Industrial

- 2.4.11. Areas designated as Industrial are intended for manufacturing and warehousing activities, and in some cases office use, subject to policies in community plans. Retail activities directly related and accessory to industrial uses, and limited commercial activities supporting industrial activities, may be considered subject to policies in community plans. Residential uses are limited to one dwelling unit per lot for use by an owner, manager, or caretaker. Other commercial or residential uses are not permitted.

- 2.4.12. Encourage efficient utilization of industrial lands and intensification of industrial development.

Employment

- 2.4.13. Areas designated as Employment are intended primarily for industrial uses. Efficient utilization of land and intensification of industrial development is encouraged.

- 2.4.14. Continue the service commercial uses designated as Employment at 264 Street and Fraser Highway (in Aldergrove), but discourage expansion to new parcels.

- 2.4.15. Complete and/or update detailed plans for the Gloucester and Northwest Langley areas to ensure that they continue to provide employment lands for the Township. The plans should consider how these areas can be developed or retrofitted as more sustainable and complete districts and be compatible with adjacent land uses.

University District

- 2.4.16. Areas designated as University District are intended to provide for integrated development of learning, cultural, employment, recreational, and housing opportunities, subject to the approval of the Agricultural Land Commission where needed. This may also include residential uses linked to the university, convenient day-to-day services and commercial uses for future academic and residential population, and the development of research, high-technology, and related uses.

- 2.4.17. Encourage the expansion of Trinity Western University on its current site and immediately adjacent lands..

2.5 Urban Community and Neighbourhood Design



Township residents care about the design of the community. Urban design takes a wider perspective than just the design of an individual building, looking at the relationship of buildings to each other in terms of site design, orientation, form, and character. Importantly, urban design is also about the relationship between the private realm (buildings and their sites) and the public realm (streets, plazas, parks, greenways, and other public open spaces).

Urban design addresses the integration and preservation of ecological functions in the built environment, including the minimization of impacts on habitat and other environmentally sensitive areas, through appropriate stormwater management and other approaches.

High-quality urban design can contribute greatly to a community's identity, pride, and sense of place, making each neighbourhood feel unique. It can also contribute to overall sustainability and residents' quality of life.

This plan promotes the development of sustainable communities. A sustainable urban community is compact, to minimize impact on lands of agricultural and environmental value and to allow economic provision of transit and other non-auto modes of transportation. Compactness also provides more efficient extensions of urban services. Infrastructure and other services, including parks and recreation facilities, roads, water supply, sanitary sewers, and storm management works, must be provided but can be made less impactful on the environment.

A transit-oriented community is one component of a sustainable urban community. Automobile use adds greenhouse gases to the atmosphere and contributes to climate change, but a transit-oriented community is designed to decrease reliance on the automobile and encourage walking, cycling, and public transit in urban centres. This is achieved by creating pedestrian-scale streetscapes and higher-density, mixed-use developments within walking distance of frequent transit. Mixed commercial and residential uses allow people to shop closer to home and walk to services and amenities. Provision of other employment opportunities in a community, such as business parks, helps the community to become more complete.

Sustainable communities allow for a wide range of housing types and tenures based on income, age, and ability to support a broad population mix in each community. A range of affordable housing alternatives provide a variety of adequate dwelling sizes and prices to meet residents' needs. Sustainable communities also promote the health and social well-being of residents through the design of public spaces to be universally accessible and inclusive.

The policies in this section outline design principles intended to make communities and neighbourhoods more sustainable.

Objectives

- Capitalize on opportunities for creating efficient, well-connected, attractive development
- Minimize the negative environmental impacts of development
- Minimize the public cost of development while maximizing public gain
- Maximize the positive social benefits of development
- Encourage complete communities

Policies

- 2.5.1. Include a well-planned mix of land uses in each community, including residential, commercial, industrial, institutional, and recreational uses. Residents should be able to live, work, shop, learn, and play in their local community.
- 2.5.2. Include a mix of housing types in each community to provide a wide variety of units to meet the needs of all members of the community, including:
 - a variety of housing types and densities (single-detached lots of various sizes, manufactured homes, duplexes, rowhouses, townhouses, apartments)
 - a variety of tenures (fee simple, strata title, rental, cooperative, cohousing)
 - mixed forms such as secondary rental suites in houses and residential units in mixed-use developments (commercial-residential, live-work, and corner store retail)
 - affordable housing to meet a variety of income levels
- 2.5.3. Design each community to have a Town Centre or Community Centre as a central node. Locating the highest density of commercial and residential development in the node will encourage walking and transit use. Design neighbourhoods with Neighbourhood Centres as nodes, providing basic services and amenities within walking distance of all residences.
- 2.5.4. Balance employment and residential uses in each community to provide residents with the option to work close to home. This balance can be achieved by:
 - creating a stable and diverse economic base
 - providing a wide variety of educational and cultural facilities to help make the Township of Langley attractive to business
 - matching population growth with employment growth
 - incorporating in each community commercial, industrial, and institutional land uses that provide employment
 - encouraging mixed-use development
 - allowing and encouraging 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

- encouraging agricultural production for local markets
- 2.5.5. Connect communities to each other and to urban centres in the region by:
- designing communities to support efficient transit service
 - providing effective arterial roadway links to meet the travel demand
 - providing park-and-ride facilities
 - providing good walking, cycling, and transit links
- 2.5.6. Design each community and neighbourhood to be efficient and convenient for a variety of transportation modes, including walking, bicycles, transit, delivery trucks, and private automobiles. New communities and neighbourhoods should be located and designed so that:
- the community or neighbourhood is accessible by a variety of transportation methods
 - there is direct and safe pedestrian and bicycle access to the transit system
 - roads are efficient, convenient, and capable of accommodating the volume of vehicles without harming existing communities or neighbourhoods
 - the resulting travel patterns minimize impacts on rural areas
- 2.5.7. Design neighbourhoods to encourage walking for pleasure, meeting daily needs, and accessing transportation by:
- providing a fine-grained and well-connected street grid, with short blocks to minimize walking distances, and avoiding cul-de-sacs
 - providing walking paths to maintain pedestrian connectivity where street connectivity is not possible
 - using public amenities such as landscaping and street furniture to provide a high-quality pedestrian environment
 - encouraging small-scale, corner store retail where opportunities may arise
- 2.5.8. Encourage pedestrian and bicycle use with public realm design that provides high-quality open space or plazas, weather protection, pedestrian-scale lighting, street furniture, bus shelters, street trees, and public art.
- 2.5.9. Ensure a high-quality interface between private and public realms. When designing buildings:
- create active frontages with many doors and windows, with parking lots located at the back or underground
 - orient buildings to the street to help create an attractive pedestrian environment and encourage on-street activity
 - ensure multi-unit housing is rear loaded where feasible
- 2.5.10. Develop comprehensive community design guidelines for public and private realm development that balance cohesive design with respect for unique neighbourhoods and character areas. These guidelines will include universal design approaches for the public realm, such as curb ramps, tactile paving, and accessible traffic signals.

- 2.5.11. Make all streets publicly accessible and publicly owned. Avoid creating gated (private) housing developments because these isolate portions of the neighbourhood and result in inward-oriented housing developments that do not contribute to on-street activity, pedestrian safety, or community interaction.
- 2.5.12. Provide multi-use, year-round community facilities that can act as community focal points. 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. Community facilities should:
- include a mix of play spaces, large and small, formal and informal, natural and structured
 - reduce costs and encourage community interaction by integrating with schools and commercial uses
- 2.5.13. Work with the Langley School District to ensure that school needs are addressed in community and neighbourhood plans. Plan school sites in conjunction with parks. Encourage community use of school facilities.
- 2.5.14. Minimize public costs of developing new communities by:
- finding creative ways to partner with the private sector, the Langley 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
 - clearly defining the public facilities to be provided and putting a financial strategy in place to provide the facilities concurrent with the emerging community.
- 2.5.15. Phase development based on storm catchment boundaries and elementary school catchment area considerations. Phasing policies should set criteria for opening subsequent phases and must be consistent with the Township's ability to provide services to a new neighbourhood.
- 2.5.16. Design the boundary, or edges, between urban areas and rural areas to create a clear limit on urbanization, but also an attractive edge that integrates the Township's rural and agricultural character into its communities. This can be achieved by:
- creating greenbelts between urban areas and the ALR
 - using park land or other transitional land uses that minimize conflict as a buffer between urban and agricultural uses, with vegetated buffers on the urban side
 - minimizing negative impacts on rural areas.
- 2.5.17. Protect the natural environment using land use planning, urban design, and development regulations, such as:
- providing incentives (e.g., density bonusing) to set aside and conserve significant or unique 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 significant trees and requiring the planting of new trees
- integrating places to live, work, and play within the features of the natural landscape
- ensuring that infrastructure standards and design minimize negative impacts on the environment, cultural resources, and agricultural lands
- protecting wildlife habitat.

2.5.18. Reduce energy use and greenhouse gas emissions using land use planning, urban design, and development regulations, such as:

- facilitating lifestyles that minimize energy consumption (e.g., encourage walking and transit use; support composting and recycling)
- encouraging innovative, energy-conscious design of the built environment, particularly buildings.

2.5.19. Support the development of strong community spirit with urban design and community services that consider:

- distinctive community character and identity
- local climate, topography, and history
- high-quality public squares or parks near or adjacent to civic, commercial, or institutional buildings, to support formal and informal activities
- volunteerism, community pride, and neighbourliness
- neighbourhood stability
- opportunities for worship and celebration.

2.5.20. Design safe and secure communities by increasing on-street activity and “eyes on the street,”¹ using:

- active public or semi-private pedestrian-oriented streets
- buildings that are oriented to the street, encouraging walking, neighbourhood interaction, and monitoring
- a mix of land uses and activity programming that contribute to on-street activity in the day and at night
- appropriate separation between vehicles and pedestrians
- storefront community policing premises
- adequate resources for policing, block-watch programs, and other services.

2.5.21. Establish a public art policy to encourage the creation and installation of public art. This could include a formula for funding contributions for both private and public landowners. Public art may include permanent and temporary installations of statuary, sculpture, murals, and other visual art displays reflecting local culture.

¹ “Eyes on the street” refers to the natural surveillance that occurs when people are using a street or public place or watching from buildings that overlook these places.



3. SUSTAINABILITY POLICIES

The Sustainability Charter provides a vision for the Township based on three elements of sustainability: social-cultural, economic, and environmental. This section of the plan presents policies that address each of these elements and provides direction to help build a balanced and sustainable community. The integrated nature of sustainability means many policies will fit within more than one element. They have been grouped below to aid with general understanding and navigation of the OCP document.

Social and cultural policies recognize the importance of building a healthy, inclusive, livable and resilient community that respects its heritage and culture. The policy areas that are most relevant to social and cultural sustainability are:

- housing
- inclusion and involvement
- health and leisure
- emergency response and public safety
- arts, culture, and heritage

Economic policies are based on encouraging the development of a competitive and diverse economy, and striving to meet infrastructure requirements—including development servicing and creation of a safe and efficient multi-modal transportation system. Policy areas related to economic sustainability are:

- economic development
- employment lands
- road network and goods movement
- walking, cycling, and transit
- infrastructure asset management
- solid waste
- water resources

Environmental policies are based on increasing biodiversity, improving ecosystem health with green infrastructure, and creating energy-efficient buildings and neighbourhoods. Policy areas focused on environmental sustainability are:

- ecological services
- wildlife habitat and environmentally sensitive areas
- streams and riparian areas
- parks and open space
- lands subject to hazardous conditions
- energy
- climate action and emissions

Many policies address more than one of the three sustainability elements, underlining the inter-related nature of planning for a sustainable community.



social and cultural policies

POLICY AREAS

3.1 Housing

3.2 Inclusion and Involvement

3.3 Health and Leisure

3.4 Emergency Response and Public Safety

3.5 Arts, Culture, and Heritage

3.1 Housing



The Township of Langley is one of the fastest growing communities in the region. Recent projections show an almost doubling of today's population to more than 211,000 by 2041.

As Langley's population grows and diversifies, there is a direct impact on housing availability, affordability, and suitability for households. New housing is planned and expected, but there is an on-going need to ensure that the right variety of housing is built to meet the market and non-market housing needs for existing, new, and future residents. The housing continuum, illustrated in Figure 6, shows the range of housing types needed to serve the diverse needs of the population, including special-needs housing such as affordable rental units, family-friendly housing, seniors housing, adaptable and accessible housing, emergency shelters, and transitional units.

The Township of Langley has prepared and will regularly update a Housing Needs Report (HNR), which identifies current and anticipated housing needs in the Township. The HNR provides critical data to inform policy that is built on an accurate understanding of existing housing stock, population growth projections, expected household types, estimates for future demands, and key housing issues and opportunities. The HNR informs the directions and priorities for Langley's housing objectives and policies outlined below in the OCP. A housing vision, priorities, and goals are provided in the Housing Action Plan (HAP), as well as implementation initiatives for meeting them. These include planning and policy measures, advocating to and coordinating with other levels of government, continued studies, acquiring funds to provide and operate housing, and others



Figure 6 Housing continuum.

Objectives

- Provide tools and incentives to encourage affordable housing options, including rental, affordable, special needs, and emergency housing, for all who need them
- Ensure each community provides a diverse range of housing types, tenures, densities, and sizes to meet the needs of the population
- Establish housing policies that address each class or housing need included in the most recent Housing Needs Report respecting the following:
 - Affordable housing
 - Rental housing
 - Special needs housing
 - Senior's housing
 - Family housing
 - Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness
 - Housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.
- Understand and address the housing needs in the Township by updating the Housing Needs Report and Housing Action Plan
- Encourage new housing in areas serviced by public transportation, active transportation networks, and walkable centres

Policies

- 3.1.1. Periodically update the objectives and actions of the Housing Action Plan, informed by the regularly updated Housing Needs Report.
- 3.1.2. Work with other levels of government, including the region and province by participating in programs to increase the number of affordable housing units.
- 3.1.3. Focus the development of new housing units within the Urban Containment Boundary, in Community and Neighbourhood Plan Areas, specifically in areas serviced by public transit, active transportation networks, and walkable centres.
- 3.1.4. Review and update Township Zoning Bylaw No. 2500, to enhance the alignment between OCP housing policies and zoning requirements to support the location of affordable and special needs housing within the Urban Containment Boundary and in close proximity to rapid transit and transportation infrastructure that supports walking bicycling, public transit or other alternative forms of transportation that are abundant in the urban areas of the Township.
- 3.1.5. Consider Inclusionary Zoning and Density Benefit Zoning in transit-oriented communities to collect funds and directed to an 'Affordable and Special Needs Housing' reserve fund and a 'Density Benefits Reserve Fund for Affordable and Special Needs Housing', respectively. These funds will support non-market housing, particularly on housing that helps meet the needs of renters, seniors, families, people experiencing or at risk of homelessness, and other groups with special needs as identified in the Housing Needs Report.

- 3.1.6. Consider incentives to encourage developers to include affordable market rental housing and/or non-market housing in new developments, using:
 - parking relaxations for non-market units
 - density bonus structure

- 3.1.7. Consider tools provided to municipalities in the Local Government Act to plan and provide for a diverse range of housing to meet different types of housing needs including:
 - Contributing towards overall 20-year housing need through Small-Scale Multi-Unit Housing
 - Contributing towards overall 20-year housing need by designating new housing in transit-oriented areas
 - Contributing towards affordable units to reduce extreme core housing need
 - Contributing towards sufficient housing units to reduce homelessness in a 10-year timeframe
 - Contributing towards sufficient rental units to meet at least a 3% vacancy rate

- 3.1.8. Require developers to provide some consideration for existing tenants in rental buildings, non-market housing projects, and manufactured home parks being redeveloped. Consideration may include:
 - compensation
 - extended tenant notification standards
 - first right of refusal to purchase or rent new units
 - a rent-to-own provision
 - retention of rental housing
 - replacement of rental housing (by floor area, number of units, or number of bedrooms)

- 3.1.9. Encourage a wide range of multi-family housing unit sizes throughout the community, including larger units suitable for families with children (three or more bedrooms) as well as smaller units.

New development applications with ten or more residential units are required to provide family-friendly units with two, three or more bedrooms as follows:

- a) That a minimum of 15% of the total project units be at least two-bedroom, unless otherwise stated.
- b) That a minimum of 10% of total project units be at least three-bedroom, unless otherwise stated.
- c) That the overall average project unit size be no less than 725 square feet (67.35 square metres).
- d) To encourage market and non-market affordable housing options, and choice in housing tenure, consider the use of the following tools available to encourage/increase the supply of rental housing:
 - i. Reduce two-bedroom and three-bedroom requirements for purpose built rental housing projects.
 - ii. Reduce the overall average project unit size for purpose built rental housing projects
- e) Any application submitted prior to January 1, 2025, shall be granted a 36-month

5994
29.04.24
6015
13.05.24

grace period, in order to receive fourth and final reading by Council of the Zoning Amendment Bylaw. If the process is not completed by January 1, 2028, the policy requirements shall apply.

- 3.1.10. Support diverse housing types, innovative construction methods, and alternative forms of tenure such as freehold townhouses, shared equity homeownership, flex housing, and modular housing.
- 3.1.11. Allow development of suitable secondary suites or detached accessory dwelling units such as coach houses and granny flats in areas including rural areas.
- 3.1.12. Require adaptable design features in housing and community design. These are flexible design features that accommodate accessibility modifications, which can be made over a resident's lifetime. Adaptable design features as provided in Schedule 2 shall be required in a minimum of 5% of single family, townhouse or rowhouse units and 10% of apartment units in each development, unless otherwise specified in the BC Building Code. Review the proportion of units required to be built with adaptable design features periodically based on the needs of the community.
- 3.1.13. Allow the distribution of special-needs or supportive housing in all neighbourhoods and in the majority of zoning districts, and as required by the Community Care and Assisted Living Act. Develop partnerships with community groups and other agencies to increase the availability of well-managed, supportive, and transitional housing for special needs groups.
- 3.1.14. Allow the distribution of emergency shelters for people experiencing or at risk of experiencing homelessness in all neighbourhoods and in the majority of zoning districts. Collaborate with and support non-profit agencies that provide short-term emergency and transitional shelter, food, and access to social services for those in need.

3.2 Inclusion and Involvement



As the Township's demographics change with time, the needs of residents are also expected to change. According to the 2021 Census, 17% of the Township of Langley's population is over the age of 65. This part of the population will grow rapidly in the next few decades, up from 13% in 2011. More than half of this population will then be over the age of 85, the age when support may be necessary to ensure good quality of life.

An inclusive community values all of its members—regardless of age, culture, identity, and ability—and helps them to meet their basic needs so they can age in place, live with dignity, engage actively, and contribute to the community.

Objectives

- Seek to involve all residents in civic affairs and community life

Consider the social well-being of all residents, especially the elderly, the young and those with special needs

Policies

- 3.2.1. Implement actions within the six priority areas of the Social Sustainability Strategy to address social needs of equity, health, and inclusion.
- 3.2.2. Consider the creation of a Youth Strategy.
- 3.2.3. Implement the Age- and Dementia-friendly Action Plan
- 3.2.4. Provide opportunities for all residents to meaningfully engage and participate in civic affairs.
- 3.2.5. Continue to facilitate volunteer opportunities for residents with a range of abilities and means.
- 3.2.6. Communicate and collaborate with residents' associations, community organizations and government agencies to keep residents up to date with Township projects, networking opportunities, and services to help them engage in civic life.

- 3.2.7. Encourage the on-site inclusion of open space and play areas in new multi-family developments.
- 3.2.8. Facilitate the development of childcare, preschool spaces, and elder care in the community. This may involve including such facilities in new residential and mixed-use developments.
- 3.2.9. Consider locating new group childcare centres, public schools, and seniors' facilities in close proximity to each other, and promote joint programming and volunteer opportunities.
- 3.2.10. Support community-based youth services and programs such as those that encourage skills development, engagement in civic life, and development of self-esteem.

3.3 Health and Leisure



Health is a state of physical, mental, and social well-being, not simply the absence of disease or infirmity. Wellness is an active process of becoming aware of and making choices towards a more successful existence. Important components of health and wellness include active living and healthy eating, recreation and leisure, community food security, health promotion and support services, cultural health and safety, and disaster preparedness.

Objectives

- Facilitate healthy and active living
- Increase urban agriculture activity
- Improve access to facilities, programs, and services

Policies

- 3.3.1. Continue to implement the Community Connections Trail Network Plan and Parks and Recreation Master Plan, consulting with the Agricultural Land Commission where trails or parks are being contemplated within or adjacent to the ALR. Consider updating these with a new Parks and Open Space Master Plan and a Recreation Master Plan.
- 3.3.2. Support and facilitate a diverse range of recreation and leisure options for teams and individuals of all ages and abilities, at indoor facilities and outdoor natural and programmed areas.
- 3.3.3. Support the provision of passive and active recreation opportunities within walking distance of every urban neighbourhood to give residents more access to nature and opportunities for physical activity.
- 3.3.4. Support recreation programming and infrastructure development that meet emerging recreation trends.
- 3.3.5. Encourage the development of commercial recreation facilities to complement municipal facilities.
- 3.3.6. Consider economic sustainability in the provision of recreation and leisure services with a reasonable level of cost-recovery, while ensuring price-related challenges do not act as a barrier for participation.

- 3.3.7. Improve access to parks, open spaces, and trails for people of all ages and abilities, and enhance signage and wayfinding.
- 3.3.8. Continue the development of a multi-use trail system, and cooperate with organizations in the development of such trails.
- 3.3.9. Partner with Fraser Health on initiatives to support healthy lifestyles and prevent chronic diseases through promotion of physical activity, healthy eating and healthy-built environments.
- 3.3.10. Advocate to the Provincial Government and Fraser Health for the provision of health services, including expansion of the hospital, to support community growth.
- 3.3.11. Review existing policies and bylaws to check whether they encourage and support local food production and sustainable agriculture.
- 3.3.12. Encourage food and agricultural uses in education and community facilities and parks and open spaces, such as community kitchens and community gardens.
- 3.3.13. Encourage the planting of edible plants as part of the landscaping in public and private developments, parks, and local streets, where appropriate, to provide public awareness and access to local food and to encourage urban agriculture.
- 3.3.14. Support food fairs, farmers' markets, and celebrations of local food in areas near housing and transit, where possible, to build a local food culture and encourage viable, locally based commercial agriculture.

3.4 Emergency MANAGEMENT and Public Safety



Even the most prepared residents may be impacted by emergencies and disasters. Building the resilience of our community will not only help residents recover from emergencies or disasters quicker, it reduces the negative consequences of these events. First Responders and Emergency Management partners are the backbone of any emergency response.

Objectives

- Create communities that support personal and public safety

Policies

- 3.4.1. Ensure that services supporting personal and public safety (policing, emergency aid, fire safety, emergency management) are mutually supportive and complementary.
- 3.4.2. Collaborate with other service providers on violence prevention.
- 3.4.3. Continue to use community policing to complement RCMP services.
- 3.4.4. Prioritize policies and actions that promote safe access and connectedness to and around school, park, greenspace, and other public facility environments for all ages and abilities.
- 3.4.5. Support school and community efforts to provide anti-bullying and harassment programs.
- 3.4.6. Apply CPTED principles in the design and development of public and shared spaces.
- 3.4.7. Consider the location of fire halls to ensure effective service delivery consider opportunities for these to contribute to align the neighbourhood character.

- 3.4.8. Support and encourage initiatives that reduce the number of deaths, injuries, and property loss, such as ensuring the use of working smoke alarms and sprinklers (including in single-family houses).
- 3.4.9. Support prevention-oriented safety programs and initiatives, as opposed to reactive responses (e.g., flood mitigation, neighbourhood watch, fire safety, and other public education programs).
- 3.4.10. Continue to support programs such as the Fire Department Superior Tanker Shuttle Accreditation that assist in reducing fire insurance costs for residents living in rural areas.
- 3.4.11. Consider methods to reduce the environmental impact of public safety equipment, such as the use of environmentally friendly alternatives to fire retardants.
- 3.4.12. Facilitate mitigation measures such as natural hazard Development Permit Areas to ensure safety and mitigate potential damage of future disasters.
- 3.4.13. Consider climate change and its anticipated impacts regarding the designation of land as a hazardous condition area.
- 3.4.14. Continue to support effective Emergency Management and build the resilience of our systems and services to ensure community preparedness and robust emergency response.

3.5 Arts, Culture, and heritage



The term “culture” describes the shared set of values, beliefs, and customs that form the essence of individual and collective identity. Culture is also used to describe the foundation and inspiration for creating and sharing products such as visual art, performing arts, architecture, and heritage interpretation. Culture plays a significant role in day-to-day choices, and an important role in fostering creativity and sustainability in Langley.

Residents increasingly want to live in a municipality that supports a balance between work and play, with opportunities to attend arts and cultural events near to where they live. Diversity, artistic expression, and distinctive cultural heritage contribute to a strong sense of place, identity, and inclusivity.

Heritage is an important pillar of arts and cultural life in the Township. Langley’s heritage is a reflection of pre and post-contact First Nations inhabitants, the early European settlement on British Columbia’s mainland, and successive waves of immigration and community development—resulting in a unique legacy of archaeological sites, historic buildings, museums, transportation infrastructure, country roads, trails, and cultural landscapes. Historic communities and rural lands contribute significantly to Langley’s unique sense of place by maintaining historical context and providing a framework for new development.

Investment in heritage conservation provides economic stimulus that results in enhanced tax assessments, more interesting urban environments, and provides opportunities for business incubation. In today’s world of global competitiveness and mobile capital, a strong sense of identity along with beauty, creativity, and diversity is critical to attracting and retaining the kind of talent, tourism market, and businesses that keep our economy strong.

Objectives

- Provide opportunities for all residents, from amateurs to professionals, to explore and share their cultural and artistic expression
- Support the conservation of heritage and archaeological assets
- Increase awareness of Langley’s historic places
- Promote arts, entertainment and sports

Policies

Arts and Culture

- 3.5.1. Update and work towards implementing the Arts and Cultural Services Plan.
- 3.5.2. Develop new connections, relationships, and working partnerships for collaborating and promoting the arts, and cultural events and programming that reflects the cultural diversity of our communities.
- 3.5.3. Promote accessible, culturally relevant, and age-relevant art and cultural experiences.
- 3.5.4. Provide opportunities for residents to participate in the planning and delivery of cultural events and programs.
- 3.5.5. Continue to provide local, educational arts and history programs and support Langley's unique cultural celebrations.
- 3.5.6. Support the expression of unique cultural and subcultural groups (community gardeners, skateboarders, etc.) in the public realm.
- 3.5.7. Improve existing places and create new spaces for arts and culture to thrive by reducing barriers that inhibit the use of some venues.
- 3.5.8. Continue to support the Township's Museum, salishan Place by the River, in its ongoing role as a repository for the community's material culture, in the form of local art, artifacts, photographs and other archival documents that preserve the community's history.
- 3.5.9. Explore partnerships to pursue a variety of cultural spaces and a new Performing Arts Centre.
- 3.5.10. Consider development of an Arts, Entertainment and Sports District near the Langley Events Centre.

Heritage

- 3.5.11. Ensure that plans and policies related to the conservation of Langley's historic places consider the full range of heritage conservation tools enabled under the Local Government Act, including the use of the Community Heritage Register for formal recognition of heritage value.
- 3.5.12. Utilize the Township's Historic Context Statement and Thematic Framework for understanding and evaluating Langley's historic places, including buildings, sites, landscapes, and streetscapes, and establish formal recognition of heritage value through additions to the Community Heritage Register.
- 3.5.13. Follow the Standards and Guidelines for the Conservation of Historic Places in Canada as best practices for the interpretation, conservation, and management of the Township's recognized heritage buildings, landscapes, and other historic places.

- 3.5.14. Ensure that the Township's heritage information, education and awareness programs and resources are readily accessible and advance public understanding of, and appreciation for the Township's historic places.
- 3.5.15. Develop a coordinated interpretative strategy for Langley's historic places, including signage, community wayfinding, and digital information tools, as part of a broader heritage information, education and awareness program.
- 3.5.16. Undertake a comprehensive review and update of the 2012 Heritage Strategy to build upon past work and reflect current best practices in heritage conservation.
- 3.5.17. Monitor the Heritage Building Incentive Program to ensure that grant categories and available funding are most impactful in supporting private conservation efforts, and in advancing public interest and support for heritage conservation.
- 3.5.18. Continue to work with and support the efforts of local heritage organizations, and explore working partnerships with First Nations, other governments, owners of heritage properties, and provincial-level heritage organizations in promoting public awareness and conservation of the Township's historic places.
- 3.5.19. Consider the use of Heritage Revitalization Agreements to support conservation of historic places, including adaptive re-use of vulnerable rural heritage buildings.
- 3.5.20. Support the BC Archaeology Branch in managing inquiries related to properties with archaeological potential, including information sharing about Provincial procedures and permitting.
- 3.5.21. Ensure opportunities for recognition and interpretation of historic places on public land and along trails and pedestrian networks .



Economic policies

POLICY AREAS

- 3.6 Economic Development
- 3.7 Employment Lands
- 3.8 Road Network and Goods Movement
- 3.9 Walking, Cycling, and Transit
- 3.10 Infrastructure Asset Management
- 3.11 Solid Waste
- 3.12 Water Resources

3.6 Economic Development



An important component of sustainability in Langley is a strong, local, and diverse economy in harmony with rural and urban communities. A competitive local economy that offers a wide range of good jobs broadens the municipal tax base and provides the capacity for sustained capital projects. Creating and maintaining local jobs will also help reduce commuting trips, decreasing greenhouse gas (GHG) emissions and air contaminants and improving quality of life.

Objectives

- Retain existing businesses and attract new businesses to locate in the community
- Increase economic activity in all sectors of the community, including commerce, agriculture, and industry
- Increase education, skills training, and life-long learning opportunities for all residents

Policies

- 3.6.1. Update and work towards implementing the initiatives of the Economic Development Strategy.
- 3.6.2. Explore a business diversification program to retain and expand existing local businesses and also attract new businesses, entrepreneurs, and investment from outside the community.
- 3.6.3. Acknowledge and support the role of Business Improvement Associations to develop, maintain, and redevelop commercial areas.
- 3.6.4. Coordinate and integrate information, marketing, and communications activities with local business groups to effectively promote economic development and a unique brand for the Township.
- 3.6.5. Periodically review the Township's environment for business to ensure it remains a competitive and attractive business destination.
- 3.6.6. Consider marketing and promotion strategies for key employment areas.
- 3.6.7. Consider appropriate home-based businesses in all parts of the community.
- 3.6.8. Support live-work zoning in areas in and around the Regional Centre, Town Centres, and Frequent Transit Development Areas.

- 3.6.9. Encourage the use of ALR lands for agricultural uses by:
- establishing appropriate edge planning policies between urban and agricultural lands, with vegetated buffers on the urban side and appropriate farm management guidelines on the rural side
 - restricting residential development, subdivision, and non-farm uses
 - working with farmers to expand local markets for their products
- 3.6.10. Explore the creation of an Agriculture Centre of Excellence to celebrate and promote agriculture in the Township. Create links to:
- educational institutions
 - the equestrian sector
 - agricultural producers
- 3.6.11. Facilitate political, business, and civic dialogue on relevant economic research and news of interest, to exchange ideas and share opportunities.
- 3.6.12. Collaborate with local post-secondary institutions and the Langley School District to ensure educational programs meet changing labour force needs.
- 3.6.13. Improve the retention of post-secondary graduates through support for co-op education programs in a variety of fields.
- 3.6.14. Support initiatives to mentor and train new farmers.

3.7 Employment Lands



Protecting employment lands is an important function for the Township. The focus of this section is to ensure that land is available for a range of industrial uses, thus providing stability and reassurance to existing and potential business owners and industries, offering a more enticing environment to secure long-term business investment in the community, while recognizing that the agricultural industry and its land base provide a source of employment.

Employment lands are designated as Industrial and Employment in this OCP, to provide land for industrial and commercial uses as outlined in Section 2.4. Limiting residential uses and directing most retail toward more walkable locations will help protect employment lands for employment uses.

Traditional industries such as construction, manufacturing, transportation, and warehousing will continue to play a strong role in the economy, although they may change based on current and future trends. Growth will continue in tourism and service sectors. Other employment sectors that feature higher intensity employment (more jobs per acre) and higher-paying and knowledge-based jobs may emerge to further diversify the economy. Post-secondary institutions provide a valuable talent pool of skilled future workers.

Objectives

- Maintain a good supply of employment land to ensure job growth is able to match population growth
- Protect employment land for industrial uses

Policies

- 3.7.1. Update and implement the goals and strategies outlined in the Employment Lands Study
- 3.7.2. Ensure a long-term supply of employment lands is maintained, with a match between available land and the requirements of future market demand.
- 3.7.3. Limit and discourage major retail developments to the Regional Centre and Town Centres, and to the Carvolth Frequent Transit Development Area (as permitted in the Carvolth Neighbourhood Plan). Limit major retail developments in employment lands.
- 3.7.4. Encourage industrial development that has a high employment ratio.

- 3.7.5. Preserve industrial designated lands for industrial uses and uses accessory to industry.
- 3.7.6. Consider designation of new employment lands where appropriate.
- 3.7.7. Encourage buffering between employment and non-employment lands.
- 3.7.8. Work towards increasing the amount of employment land to increase its proportion in the tax base.

3.8 Road Network and Goods Movement



Transportation plays a major role in the livability and quality of the environment in Langley. The Township is heavily dependent on automobile transportation due to limited transit service. An efficient road network is needed to facilitate movement within and between the Township's neighbourhoods and communities, and to travel to locations further away. A road system is also crucial for goods movement and other economic development activities.

Objectives

- Improve the safety of all road users
- Maintain the efficient movement of goods while minimizing impacts on local neighbourhoods
- Maintain the integrity of the existing road network

Policies

- 3.8.1. Work towards a multi-modal transportation system that includes all major transportation modes (pedestrian, cycling, public transit, goods movement, and automobile).
- 3.8.2. Implement the Master Transportation Plan and the Road Classifications, shown on Map 7, consisting of provincial highways and arterial and collector roads. Arterial roads carry higher volumes of traffic over longer distances with limited access to adjacent parcels of land. Collector roads provide for traffic movement (gathering traffic from local roads and directing it to arterial roads) and access to adjacent land.
- 3.8.3. Work towards the creation of a fine-grained network of streets, including incorporation of laneways where appropriate.
- 3.8.4. Adopt a municipal street classification, including definitions, speed, and design considerations for each street classification.
- 3.8.5. Establish a capital works program for roadway development based on the Master Transportation Plan and Official Community Plan (and accompanying Map 7 Road Classifications).

- 3.8.6. Consider roadway construction standards that fit within a "complete streets"² strategy to reflect the needs of all users and protect and preserve the community's environment and character. Adopt standards that conform to good engineering practice and provincial government requirements.
- 3.8.7. Ensure emergency vehicle access throughout the road network.
- 3.8.8. Identify portions of the road network within transit corridors appropriate for priority transit use and/or high-occupancy vehicles.
- 3.8.9. Explore opportunities for new park-and-ride facilities near transit exchanges, including new exchanges.
- 3.8.10. Incorporate on-street parking where possible and appropriate, particularly adjacent to pedestrian-oriented retail uses and ground-oriented residential projects.
- 3.8.11. Integrate direct pedestrian connections between on-street parking, public sidewalks, and entrances of ground floor residential units.
- 3.8.12. Participate in further studies regarding railway crossing, overpass requirements with respect to the Trans-Canada Highway, and traffic control systems within urban community areas, as needed.
- 3.8.13. Continue to liaise with the regional transportation authority, Fraser Valley Regional District, BC Transit, rail companies, and other transportation stakeholders, and participate in regional transportation studies.
- 3.8.14. Protect rail rights-of-way and access points to navigable waterways to reserve the potential for goods movement.
- 3.8.15. Facilitate safe and efficient goods movement to key industrial and commercial areas, primarily through designated truck routes (Map 8).
- 3.8.16. Regulate the movement and parking of heavy trucks and trailers on municipal roads to minimize negative impacts.
- 3.8.17. Maintain infrastructure, mobility, and safety along designated dangerous goods routes at an acceptable level of service to minimize incidents involving dangerous goods.
- 3.8.18. Consider implementation of demand management strategies such as ridesharing, car-sharing programs, and transit priority measures, where appropriate.
- 3.8.19. Recognize the significance of the Trans-Canada Highway, the Fraser Highway and 16 Avenue in their capacity as major transportation corridors in ensuring the sustainable growth of the community. Develop plans that ensure efficient transportation is

² Complete streets are designed and operated to enable safe, attractive, and comfortable access and travel for users of all ages and abilities, including pedestrians, cyclists, public transit users, and motorists. This approach acknowledges that streets have more than one type of user and more than one function. A complete streets strategy could include considerations of livability, place-making, age-friendly design, and vibrant retail uses.

maintained along these routes with consideration of land uses that require access to transportation.

3.9 Walking, Cycling, and Transit



Land use and growth are intrinsically connected to transportation. Auto-oriented, single-use neighbourhoods tend to promote vehicle use, resulting in congestion over time as the population grows. Traffic noise, air quality, collisions, street lights, and the impacts of pavement and parking lots affect the livability of the environment as well as the health of local ecosystems. While development of a road network will continue to be important, attention must also be given to provision of other forms of transportation, including transit, walking, and cycling.

Physical fitness is linked to our transportation choices. Walking, cycling, and other “active transportation” modes can improve health and provide opportunities for interacting with neighbours and the environment.

The provision of effective transit service is difficult and expensive in lower-density areas because of lower ridership and a higher per capita cost. High-density mixed-use nodes support a higher level of transit service, and allow residents to live, work, and play within close proximity. This provides an opportunity to reduce the need for vehicle travel while going about daily activities.

Objectives

- Increase the use of alternative modes of transportation such as walking, cycling, and transit

Policies

- 3.9.1. Develop a multi-modal transportation system that accommodates walking, cycling, single-occupancy vehicles, multi-occupancy vehicles, transit, and goods movement.
- 3.9.2. Direct residential, major employment, and commercial development to facilitate the appropriate density and mix of uses that support transit.
- 3.9.3. Consider reducing parking requirements as transit service improves, based on a review of parking needs.
- 3.9.4. Require, where appropriate, the integration of transit access, high-quality pedestrian environments, cycling routes, and end-of-trip facilities such as bicycle parking and change rooms into the design of new commercial, multi-family residential, and institutional developments.

- 3.9.5. Take advantage of road improvement projects to incorporate improvements to pedestrian and cycling facilities.
- 3.9.6. Build on existing assets by connecting the park and trail system with pedestrian and cycling networks, where feasible.
- 3.9.7. Support pedestrian connectivity within and leading to centres through attention to the public realm, including a continuous pedestrian network, and mobility and navigation aids such as audible signals and wayfinding signage.
- 3.9.8. Improve pedestrian and cyclist comfort and safety through traffic calming, physical separation from vehicle traffic, and intersection improvements, whenever possible.
- 3.9.9. Encourage major employers and public institutions to establish transportation demand management programs.
- 3.9.10. Provide safe walking and cycling routes to schools.
- 3.9.11. Work to provide universal access at all transit stops.
- 3.9.12. Continue to liaise with the regional transit authority to improve transit infrastructure, facilities, and service, and to make bicycle-transit integration convenient and easy.
- 3.9.13. Update and implement the Cycling Plan with policies and maps relating to the cycling network, facilities, maintenance, and programs.
- 3.9.14. Provide a range of cycling facility types, both on-street and off-street, to connect key destinations.
- 3.9.15. Continue to promote the corporate anti-idling policy and consider expanding the policy Township wide.

3.10 Infrastructure Asset Management



Infrastructure, including water distribution networks, sewer and drainage systems, waste management facilities, transportation systems, vehicle fleets, parks, and community facilities, make up a municipality's assets. Asset management includes a systematic process to guide the planning, acquisition, operation and maintenance, renewal, and disposal of assets.

The majority of infrastructure systems have been developed in response to the pressures of rapid urbanization, and they share some key similarities. Generally, infrastructure systems:

- are centralized
- have high capital costs
- are designed for a single purpose
- are often health-oriented but not necessarily environmentally-friendly
- are guided by rigid rules and practices
- are only minimally integrated and coordinated with other systems

A broader understanding of sustainability and increased financial pressures have led us to reconsider how infrastructure services are delivered. Efficient systems that take a “whole-system” approach recognize the relationships between infrastructure functions and use approaches with multiple benefits.

Objectives

- Manage infrastructure assets to meet the required levels of service and reduce risk in the most cost-effective manner, for present and future consumers
- Ensure responsibility of developers to supply infrastructure for new development

Policies

- 3.10.1. Continue to implement actions specified in the Corporate Asset Management Policy.
- 3.10.2. Develop an Infrastructure Asset Management Renewal and Replacement Policy.
- 3.10.3. Continue to develop and update the Infrastructure Asset Management Program.
- 3.10.4. Explore opportunities to integrate or co-locate infrastructure and facilities to take advantage of energy and resources.

- 3.10.5. Prioritize maintenance, renewal, and replacement programs and projects to reduce environmental, social, and financial risks.
- 3.10.6. Adopt a life-cycle asset management approach to aid decision making on design, maintenance, and renewal of infrastructure assets.
- 3.10.7. Prolong the life of aging infrastructure by reducing wear, where possible, through design, preventable maintenance, and controlled use.
- 3.10.8. Develop and maintain asset inventories for all infrastructure assets. Routinely report on the physical condition of civic infrastructure and resources required for maintenance, upgrade, and replacement.
- 3.10.9. Offset utility operation and maintenance costs with reasonable user fees and charges.
- 3.10.10. Review Amenity Cost Charges and Development Cost Charges to ensure new development pays for additional services and amenities required.
- 3.10.11. Ensure resources are available over the long term to maintain and replace infrastructure as required. Plan financially for the appropriate level of maintenance of assets to deliver the required level of service and extend the useful life of assets.
- 3.10.12. Build community awareness of infrastructure asset management and its importance.

3.11 Solid Waste



Metro Vancouver's integrated Solid Waste and Resource Management Plan (2010) provides a solid waste management plan for the region based on:

- minimizing waste generation
- maximizing reuse, recycling and material recovery
- recovering energy from waste
- disposal of remaining waste after recycling and recovery

While most municipalities have improved their ability to divert recyclable material from the landfill, there are still many products that fall outside mainstream recycling capabilities, and more could be done to reduce and recover waste. These efforts will not only extend the life of a landfill, but will also help reduce GHG emissions.

Objectives

- Continue to encourage programs that promote material reduction, reuse, recycling, and recovery
- Use waste as a resource

Policies

- 3.11.1. Work towards implementing municipal actions specified in the regional Integrated Solid Waste and Resource Management Plan, and participate in future updates.
- 3.11.2. Consider the creation of a municipal Solid Waste Management strategy.
- 3.11.3. Promote responsible product stewardship among retailers and manufacturers in regards to product packaging.
- 3.11.4. Review operational capability and investigate expansion of municipal waste and recycling collection services.
- 3.11.5. Work with partners to explore opportunities to transform waste into resource and generate local economic development.
- 3.11.6. Collaborate with institutions and businesses to promote waste reduction and establish waste diversion programs.

- 3.11.7. Work towards implementing bylaws or policies that encourage increased waste diversion practices associated with construction and demolition projects.
- 3.11.8. Provide increased recycling opportunities in public spaces.
- 3.11.9. Encourage residents to reduce, reuse, and recycle materials.

3.12 water resources



As water moves through the physical environment it takes many forms. Rainwater infiltrates into the ground to replenish aquifers, runs off into creeks and watercourses, is collected in urban areas in storm sewer systems, and groundwater is pumped to become drinking water and water for domestic, commercial, or municipal uses. Liquid waste is treated and re-enters the environment into water bodies to ultimately fall again as rainwater or recharge aquifers to become groundwater.

Though we use water in many different ways, requiring a variety of infrastructure functions, water is a resource that never stops cycling through the greater system. Recognizing this about water, we must consider all water-based infrastructure assets and functions as a whole system and look for ways to increase water efficiency, reduce water consumption, maintain water quality, and limit the impact of our water use on the natural environment.

Objectives

- Protect public health and the environment in consultation with other agencies
- Use liquid waste as a resource
- Protect and preserve potable water sources to maintain high-quality drinking water
- Ensure sustainable groundwater extraction from aquifers
- Improve water conservation community wide
- Promote alternative stormwater management measures which replicate pre-development conditions
- Minimize impacts of development on downstream watercourses, water supply aquifers, and properties

Policies

Liquid Waste

- 3.12.1. Work on implementing municipal actions specified in the regional Integrated Liquid Waste and Resource Management Plan, and participate in future updates.
- 3.12.2. Continue to implement a management plan for on-site (decentralized) wastewater treatment to reduce contamination risks.
- 3.12.3. Explore partnerships for on-site wastewater treatment and reuse at a neighbourhood or community scale.

- 3.12.4. Investigate integrated wastewater management and treatment technologies for social, economic, and environmental benefit.
- 3.12.5. Explore opportunities to harvest waste heat or generate energy from wastewater systems.
- 3.12.6. Consider long-term needs when planning, designing, prioritizing, and constructing new sanitary sewer and wastewater treatment facilities. The existing sanitary sewer system and proposed major expansions are provided on Map 9.
- 3.12.7. Examine and implement ways to reduce groundwater and rainwater entering sanitary sewers.

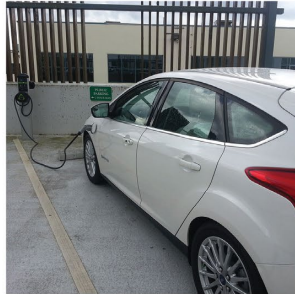
Potable Water and Groundwater

- 3.12.8. Update and implement the recommendations of the Water Management Plan.
- 3.12.9. Identify and develop sustainable water supply sources for the future. The existing water system and proposed major expansions of are provided on Map 10.
- 3.12.10. Ensure that new developments maintain or increase their pre-development infiltration rates through on-site rainwater infiltration and other technically feasible means.
- 3.12.11. Encourage infiltration of filtered runoff from public sites and roadways before it infiltrates the ground.
- 3.12.12. Minimize the amount of groundwater pumped into drainage infrastructure from building levels constructed below the water table and other dewatering operations that may influence aquifer water levels.
- 3.12.13. Promote artificial aquifer recharge and aquifer storage recovery to maintain groundwater levels and base flows at optimum levels for the long term.
- 3.12.14. Protect and actively manage municipal well capture zones and water supply aquifers.
- 3.12.15. Ensure sustainable municipal and other groundwater extraction operations result in an acceptable level of impacts on aquifer water levels, baseflows and natural environment.
- 3.12.16. Enact policies and procedures to integrate land use, water, and environment planning to achieve sustainable water resources.
- 3.12.17. Enhance public outreach and education about water conservation and aquifer protection.
- 3.12.18. Collaborate with other agencies, including federal and provincial departments and Fraser Health Authority on strategies to protect drinking water.

Stormwater Management

- 3.12.19. Provide and implement integrated stormwater management plans for all Township watersheds in Urban areas to:
 - prevent flooding and minimize erosion

- inhibit pollutants and hydrocarbons from entering streams
 - recharge groundwater levels
- 3.12.20. Require that new developments use on-site source controls to reduce rainwater runoff volumes, infiltrate filtered runoff on site, and treat runoff to remove pollutants before it leaves the site.
- 3.12.21. Ensure that new developments do not exceed their pre-development flow rates for the 2/5/100-year rainfall events, through the use of detention ponds and other means.
- 3.12.22. Consider introducing stormwater management requirements for greenhouse operations in agricultural areas.



Environmental policies

POLICY AREAS

3.13 Ecological Services

3.14 Parks and Open Space

3.15 Lands Subject to Hazardous Conditions

3.16 Energy

3.17 Climate Action and Emissions

3.13 Ecological Services



The Township has over 1,800 hectares (4,400 acres) of green space, including parks and open spaces, natural terrestrial areas, watercourses, and wetlands. We also have over 1,700 kilometres (1,055 miles) of watercourses in 14 watersheds. Over 1,200 kilometres (745 miles) are streams providing direct or indirect habitat for local fish species. The remaining 500 kilometres (310 miles) are primarily seasonal roadside and field ditches that only contain flowing water for a short part of the year and during rain events.

Such green spaces and watercourses include permeable landscapes and natural areas that provide many important ecological services:

- improved air quality
- noise reduction
- water retention and flood prevention
- cleaner streams and groundwater
- groundwater recharge
- temperature moderation
- carbon sequestration
- wildlife habitat

Many of these ecological services result in additional benefits, such as the local tax savings from managing stormwater to reduce flooding and maintenance costs. Green spaces in general contribute to increased property values and aesthetics, and improved physical and mental health of residents.

Watersheds are dynamic systems that respond to changes in land use and hydrology, which, if not properly managed, can lead to 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.

Objectives

- Enhance the ecological service capacity of lands in the Township
- Protect and improve the long-term health of wildlife habitat areas and environmentally sensitive areas
- Protect and improve the health of watersheds

Policies

Ecological Capacity

- 3.13.1. Maintain or increase total green space area in Langley to provide ecological services.
- 3.13.2. Maintain or increase the amount of green space that is in a natural or naturalized state. Natural areas provide greater ecological benefit than green spaces that are groomed.
- 3.13.3. Integrate ecological services into broader community planning initiatives related to urban design, stormwater management, wildlife habitat and environmentally sensitive areas, parks and open space, and streams and riparian areas.
- 3.13.4. Promote native habitat restoration and integrated pest management in all public landscaping.

Wildlife Habitat and Environmentally Sensitive Areas

- 3.13.5. Update and implement the Wildlife Habitat Conservation Strategy.
- 3.13.6. Integrate wildlife habitat protection efforts with national, provincial, regional, and First Nation visions and initiatives. Collaborate with these other levels of government.
- 3.13.7. Integrate protection, restoration, and maintenance of wildlife habitat with other Township plans, policies, and programs.
- 3.13.8. Create a habitat and environmentally sensitive areas map to assist in identifying high-value wildlife habitats. Update mapping of environmentally sensitive areas as part of ongoing planning and development initiatives.
- 3.13.9. Consider land acquisition to conserve high-value wildlife habitat areas and corridors, in partnership with other organizations.
- 3.13.10. Encourage protection of wildlife habitat found on private lands through land covenants, eco-gifting, land trusts, stewardship, education, tax incentives, or other means.
- 3.13.11. Facilitate the connection and restoration of wildlife habitat, natural features, and environmentally sensitive areas to create a comprehensive network of wildlife corridors.

- 3.13.12. Consider creating Development Permit Areas for environmentally sensitive areas (ESAs). Control access to and development adjacent to ESAs through sensitive design.
- 3.13.13. Consider the nocturnal activities of local wildlife in lighting designs for urban development and design these to minimize negative impacts on wildlife.
- 3.13.14. Promote and support the Township's Invasive Species Control Strategy to ensure that habitat and environmentally sensitive areas are protected from the threat of invasive species.

Streams and Riparian Areas

- 3.13.15. Require that Integrated Stormwater Management Plans be completed in advance of, or in conjunction with, future neighbourhood plans.
- 3.13.16. Ensure neighbourhood plan boundaries are consistent with watershed or drainage catchment boundaries, wherever possible.
- 3.13.17. Update the Watercourse Classification Map (Map 11) showing the location and classification of watercourses requiring streamside protection and enhancement at the time of development.
- 3.13.18. Facilitate the protection and enhancement of streams and riparian areas, including the maintenance of fish passage in streams.
- 3.13.19. Watercourses and adjacent riparian areas, other than those located in the Agricultural Land Reserve, are designated as Streamside Protection Development Permit Areas. Provisions related to the Development Permit Area are provided in Schedule 3.

Urban Tree Canopy Cover

- 3.13.20. Update and implement the Community Forest Management Strategy.

3.14 Parks and Open Space



Parks and open spaces contribute to the ecological, historical, and recreational strengths and social well-being of Langley. Outdoor recreation activities draw local residents together, facilitating healthy living and connecting them with the Township's natural heritage. The amount, proximity, and quality of these spaces provide the municipality with a unique character and sense of place.

Objectives

- Expand and connect natural areas, parks, and open spaces
- Provide a variety of spaces for year-round outdoor recreation opportunities throughout the Township
- Emphasize Indigenous plant species and manage invasive species

Policies

- 3.14.1. Update and implement the Parks and Recreation Master Plan.
- 3.14.2. Consider the creation of a Parks and Open Space Plan, separate from recreation.
- 3.14.3. Integrate park planning and design into broader community planning initiatives related to land use, residential development, transportation, and community amenity provision.
- 3.14.4. Continue to develop a multi-use recreational greenway system, as shown on Map 12, to provide a connected system throughout the Township. Additional greenways within communities will be identified in community and neighbourhood plans.
- 3.14.5. Continue to establish a greenway (arbour ribbon) along the urban-rural interface through acquisition of properties or rights-of-way. The arbour ribbon would limit development within the urban boundary, act as a buffer for agricultural uses, protect natural habitat, and offer passive recreational opportunities.
- 3.14.6. Work with Metro Vancouver and other organizations to expand the regional park system and extend regional trails (such as the Trans-Canada Trail, Fort-to-Fort Trail, and South Langley Regional Trail).
- 3.14.7. Pursue opportunities to enhance and link recreational opportunities within natural areas, such as developing pedestrian walkways or bikeways along greenbelts.

- 3.14.8. Enhance wildlife habitat within the urban forest and urban landscaping through appropriate choice of plant species, location and density of plantings, and minimization of hard landscape where appropriate.
- 3.14.9. Promote the use of Indigenous plants for private development, and require this in municipal landscaping.
- 3.14.10. Consider opportunities for volunteer citizen engagement in park maintenance, clean-up and enhancement, including removal of invasive species related to trees and tree canopy.

3.15 Lands Subject to Hazardous Conditions



The Township of Langley is exposed to various flood hazards surrounding the Fraser River and other watercourses. Erosion and bank instability can also cause slope failure. Building elevation, setback requirements and other measures have been put in place to protect people and property from damage caused by flood and slope hazards.

Objectives

- Protect people, land and buildings in areas subject to flood and slope hazards.

Policies

- 3.15.1. Areas at risk of flood and slope hazards are shown in Maps 13 and 14. Development in these areas are subject to appropriate building elevation requirements and setbacks, and/or review by a qualified professional.
- 3.15.2. Development along watercourses without flood mapping will be protected through appropriate building requirements and streamside setbacks.
- 3.15.3. Continue flood mapping, including climate change considerations, for high-risk areas and incorporate into the Flood Hazard Area (Map 13) and/or other relevant policy.
- 3.15.4. Continue to update the Slope Hazard Area (Map 14), and/or other relevant policy, as site-specific slope hazard information becomes available.
- 3.15.5. Continue flood mitigation measures, including maintenance and improvement of existing green infrastructure, detention ponds and dikes, and building of new infrastructure in conjunction with funding from other sources including senior governments.

3.16 Energy



In 2007, the community used 18.5 million gigajoules of energy, which resulted in 962,590 tonnes of CO₂ emissions. The approximate retail value of energy consumed by residents and businesses to run buildings and vehicles is currently over \$400 million annually, equivalent to spending approximately \$4,100 per person for energy services.

Objectives

- Reduce overall energy use and improve per capita energy efficiency
- Foster the transition to local, low-carbon, renewable energy sources and district-based energy systems

Policies

- 3.16.1. Continue evaluating opportunities for district energy systems within the Township using recommendations from the District Energy Prefeasibility Study. Where sufficient demand exists, support the development of district heating and cooling systems that increase energy efficiency, increase the share of energy production from renewable resources, reduce operating costs of buildings, and decrease greenhouse gas emissions.
- 3.16.2. In all areas of the Township, encourage district-energy-ready buildings that have hydronic-based heating and cooling systems (as opposed to electric systems) to enable connection to a future district energy system and renewable energy sources.
- 3.16.3. Consider the development of district energy plans and/or the designation of district energy service areas in new neighbourhoods and areas of redevelopment.
- 3.16.4. Explore district energy partnership opportunities with utilities, developers, and other stakeholders. Explore models for ownership and operation of district energy systems and mechanisms for financing the construction.
- 3.16.5. Prioritize energy conservation in rezoning and development permit approvals by:
 - encouraging applicants to incorporate green building design and technologies to achieve decreased energy demand and enhanced energy performance in new residential, commercial, industrial, and institutional buildings

- encourage applicants to identify energy conservation opportunities in their project plans
 - encourage energy labelling and disclosure of anticipated energy performance for new homes and buildings
- 3.16.6. Develop and implement Development Permit Areas for energy and water conservation and greenhouse gas emissions reduction in new neighbourhoods.
 - 3.16.7. Implement the Solar Hot Water-Ready Regulation requiring all new single-family houses in the Township to be built ready to accommodate a future rooftop-mounted solar thermal system.
 - 3.16.8. Create an incentive structure to encourage energy-efficient, low-carbon construction, renovation, and development practices.
 - 3.16.9. Encourage increased uptake of federal, provincial, and utility-based building energy-efficiency rebate and incentive programs (e.g., BC Hydro’s Power Smart New Home Program, New Construction Program, etc.).
 - 3.16.10. Encourage increased energy self-sufficiency through the promotion of building-scale renewable energy generation opportunities in existing and new buildings (e.g., solar thermal, solar photo-voltaic, geo-exchange, air-source heat pumps, waste heat recovery, etc.).
 - 3.16.11. Foster decreased reliance on mechanical heating, cooling, lighting, and ventilation systems through the promotion of passive design in new buildings and neighbourhoods.
 - 3.16.12. Support provincial building code extensions and other tools that maximize the extent that local building regulation can require or support improved energy performance and renewable energy systems in local development and construction.
 - 3.16.13. Support the development of and increased access to reduced-carbon fuel options such as hydrogen, biofuels, and electricity.
 - 3.16.14. Reduce the energy consumed by commuting activities by investigating opportunities to include live-work use designations within existing zones where this inclusion would not have adverse impacts on the neighbourhood’s character.
 - 3.16.15. Assess interest in electric, hybrid, or alternative-fuel vehicles, and consider key locations for refuelling/charging stations to meet demand.
 - 3.16.16. Integrate support for electric vehicle charging infrastructure into relevant municipal development policies.
 - 3.16.17. Reduce local and regional transportation-related energy consumption by supporting appropriate opportunities for increasing local food production.
 - 3.16.18. Work with the agricultural community and industry groups to facilitate the approvals process for on-farm anaerobic digestion systems and amend the Zoning Bylaw to adopt the Minister of Agriculture’s Bylaw Standard on cogeneration.

- 3.16.19. Ensure decision making is structured to achieve energy goals and greenhouse gas emissions reduction targets, recognizing that several factors contribute to energy use in a community—in particular, the overall pattern of land use, buildings, transportation systems, and infrastructure. Refer to sections throughout Part 2 and Part 3 for policies that relate to these areas.
- 3.16.20. Create opportunities for capacity building among building industry stakeholders.
- 3.16.21. Continue to utilize existing tools and investigate new tools for ensuring compliance with the energy objectives of the BC Building Code.
- 3.16.22. Continuously evaluate and improve the Township’s energy policies to ensure relevancy to the stated objectives.

3.17 Climate Action and Emissions



Buildings account for 30% of GHG emissions in the Township, transportation contributes 54%, and the remainder is produced by agriculture and solid waste. Consumption of fossil fuel energy produces greenhouse gas emissions through burning. Taking action to reduce reliance on fossil fuels, improve energy efficiency, and reduce air contaminants that affect human health is good long-term policy.

It is a legislative requirement for municipalities to establish GHG reduction targets and work towards achieving them. The Township of Langley has already taken a number of steps on climate action. Our commitments and actions include the following:

- The Township joined Partners for Climate Protection, a network of Canadian municipal governments formed through a partnership between the Federation of Canadian Municipalities (FCM) and Local Governments for Sustainability (ICLEI). Partners are committed to reducing GHGs and acting on climate change.
- The Township signed the British Columbia Climate Action Charter (CAC) in December 2007, committing the municipality 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.
- The Township adopted the Sustainability Charter in 2008, containing the vision to leave a positive legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced.

The Township adopted the Climate Action Strategy in 2021, outlining over 140 actions to support climate change mitigation and adaptation.

Objectives

- Integrate climate change adaptation planning into community decision making
- Reduce GHG emissions on a per capita basis to 45% by 2030 and to achieve carbon neutrality by 2050.

Policies

- 3.17.1. Support the British Columbia Climate Action Charter by developing strategies to achieve the goals of the agreement:
 - be carbon neutral in municipal operations by 2012
 - track and report community greenhouse gas emissions
 - create complete, compact, energy-efficient rural and urban communities
- 3.17.2. Update and implement the Corporate Greenhouse Gas Emissions Reduction Plan, which focuses on reducing corporate emissions by implementing building, fleet, and other operational efficiencies.
- 3.17.3. Use the Community Energy and Emissions Inventory (CEEI) developed and hosted by the Province of British Columbia to track and report community greenhouse gas emissions on a regular basis.
- 3.17.4. Support the climate action and sustainability initiatives of Metro Vancouver, such as the Climate 2050 Strategic Framework, the Regional Growth Strategy, and the Clean Air Plan.
- 3.17.5. Support the climate action and sustainability initiatives of the Province of BC, such as Clean BC, the Energy Step Code and the Zero Carbon Step Code.
- 3.17.6. Implement the Climate Action Strategy to meet both community and corporate GHG emission reduction targets and improve the Township's resilience to climate change and extreme weather.
- 3.17.7. Improve community building's resilience to climate change and extreme weather through guidance and support on climate change mitigation, including the reduction of embodied carbon in buildings, and climate change adaptation, including with a focus on overheating in existing buildings.
- 3.17.8. Promote awareness of climate change mitigation and adaptation, as well as the importance of energy conservation in reducing GHG emissions, through community outreach that targets personal energy and emissions reduction opportunities.
- 3.17.9. Pursue strategic adaptation planning that regularly assesses the potential impacts of climate change and ensures that strategic directions related to climate change risk management and climate change adaptation actions are considered in decision making processes.



4. IMPLEMENTATION

POLICY AREAS

- 4.1 Municipal Policy Framework
- 4.2 Monitoring and Evaluation
- 4.3 Consultation
- 4.4 Financing Development
- 4.5 Plan Interpretation

4.1 municipal policy framework



The OCP must be implemented in a manner that ensures its goals, objectives, and policies are achieved. A commitment is required on the part of local elected officials and the municipal administration to ensure that community and neighbourhood plans, the zoning bylaw, and other bylaws and policies conform to the OCP.

Per the Local Government Act, the OCP must be updated every five years to reflect current conditions, particularly in relation to growth. Reviews will consider housing needs, amenity and infrastructure provision, and population and economic growth.

Within the larger framework of the Sustainability Charter, the Township's OCP provides a long-term planning vision, municipal goals, and general policies to guide progress toward these goals. Community plans provide a land use and servicing framework for each community within the Township at a finer grain of detail. Neighbourhood plans provide specific details for smaller areas within a community plan to guide development applications considered by Council, including:

- specific land use, development, and environmental protection policies
- green space, park, and school needs
- road, water, sewer, and storm drainage management requirements

Functional (or strategic) plans address a particular theme or focus related to the Township. These plans are expected to be consistent with the community vision and goals expressed in the OCP and written specifically to implement the OCP's goals and objectives. Functional plans explore the subject area in more depth than the OCP and include an action plan to implement the objectives. They are expected to have a shorter implementation horizon than the OCP and to be updated regularly. Examples of functional plans include:

- Master Transportation Plan
- Parks and Recreation Master Plan
- Housing Action Plan
- Economic Development Strategy
- Agricultural Viability Strategy
- Engineering Servicing Plans

The hierarchy for these plans is provided in Figure 1. Each of these plans will be developed in consultation with the public.

Objectives

- Ensure Township plans, policies, and bylaws conform to the OCP
- Ensure any amendments to the OCP and related plans conform to provincial and regional legislative requirements
- Ensure community plans, neighbourhood plans, and functional plans are up to date and consistent with other plans

Policies

- 4.1.1. Develop community plans, neighbourhood plans, functional plans, and the Zoning Bylaw in conformance with the vision, goals, objectives, and policies of the OCP.
- 4.1.2. Review the OCP on a regular basis to ensure that it continues to address the needs and issues related to development of the community.
- 4.1.3. Update community plans, neighbourhood plans, and functional plans on a regular basis and ensure that they are consistent with the OCP.
- 4.1.4. Prepare new plans or update existing plans to ensure that the needs of the community are addressed. Develop new neighbourhood plans as needed to ensure that land use needs are accounted for.
- 4.1.5. Notify Metro Vancouver of all adjustments to the RGS as soon as practicable after adoption of the amendment bylaw.
- 4.1.6. Work with TransLink to update future OCPs, Transportation and Mobility Strategy and Area Transport Plans and coordinate on increases to transit service, active transportation improvements, and supportive land use changes.

4.2 Monitoring and Evaluation



A monitoring and evaluation tool will be developed to assess the effectiveness of implementing the OCP. Development of a monitoring program will first require selection of appropriate indicators or performance measures that will measure progress in reaching the objectives.

Objectives

- Monitor progress in reaching plan objectives

Policies

- 4.2.1. Develop a framework to evaluate progress in achieving the goals and objectives of the plan.
- 4.2.2. Select meaningful indicators for the framework that reflects the desired objectives. The information must be easily and accurately measurable and be available over a long period of time.
- 4.2.3. Develop a system of regular reporting to Council and the public.

4.3 Consultation



Federal and provincial legislation have an influence on the preparation and implementation of community plans. The Township is particularly affected by BC's Agricultural Land Commission (ALC), which administers the Agricultural Land Reserve that encompasses a significant portion of the municipality. The Department of Fisheries and Oceans plays an important role in protecting watercourses in the Township. The Fraser Health Authority provides important leadership and services for the health of Langley residents. TransLink provides cycling, transit and major road network support and will be included in relevant consultations to help implement the OCP.

Consultation with these agencies, adjacent municipalities, the Langley School District, First Nations, and other government departments and agencies is necessary in the planning process. Effective communication between all levels of government and their various departments will greatly assist implementation of the OCP in Langley. Consultation with owners, residents, and other stakeholders is also a critical element in preparing plans.

Objectives

- Consult with stakeholders in all planning processes.

Policies

- 4.3.1. Consult with the public, affected government bodies, and other stakeholders when preparing or updating a community plan, neighbourhood plan, or functional plan.
- 4.3.2. Provide opportunities for input from landowners, residents, and other stakeholders in all planning processes that are not consistent with adopted plans. These opportunities may include, but are not limited to:
 - public open houses
 - meetings
 - workshops
 - working groups
 - charrettes
 - surveys

4.4 Financing Development



Municipal development requires funding for new infrastructure facilities, including roads, water, sewer, and storm utilities, and parks and recreation facilities. Funding is also required for other services such as police and fire protection, recreation programming, and maintenance of infrastructure and facilities. Financial resources are allocated annually in the Municipal budget in conjunction with an annual update of the five-year financial plan.

Municipalities are required to balance their budgets, which means the demand for new capital infrastructure and improvements must be kept within current fiscal and economic limits. To fund operations, the budget includes revenue from property taxes, user fees, and other charges (water, sewer, and garbage collection). Primary sources of revenue to fund capital infrastructure, including capital infrastructure related to new development, are capital reserves, contributions from operating funds, Amenity Cost Charges (ACCs), Development Costs Charges (DCCs), Density Benefit funds, and grants.

ACCs are pre-determined rates that apply to new development, and are a primary source of funding for community centres, recreation facilities, public plazas and other community amenities. The Township of Langley's Amenity Cost Charge Bylaw applies to new development that increases the population of residents or workers in growth areas within the Township. ACCs will ensure the provision of features that provide social, cultural, heritage, recreational or environmental benefits to the community, which will be listed within the bylaw.

DCCs are a primary source of funding especially for roads, water, sewer, and stormwater systems, and park land acquisition and improvement. The provincial regulation empowering municipalities to collect DCCs requires that a minimum of 1% of the costs related to provision of new infrastructure related to growth be borne through existing taxes. The 1% portion acknowledges that the existing population will receive some benefit from the new development. The Township of Langley's Development Cost Charge Bylaw specifies DCCs for various categories of development. As such, the Township of Langley's DCC Bylaw has historically included 99% of related costs, which may change subject to Council approval.

The cost of land acquisition for new school facilities is provided partly by a School Site Acquisition Charge on new development, with the remainder provided by the Province of BC through the Langley School District.

Density Benefit zoning and Inclusionary Zoning are tools with the purpose of achieving additional community amenities and affordable and special needs housing. These are specifically applied to transit-oriented development. Other infrastructure cost recovery or cost sharing programs, such as the Greenway Amenity Program, should be considered and implemented to ensure provision of high-quality community amenities as neighbourhoods grow.

When infrastructure related to development is completed, long-term financial planning and annual capital budget development should consider and include life-cycle cost analysis of the new assets. Life-cycle cost is the total cost of an asset throughout its life, including costs for planning, design, construction, acquisition, operation, maintenance, rehabilitation, disposal, and ultimate replacement. It is incumbent upon the municipality to have policies in place that recognize this important responsibility and stewardship role.

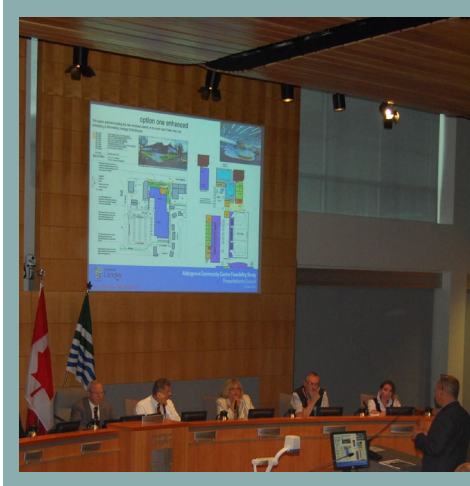
Objectives

- Ensure that new development pays for the capital costs of providing new infrastructure and facilities to serve that development
- Diversify revenue sources and use a mix of sustainable financial tools
- Consider and include life-cycle cost analysis in capital budget development

Policies

- 4.4.1. Update the Amenity Cost Charge and Development Cost Charge Bylaws on a regular basis and ensure that they reflect an accurate cost of providing required infrastructure.
- 4.4.2. Work with Langley School District to update the School Site Acquisition Charge on a regular basis.
- 4.4.3. Update development application fees on a regular basis.
- 4.4.4. Continue to recover planning costs through a Neighbourhood Planning Administration Fee for new development.
- 4.4.5. Pursue infrastructure grants from senior levels of government to lessen the impact on local property taxation and user fees.
- 4.4.6. Contribute to capital works reserve funds to minimize the need to borrow for future capital projects and to take advantages of strategic opportunities as they arise.
- 4.4.7. Build up renewal and replacement reserve funds to provide a sustainable source of capital infrastructure renewal and replacement.

4.5 Plan Interpretation



The OCP is intended to provide overall policies to guide development in the Township. More specific guidelines are contained in community and neighbourhood plans, intended to be components of to the OCP.

Objectives

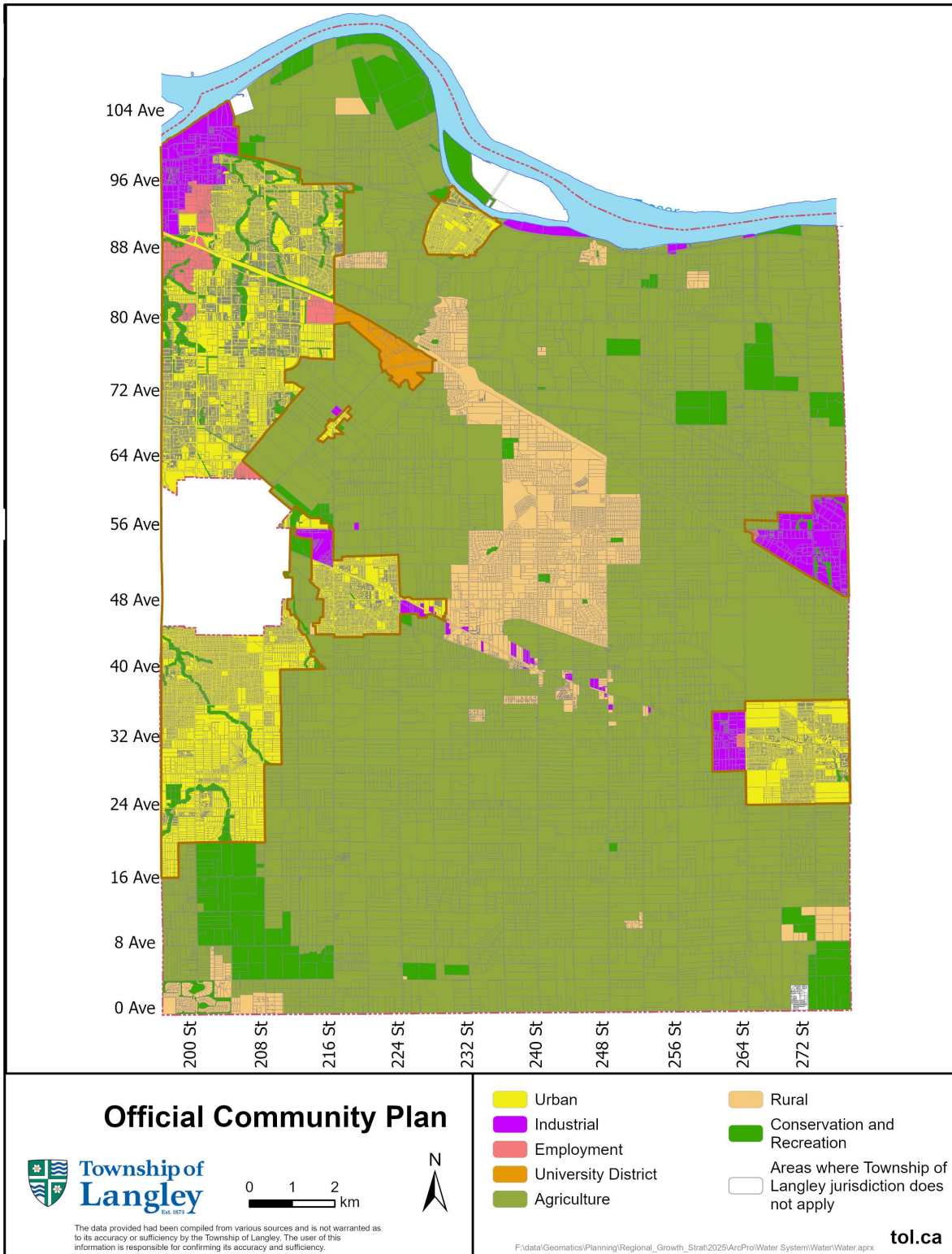
- Assist in interpreting the Official Community Plan

Policies

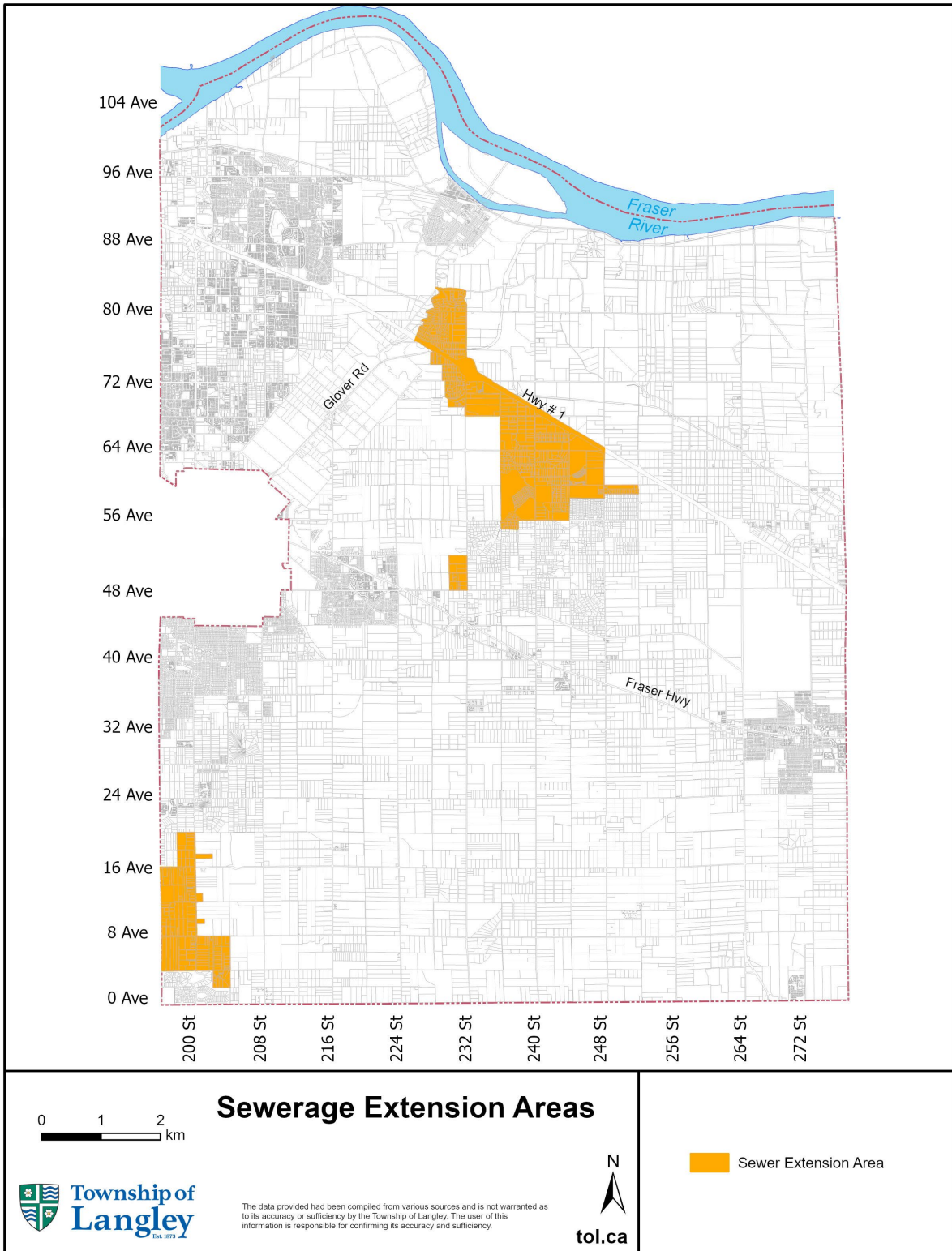
- 4.5.1. If there is a conflict with respect to a land use designation on Map 1 and land use designations in a community or neighbourhood plan, the land use designations in the community or neighbourhood plan will take precedence.
- 4.5.2. If there is a conflict with respect to a policy in this plan and a policy in a community or neighbourhood plan, the policy in the community or neighbourhood plan will take precedence.
- 4.5.3. If any section, subsection, clause, or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion will be severed and the decision that a portion of this bylaw is invalid shall not affect the validity of the remaining parts of this bylaw.

MAPS

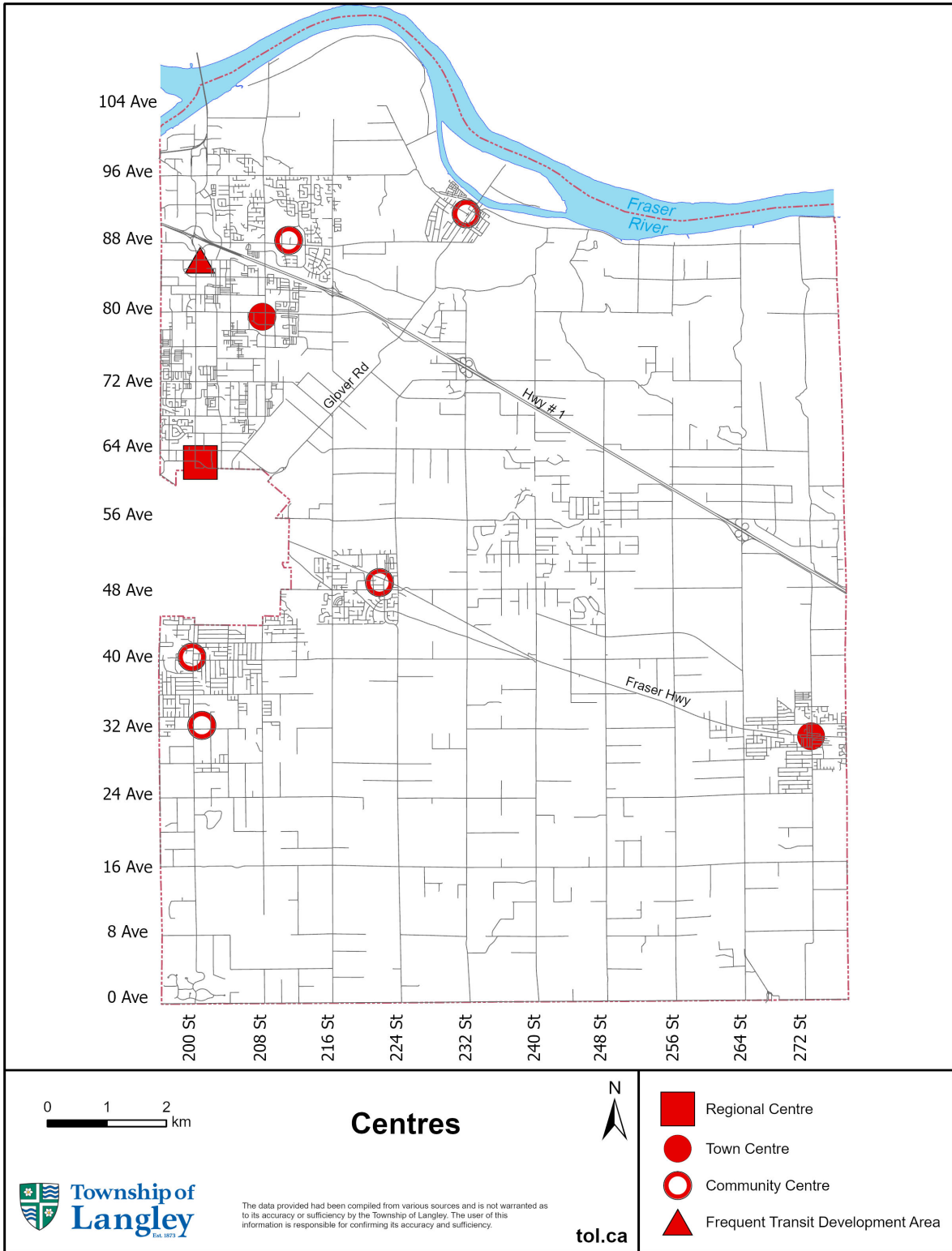
Map 1 – Land Use



Map 2 – Sewage extension areas



map 3 – centres



Map 4 – willowbrook regional centre



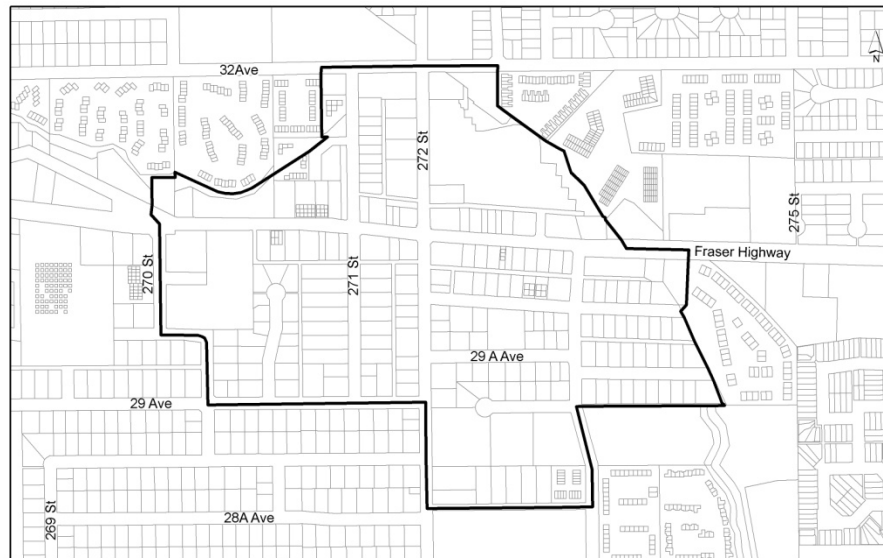
F:\data\Geomatics\Planning\Regional_Growth_Strat2025\Map 4 Willowbrook Regional Centre.mxd

Map 5 – willoughby and aldergrove town centres

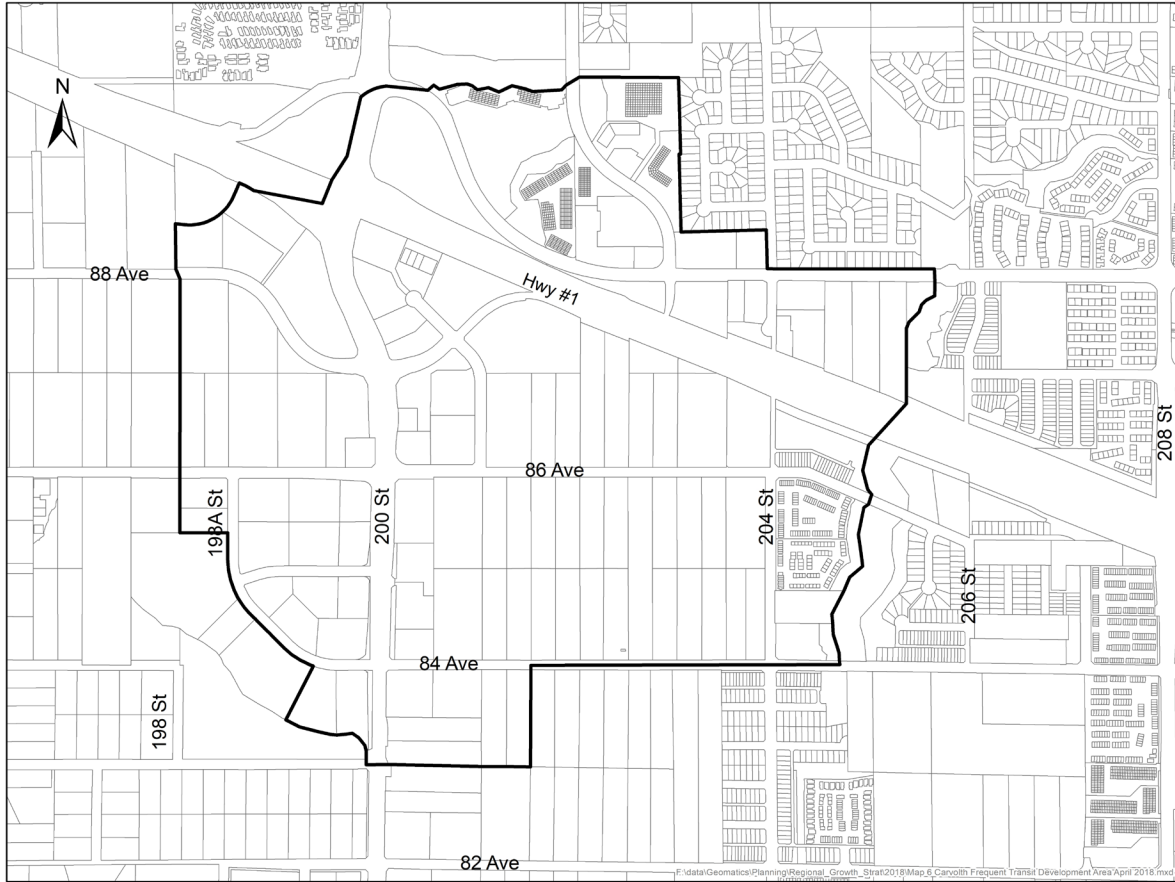
Willoughby Town Centre



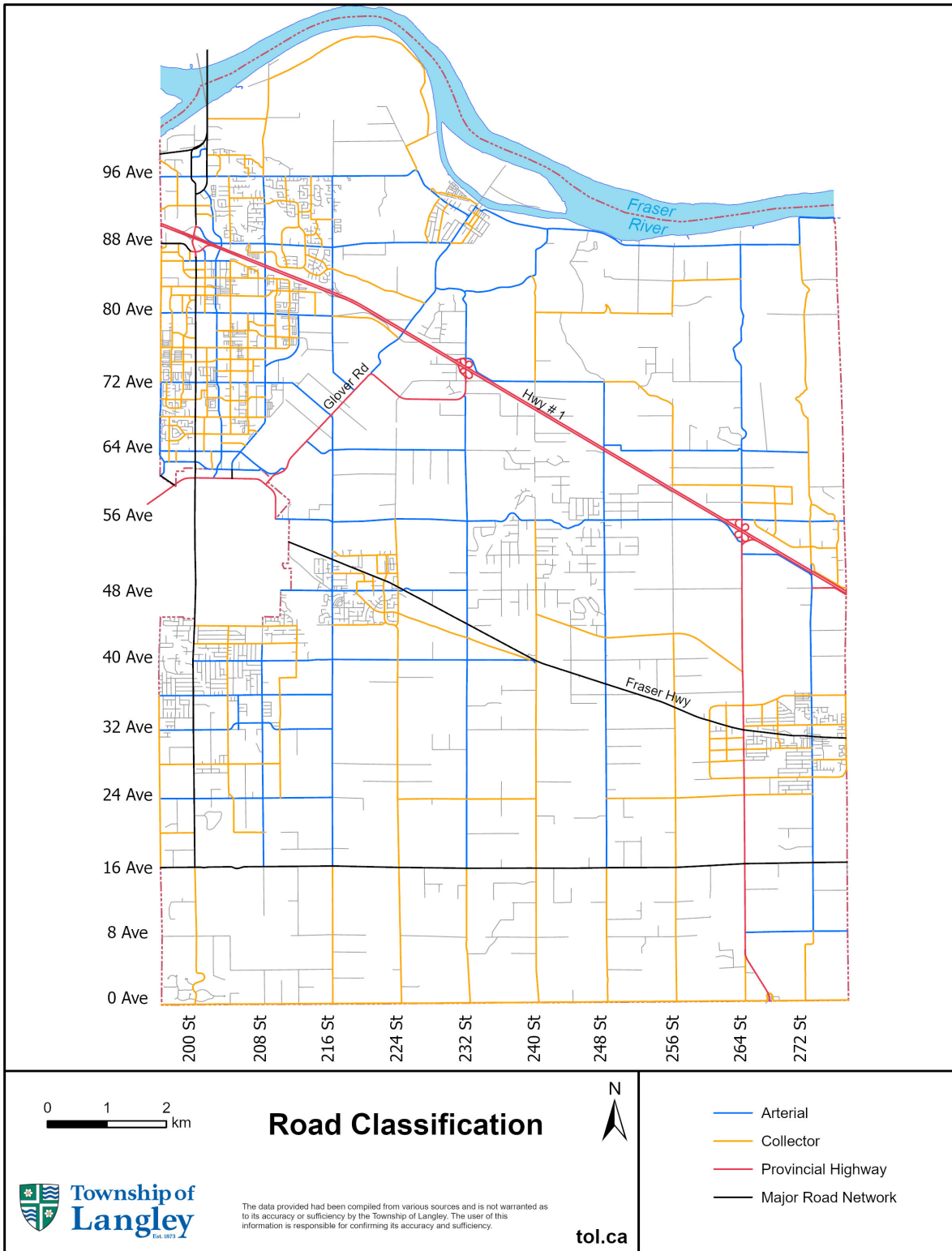
Aldergrove Town Centre



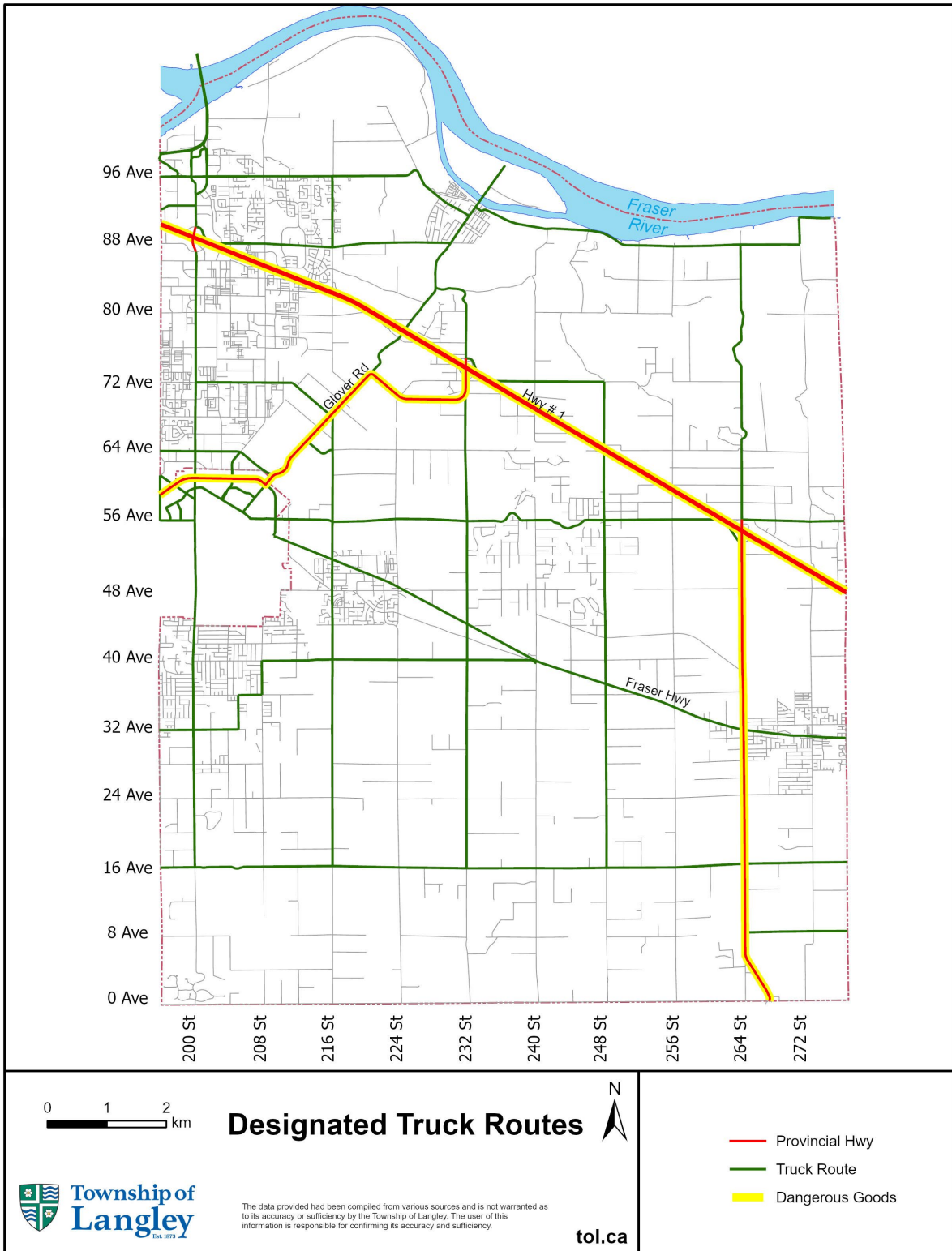
Map 6 – carvolth frequent transit development area



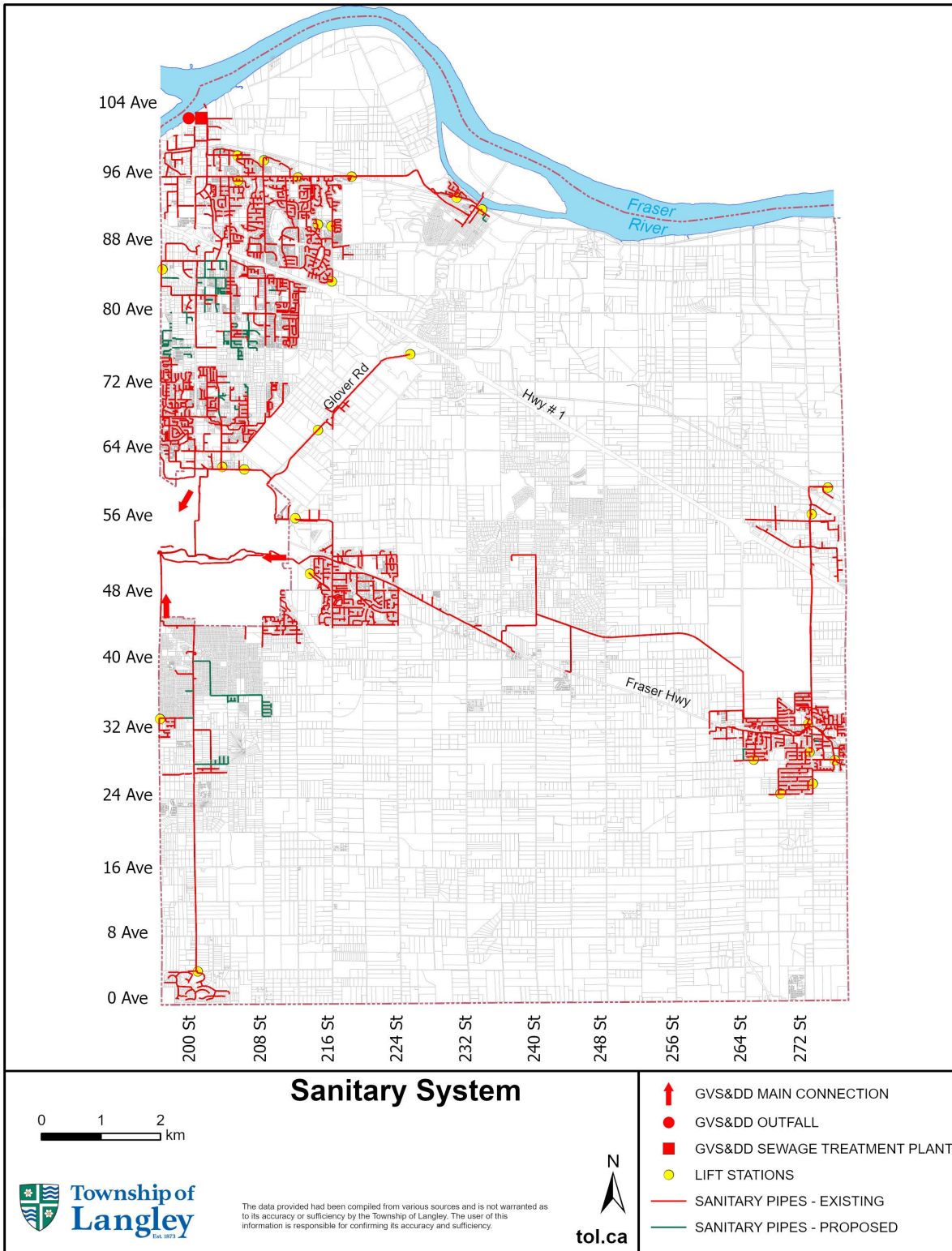
Map 7 – road classifications



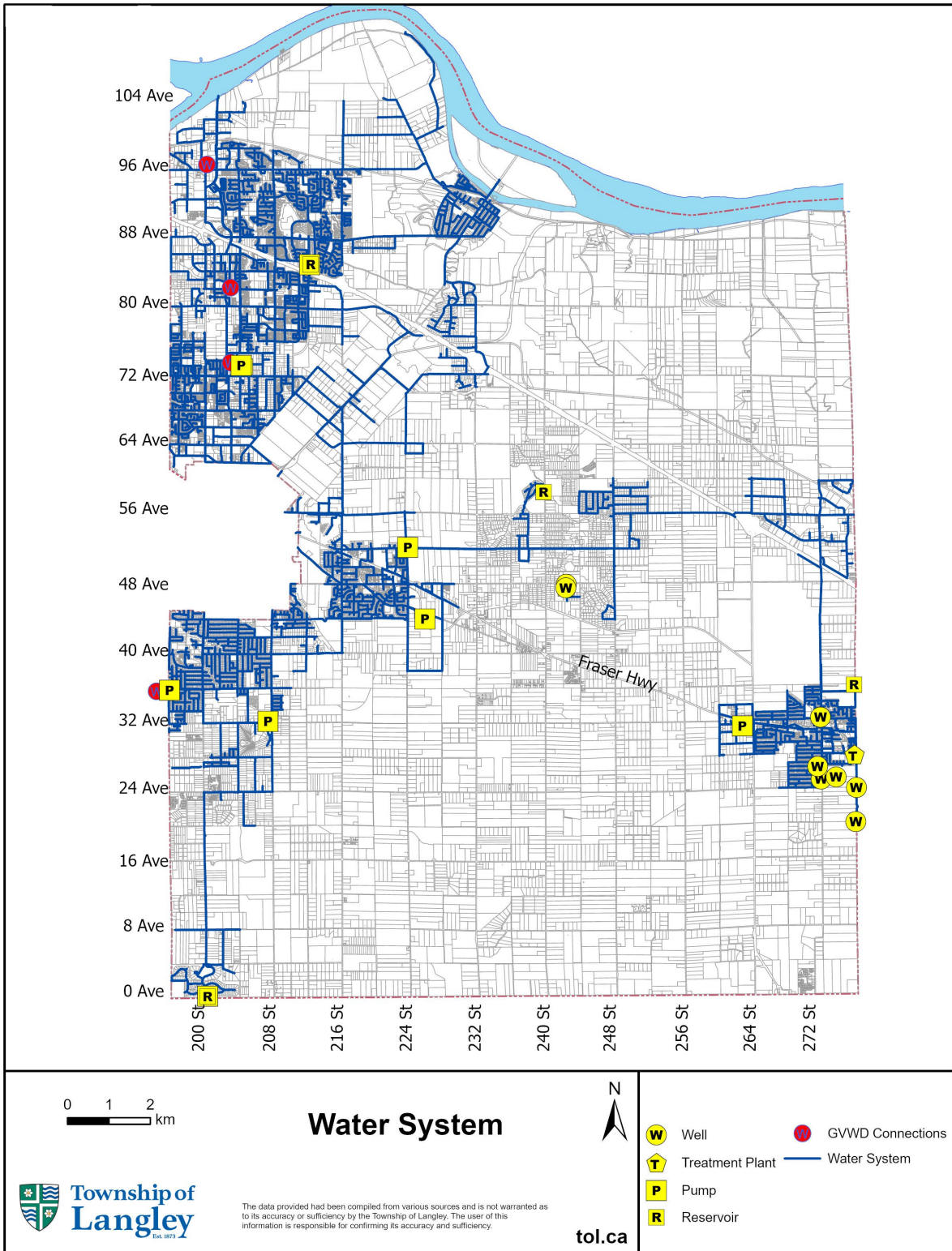
Map 8 – designated truck routes



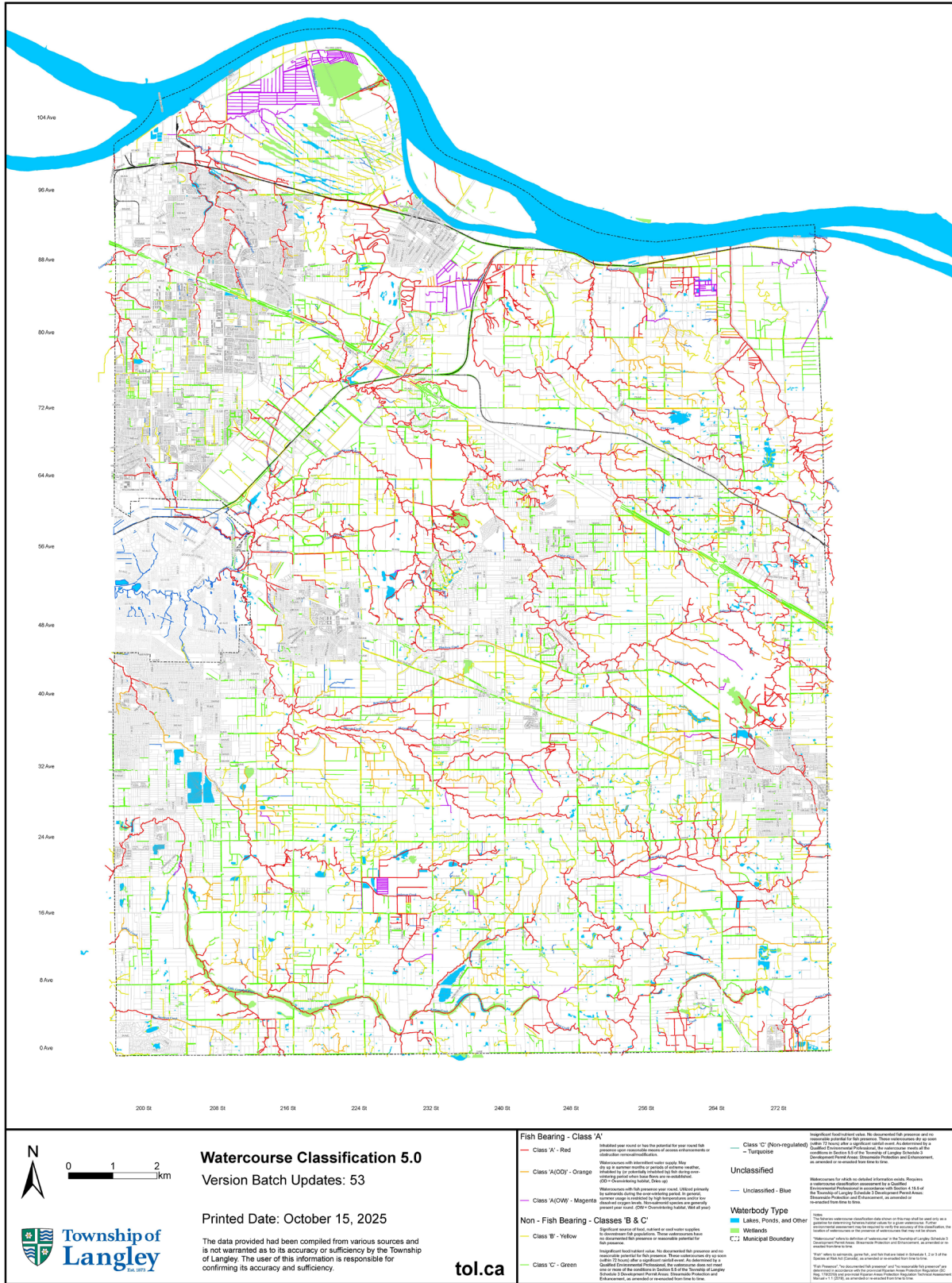
Map 9 – sanitary system



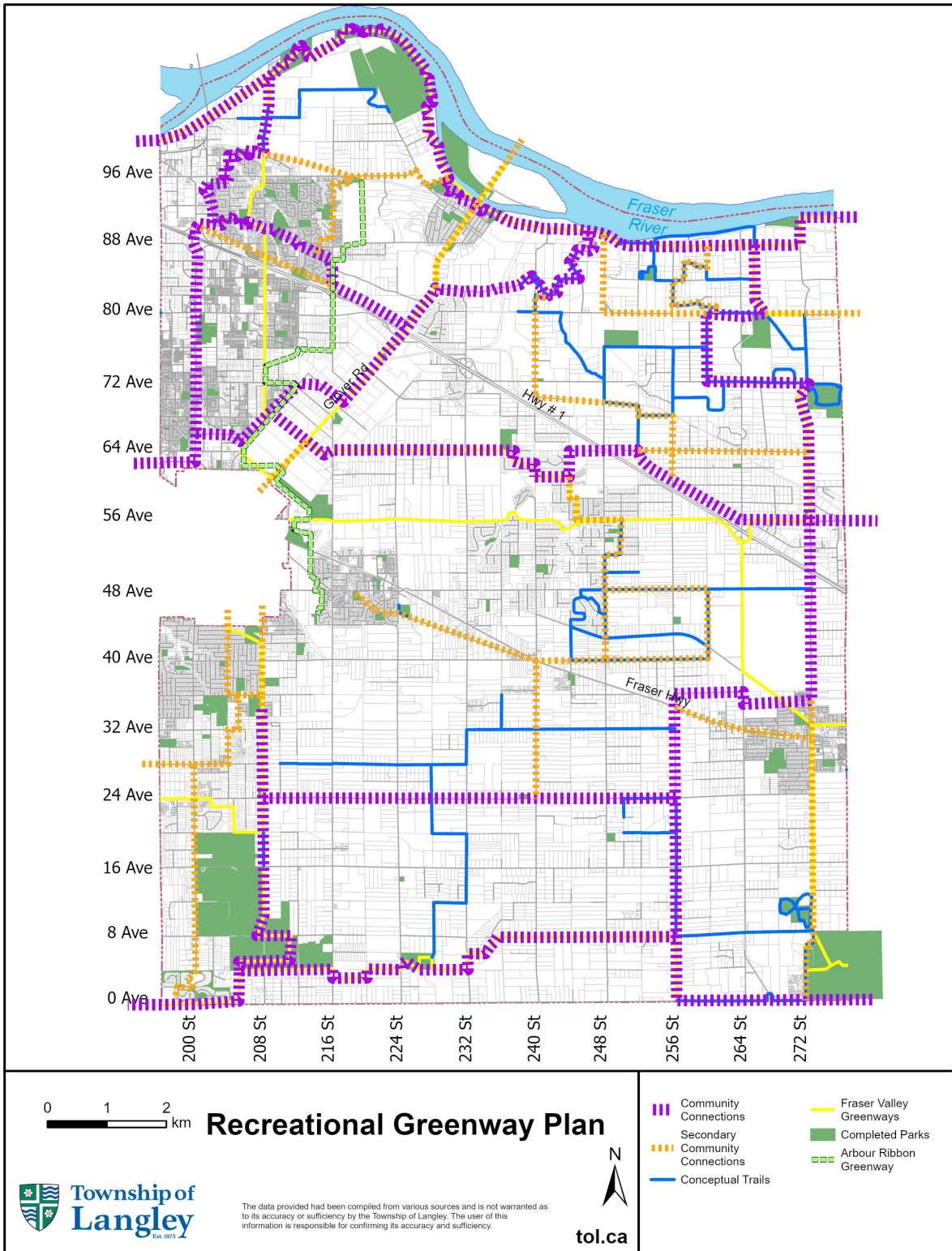
Map 10 – water system



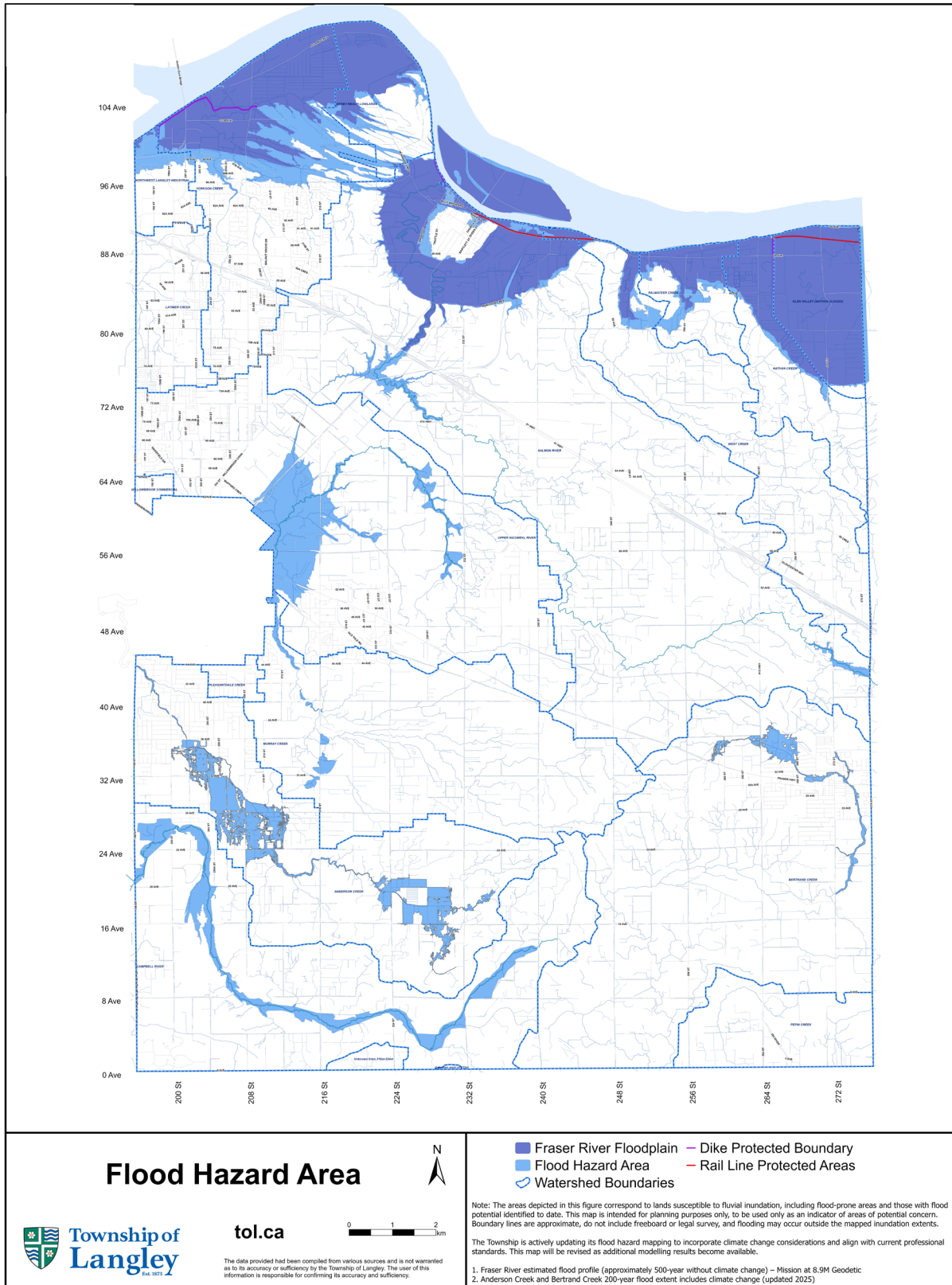
Map 11 – watercourse classification



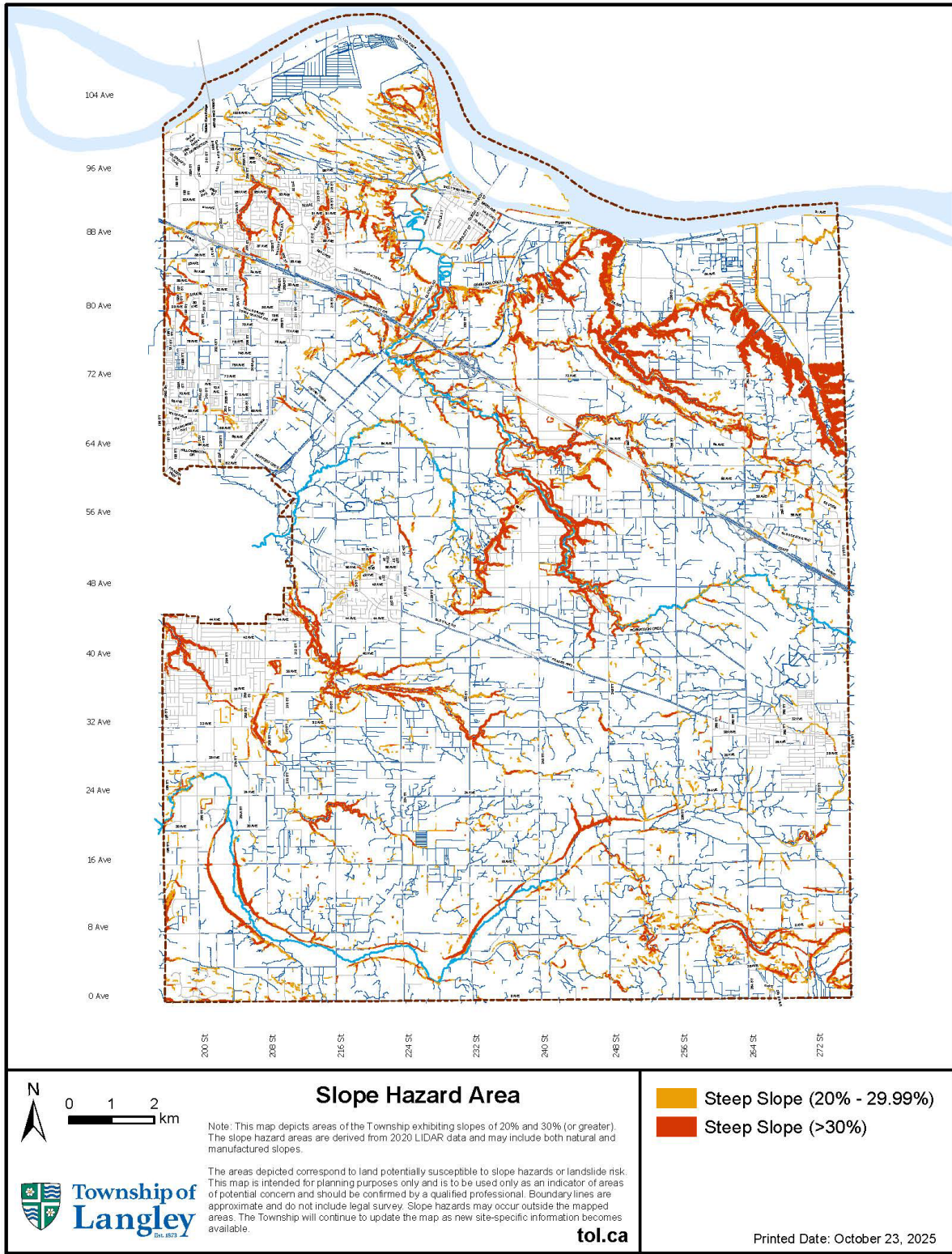
Map 12 – recreational greenway plan



Map 13 – flood Hazard area



Map 14 – Slope Hazard Area



Folder: N:\Projects\Planning\2025_Hazardous_Slope\

IT24-214TP

SCHEDULE 2 ADAPTABLE HOUSING REQUIREMENTS

This Policy is intended to provide specific guidelines for application of adaptable housing requirements in new developments. Some people have a mobility disability and with an aging population there will be more people with mobility challenges. To address this issue, a proportion of housing units in all new developments are required to provide adaptable features to allow easy retrofitting of dwellings to basic universal housing and allow them to be used by residents who are disabled or want to 'age in place'.

1. OBJECTIVE

- 1.1 Facilitate easy retrofitting of dwellings to provide basic universal housing for occupancy by aging or disabled persons.

2. ADAPTABLE HOUSING REQUIREMENTS

2.1 Circulation

- 2.1.1. All stairs should be of appropriate width and have space at the bottom for later installation of a platform lift or at least one set of stacked closets, pantries, or storage space with a knockout floor with a minimum floor space of 0.9m X 1.2m to allow for future installation of a residential elevator.
- 2.1.2. Indicate on a plan how a dwelling can be retrofitted for barrier free access to front door, parking space and onsite amenities.

2.2 Parking

- 2.2.1. At least 1 parking space (3.7m wide) is required for each adaptable unit.
- 2.2.2. When stepless entrances are located in a garage additional space may be required to provide maneuvering for the doorway. Stall design may overlap with maneuvering areas as long as sufficient space is provided.

2.3 Doors and Doorways

- 2.3.1. At least one stepless entrance with a maximum 13mm rise at the entrance threshold shall be provided.
- 2.3.2. The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 800mm (which will be provided by a swing door).
- 2.3.3. The minimum clear opening for the interior doors in every dwelling unit shall be no less than 800mm (which will be provided by a swing door).
- 2.3.4. Flush thresholds throughout the interior shall be a maximum of 13mm in height.
- 2.3.5. The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.

2.3.6. Clear openings shall be measured as illustrated in Figure 9.

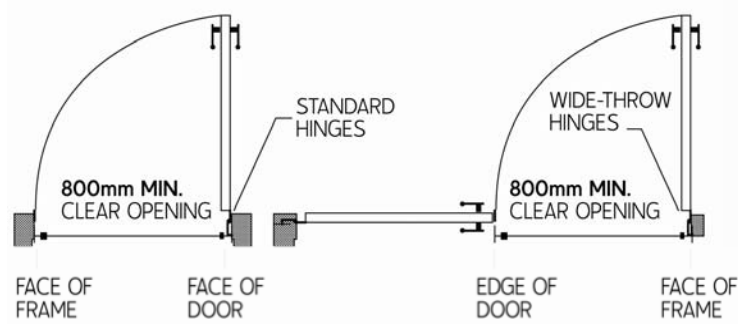


Figure 9 Clear opening measurement for doors.

2.4 Maneuvering Space at Doorways

2.4.1. Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:

- a. Where the door swings toward the area (pull door), 1220mm long by the width of the door plus at least 600mm clear space on the latch side, as illustrated in Figure 10.

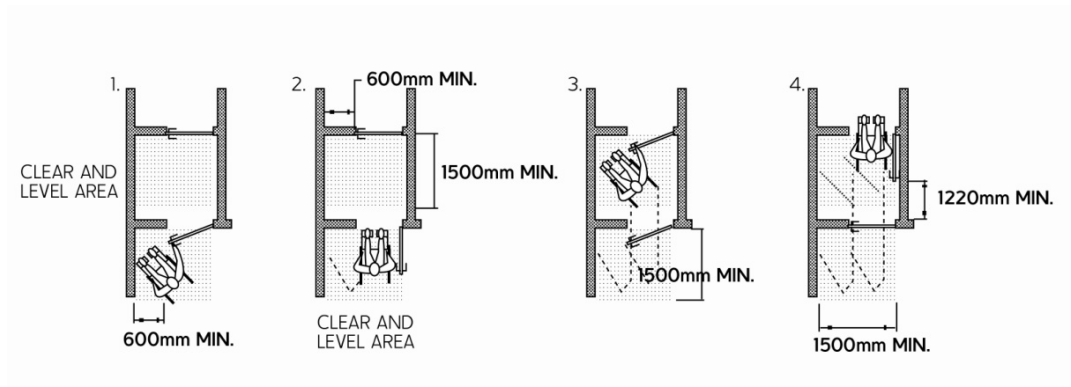


Figure 10 Front approach, pull side.

- b. Where the door swings away from the area (push door), 1220mm long by the width of the door plus at least 300mm clear space on the latch side, as illustrated in Figure 11.

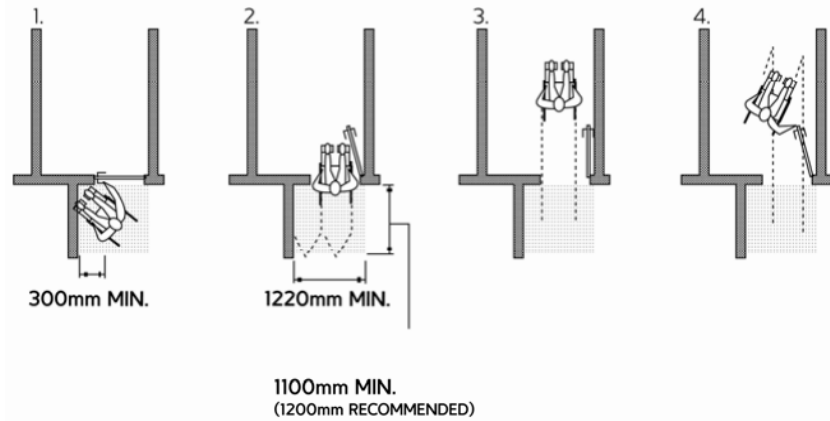


Figure 11 Front approach, push side.

- c. Where there are doors in a series in common areas, there must be separation of at least 1220mm plus the width of the door, as illustrated in Figure 12.

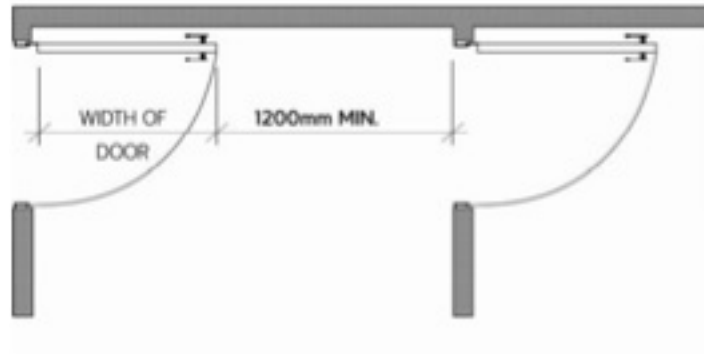


Figure
doors in

12
Separation of
series.

- d. Entry doors to every dwelling unit are exempted from the requirement to provide the 1220mm long clear area and 600mm clear space if rough in wiring is provided for future conversion for an automatic door opener.

2.5 Corridor Widths

2.5.1. Common corridors shall be no less than 1100mm wide.

2.6 Windows

2.6.1. Windows which are accessible shall have a window sill height that does not exceed 750mm above the floor to afford seated viewing. At least one window in the common area shall afford such seated viewing.

2.6.2. Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.

2.7 Outlets and Switches

2.7.1. Light switches, thermostats and intercom buttons shall be located between 900mm and 1200mm from the floor.

2.7.2. Electrical outlets, cable outlets, and telephone jacks shall be located between 455mm and 1200mm from the floor, including one (1) electrical outlet on the inside and outside of the front door.

2.7.3. The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750mm.

2.7.4. Light switches will be rocker or paddle-type switches.

2.7.5. The top of the electrical panel shall be no higher than 1371mm above the floor.

2.8 Bathrooms

2.8.1. At least one full accessible bathroom shall be located on either the main living level or the primary bedroom level. The accessible bedroom (as described in Section 2.10) and the full accessible bathroom shall be located on the same level. If the full accessible bathroom is provided on the primary bedroom level an accessible half bathroom will also be required on the main living level. An accessible bathroom shall:

- a. have a toilet positioned with the centre line of the toilet 420mm to 480mm from a side wall on which a grab bar can be installed and at least 1020mm potential clear floor area from any obstruction on the non-grab bar side or in front of the toilet;
- b. have a clear floor area at the sink of 800mm by 1100mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 13;

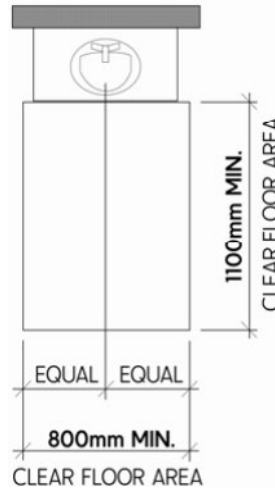


Figure 13 Clear floor area at sink.

- c. have a minimum clear area of 800mm in depth along the full length of the bathtub (where provided), as illustrated in Figure 14; and

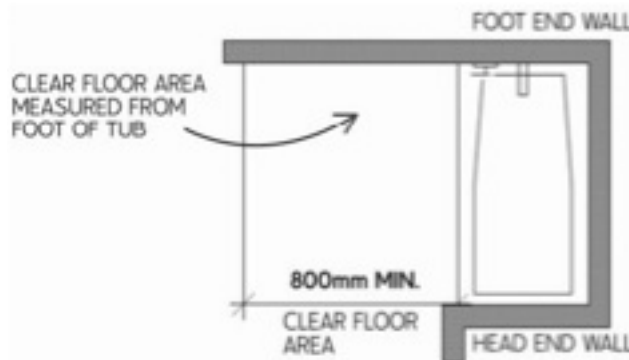


Figure 14 Clear floor area at tub.

14 Clear floor

- d. have structural reinforcement in walls behind and beside the toilet and the walls around a tub and/or shower to facilitate the installation of grab bars (installed heights in accordance with the BC Building Code).

2.8.2. Where bathrooms are provided to serve a common amenity space, at least one shall be wheelchair accessible as described in the B.C. Building Code.

2.9 Kitchens

- 2.9.1. The kitchen must have plumbing and utility pipes located to provide for a potential 810mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

2.10 Bedroom & Closet

- 2.10.1. The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500mm on one side of a double bed.
- 2.10.2. The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900mm, clear floor space of at least 750mm by 1200mm and a clothes hanger rod and at least one shelf capable of being lowered to 1200mm.

2.11 Patios and Balconies

- 2.11.1. Access doors shall have a minimum clear opening of 800mm.
- 2.11.2. Minimum dimensions of any balcony or patio shall be 1500mm by 1500mm.

2.12 Implementation

- 2.12.1. A covenant shall be placed on title ensuring the adaptability of the dwelling units to provide for flex or universal housing in accordance with this schedule.

2.13 Council Discretion

- 2.13.1. Nothing in this schedule will fetter the discretion of the Council of the Township in the exercise of its legislative powers and functions.

SCHEDULE 3 DEVELOPMENT PERMIT AREAS: STREAMSIDE PROTECTION AND ENHANCEMENT

The Township contains over 1,700 kilometres (1055 miles) of watercourses. Over 1,200 kilometres (745 miles) are streams providing direct or indirect habitat for local fish species. The remaining 500 kilometres (310 miles) are primarily seasonal roadside and field ditches that only contain flowing water for a short part of the year and during rain events.

The Township contains fourteen watersheds or drainage catchment areas. Watersheds collect precipitation, which is retained in headwaters, wetlands and soils, and slowly conveyed 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 as detailed below.

1. OBJECTIVES

Ecological

- 1.1 Native vegetation provides shade to moderate stream temperatures; roots and fallen logs provide refuge areas; and overhanging branches and leaf litter provide habitat for insects; all of which are critical for young rearing salmon.
- 1.2 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

- 1.3 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.
- 1.4 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.
- 1.5 Vegetation improves air quality, moderates the local climate and acts as a noise barrier.

Property Protection

- 1.6 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

- 1.7 Vegetation allows for better infiltration of stormwater runoff which reduces stress on the public drainage infrastructure.
- 1.8 Streamside vegetation is very effective at capturing sediments before they reach watercourses, reducing the need for maintenance of watercourses.
- 1.9 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.
- 1.10 Well-established vegetation alongside streams has been shown to increase nearby property aesthetics and values.

Recreation, Archaeology and Aesthetics

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

Stormwater and Flood Management

- 1.15 Streamside vegetation slows and dissipates flood waters during high stream flows.
- 1.16 Streamside areas typically retain water in soils and slowly release it to the stream during droughts.
- 1.17 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 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 (Map 11) 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 March 27, 2006 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 supersede the provisions of Map 11 “Watercourse Classification Map” and Schedule 3-1 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 supersede 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 March 27, 2006 may 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 supersede 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. DEFINITIONS

For the purpose of Schedule 3, 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 the Local Government Act or the Community Charter:

- a. subdivision of land as defined in Section 455 of the Local Government Act;
- b. rezoning of land as defined in Section 479 of the Local Government Act;

- c. issuance of a Development Permit as defined in Section 488 of the Local Government Act;
- d. issuance of a Building Permit as defined in Section 8 of the Community Charter;
- e. issuance of a permit for soil deposit or soil removal as defined by, "Soil Deposit and Removal Bylaw 2013 No. 4975";
- 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.

5854
03.04.23 "Fisheries Act" means the Fisheries Act, RSC 1985, c. F-14 as amended or re-enacted from time to time.

5854
03.04.23 "Fish habitat" means water frequented by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply and migration areas.

"Qualified Professional" means an engineer, biologist, landscape architect, archaeologist, 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.

5854
03.04.23 "Riparian Areas Protection Regulation" means the Riparian Areas Protection Regulation, BC Reg 178/2019 as amended or re-enacted from time to time.

"Security Deposit" means cash or an irrevocable Letter of Credit in accordance with the provisions of the Township of Langley Subdivision and Development Servicing Bylaw.

5854
03.04.23 "Stream" means:

- a. a natural watercourse, including a natural glacier course, or a natural body of water, whether the stream channel of the stream has been modified, or
- b. a natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer.

"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 Map 11 “Watercourse Classification Map” and Schedule 3-1, 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.

5854
03.04.23 “Watercourse” means any natural or human-made body of water that may or may not provide fish habitat that fall under two categories:

- i. regulated watercourse, does not include a Class C watercourse, and includes:
 - a. known or suspected fish-bearing watercourses, including watercourses classified as Class A, Class A(OD), Class A(OW) and Class B as shown on Map 11 “Watercourse Classification Map,” and natural watercourses or natural water supply sources; and
 - b. watercourses that do not in fact provide fish habitat, but may include natural watercourses or watercourses containing a natural source of water supply, including watercourses classified as Class C as shown on Map 11; and
- ii. non-regulated Class C watercourse includes watercourses that do not in fact provide fish habitat, are not natural watercourses, and do not contain a natural source of water supply.

“Watercourse Classification Map” delineates the location and classification of watercourses in the Township of Langley as depicted in Map 11.

5854
03.04.23 “Water Sustainability Act” means the Water Sustainability Act, SBC 2014, c 15 as amended or re-enacted from time to time.

4. DEVELOPMENT PERMIT AREA GUIDELINES

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

- 4.1 The Streamside Protection and Enhancement Development Permit Area is established pursuant to Section 488(1)(a) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity. The location and extent of Streamside Protection and Enhancement Development Permit Areas are delineated by Map 11 “Watercourse Classification Map” and column A of Schedule 3-1, as such pertain to all watercourse and adjacent riparian lands located in the Township, except those located in the Agricultural Land Reserve
- 4.2 All new development shall comply with the Development Permit Area Objectives, Guidelines, Policies, and Schedule 3, except as specifically modified or exempted by this Bylaw.

- 4.3 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 Schedule 3 of this Bylaw.
- 4.4 Tree Protection Plans consisting of tree retention, protection and replacement details acceptable to the Manager, Green Infrastructure Services are required to accompany all new development proposals within Streamside Protection and Enhancement Development Permit Areas.
- 4.5 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 3-2 - Riparian Revegetation Guidelines and Species Lists, and are subject to specific approval by the Township prior to implementation.
- 4.6 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 3-3, shall be subject to the acceptance of the Township and shall be constructed by the proponent prior to development proceeding.
- 4.7 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.
- 4.8 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.
- 4.9 A security deposit, of an amount acceptable by the Township and in accordance with the Township of Langley Subdivision and Development Servicing Bylaw, may be required at the time of development to ensure that Streamside Protection and Enhancement Development Permit Areas are not impacted during development.
- 4.10 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 Removal or Deposit Permit, to the acceptance of the Township.

- 4.11 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.
- 4.12 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 Removal or Deposit Permit in accordance with the Township of Langley Subdivision and Development Servicing Bylaw.
- 4.13 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 Township of Langley Subdivision and Development Servicing Bylaw.
- 4.14 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.
- 4.15 Notwithstanding the provisions of Column A of Schedule 3-1, 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 3-1 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:
 - 4.15.1. 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 3-1; and
 - 4.15.2. 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 3-1; and
 - 4.15.3. Where habitat is lost within the Streamside Protection and Enhancement Development Permit Area minimum widths outlined in Column A of Schedule 3-1, habitat must be replaced on a two (2) for one (1) basis; and
 - 4.15.4. To maintain the integrity of streamside functions, areas provided as an equivalency in Subsection 4.15.3, 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
 - 4.15.5. 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

4.15.6. Where applicable, compliance with the Federal Fisheries Act as amended; and

4.15.7. Items 4.15.1 to 4.15.6 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 3-1, but not within the minimum width specified by Column B of Schedule 3-1.

4.16 The Streamside Protection and Enhancement Development Permit Area designation shall not apply where:

4.16.1. The proposed development site is located within the Agricultural Land Reserve; or

4.16.2. 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 in accordance with Section 5 that the proposed development will not result in negative impacts to the watercourse; or

4.16.3. The proposed development is the reconstruction or repair of a permanent structure described in Section 532 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

4.16.4. 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

4.16.5. Emergency actions are required to prevent, control or reduce a threat to life or to public or private property including, but not limited to:

a. Emergency actions for flood protection, erosion protection, and clearing of obstructions to watercourse or drainage flow;

b. Emergency works to protect, repair or replace public buildings and utilities;

c. Clearing of an obstruction from a bridge, culvert or drainage flow and repairs to a bridge or safety fence; and

d. 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

4.16.6. 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

4.16.7. 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

5854
03.04.23

professional, and which is in accordance with Schedule 3-2 of this bylaw, and which has been approved by the Township; or

4.16.8. The lot was created before March 27, 2006 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 a) to g) inclusive as follows:

- a. All other conditions of development contained in the Township's Zoning Bylaw, Subdivision and Development Servicing Bylaw, Highway and Traffic Bylaw, and Building Bylaw being complied with; and
- b. Compliance with Provincial Riparian Areas Protection Regulation, BC Regulation 376/2004 as amended; and
- c. Incursion into the setbacks outlined by Column A of Schedule 3-1 is the minimum possible to allow a minimum building footprint, necessary servicing, access and accessory building; and
- d. 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 3-1 of this bylaw that correspond with the watercourse classification and type, measured perpendicularly from top of bank; and
- e. 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 the Federal Fisheries Act as amended; and
- f. 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
- g. 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.

4.17 All actions used to resolve emergency situations shall be immediately reported to the Township, and the appropriate Federal and Provincial authorities.

4.18 Municipal works and services in and around a watercourse may be undertaken by the Township if:

4.18.1. Such works and services can be undertaken without negative impacts to the Streamside Protection and Enhancement Development Permit Area; or

4.18.2. 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.

4.19 Works and services referenced in Subsection 4.18 shall include but are not limited to:

5854
03.04.23

- 4.19.1. The construction or maintenance of a public utility placed in or upon a public thoroughfare or public utility easement;
 - 4.19.2. The construction, widening, improvement, maintenance or repair of any land, watercourse, drainage ditch, culvert, highway, street, trail, bridge or other public thoroughfare; and
 - 4.19.3. The improvement or maintenance of any lands within the municipal parks or trail systems or on municipal streets or boulevards.
- 4.20 The minimum width of a Streamside Protection and Enhancement Development Permit Area shall comply with Column A of Schedule 3-1 or modified in accordance with Subsection 4.15, except where a proponent believes that the unique characteristics and conditions of a specific site support further modification to Schedule 3-1 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:
- 4.20.1. Submission of a Development Permit application and fee by the proponent pursuant to Township Development Application Fee Bylaw 1987 No. 2470 as amended; and
 - 4.20.2. 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
 - 4.20.3. 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:
 - a. 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;
 - b. A geotechnical slope stability and erosion control report undertaken and certified by a qualified professional engineer or geoscientist having relevant experience in the field;
 - c. A flood protection report undertaken and certified by a qualified professional engineer or geoscientist having relevant experience in the field;
 - d. 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;
 - e. 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 Servicing Bylaw Schedule I (Tree Protection);
 - f. A groundwater impact assessment report undertaken and certified by a qualified professional engineer or geoscientist having relevant experience in the field;
 - g. 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;

- h. An archaeological review by a professional archaeologist having relevant experience in the field; and
- i. A utility and infrastructure impact assessment report undertaken and certified by a qualified professional engineer having relevant experience in the field; and
- j. Evidence that minimum requirements of the Provincial Riparian Areas Protection Regulation, B.C. Reg. 376/2004 as amended have been complied with; and
- k. Where applicable, evidence that the Federal Fisheries Act as amended is being complied with.

5854
03.04.23

4.20.4. The documentation required in Subsection 4.20.3 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;

4.20.5. 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

4.20.6. Where the Development Permit application is denied by Council the provisions of Schedule 3-1 shall continue to apply.

4.21 Notwithstanding Schedule 3-1, 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 3-1, the modified Stream Protection and Enhancement widths delineated in Column B of Schedule 3-1 will apply to the development.

5854
03.04.23 4.22 Where a proponent contends that a watercourse location depicted on Map 11 is in error, the proponent can submit for consideration by the Township a report prepared by a B.C. Land Survey Professional that identifies the location of the watercourse.

5854
03.04.23 4.23 Where a proponent contends that a watercourse classification depicted on Map 11 is in error, the proponent can submit for consideration by the Township either an:

- i. assessment prepared by a qualified professional in accordance with Section 5, where it is contended that a watercourse is non-regulated Class C watercourse; or
- ii. a report prepared by a qualified professional that provides a classification of the watercourse, as applicable.

4.24 Notwithstanding this Bylaw, where development, works or services are subject to the Federal Fisheries Act as amended, 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.

- 5854
03.04.23
- 4.25 Despite this Bylaw, development may be located within the Streamside Protection and Enhancement Development Permit Area if:
- i. the site is subject to undue hardship and meets the riparian protection standard for sites subject to undue hardship in accordance with the Riparian Areas Protection Regulation;;
 - ii. the qualified professional determines the proposed development will not result in any harmful alteration, disruption or destruction of fish habitat;
 - iii. provincial approval for changes in and about a stream has been obtained under the Water Sustainability Act; or
 - iv. federal authorization for development that results in the harmful alteration, disruption or destruction of fish habitat has been obtained under the Fisheries Act.

5854
03.04.23

5. DEVELOPMENT ADJACENT TO REGULATED WATERCOURSES

- 5.1 If development is to be located outside of the Streamside Protection and Enhancement Development Permit Area and a qualified professional determines the proposed development will not:
- a. result in any harm to fish habitat;
 - b. impact the flow of a natural water source; or
 - c. result in any impacts or modifications to a natural watercourse;

The development may proceed without requiring the government approvals or authorizations that may be engaged under the Streamside Protection and Enhancement Development Permit Area, the Water Sustainability Act, the Riparian Protection Regulation, or the Fisheries Act.

NON-REGULATED CLASS C WATERCOURSE ASSESSMENTS

- 5.2 Where an owner of an affected parcel contends a watercourse is a Non-Regulated Class C watercourse, the owner must engage a qualified professional to assess the watercourse to determine whether it is a Non-Regulated Class C watercourse.
- 5.3 The owner must file the original completed qualified professional assessment referred to in Section 5.2 to the Township of review.
- 5.4 The assessment must include both field components and desktop analysis to adequately describe current and historical modifications to the watercourse.
- 5.5 To classify the water body as a Class C watercourse, the qualified professional must in the assessment confirm the following conditions regarding the watercourse:
- a. The watercourse does not represent a natural watercourse, whether or not the stream channel has been modified, including but not limited to a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, as defined by the Water Sustainability Act;
 - b. The watercourse does not contain a natural source of water supply, as defined by the Water Sustainability Act; and
 - c. The watercourse does not connect to or provide water frequented by fish or other areas on which fish depend on either directly or indirectly to carry out their life

processes, as defined by the Riparian Areas Protection Regulation and the Fisheries Act.

- 5.6 The watercourse may only be classified as a Non-Regulated Class C watercourse if all three conditions are satisfied. If any of the conditions are not discounted in the assessment, the water body must be treated as a regulated watercourse.
- 5.7 The classification of the watercourse by the qualified professional shall be binding upon the Township.

DEVELOPMENT ADJACENT TO NON-REGULATED CLASS C WATERCOURSES

- 5.8 If a waterbody is classified as a Non-Regulated Class C watercourse, then the proposed development may proceed without requiring the government approvals or authorizations that may be engaged under the Streamside Protection and Enhancement Development Permit Area, the Water Sustainability Act, the Riparian Areas Protection Regulation, or the Fisheries Act.

6. ADMINISTRATION, OFFENCES, AND PENALTIES

- 6.1 Any person who contravenes any of the provisions of Schedule 3 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.
- 6.2 Any person who violates a provision of Schedule 3 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.
- 6.3 Any person who contravenes any provision of Section 5.1 may have proceedings brought against them in Supreme Court to enforce, or prevent or restrain the contravention of any provision of Schedule 3.
- 6.4 Nothing contained in Section 5.1 relieves any person from complying with the lawful Acts and regulations of the Province of British Columbia or the Government of Canada.
- 6.5 The provisions of Schedule 3 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 Schedule 3.

SCHEDULE 3-1 – TABLE OF STREAMSIDE PROTECTION AND ENHANCEMENT DEVELOPMENT PERMIT AREA WIDTHS

Watercourse Class	Colour Code	Column A	Column B
		Minimum Streamside Protection and Enhancement Development Permit Area Width (m)¹	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		
Channel width > or = 0.5m		15	10
Channel width < 0.5m		10	7.5
B (Roadside Watercourse)	Yellow	6	3.5
C	Green	0	0
C (Non-Regulated)	Turquoise	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 4.15.

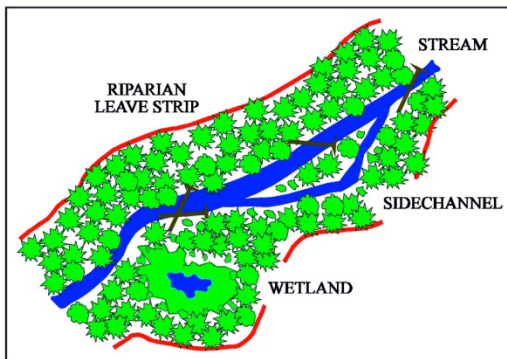
³ In accordance with Section 4.15.5

SCHEDULE 3-2 – RIPARIAN VEGETATION

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>Pseudotsaga 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>Vaccinum 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% redbop	

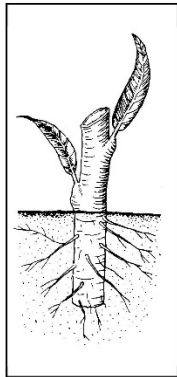
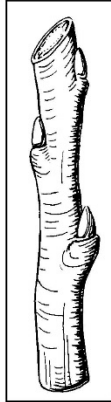
Additionally:

- 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.

**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:

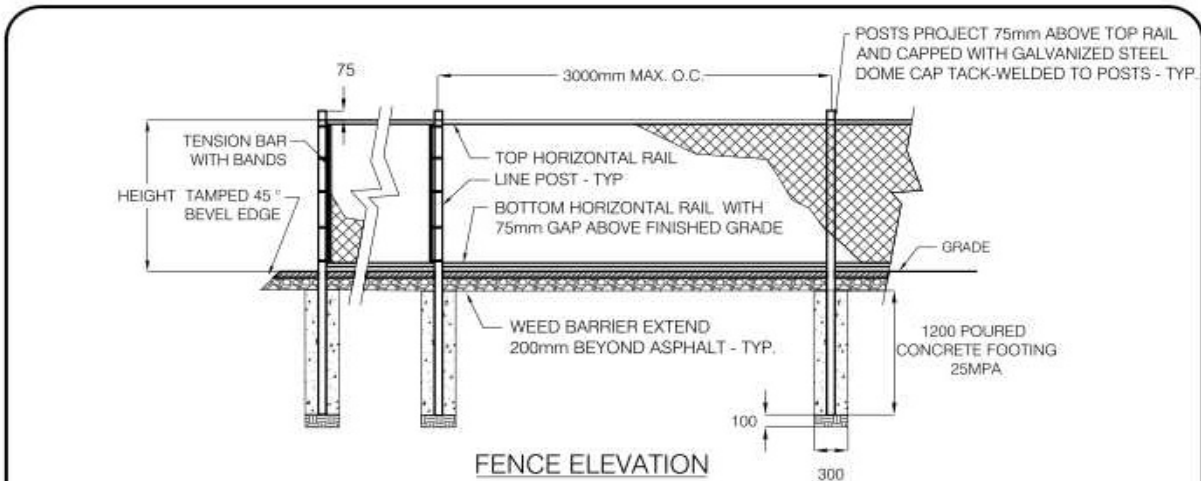
Trees			
Common Name	Botanical Name	Height(m)	Best growth
Deciduous Species			
vine maple	<i>Acer circinatum</i>	to 7	m-w
Douglas maple	<i>Acer glabrum var. douglasii</i>	to 10	d-m
broadleaf maple	<i>Acer macrophyllum</i>	to 35	d-m
red alder	<i>Alnus rubra</i>	to 25	m
western white birch	<i>Betula papyrifera var. commutata</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>Salix 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

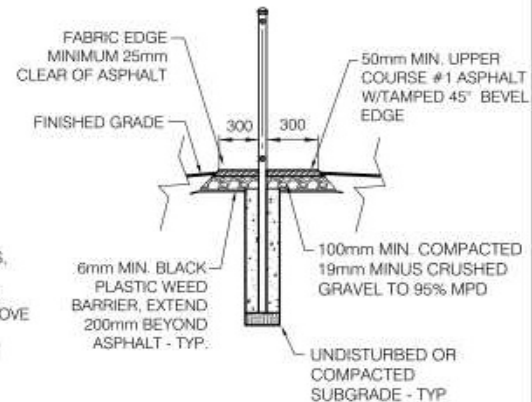
◇ fruit-bearing species

* European mountain ash is not native, but naturalized

SCHEDULE 3-3 – FENCING CRITERIA




- NOTES:
- 1) CONSTRUCT TO SPECIFICATIONS SECTION 02831, SUPPLIED BY TOWNSHIP OF LANGLEY.
 - 2) PIPES - SEE PIPE SCHEDULE
 - 3) JOINTS:
 - RADIUS CUT AND WELDED
 - GRIND SMOOTH
 - PRIME PAINT TWO (2) COATS MINIMUM WITH ZINC-RICH PAINT
 - 4) WIRE TIES: 3.55mm (9 GAUGE) GALVANIZED STEEL
 - HORIZONTAL RAILS - EVERY OTHER KNUCKLE
 - AT 150mm MIN ON VERTICAL RAILS
 - 5) TENSION BARS: 16mm x 5mm (5/8" x 3/16") GALVANIZED STEEL
 - 6) TENSION BANDS:
 - SPACED 380mm MAXIMUM O.C.
 - NOT LESS THAN FIVE (5) BANDS PER BAR
 - 7) ALL TENSION BARS, CLAPS, FASTENINGS, HOG RINGS, TENSION, WIRE, POST CAPS, AND OTHER ACCESSORIES SHALL BE HOT-DIP GALVANIZED.
 - 8) TENSION WIRE, WHERE APPLICABLE, SHALL BE 5mm (6 GAUGE) GALV. STEEL WIRE
 - 9) TRIM OR BEND DOWN SHARP, PROTRUDING, AND EXCESS WIRE TIE ENDS TO REMOVE HAZARD
 - 10) SINGLE DIAGONAL BRACE RAILS TO BE INSTALLED EVERY 30m AND/OR AT EVERY CHANGE IN DIRECTION
 - 11) MESH FABRIC
 - 50 x 50 SQUARE 9 GA. BLACK VINYL COATED CHAINLINK FABRIC
 - KNUCKLED AT THE SALVAGE EDGE
 - 12) GRADE THE WORKING AREA LEVEL OR TO AN EVEN FALL UNLESS OTHERWISE STATED ON DRAWINGS OR IN DESCRIPTIVE DOCUMENTATION.
 - 13) ASPHALT MOWING STRIP
 - NOT REQUIRED WHERE THERE IS NATIVE OR ORNAMENTAL LANDSCAPE PLANTINGS ON BOTH SIDES OF FENCE.
 - 14) GATES AND/OR CLEAR OPENINGS ONLY AS INDICATED ON PLAN.

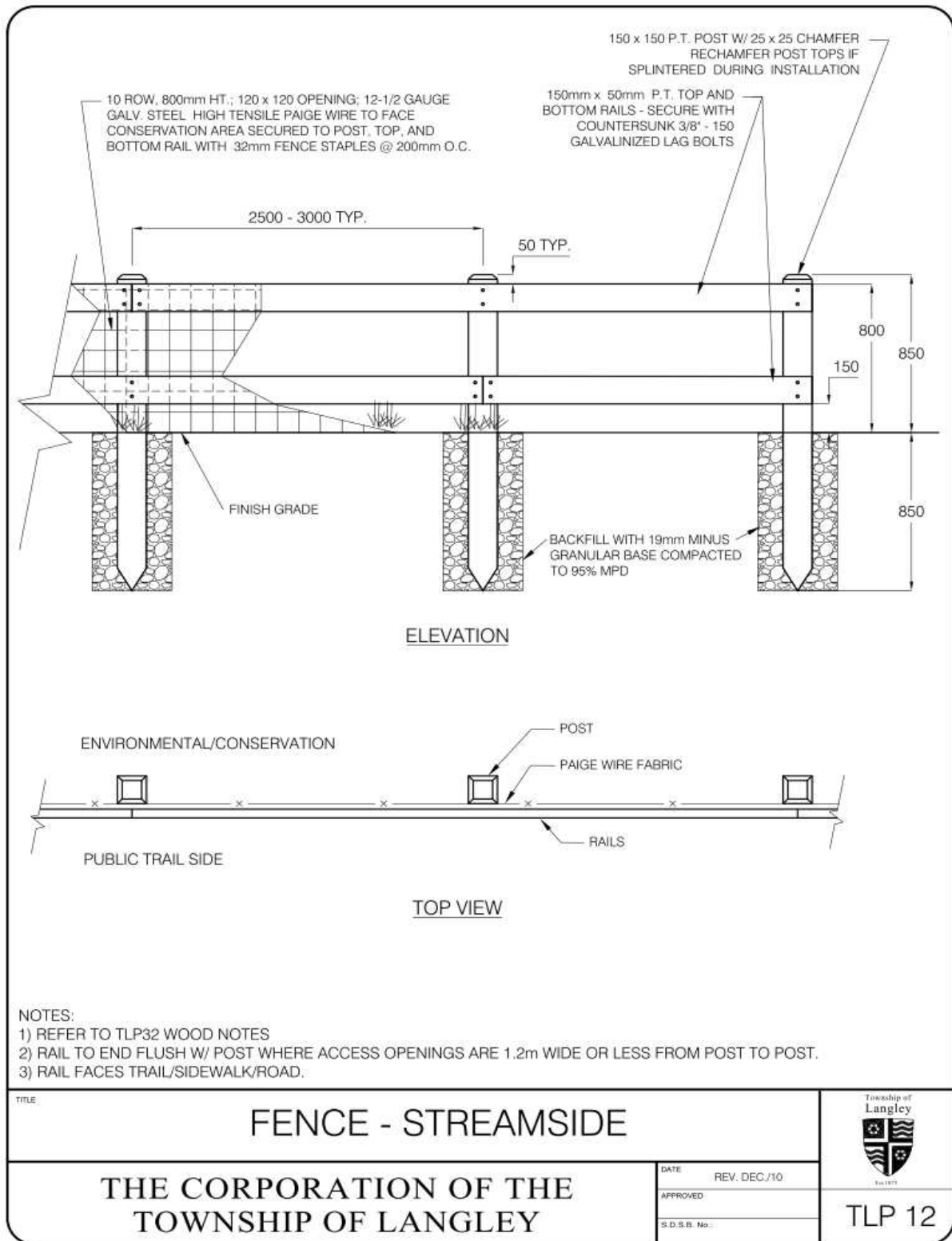


SECTION

PIPE SCHEDULE - FENCING						
TYPE	NOMINAL	O.D. ø	I.D. ø	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

TITLE		 TLP 7
FENCE - CHAINLINK THE CORPORATION OF THE TOWNSHIP OF LANGLEY		
DATE	REV. FEB./11	
APPROVED		
S.D.S.B. No.		

SCHEDULE 3-3 – FENCING CRITERIA (CONTINUED)



SCHEDULE 4 DEVELOPMENT PERMIT AREA: FORM AND CHARACTER GUIDELINES FOR SMALL-SCALE MULTI-UNIT HOUSING (SSMUH)

1.0 APPLICABLE AREA

Lands where small-scale multi-unit housing development is a use permitted by the Zoning Bylaw, as amended or replaced, are hereby designated as a Development Permit Area (DPA) under section 488(1)(e) of the *Local Government Act* (LGA) to establish objectives and guidelines for the form and character of intensive residential development.

Subdivision

Land within the DPA must not be subdivided unless the owner first obtains a development permit under this DPA by entering into an exterior design control agreement, prepared by a Design Consultant as defined below, in compliance with these Guidelines, and registered on each title as a restrictive covenant, prior to final subdivision approval.

For clarity, a proposed subdivision that creates lots that are eligible for small-scale multi-unit housing (SSMUH) requires the registration of an exterior design control agreement that is consistent with these Guidelines, even if those lots are intended for single family development.

Exemptions

A lot-line adjustment does not require a development permit for the purpose of subdivision under this DPA. All other subdivision types are subject to this DPA.

Development

Within the DPA, the construction of or addition to a building or structure must not be initiated unless:

- the owner first obtains a development permit under this DPA;
- the lot is subject to an exterior design control agreement under the Subdivision provisions above, and submits a declaration from the specified Design Consultant (as defined below) that the proposed project is consistent with these Guidelines, which declaration is subject to review and approval by the Township; or
- the project is explicitly exempted below.

Design Consultant

A Design Consultant must declare that a proposed development is in compliance with these Guidelines by stamping or signing a checklist indicating compliance with each guideline and stamping or signing each item required for the development permit. The declaration is subject to review and approval by the Township.

“Design Consultant” means an Architect in good standing with the Architectural Institute of British Columbia or any successor body, or a registered Design Consultant in good standing with the National Home Designers Association or any successor body, or a Registered Building Designer and/or a Certified Residential Designer in good standing with the Applied Science

Technologists and Technicians of British Columbia or any successor body, who is appointed by the registered owner for that lot.

A Design Consultant's declaration of compliance must be included with the development permit and/or building permit application and will be considered alongside all other information when considering issuing the permit.

Existing Design Control Agreements

For clarity, the existence of a registered exterior design control agreement only exempts a project from this DPA if the agreement is consistent with these Guidelines. A non-consistent exterior design control agreement may also have been registered on a property; in these cases, the development is subject to this DPA. Unless discharged, any existing exterior design control agreement will continue to be in effect (according to its own terms), in addition to the requirements of this DPA.

Exemptions

The following project types do not require a development permit for the purpose of construction or addition under this DPA:

1. A single family dwelling (as defined in the Zoning Bylaw, as amended or replaced) that is located on a lot with no other dwelling units.
2. Development that involves no increase to the number of dwelling units on a site.
3. Additions and detached buildings less than 50 m², provided that such development:
 - a. is located in a rear yard; or
 - b. is consistent with these Guidelines.
4. Interior renovations, which may include the creation of a secondary suite.
5. Dwelling unit(s) that are added to a lot where a single family dwelling or duplex built before November 18, 2024 is retained ("infill housing" as defined in the Zoning Bylaw, as amended or replaced), provided that added unit(s) are stylistically consistent with and visually subordinate to the retained building, supported by a Design Consultant's declaration.
6. Development that is subject to a Heritage Alteration Permit due to either:
 - a. a heritage designation bylaw under Section 611 of the LGA;
 - b. a heritage revitalization agreement under Section 586 of the LGA; or
 - c. a Heritage Conservation Area under Section 614 of the LGA.

Note: It is the owner's responsibility to ensure that they or their appointees consult and comply with all Township bylaws and policies, including any applicable Community and Neighbourhood Plans, the Zoning Bylaw, and the Subdivision and Development Servicing Bylaw, as amended from time to time.

2.0 OBJECTIVES

The intent of this DPA designation is to provide clear and specific direction for the form and character of new developments to promote quality of life, community safety, neighbourliness and compatibility. The objectives are as follows:

- 2.1 Ensure high-quality design, compatible with neighbourhood character and typical house forms.
- 2.2 Ensure residents' access to light, fresh air and usable outdoor space.
- 2.3 Minimize conflicts between pedestrians and automobiles.
- 2.4 Engage with the public realm, including non-street pathways.
- 2.5 Promote neighbourliness, pedestrian and resident safety, and quality of life through good design.
- 2.6 Ensure that individual unit entrances can be easily identified and accessed.
- 2.7 Minimize the visual impact of parking.
- 2.8 Allow for stormwater infiltration by minimizing impervious surfaces.

3.0 GUIDELINES

Exteriors

- 3.1 Include a neighbourhood context study prepared by a Design Consultant that demonstrates compatibility between the proposed project design and the surrounding neighbourhood character, considering the following from a minimum of five residential properties along each side of the street(s) on which the subject property is located, within 100 m from the boundary of the subject property:
 - architectural style
 - building cladding – type, details and application
 - roof – style and slope
 - building height and massing
 - front and side yard setbacks
 - colours
 - front yard landscaping
 - façade modulation including dimensions and stylings

3.2 Apply a consistent architectural style. Incorporate architectural detailing appropriate to the architectural style, including substantial trim (e.g. 1x4 nominal). This may also include columns, wood-style railings, exposed rafter tails, brackets, cornices and other substantial moldings, shutters, and wood or stone post bases and chimneys. See Figure 3.2 for examples.



Figure 3.2

3.3 Cladding materials should be durable and applied according to the defined architectural style consistently around the building. Each building should have a primary and secondary cladding material, with the secondary used to articulate architectural elements such as gable ends (see Figure 3.2 for an example) and bay windows. Transitions in materials should only occur along horizontal lines separated by substantial trim, or at inside (concave) corners. Vinyl and aluminum siding are discouraged.

3.4 Building elevations adjacent to the public realm (i.e. street, lane, walkway, park or trail) should receive the following treatments:

3.4.1 Each building elevation adjacent to the public realm should provide a strong street presence including prominent windows that address the street, and clearly identified entrances (e.g. functional porches, porticos, recessed entries, lighting).

3.4.2 Building elevations adjacent to the public realm should also provide visual interest, such as with a roof element between the first and second floor (e.g. covering an entry, porch or window) or architectural elements in each storey such as bay/box windows, dormers, balconies, articulated chimneys, or elements listed in Section 3.2 and 3.4.1.

3.4.3 A design at the corner of two streets should have reduced massing of any upper storeys and the roofline at that corner of the building.

3.5 On a lot that contains a building on the Community Heritage Register or Heritage Inventory, development should maintain the visual prominence of the heritage building and be complementary to it. A Heritage Revitalization Agreement is recommended for the development of such lots.

3.6 Every unit should have access to natural light and ventilation from at least two sides. See Figure 3.6 for examples.

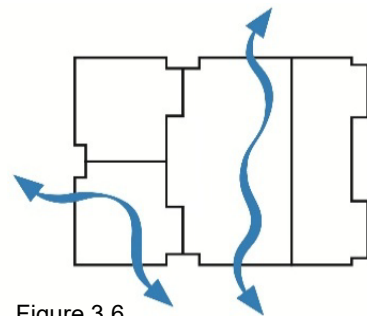


Figure 3.6

3.7 Avoid clear sightlines into any adjacent residential building. Minimize overlook from balconies into neighbouring backyards. On rear and side elevations within 4.5 m of a rear lot line, avoid placement of transparent upper storey windows that would provide direct overlook into neighbouring backyards. Consider

the use of screening wherever needed, such as with architectural features (e.g. frosted glass, trellises) or landscaping.

Entrances

- 3.8 At least one unit entrance should be oriented to the street. Remaining unit entrances should be oriented toward the public realm (i.e. public street, lane, walkway, park or trail), wherever possible (see Section 3.4 regarding design of these entrances). Otherwise, they should be oriented toward any associated ground-level individual outdoor spaces (see Section 3.15).
- 3.9 Each unit should be connected to a fronting street by an unobstructed, hard surface pathway that is a minimum 1.5 m in width.
- 3.10 Each unit entrance should be easily identifiable and adequately illuminated. If the entry door itself is not visible from the public realm, the route to the door should be visible and labeled with the address. Any exterior stairs should be illuminated.
- 3.11 Unit entrances directly adjacent to a lane should be recessed. Consider use of a change in grade where this would enhance safety from automobile traffic.

Third Storeys

- 3.12 Third storeys, where permitted under the Zoning Bylaw, to be within the structure of a sloped roof. See Figure 3.12 for an example.

Roofs

- 3.13 Where a flat roof form is considered appropriate, the building shall maintain a similar overall mass and reduce the visual impact on adjacent properties, achieving neighbourhood compatibility by respecting the existing scale, mass and height of surrounding structures. Any third storey elevation(s) facing the public realm should be stepped back from the second storey sufficiently to reduce visibility.



Figure 3.12

Site Planning

- 3.14 To ensure that buildings respond to natural grading conditions, they should be designed in accordance with the Subdivision & Development Servicing Bylaw Schedule B, Design Criteria Section D7.7 Site Drainage, as amended from time to time. This includes with minimal retaining walls, mounding or fill. Grading of the lot should create a smooth grade transition between adjacent lots. The lot grading design shall not substantially modify the lot drainage per any existing approved lot grading plan.
 - 3.14.1 The building height and massing should also be compatible with the lot grading plan and with buildings on adjacent lots.
- 3.15 Each unit should have direct access to an individual outdoor space (e.g., balcony, patio, yard, rooftop patio).
 - 3.15.1 Where an individual outdoor space is provided at or below grade, the area should be level, well-drained, and usable for seating or other outdoor activities. Each

space should be delineated (e.g. with a fence, hedge or architectural screen – see Section 3.18 regarding fences); in side and rear yards these should be a minimum 1 m high. Semi-permeable paving materials are preferred over a cast-in-place concrete slab (see Figure 3.23 for examples).

- 3.15.2 Balconies should face the public realm (i.e. public street, lane, walkway, park or trail) or an area common to the development and avoid facing neighbouring residential buildings where possible. (See Section 3.7 regarding sightlines.)
- 3.15.3 Any rooftop patios should be stepped back from exterior walls that are directly adjacent to a neighbouring residential building.
- 3.16 All portions of the lot not occupied by a building or structure or used for off-street parking, storage, individual outdoor spaces or pedestrian circulation, should be suitably landscaped, for example with sod, groundcover, trees, shrubs or plant beds.
 - 3.16.1 At least one appropriately scaled tree should be located in the front yard based on the depth of the front setback, as specified here. Any new trees should be selected and installed in accordance with good arboricultural practice and should not be planted where they will conflict with underground services or drainage structures. See Subdivision and Development Servicing Bylaw 2019 No. 5382, Schedule I Tree Protection, Appendix B, as amended from time to time, for a list of recommended tree species.

Front setback:	Size of tree at maturity:
Less than 3.5 m	Small
3.5 - 5.0 m	Medium
Greater than 5.0 m	Large

- 3.16.2 Landscaping or fencing should be used to screen parking areas of more than two spaces, storage areas, and exposed basement walls over 0.6 m in height from the public realm (i.e. public street, lane, walkway, park or trail). (See Section 3.18 regarding fences.)
- 3.16.3 Where a building is located at the minimum permitted rear setback adjacent to a lane, the area of the setback should be landscaped, except to allow crossings for driveways and pathways.
- 3.17 Site planning and landscaping should consider the established principles of Crime Prevention Through Environmental Design (CPTED), including opportunities for:
 - Provision of defensible (private or semi-private) space that is clearly separated by fences, landscaping or paving and is adequately lit and readily visible by residents.
 - Personal surveillance of individual outdoor areas and private pathways
 - Neighbourhood surveillance of all public pathways and sidewalks.

- 3.18 Fences shall comply with Section 111.6 “Fencing” of the Zoning Bylaw, as amended from time to time. Any fences in the front yard should be an open style (chain-link is discouraged).
- 3.19 The visual impact of solid waste bin storage should be minimized by locating it out of view in a screened or enclosed area accessible to all respective users.
- 3.20 Where units are located in multiple buildings, buildings should be arranged around a courtyard where feasible. See Figure 3.20 for examples. Stairs, landings, and individual outdoor spaces specified under Section 3.15 may project into this space.

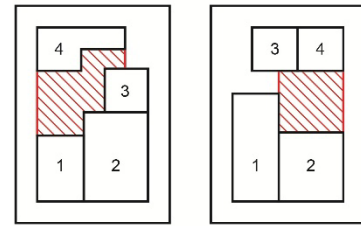


Figure 3.20

Parking

- 3.21 Garage entrances should be visually subordinate to unit entrances. Garage doors that are visible from the public realm should be of durable materials. Garages that are located entirely in front of the main mass of the development should be oriented sideways to create a courtyard character; siting and landscape treatments should be used to reduce their prominence.
- 3.22 No more than two outdoor parking spaces should be located between the front façade and the front lot line. See Figure 3.22 for an example.
- 3.23 Any outdoor parking spaces beyond two per lot should be paved with semi-permeable materials, such as porous pavement, concrete grid / modular pavers, ribbon driveways, reinforced grass, or concrete or plastic reinforcement products, in conjunction with groundcover. See Figure 3.23 for examples.

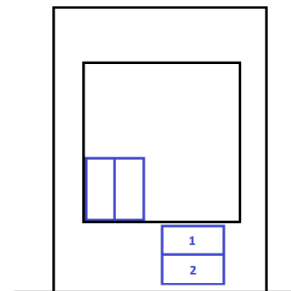


Figure 3.22



Figure 3.23

Accessory Buildings

- 3.24 Accessory buildings (as defined in the Zoning Bylaw, as amended from time to time) that are not exempted from this DPA shall complement the style of principal building(s) with similar cladding, trim, roof slope and colour(s).

**Township of
Langley**



Est. 1873

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

Community Development Division
604.533.6034

tol.ca