



## PUBLIC HEARING AGENDA

Monday, January 30, 2017  
7:00 P.M.  
Council Chambers, Langley City Hall  
20399 Douglas Crescent

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Pages

### 1. CALL TO ORDER

Mayor Schaffer calls the Public Hearing to order.

Mayor Schaffer reads a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advises how the Hearing has been publicized and of any correspondence received.

### 2. BUSINESS

#### a. Bylaw 3008 - Official Community Plan Amendment Bylaw

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The purpose of Bylaw No. 3008 is to amend the Official Community Plan in order to incorporate key recommendations from the recently completed *Environmentally Sensitive Areas Mapping Study*.

The Mayor invites Roy Beddow, Deputy Director of Development Services to present the proposed bylaw amendments.

The Mayor invites those in attendance who deem their interest in property affected by the proposed bylaw amendments to present their comments.

### 3. MOTION TO CLOSE PUBLIC HEARING



## EXPLANATORY MEMO

### OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600 AMENDMENT No. 8, 2016, BYLAW No. 3008

The purpose of Bylaw No. 3008 is to amend the Official Community Plan in order to incorporate key recommendations from the recently completed Environmentally Sensitive Areas (ESA) Mapping Study. The recommendations manifest themselves in the following amendments:

- 9.0 Environmental Protection – revised policies reflecting the ESA Mapping Study
- 17.9 Development Permit Area Guidelines – revised guidelines for ESA's
- Schedule “E” – Environmentally Sensitive Areas Map - revised map showing sensitivity values reflecting the ESA Mapping Study
- Schedule “F” – Watercourse Classification Map – new, dedicated map showing fisheries watercourse classifications (formerly part of the ESA map)



**OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600  
AMENDMENT No. 8**

**BYLAW No. 3008**

A Bylaw to amend City of Langley Official Community Plan Bylaw, 2005, No. 2600.

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

**1. Title**

- (1) This bylaw shall be cited as the “City of Langley Official Community Plan Bylaw, 2005, No. 2600 Amendment No. 8, 2016, No. 3008”.

**2. Amendment**

- (2) The City of Langley Official Community Plan Bylaw, 2005, No. 2600 is hereby amended:

- (a) by deleting the “Map Schedules” section from the Table of Contents and replacing it with a new section as follows:

*Map Schedules*

“A”	<i>Land Use Designation Map</i>	62
“B”	<i>Road Network Map</i>	63
“C”	<i>Future Transit Network Map</i>	64
“D”	<i>Parks &amp; Open Space Map</i>	65
“E”	<i>Environmentally Sensitive Areas Map</i>	66
“F”	<i>Watercourse Classification Map</i>	67
“F”	<i>Water Distribution System Map</i>	68
“G”	<i>Sanitary Sewer System Map</i>	69
“H”	<i>Storm Drainage System Map</i>	70

- (b) by adding “Environmentally Sensitive Areas Mapping Study (2016)” after “Parks, Recreation and Culture Master Plan” in the bulleted list in Section 1.2 Background.

- (c) by deleting Section 9.0 Environmental Protection and replacing it with a new Section 9.0 Environmental Protection as follows:

## 9.0 ENVIRONMENTAL PROTECTION

## 9.1 Background

The City of Langley is a compact, highly urbanized municipality situated in the Lower Fraser Valley. The City is bisected by the Nicomekl River, a meandering watercourse that discharges into Mud Bay. Several fish-bearing streams drain into the Nicomekl River. The Nicomekl Floodplain and the riparian areas associated with its tributary creeks comprise the City's most significant ecological assets.

The City of Langley, with the assistance of Diamond Head Consulting and Zoetica Environmental Research Services, completed an Environmentally Sensitive Areas Mapping Study in 2016. The Study comprehensively mapped and classified sensitive ecosystems while advancing recommendations that form the basis of the policies and guidelines for the protection and enhancement of environmentally sensitive areas found in this plan.

## 9.2 Policies

### Policy 9.2.1

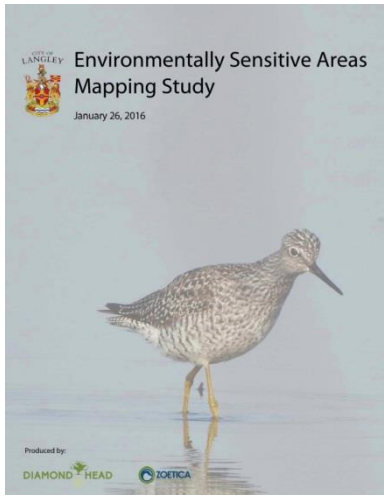
- ⇒ **Protect and enhance environmentally sensitive areas and watercourses identified in the Environmentally Sensitive Areas Map (Schedule “E”) and the Watercourse Classification Map (Schedule “F”).**

### Policy 9.2.2

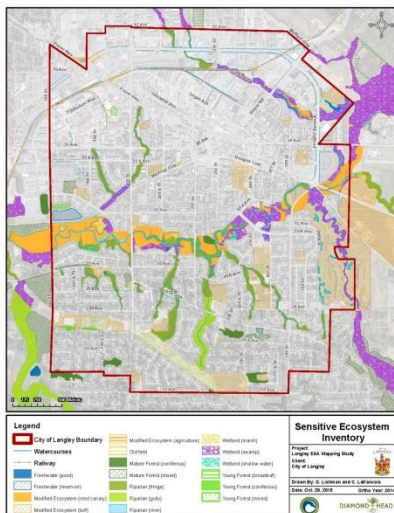
- ⇒ **Require Development Permits for properties affected by environmentally sensitive areas in accordance with Section 17.9 of this plan.**

### Policy 9.2.3

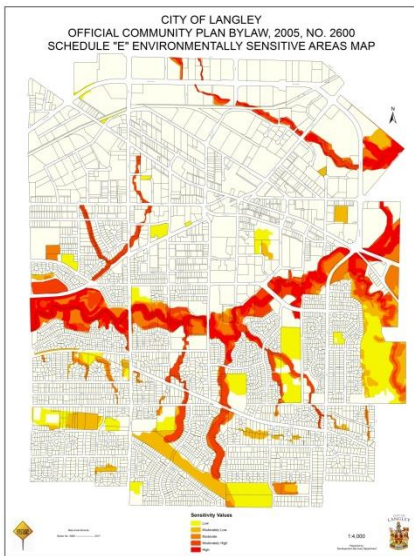
- ⇒ **Prioritize protection and enhancement of Environmentally Sensitive Areas based on sensitivity values in accordance with Schedule “E” and the ESA Mapping Study.**



2016 ESA Mapping Study



*Sensitive Ecosystem Inventory-  
2016 ESA Mapping Study*



*Environmentally Sensitive Areas Map  
Schedule "E"*

#### **Policy 9.2.4**

- ⇒ **Streamside development applications shall meet the minimum setbacks under "Riparian Areas Regulation" simple assessment methods (see Section 17.9.4 of this bylaw) for the stream classifications in Schedule "F".**

#### **Policy 9.2.5**

- ⇒ **Where the minimum setbacks prescribed in Policy 9.2.4 are not accepted, streamside setbacks shall be determined by a Qualified Environmental Professional (QEP) in accordance with the "Riparian Areas Regulation".**

#### **Policy 9.2.6**

- ⇒ **Land use planning and development review shall reflect watershed plans and Integrated Storm Water Management Planning.**

#### **Policy 9.2.7**

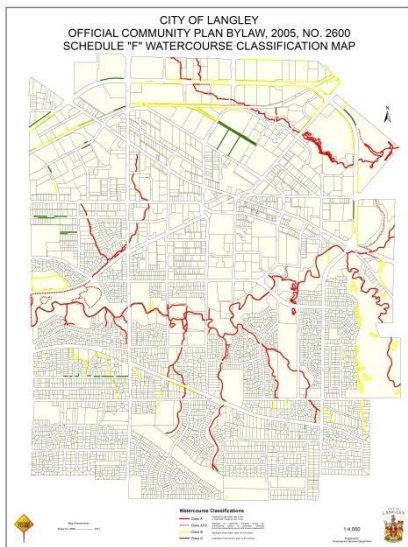
- ⇒ **Pursue habitat enhancement projects in partnership with conservation groups and other government agencies.**

#### **Policy 9.2.8**

- ⇒ **Encourage LEED certified (Leadership in Energy and Environmental Design) building projects.**

#### **Policy 9.2.9**

- ⇒ **Monitor environmental change using assessment criteria and performance indicators in accordance with the ESA Mapping Study.**



*Watercourse Classification Map  
Schedule "F"*

#### **Policy 9.2.10**

- ⇒ **Acquire high value ESA's not currently in the parks and open space system in accordance with the ESA Mapping Study.**

(d) by deleting the Section 17.9 Environmentally Sensitive Areas from the Development Permit Area Guidelines and replacing it with the following:

*Designation Criteria:*

- *Establishment of objectives for the protection of the natural environment, its ecosystems and biological diversity*

*ESA's shown in Environmentally Sensitive Areas Map (Schedule "E")  
Watercourses shown in Watercourse Classification Map (Schedule "F")*



## 17.9 Environmentally Sensitive Areas

### Objective:

**To minimize disturbance to environmentally sensitive areas and to ensure that, where allowed, development proceeds according to established guidelines.**

### 17.9.1 General

- ⇒ Development projects shall generally avoid environmentally sensitive areas shown in Schedule "E";
- ⇒ Applications affecting environmentally sensitive areas shall be reviewed in consultation with the B.C. Ministry of Environment and the Department of Fisheries and Oceans (where applicable);
- ⇒ Applicants may be required to provide a detailed environmental inventory study and/or environmental impact assessment in accordance with the requirements of the B.C. Ministry of Environment;
- ⇒ Applicants may be required to provide an arbourist's report and tree replacement plan, complete with security for replanting prior to issuance of a development permit;
- ⇒ Habitat protection boundaries shall be formalized through Restrictive Covenants in accordance with Section 219 of the *Land Title Act*.



### **17.9.2 Moderate to High Sensitivity Areas**

- ⇒ Development within environmentally sensitive areas ranked moderate to high value is prohibited;

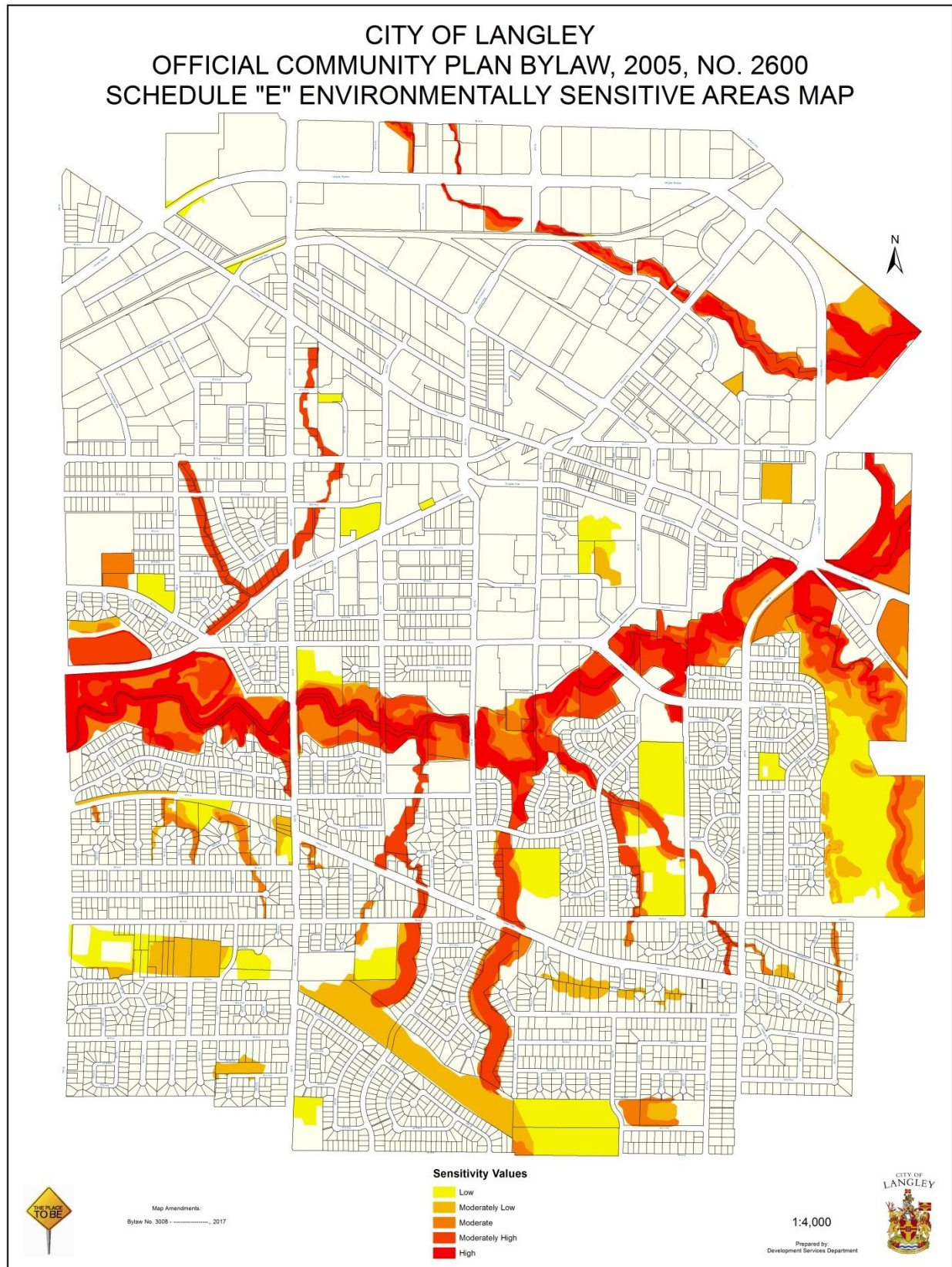
### **17.9.3 Low to Moderately Low Sensitivity Areas**

- ⇒ Development within environmentally sensitive areas ranked low to moderately low value shall comply with the following guidelines:
  - Locate development away from sensitive habitat and features;
  - Locate and design development to protect, complement and enhance ESA values including natural areas, landforms, ecological connectivity and hydrological function;
  - Require habitat compensation at 2:1 replacement levels for any development affecting ESA's;

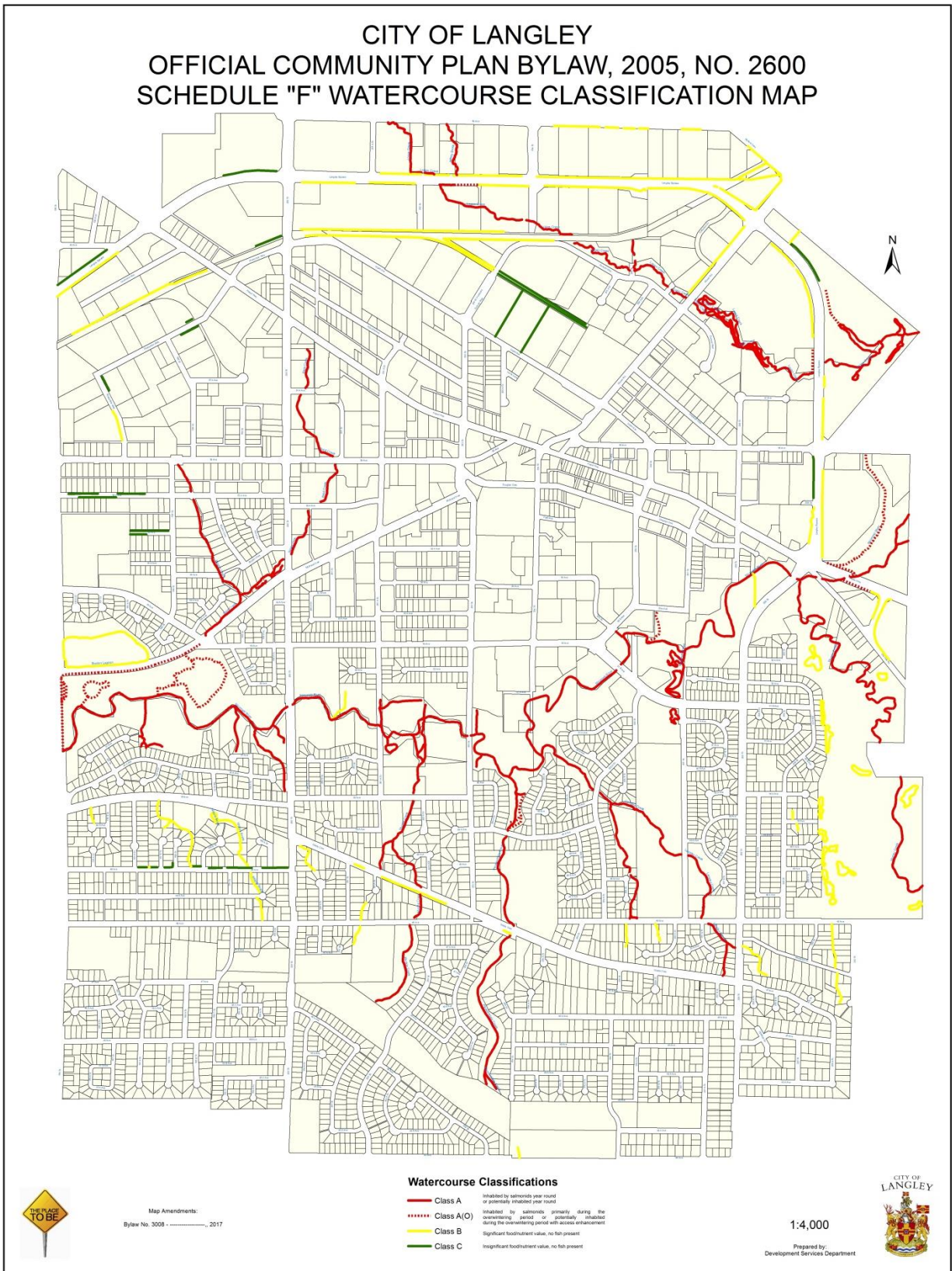
### **17.9.4 Riparian Areas**

- ⇒ Streamside development applications shall meet the minimum setbacks under "Riparian Areas Regulation" simple assessment methods for the stream classifications in Schedule "F" as follows:
  - Class "A" Watercourse – 30.0 metres
  - Class "B" Watercourse – 15.0 metres
  - Class "C" Watercourse – 5.0 metres
- ⇒ Where the minimum setbacks prescribed above are not accepted, streamside setbacks shall be determined by a Qualified Environmental Professional (QEP) in accordance with the "Riparian Areas Regulation".

(e) by deleting Schedule “E” – Environmentally Sensitive Areas Map and replacing it with the following:



- e) by inserting the following as Schedule “F” – Watercourse Classification Map and renumbering the existing Schedules “F” to “H” accordingly:



READ A FIRST AND SECOND TIME this fifth day of December, 2016.

APPROVAL by the Ministry of Transportation and Infrastructure on this twentieth day of December, 2016.

A PUBLIC HEARING, pursuant to Section 890 of the “Local Government Act” was held this ----- day of -----, 2017.

READ A THIRD TIME this ----- day of ----- 2017.

FINALLY ADOPTED this ----- day of -----, 2017.

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***MAYOR***

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***CORPORATE OFFICER***



Your File #: 6480.00  
eDAS File #: 2016-06349  
Date: Dec/20/2016

City of Langley  
20399 Douglas Crescent  
Langley, BC V3A 4B3

Attention: Roy Beddow, MCIP, RPP  
Deputy Director of Development Services  
& Economic Development

**Re: Proposed OCP Amendment Bylaw No. 3008**

We have reviewed the proposed amendment to OCP and have no concerns with the changes.

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions, please contact the undersigned at (604) 527-2233.

Yours truly,

Jeffrey Moore, ASCT  
Provincial Approving Officer

Local District Address
Lower Mainland District 310-1500 Woolridge Street Coquitlam, BC V3K 0B8 Canada Phone: (604) 527-2221 Fax: (604) 527-2222