

Table 3: Proposed Updates to OCP Bylaw No. 3200 Based on Legal Review

	Proposed Amendment	Rationale
1	OCP, p. 3: "400 series" removed from paragraph on Legislative Authority	Too specific, may change should the Local Government Act (LGA) numbering system be updated
2	OCP, p.39, policy 1.19: "adaptable across unit size" updated to "adaptable across all unit sizes"	Clarifies intent of the policy
3	OCP, p.45, policy 2.20: "core and shoulder areas" updated to "Core and Shoulder areas (Map 4)" OCP, throughout document: when referring to "Core and Shoulder Areas", the words "Core" and "Shoulder" have been capitalized.	Makes a clearer link to the Core & Shoulder areas map
4	OCP, p.46, policy 2.27: "Vehicle parking in new developments shall be electric vehicle ready with energized Level 2 outlets as required by the Zoning Bylaw" updated to "Update the Zoning Bylaw to require vehicle parking in new developments to be electric vehicle ready with energized Level 2 outlets"	Clarifies that the Zoning Bylaw does not yet include this requirement
5	OCP, p.50, policy 3.8: "Take advantage of any opportunities" updated to "take advantage of opportunities"	Provides more flexibility
6	OCP, p.60, policy 4.20: "Neighbourhood Commercial" updated to "Corner Commercial" (in reference to the land use designation overlay on OCP page 28)	Makes a clearer link to the Corner Commercial description on OCP page 28 and as shown on OCP Map 3
7	OCP, p.60, policy 4.24: "Through this plan," removed	Removes confusion about which plan is referenced
8	OCP, p.63, policies 5.1 & 5.2: "City of Langley's" added in front of "Sustainability Framework"	Clarifies that the Sustainability Framework is another document outside the OCP
9	OCP, p.74, General Form & Character Guidelines, Purpose: added "in order to implement the strategic directions and policies of this OCP that aim to create walkable, human-scale, attractive, and safe neighbourhoods"	Strengthens the justification for form & character guidelines
10	OCP, p.92, Hazard Guidelines, Purpose: added "where land slip and erosion may impact the safety of people, property, and buildings"	Strengthens the justification for hazard guidelines
11	OCP, p.93, Environmentally Sensitive Area Guidelines, Purpose: added "where healthy riparian habitat, watercourses, and tree stands are key to achieving the OCP's key directions and policies related to mitigating the impacts of climate change and enhancing biodiversity"	Strengthens the justification for ESA guidelines

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12	OCP, p.93, Guideline #7: replaced “Setbacks from watercourses shall be determined in accordance with the Riparian Areas Regulation pursuant to the Fish Protection Act” with “Development must be set back from sensitive areas to minimize any impacts on riparian habitat in accordance with the methods for determining streamside protection and enhancement areas under the Riparian Areas Protection Regulation, and the recommendations of a Qualified Environmental Professional (QEP).”	Updates the name of the Provincial Regulation, and clarifies that a QEP is required to determine streamside setbacks
13	OCP, p.127, Map 11: added school locations; ‘star’ symbols for potential locations for new plaza or open space were also slightly shifted to align with OCP policies	School locations must be mapped as per the LGA
14	OCP, p. 119, Map 3: map corrections to show ‘Parks and Open Space’ land use on existing park at Production Way and Fraser Highway and Michaud Community Gardens. These corrections were identified through Map 11 updates noted above.	Identifies existing land use conditions