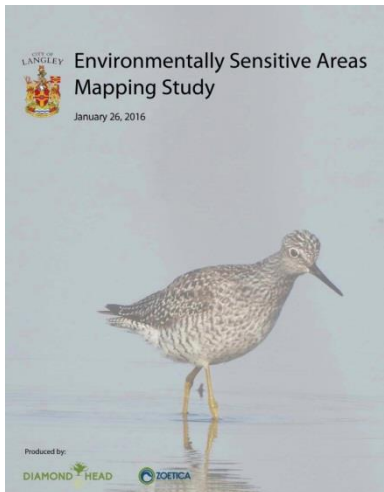




OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

9.0 ENVIRONMENTAL PROTECTION

9.1 Background



2016 ESA Mapping Study

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

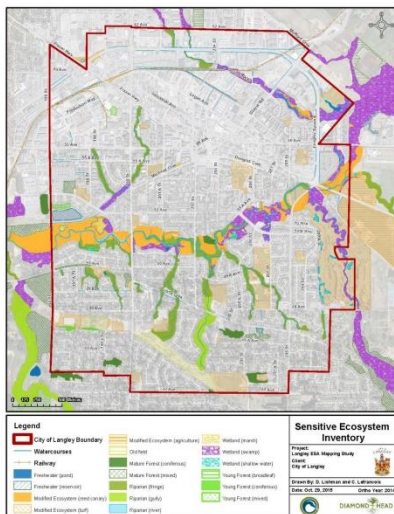
- ⇒ **Protect and enhance environmentally sensitive areas and watercourses identified in the Environmentally Sensitive Areas Map (Schedule "E") and the Watercourse Classification Map (Schedule "F").**

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

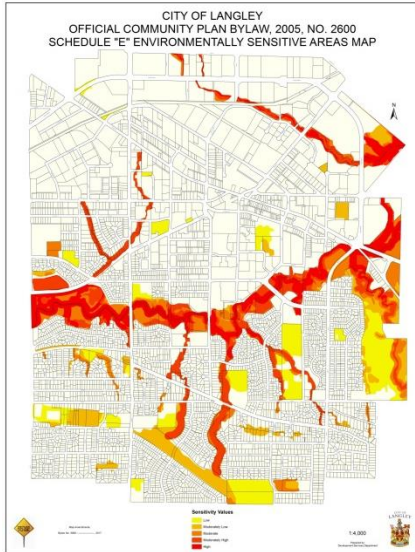
- ⇒ **Prioritize protection and enhancement of Environmentally Sensitive Areas based on sensitivity values in accordance with Schedule "E" and the ESA Mapping Study.**



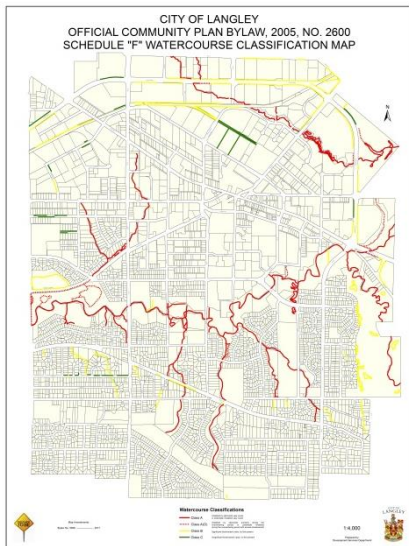
Sensitive Ecosystem Inventory - 2016 ESA Mapping Study



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*Environmentally Sensitive Areas Map
Schedule "E"*



*Watercourse Classification Map –
Schedule "F"*

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.

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.