



CITY OF LANGLEY | Environmentally Sensitive Areas (ESA) Mapping

CONTEXT

The City of Langley is approximately 10 km² in size; almost 204.8 hectares of which is classified as environmentally sensitive. These natural areas extend across political boundaries, including both public and private land. They also provide connections to habitat in neighbouring municipalities. Wildlife and other organisms that depend on these habitats do not recognize these boundaries. Providing greater landscape connectivity ensures these species have the space necessary to meet their life needs.

CITY OF LANGLEY OPEN SPACE

LAND USE/OWNERSHIP	AREA (Ha)	% OF CITY, BY AREA
Parks	133	13.1%
Institutions	39	3.8%*
Private natural area	76	7.4%
Other City owned (ie civic)	4	0.4%
Protected Area within Restrictive Covenant	6	0.6%
TOTAL **	252	24.7

* Including buildings/infrastructure
** Not including private natural area protected with restrictive covenant



Photo Credit: Diamond Head Consulting



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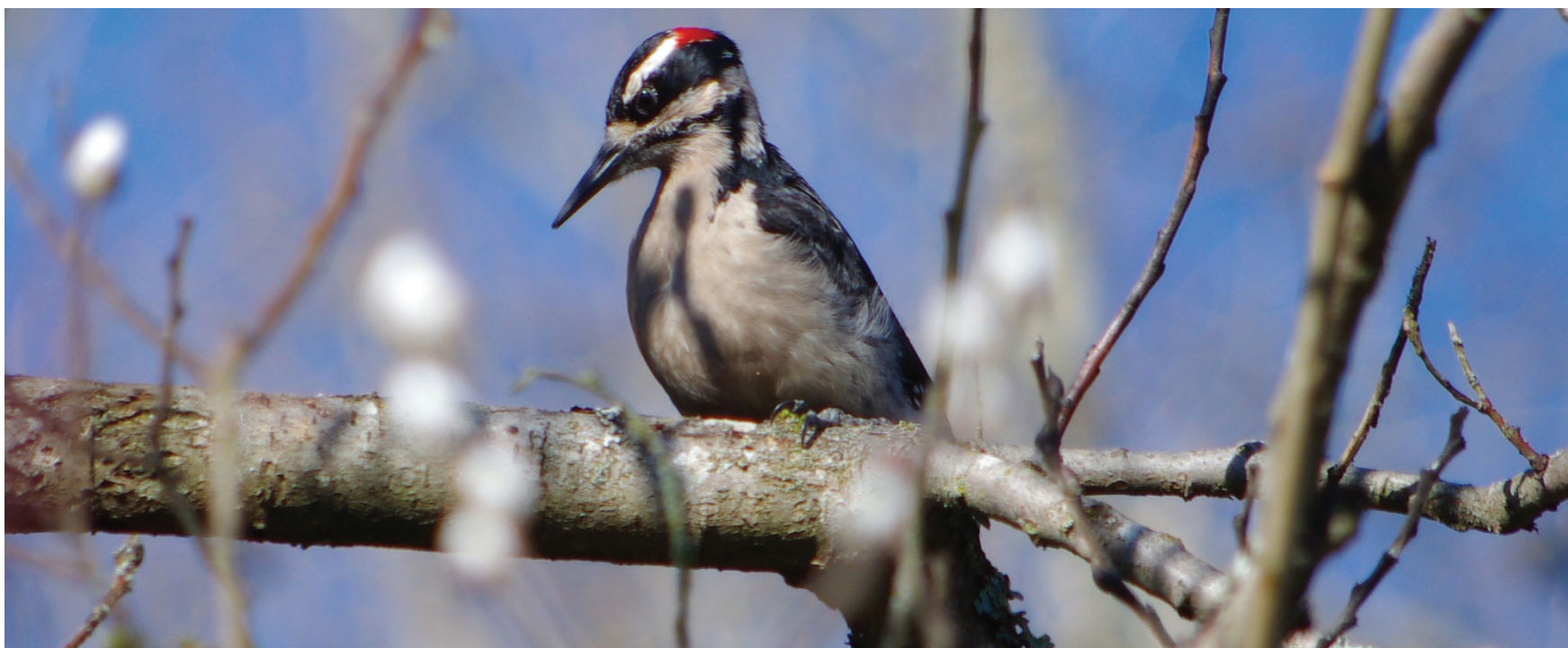


Photo Credit: Cos van Wermskerken

ISSUES

Urban areas pose unique challenges for management of natural areas. This is particularly true in the Lower Mainland.

1. DEMAND FOR LAND

High land costs and a growing population is placing demand on the existing land base, and remaining natural areas are often a target for development.

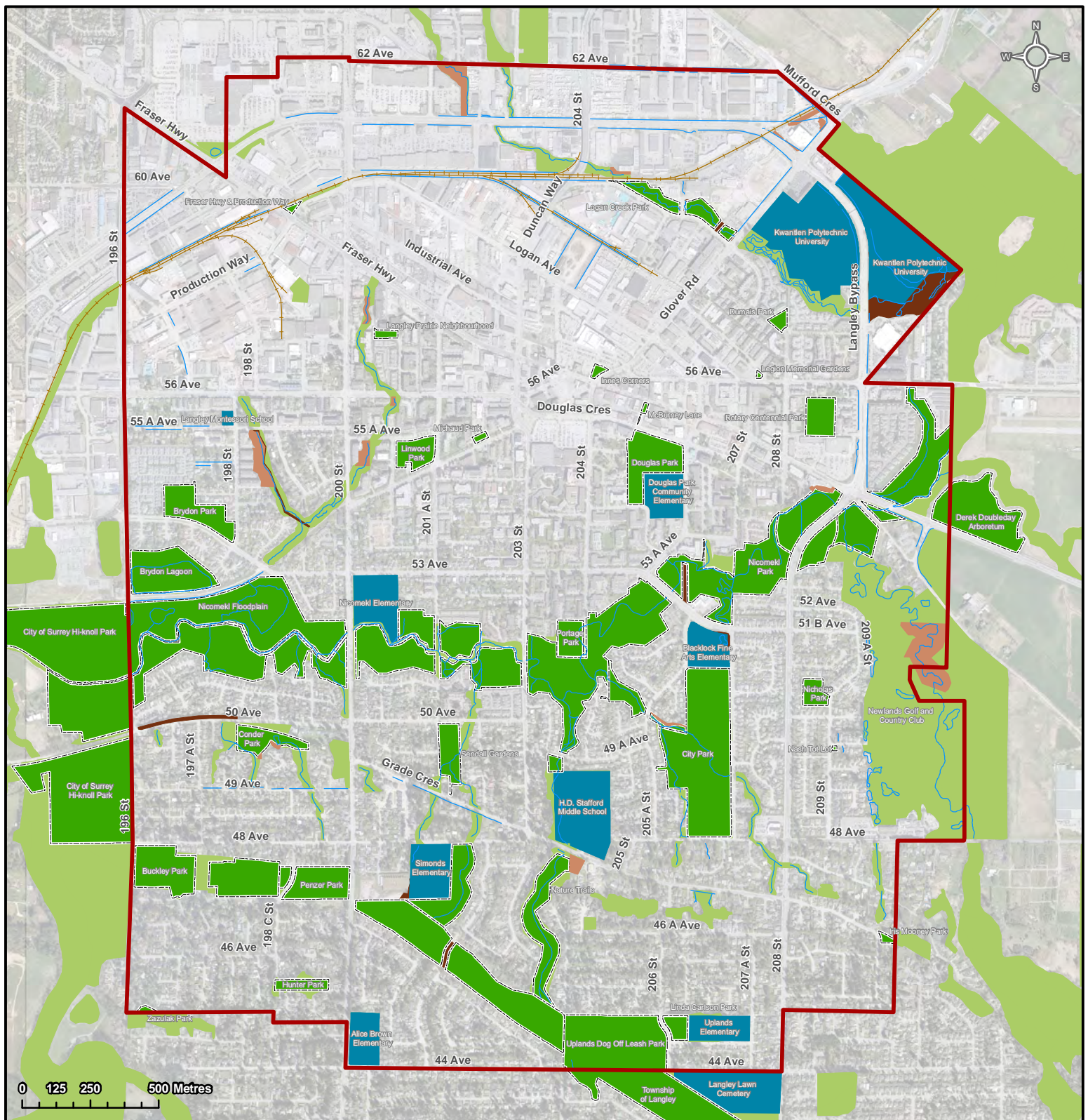
2. DEVELOPMENT INTENSITY

The type and intensity of development will influence the kind of opportunities available to manage natural areas. Likewise, ownership will play a significant role.









3. UNEQUAL APPLICATION OF REGULATIONS

A variety of federal, provincial, and municipal regulations exist to assist in management of ESAs. However, they do not always apply equally across public and private land, and for all jurisdictions. Managing what land owners can do on private land is particularly challenging, with a need to balance the rights of property owners with the public good.

Due to these factors, a variety of management tools are required to effectively manage environmentally sensitive areas.



Legend

- | | |
|---|---|
|  City of Langley Boundary |  Parks |
|  Railway |  Institutional |
|  Creeks/Rivers |  City-owned |
| |  Private - Restrictive covenants |
| |  Private |

Open Space Ownership (tenure)

Project:
Langley ESA Mapping Study

Client:
City of Langley



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Air Photo Year: 2014



DIAMOND HEAD