



**OFFICIAL COMMUNITY PLAN
BYLAW, 2005, NO. 2600**

DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY 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.

Consolidated as of March 3, 2017

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Amendment No. 1, Bylaw No. 2699, 2007	Designate 3 areas of former road dedication to “Downtown Commercial”
Amendment No. 2, Bylaw No. 2730, 2008	Section 14 – Land Use Designations – changes to density
Amendment No. 3, Bylaw No. 2755, 2008	Redesignate 5935 Glover Road to “Service Commercial”
Amendment No. 4, Bylaw No. 2817, 2010	Include greenhouse gas reduction targets
Amendment No. 5, Bylaw No. 2827, 2010	Redesignate 20060 Fraser Highway to High Density Residential
Amendment No. 6, Bylaw No. 2915, 2013	Regional Context Statement and related amendments
Amendment No. 7, Bylaw No. 2953, 2015	<i>Master Transportation Plan and Parks, Recreation & Culture Master Plan</i> related amendments
Amendment No. 8, Bylaw No. 3008, 2016	<i>ESA Mapping Study</i> amendments

WHEREAS under the provisions of Part 26, Division 2 of the *Local Government Act*, the Council may adopt one or more community plans for one or more areas;

AND WHEREAS under the provisions of Section 882(1) of the *Local Government Act*, the Council may adopt a community plan by bylaw, and, following adoption of such bylaw, the community plan is an Official Community Plan;

AND WHEREAS the Council has had prepared a community plan, such community plan being expressed in maps, plans, reports and policies; and

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, ENACTS AS FOLLOWS:

- 1) Schedule “1” attached hereto and forming part of this Bylaw is hereby adopted and is the Official Community Plan for the City of Langley with the exception of those explanatory background and informational portions not intended to be part of the bylaw.
- 2) “Official Community Bylaw, 1999, No. 2280” and all amendments thereto is hereby repealed.
- 3a) Any bylaw commenced under “Official Community Plan Bylaw, 1999, No. 2280” prior to the adoption of this bylaw, which has received at least two readings as of the date of adoption of this bylaw, is, when adopted, deemed to be conforming to, and adopted under, this bylaw.
- 3b) Any designation reference in any bylaw commenced under “Official Community Plan Bylaw, 1999, No. 2280” but adopted under this bylaw is deemed to be a reference to the corresponding new designation as identified within each such designation.
- 4) This Bylaw may be cited for all purposes as “Official Community Plan Bylaw, 2005, No. 2600”.

Official Community Plan Bylaw, 2005, No. 2600
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READ A FIRST AND SECOND TIME this seventh day of November, 2005

PUBLIC HEARING held the twenty first day of November, 2005

READ A THIRD TIME this twenty first day of November, 2005

APPROVAL OF REGIONAL CONTEXT BY THE GREATER VANCOUVER REGIONAL
DISTRICT on the twenty fourth day of March 2006

ADOPTED THIS twenty fourth day of April, 2006

MAYOR

CITY CLERK

CITY OF
LANGLEY



**OFFICIAL COMMUNITY PLAN
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Schedule "I"



Schedule “I”

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1.0 INTRODUCTION

1.1 Overview

The Official Community Plan is a policy guide for managing land use and development in the City of Langley.

1.2 Background

This plan replaces Official Community Plan Bylaw, 1999, No. 2280 which was adopted on November 1, 1999. The basic land use plan and policy framework of the previous bylaw, however, are maintained with updates reflecting major studies and plans completed in recent years including:

The City of Langley's five year corporate strategic plan expressed a set of core values based on the acronym, P.R.I.D.E.

- *People*
- *Respect*
- *Integrity*
- *Dynamics*
- *Expectations*

- Neighbourhood Profiles (2001, 2004, 2009, 2014)
- Community Survey (2001, 2004, 2007, 2010, 2013)
- Watercourse Mapping Update (2002)
- Industrial Land Use Study (2004)
- Nature Trail Network Plan (2005)
- Downtown Master Plan (2007-2009)
- Metro Vancouver Regional Growth Strategy (2011)
- Economic Development Strategy (2012)
- Master Transportation Plan (2014)
- Parks, Recreation and Culture Master Plan (2014)
- Environmentally Sensitive Areas Mapping Study (2016)

This plan also reflects the core values articulated in the 2013-2017 Corporate Strategic Plan.

1.3 Legislative Authority

The legislative authority for the City to adopt an Official Community Plan derives from Part 26 of the *Local Government Act*. Section 877 of the *Act* outlines the required content of an Official Community Plan while Section 882 describes the procedures a municipality must follow in order to adopt a Plan.