

# Streamside Protection Information

A total of over 1,700 kilometres of watercourses can be found in the Township of Langley.

Approximately 1,200 kilometres are streams providing direct or indirect habitat for local fish species, including seven salmonid and two endangered fish species. The remaining 500 kilometres are roadside and field watercourses primarily serving to drain land and convey water. Many of these watercourses were created to drain wetland areas or reroute historical flow patterns, some of which also provide fish habitat.

Watercourses are located within fourteen watershed or drainage catchment areas. These watersheds collect precipitation waters, retain them in wetlands and soils, and slowly convey these waters through a system of small streams to larger streams and ultimately the ocean. Watersheds are

dynamic systems that respond to changes in land use and hydrology, and must be managed to protect fish and wildlife populations and their habitats, mitigate flood risk, and protect groundwater resources.



## Streamside Protection Principles

Schedule 3 of the Township's Official Community Plan establishes Streamside Protection and Enhancement Development Permit Areas (SPEA) and guidelines applicable to watercourses not in the Agricultural Land Reserve.

SPEA's and guidelines were established to maintain undisturbed, naturally vegetated zones along streams. SPEA's provide a number of benefits, including:

- Native vegetation provides shade to moderate stream temperatures; roots and fallen logs provide refuge areas; and overhanging branches and leaf litter provide a source of insects; all of which are critical for young rearing salmon;
- Vegetated buffers filter pollutants and absorb contaminants, preventing their entry into streams or groundwater drinking supplies;
- Well-established roots along stream banks minimize erosion of hazardous slopes and streamside properties;
- Vegetation allows for better infiltration of rainwater which reduces stress on the public drainage infrastructure and protects stream water quality from pollutants and high temperatures typical of rainwater runoff from upland paved surfaces and land use activities.

# Application Process

Schedule 3 of the Township's Official Community Plan establishes streamside protection and enhancement polices, as well as requirements and procedures applicable to the following development applications and activities:

- Community & Neighbourhood Plan Amendments
- Rezoning
- Subdivision
- Development Permits
- Development Variance Permits
- Building Permits
- Soil Extraction and Soil Deposit Permits
- Soil and vegetation disturbance



The OCP designates SPEA's along natural, constructed and roadside watercourses in the Township. These Development Permit Areas provide for a protected non-disturbance setback, the width of which is determined by the watercourse's classification on the Township's Watercourse Classification Map (OCP Map 11) and Schedule 3-1 of the OCP (see chart below).

The Watercourse Classification map depicting a colour code for watercourses in the Township may be viewed at the Development Services counter or online at [tol.ca](#) >> [Maps](#) >> [PDF Maps](#).

For development within the Agricultural Land Reserve (ALR), senior government streamside requirements apply.

Classification	Colour	Setback Column A*	Setback Column B (Flex)**
A – Natural watercourse	Red/Orange/Magenta	30 m	25 m
A – Roadside watercourse	Red/Orange/Magenta	7.5 m	5 m
B – Natural watercourse	Yellow	20 m	15 m
B – Constructed watercourse, channel width > 0.5 m	Yellow	15 m	10 m
B – Constructed watercourse, channel width < 0.5 m	Yellow	10 m	7.5 m
B – Roadside watercourse	Yellow	6 m	3.5 m
C	Green	0 m	0 m
U – (Unclassified)	Blue	To be determined**	To be determined**
Fraser River and Bedford Channel	n/a	30 m	30 m

\*Measured from top of bank

\*\*Subject to Section 4.20 of Schedule 3

## Development Approval Process

The nature and extent of the SPEA is determined and applied to a development project at the time of application for a Community or Neighbourhood Plan amendment, rezoning, subdivision, or a Development Permit of Development Variance Permit. Where a project has not been subject to the development approval process, streamside requirements may be applied at the time of Building Permit or Soil Extraction and Deposit Permit application.

### Flex Provision

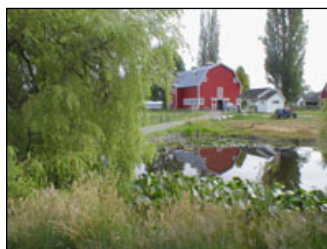
Where a proposed development is unable to comply with Column A of the chart due to special characteristics such as unique site configuration, the width of the SPEA may be modified subject to compliance with Section 4.15 of Schedule 3 of the OCP. A proposed modification to SPEA width **must** maintain the overall average width equivalent to the setback requirement in Column A, and at no point shall be less than the width indicated in Column B. Additionally, SPEA enhancements totaling twice the area of SPEA encroachment is required. In most cases, the proponent will need to hire a Qualified Environmental Professional (QEP) who will need to submit a report supportive of the flex provision that is acceptable to the Township.

The QEP may also be required to demonstrate that fisheries, wildlife, vegetation, soils, slope stability, erosion controls, trails, water resources, archaeologically significant sites, property and human safety within these areas are adequately protected and enhanced and development impacts are efficiently and properly mitigated.

## Development Permit

In very rare cases where a proponent of a specific development believes that the unique characteristics and conditions of a site support further modification to Schedule 3 of the OCP, a formal Development Permit application may be submitted. This provision however, is not intended to apply to situations where the development potential of a site is reduced by SPEA.

Section 4.20 of Schedule 3 of the OCP requires specific studies and reports to be submitted by a QEP, in support of any Development Permit request. All required documentation shall be submitted to the Township for review and acceptance prior to a staff report and recommendation being forwarded to Council for consideration of the Development Permit request.





# Watercourse Mapping Review

Should a proponent contend that a watercourse location or classification is in error, the Township will review information provided by the proponent requesting a classification or location change. This information will be considered by the Township and may result in relocation or reclassification, depending upon whether the documentation submitted is found acceptable to the Township.

## SPEA Requirements Do Not Apply To:

- Agricultural Land Reserve lands;
- Lands outside of the designated Streamside Protection and Enhancement Development Permit Area;
- Reconstruction or repair of a permanent structure as described in Section 532 of the Local Government Act;
- Municipal or utility works and services required in support of the proposed development that will not cause negative impacts to the watercourse and SPEA
- Emergency actions required to prevent, control, or reduce a threat to life or to public or private property;
- Approved habitat enhancement and restoration activities; and
- Lots created prior to adoption of Schedule 3 of the OCP not having sufficient land area to support a minimum building area or footprint. See section 4.16.8 for relevant conditions.



Township of  
Langley



Est. 1873

### Community Development Division

20338 - 65 Avenue

Langley BC V2Y 3J1

Ph: 604.533.6034 | Fax: 604.533.6110

cdinfo@tol.ca | www.tol.ca

Last Update: April, 2017