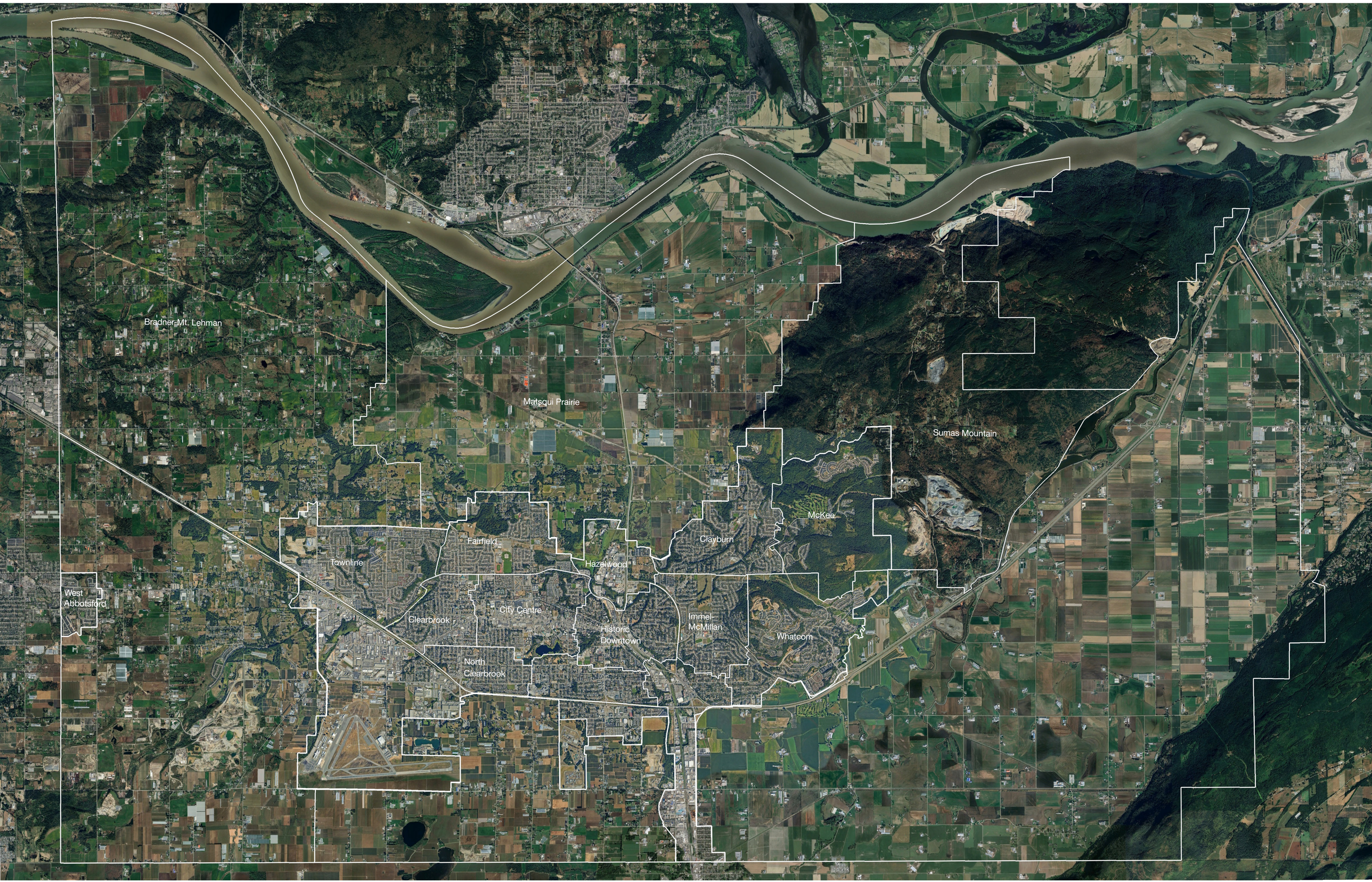
Place a dot in your neighbourhood

Understanding where participants live provides perspective and context when reviewing feedback



What's Happening

We are updating the Official Community Plan (OCP)

Abbotsford is growing! To accommodate and plan for growth over the coming decades, Abbotsford is updating the OCP and looking for input to shape the future of our city.

What is the OCP?

The OCP is like a blueprint for our city. It guides how land should be used for things like houses, schools, parks, and roads, and it makes sure everything grows in a way that's good for the environment and the people living here. The plan helps Council make decisions about how our community changes over the next many years.

Why are we updating the OCP?

Updating the OCP allows the City to respond to changing needs and pressures, both today and into the future. This targeted update builds on the current OCP, responds to the Provincial housing legislation, and addresses challenges, such as housing supply and economic growth, which have become more visible since the last OCP update 8 years ago.

How does the OCP Impact my daily life?

The OCP includes policies and maps that influence aspects of your daily life, such as whether your neighborhood will see more town-houses and if there is a park within walking distance.

With recent changes in Provincial legislation, **Public Hearings are no longer allowed for developments that align with the OCP. This engagement process is the final opportunity to provide feedback on how your neighbourhood will change over time.**

If you want to help shape the future of your community, it's **more important than ever to get involved** in the OCP update process.

The Process

We Are Here

Seeking Feedback on Draft Updates to the OCP

2023 — 1 Background Research

November 2023

The Province passed housing legislation and outlined timelines for municipalities to comply.

2024 — 2 Explore New Directions (Public Engagement)

June 2024

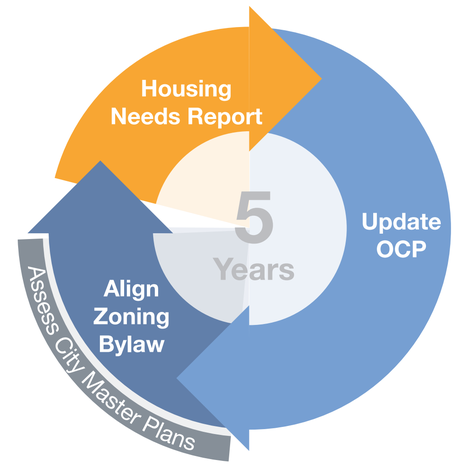
The City of Abbotsford updated the Zoning Bylaw to accommodate Small-Scale Multi-Unit Housing (SSMUH) requirements.

2025 — 3 Prepare New Policy (Public Engagement)

2025 — 4 Adopt an Updated Plan

December 2025

The City of Abbotsford must update its OCP by the end of 2025 to reflect legislative changes.



Every 5 Years

New legislation requires all Cities in BC to prepare a Housing Needs Report every 5 years and ensure that the OCP and Zoning Bylaw can accommodate the next 20 years of housing needs.

How do the Provincial legislative changes affect the OCP?

Provincial legislative changes have set rules and timelines that the city must follow, so some parts of the draft OCP are required by the Province and cannot be changed. We encourage you to speak with City staff to learn more about these Provincial requirements and how they may influence future development in your community.

OCP Update | letstalkabbotsford.ca/ocp

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OCP Land Use vs Zoning

Shared terminology is key to building our community together.

Having a shared understanding of key terms helps ensure that everyone can participate meaningfully. This board introduces common city planning terms that are used on other Open House boards. If you are not sure what a term means, please ask staff.

Official Community Plan

Policies

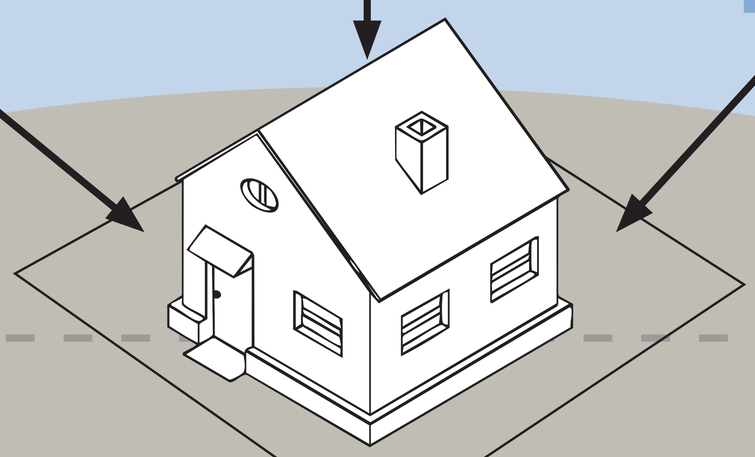
Policies are tools that guide how we shape our community. They support the community's vision by setting out clear high level directions on topics like housing, employment, and the environment.

Land Use Designations

A Land Use Designation in the OCP is a category that shows how land is meant to be used in the future. It generalizes what is allowed on a piece of land and helps guide zoning applications, infrastructure needs, and environmental protection.

DP Area & Guidelines

A Development Permit (DP) Area is a part of the community with special guidelines to ensure new buildings, landscaping, and design meet environmental, aesthetic, or safety goals.



Future Activities for Properties

Current Activities Permitted on Properties

Every Property Has a Land Use Designation and a Zone.

Zoning

A property's zone regulates how a property can be used today. It also identifies more specific uses than the OCP. For example, in the zone that regulates your property you may find what types of buildings can be constructed, how tall buildings can be, whether you can have a home based business, and how many parking spaces are required.

Changes to zoning—called rezoning—requires a formal application and approval by Council

Zoning Bylaw

The Zoning Bylaw is a document that contains all the zones in the city and enforces specific rules about how land can be used and developed on a property-by-property basis. In contrast, land use designations in the OCP are long-term planning policies that outline the intended future use and vision for different areas of a city, which zoning must align with, but doesn't always immediately match.

Urban Structure

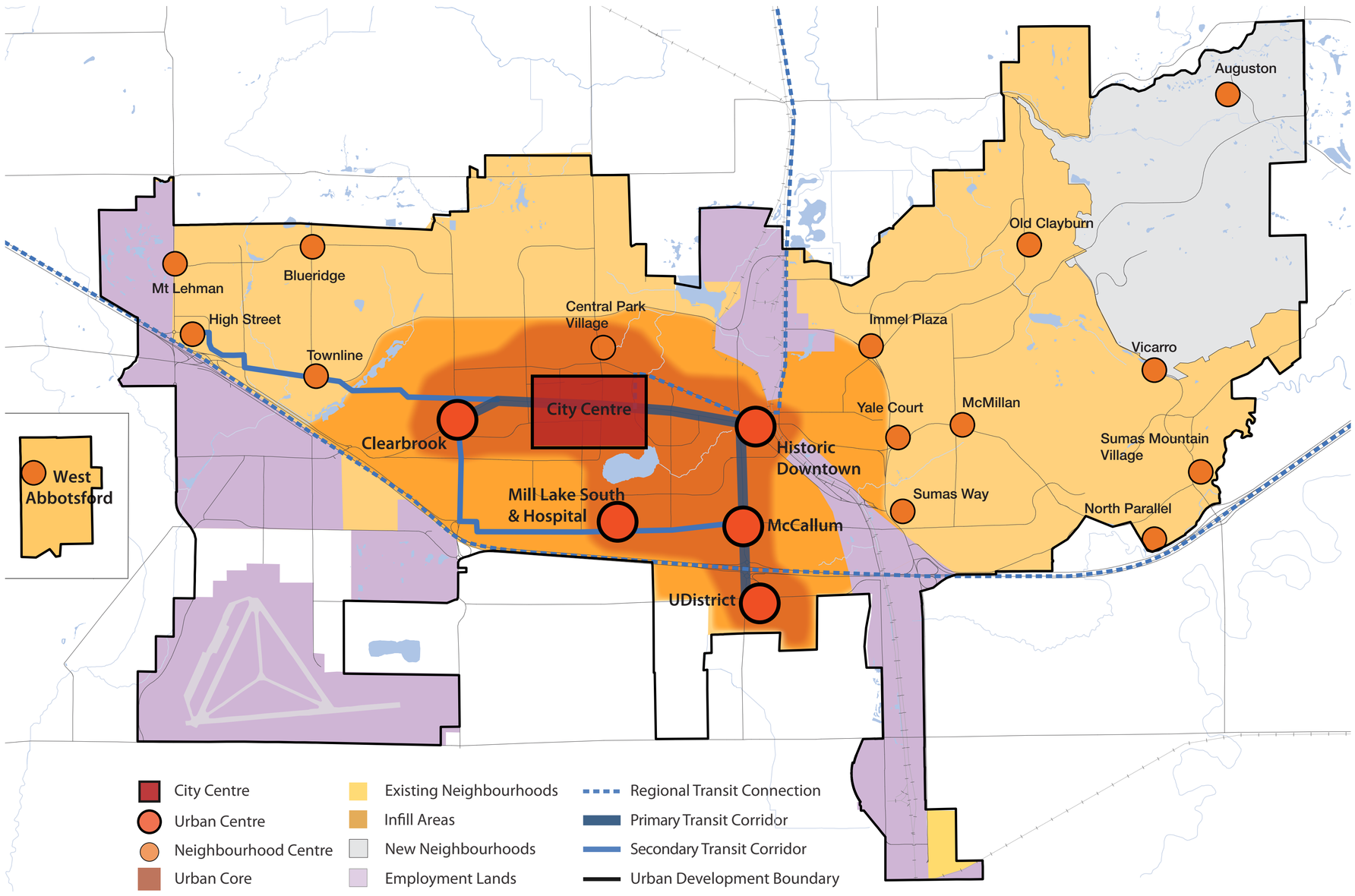
OCP Updates | **Refining the big picture for guiding growth**

What is the Urban Structure?

The Urban Structure is a key organizing element of the Plan. It establishes a framework for how the City directs growth and shapes development. The Urban Structure is defined by a hierarchy of mixed-use centres, anchored by ground-oriented multi-unit; low, mid, and high-rise housing; and connected by primary and secondary transit corridors.

How has it changed in the draft Plan?

A key part of the 2050 OCP Update is revising the urban structure to reflect Abbotsford's current context. Changes include an expanded Urban Core, a new Urban Centre south of Mill Lake, a new Neighbourhood Centre near Gladwin and Maclure and new Secondary Transit Corridors.



City Centre

Urban Centre

Neighbourhood Centre

WHAT'S NEW

Secondary Transit Corridor

A Secondary Transit Corridor links High Street and the hospital to the Primary Transit Corridor and City Centre. This helps shape transit-oriented growth and support future route planning in coordination with regional transit connections, new housing areas, services, and employment areas.

Expanded Urban Core

The Urban Core has been expanded to capture the new Urban Centre south of Mill Lake.

New Urban Centre - Mill Lake South

In coordination with the new Secondary Transit Corridor, an Urban Centre has been added south of Mill Lake. (more information on other panels)

New Neighbourhood Centre

The draft plan identifies Central Park Village near Gladwin and Maclure as a Neighbourhood Centre to reflect the existing mixed-use development at this location.

Urban Area Land Use Plan | Draft Updates

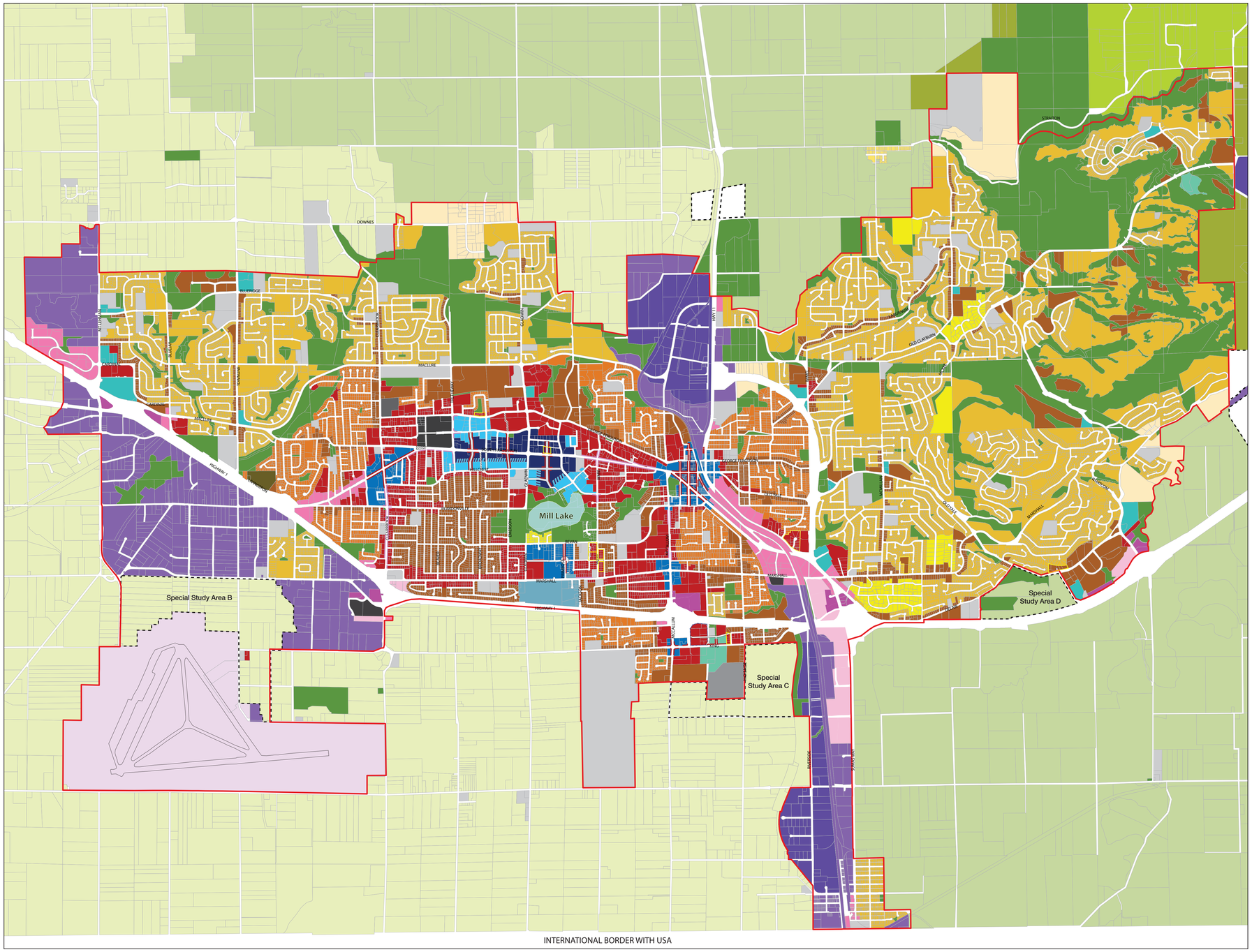
- Urban Development Boundary
- Neighbourhood Plan Boundary
- First Nations Reserve Lands
- Special Study Areas
- Lot assembly may be required

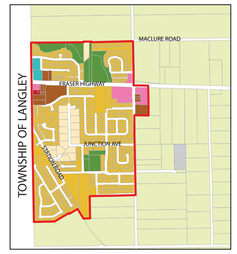
Mixed-Use Centres
- City Centre Core
- City Centre Residential
- Urban Centre
- Village Centre
- Historic Centre
- Neighbourhood Centre
- Required Commercial Street
- Optional Commercial Street

Residential
- Apartment (Urban 1)
- Townhouse (Urban 2)
- Urban Area Manuf. Home Park
- SSMUH 1 (Urban 3)
- SSMUH 2 (U4rban 4 in UDB)
- SSMUH 3 (Urban Large Lot)
- SSMUH 4 (Suburban)
- Suburban (U4 outside UDB)
- Suburban Hobby Farm (ULL/Sub)

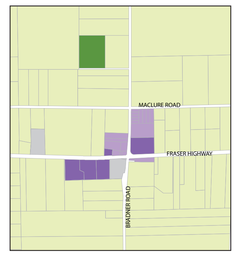
Employment Lands
- Gateway Commercial
- Secondary Commercial
- Regional Commercial
- Light Industrial
- General Industrial
- High Impact Industrial
- Health Campus
- Airport
- Agricultural 1 - Uplands
- Agricultural 2 - Lowlands

Supporting Lands
- Civic Institutional
- Institutional Complex
- Institutional
- University Institutional
- Open Space
- Country
- Rural

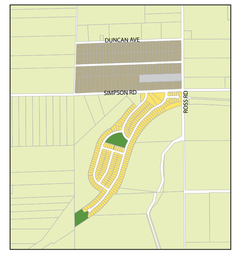




West Abbotsford



Bradner Rd & Fraser Hwy



Pepin Brook Area

Matsqui Village

OCP Update | letstalkabbotsford.ca/ocp

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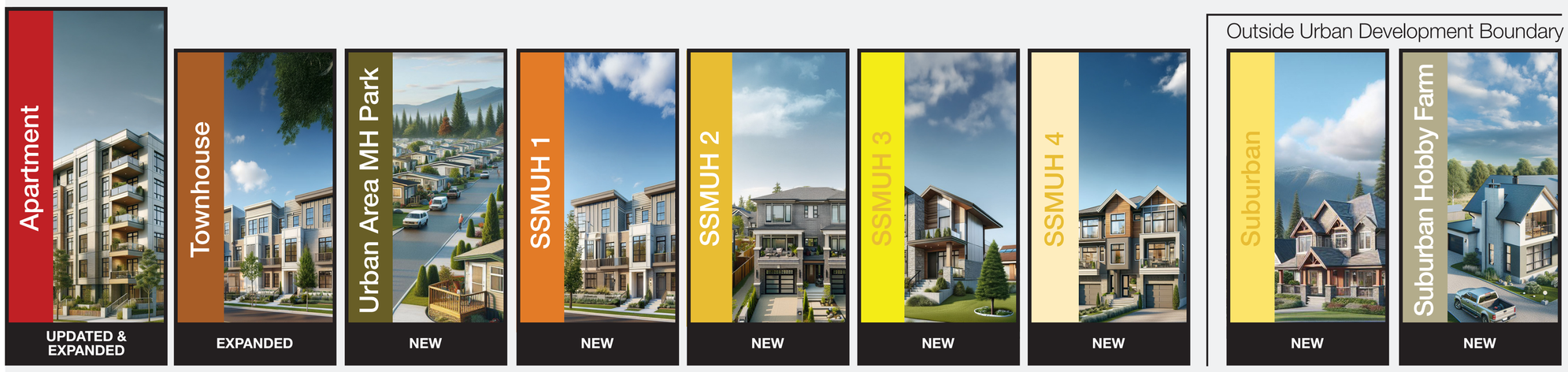
Land Use Designations | Draft Updates

Mixed-Use Centres are key destinations within the city, offering a mix of uses and higher residential densities, including shopping, services, institutions, and office uses.

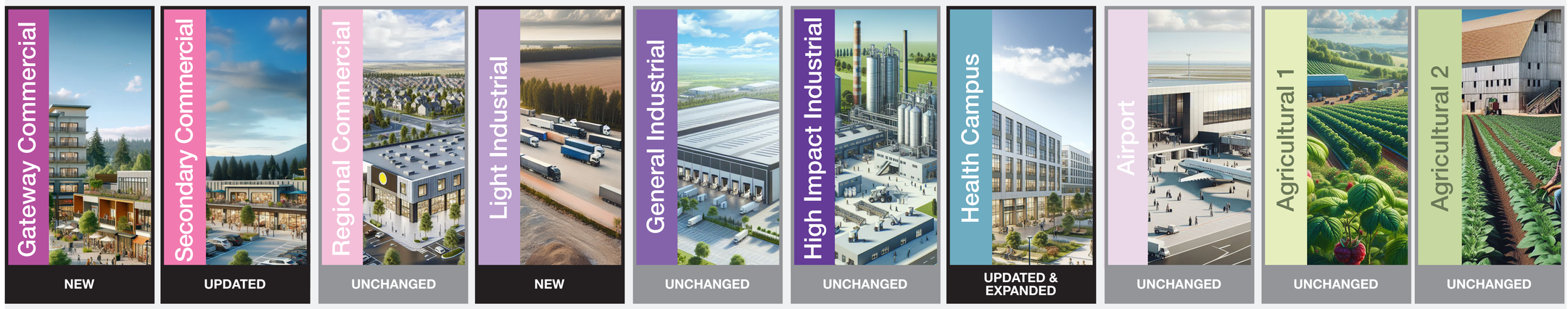
Building on the Urban Structure, the Land Use Plan provides more detail.

It plays a central role in guiding decision making on the type, location, and intensity of new development as the city grows.

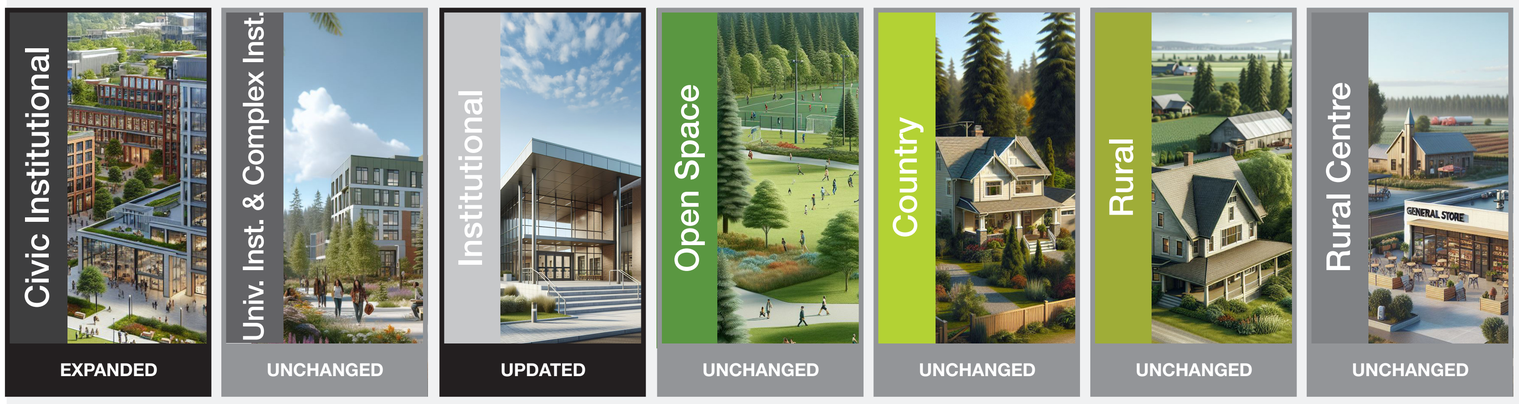
Residential Neighbourhoods offer diverse housing opportunities, with mid-rise and ground-oriented multi-unit housing in the urban area, and single-detached dwellings with suites or coach house options outside the Urban Development Boundary



Employment Lands add opportunities for jobs and community services beyond Mixed Use Centres, comprising commercial and industrial uses, as well as Airport, Hospital, and Agricultural lands.



Supporting Lands support a growing population in a complete community with institutional uses, open spaces, and other rural uses.



OCP Update | letstalkabbotsford.ca/ocp

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Mixed Use Centres

OCP Updates | **More housing & shopping in key destinations**

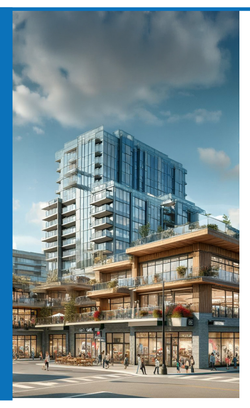
CITY CENTRE

The City Centre Core & Residential designations allow the highest intensity of uses within the OCP, together making up the city's mixed-use and residential heart.

Buildings are regulated with floor area limits and design, but do not have a height maximum, allowing highrises.

What's new?

- New City Centre Residential properties to align with Provincial Transit-Oriented Area requirements
- Increased density to improve viability and design outcomes

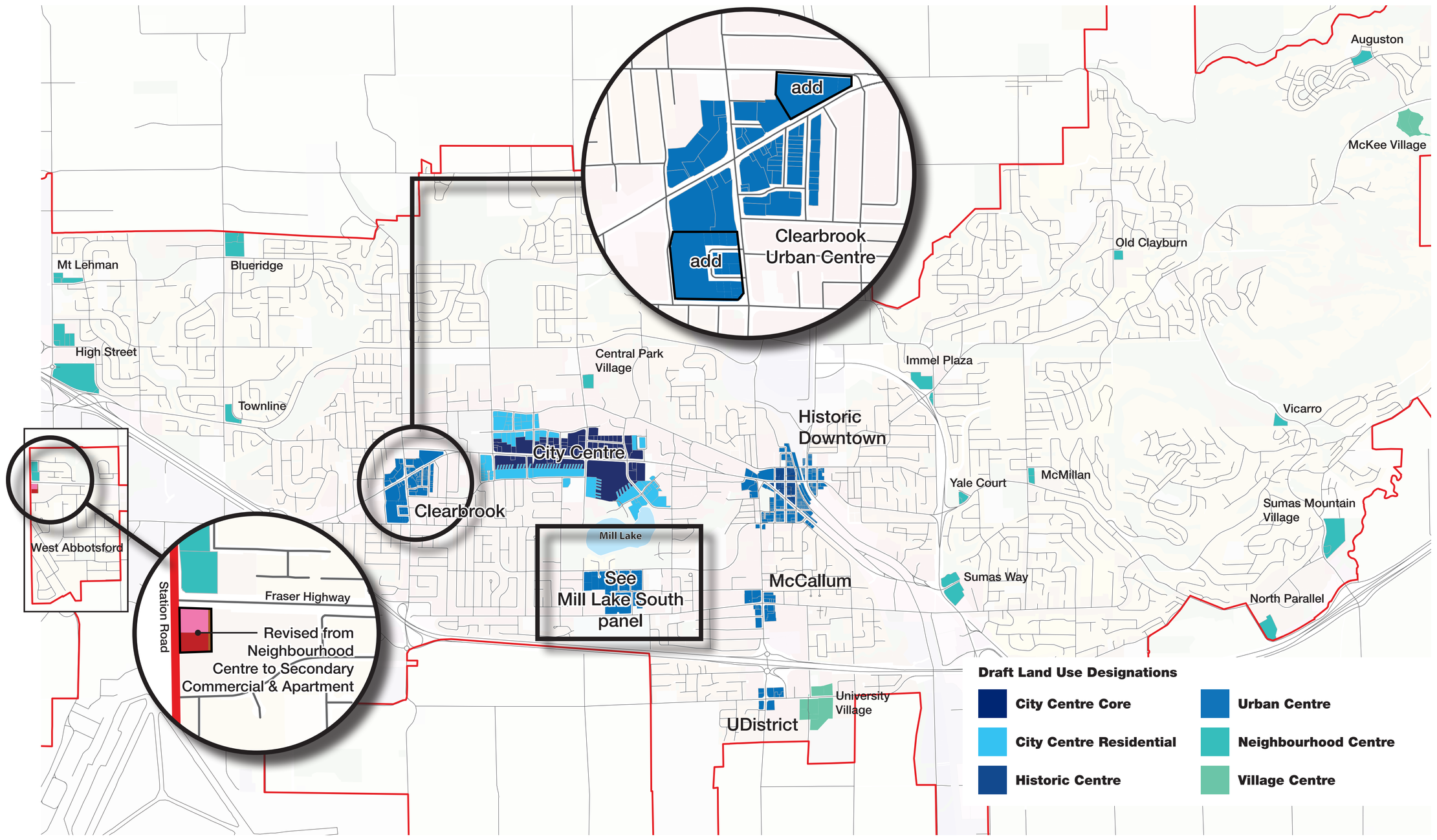


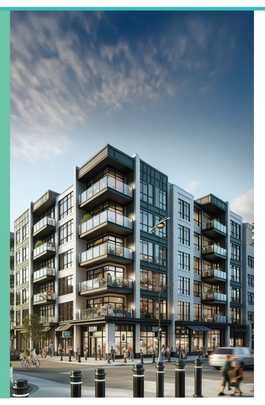
URBAN CENTRES

Urban Centre lands are secondary to the City Centre in terms of scale and are connected by Transit Corridors. They include a mix of housing, shopping, and office space to strengthen existing city hubs and support surrounding neighbourhoods.

What's new?

- Remove 6 storey height limit and allow more building area through density bonusing to enable more housing/jobs.
- Expand Clearbrook Urban Centre and new Urban Centre and add new Urban Centre lands south of Mill Lake Park





NEIGHBOURHOOD & VILLAGE CENTRES

These Centres are secondary to Urban Centres in terms of scale, and are intended to provide daily needs and services within a short walking distance. McKee Village and University Village are similar to Neighbourhood Centres, but include institutional uses.

What's new?

- Add Institutional use to McKee Village and modestly increase floor area (+0.5 FSR)
- Increase Neighbourhood Centre height limit from 4 to 6 storeys and allow additional density to support reinvestment

Tell us what you think!

In the previous phase of engagement, we heard support for more development potential in Mixed Use Centres (City Centre, Urban Centre and Neighbourhood & Village Centres), particularly near transit.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

Please tell us more about your perspective ...

OCP Update | letstalkabbotsford.ca/ocp

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New Townhouse & Apartment Areas

OCP Updates | **More housing in the core & along corridors**

APARTMENT

Apartment areas provide homes near Mixed Use Centres and Transit Corridors. Buildings can be up to 6 storeys in height, with the option to include commercial uses in limited locations.

What's new?

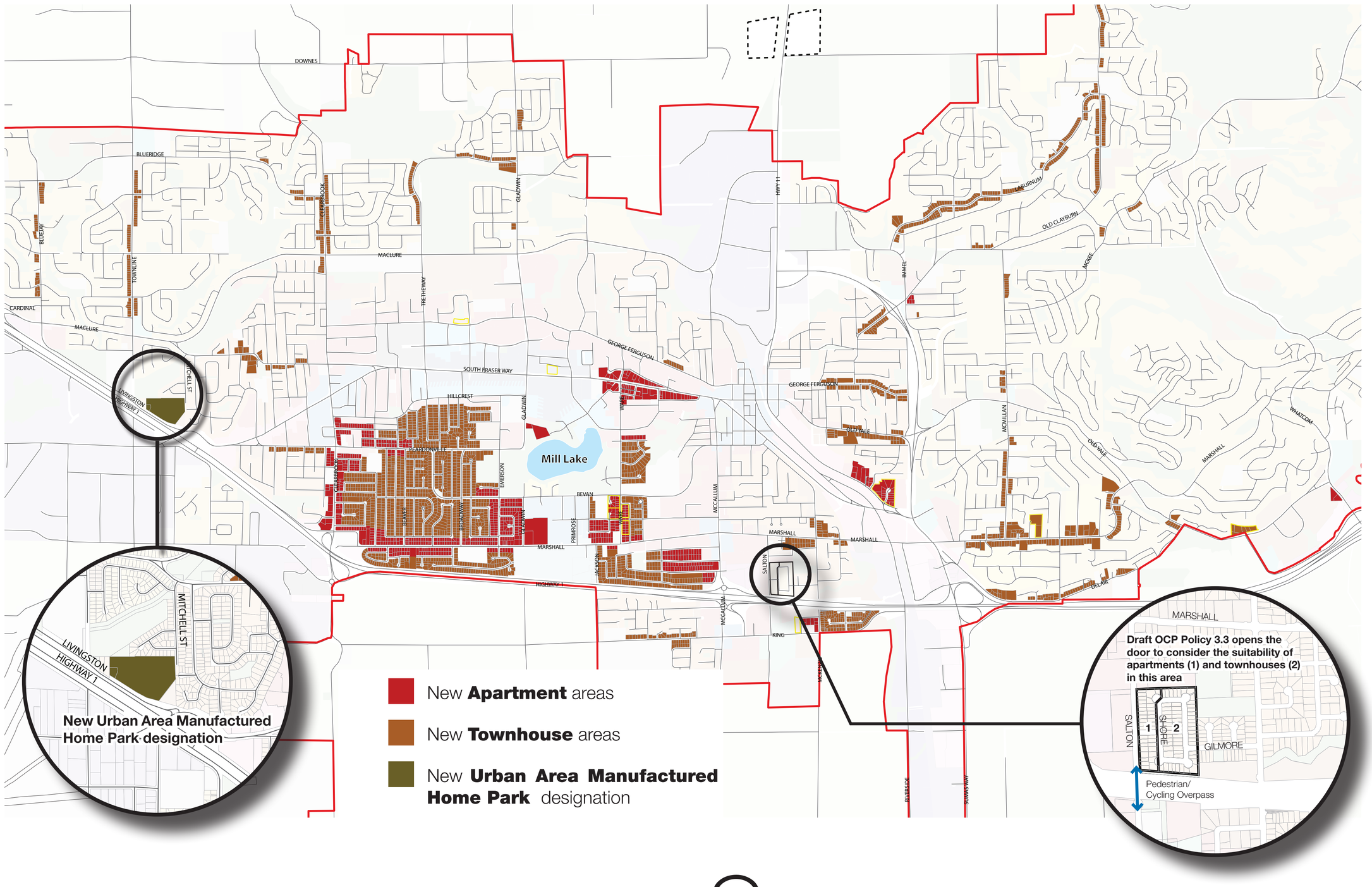
- Consistent density maximum for all parcel sizes (2.5 FSR)
- New Apartment on Clearbrook Rd & South Fraser Way
- More Apartment opportunities near mixed-use centres and along parts of Secondary Transit Corridor (Marshall Rd)

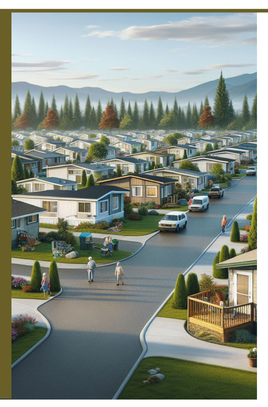
TOWNHOUSE

Townhouses are important for supporting Abbotsford's growing population. This ground-oriented housing type tends to be larger than an apartment and often provides a transition between higher and lower density areas. Buildings can be up to 3 storeys.

What's new?

- Townhouse options in former "Urban 3 Infill" areas between City Centre, Clearbrook Rd, McCallum and Highway 1
- Townhouse options on select major roads, subject to lot size
- Zoning regulations that allow a range of housing options, with the most flexibility on local roads





URBAN AREA MANUFACTURED HOME PARK

What's new?

This new draft designation recognizes the existing manufactured home park on this property and allows Council to consider proposals for townhouse and apartment redevelopment that integrate secured rental housing with substantial non-market and/or seniors housing. Draft policy sets an expectation for tenant engagement, strategic phasing to minimize resident impacts, and tenant assistance.

The designation facilitates rezoning applications for townhouses and apartment development up to 6 storeys.

Tell us what you think!

In the previous phase of engagement, we heard that we should explore new areas for townhouses and apartments, including along major roads.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

Please tell us more about your perspective ...

OCP Update | letstalkabbotsford.ca/ocp

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New Townhouse & Apartment Areas

Zoning Bylaw Updates | **New Townhouse Zoning**

Where the OCP supports higher density townhouse development on properties that are eligible for SSMUH, new zoning will enable SSMUH and larger scale townhouse on big enough properties.

Townhouse 1 (local roads)

- ☑ Single Detached
- ☑ Duplex
- ☑ Townhouse (4 units or less)
- ☑ Townhouse (5 + units)
- ☑ Secondary Suite
- ☑ Garden Suite / Coach House

Townhouse 2 (major corridors)

- ☑ Single Detached
- ☑ Duplex
- ☐ Townhouse (4 units or less)
- ☑ Townhouse (5 + units)
- ☑ Secondary Suite
- ☑ Garden Suite / Coach House

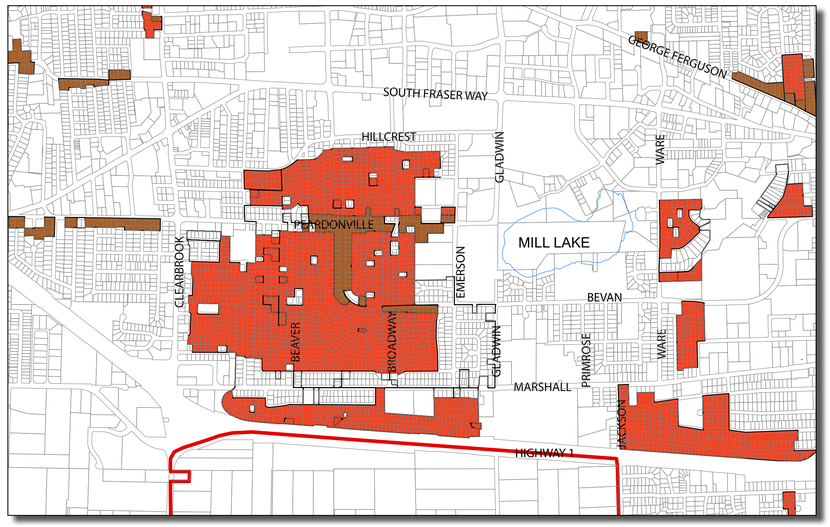
Townhouse 1 Zone (local roads)

The draft Plan designates a large portion of the residential area south of City Centre as Townhouse. Since many of these properties are eligible for SSMUH, proposed **TH1** zoning provides flexibility for a variety of SSMUH options while also allowing larger-scale townhouse developments on lots that are over 1,120 m^2 in size and 35m in width.

Townhouse 2 Zone (major roads)

In some cases, there are properties eligible for SSMUH located along major roads. This can pose a challenge to the function, safety, and aesthetics of our key corridors. In response, draft **TH2** zoning is intended to incentivize larger-scale townhouse development while also allowing 4 units per lot in the form of single detached, duplex, and accessory units like secondary suites and garden suites.

Sample of Proposed Zoning Map Changes



Townhouse 1 Townhouse 2

Tell us what you think!

In the previous phase of engagement, we heard interest in exploring more than SSMUH (i.e. townhouse) in the core and along major roads.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

Please tell us more about your perspective ...

OCP Update | letstalkabbotsford.ca/ocp

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Small-Scale Multi-Unit Housing

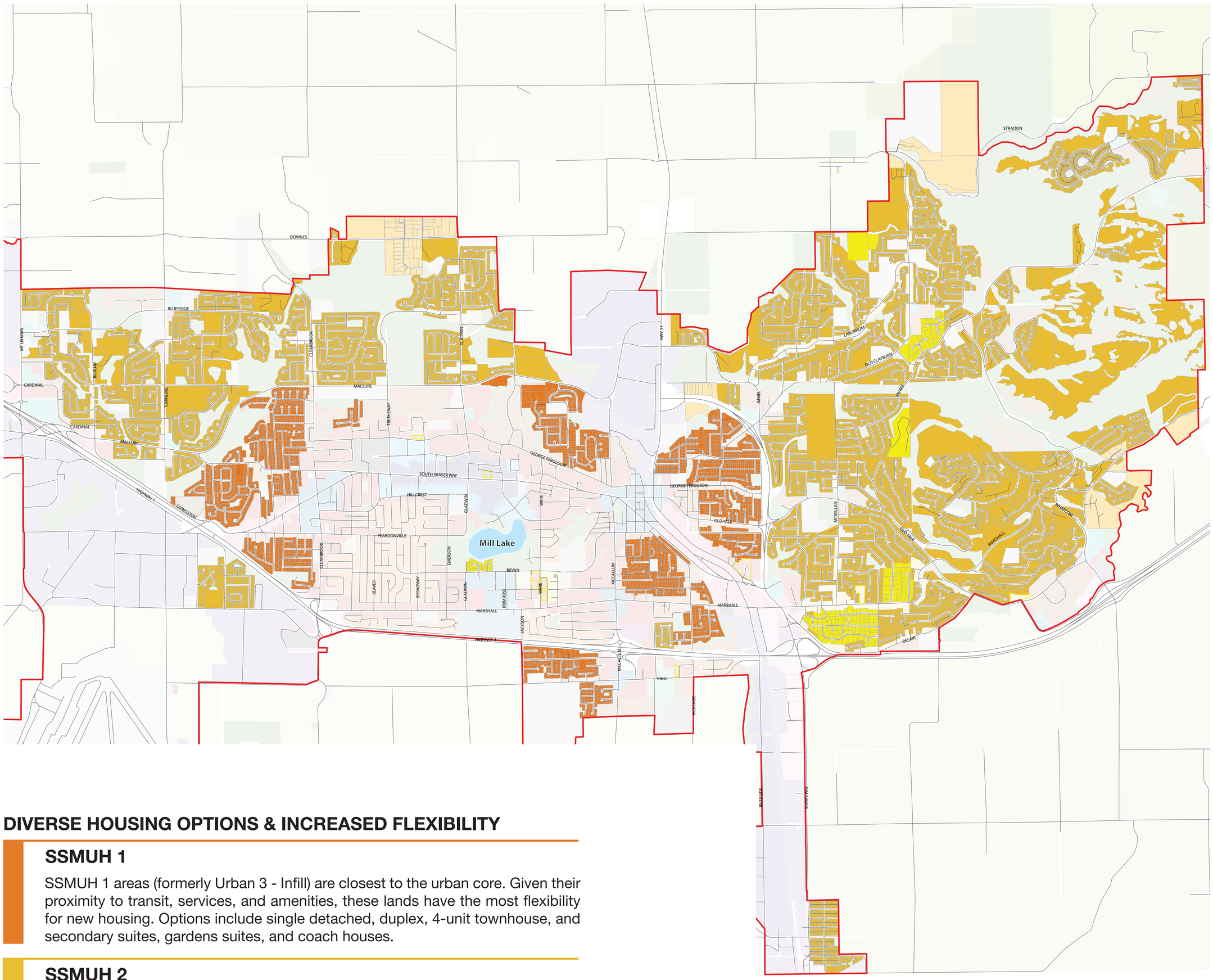
OCP Updates | **More options in residential neighbourhoods**

SMALL SCALE MULTI-UNIT HOUSING (SSMUH)

Provincial legislation requires the City to allow at least 3-4 units (depending on lot size) on all residential lots within the Urban Development Boundary. In response, new Small-Scale Multi-Unit Housing (SSMUH) land use designations have been developed to replace designations that previously supported fewer units. Buildings can be up to 3 storeys in height.

What's new?

- New land use designations that support 4 dwelling units per lot
- Options for diverse housing types, with flexibility for development increasing closer to the urban core



DIVERSE HOUSING OPTIONS & INCREASED FLEXIBILITY

SSMUH 1

SSMUH 1 areas (formerly Urban 3 - Infill) are closest to the urban core. Given their proximity to transit, services, and amenities, these lands have the most flexibility for new housing. Options include single detached, duplex, 4-unit townhouse, and secondary suites, gardens suites, and coach houses.

SSMUH 2

These lands (formerly Urban 4 - Detached) make up the established neighbourhoods located outside of the urban core. Housing options in these areas include single detached, duplex, secondary suites, garden suites, and coach houses. Sites bigger than 1 hectare can also include some townhouses.

SSMUH 3

SSMUH 3 lands (formerly Urban Large Lot) are characterized by large properties with low density single detached housing. For these lands, the draft Plan supports single detached, duplex, secondary suites, garden suites, and coach houses.

SSMUH 4

SSMUH 4 lands (formerly Suburban) are typically the largest properties within the urban development boundary. For these lands, the draft Plan envisions single detached, duplex, secondary suites, garden suites, and coach houses.

OCP Update | letstalkabbotsford.ca/ocp

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Small-Scale Multi-Unit Housing

Zoning Bylaw Updates | **New SSMUH Zoning**

To implement Small-Scale Multi-Unit Housing, most SSMUH-eligible properties will be rezoned as part of the OCP Update process. Below is a snapshot of proposed zoning regulations.

Flexible zoning to support diverse, liveable, and family-friendly housing

SSMUH zoning is designed to create flexibility for a variety of new housing types. The goal is to increase the supply of diverse, liveable, family-friendly housing.

Zoning Highlights by Land Use Designation	SSMUH 1	SSMUH 2	SSMUH 3	SSMUH 4
Density (FSR)*	0.5 to 1.2	0.5 to 0.65	0.5 to 0.65	0.5 to 0.65
Height*	8.5 to 11m	9.5m	9.5m	9.5m
Lot Coverage*	40-50%	40-45%	33%	20%
Lot Size (min)	495m^2	495m^2	1,620m^2	4,000m^2
Stratified Principal Units	yes	yes	yes	yes
Stratified Accessory Units	yes	no	no	no
Parking spaces / unit (avg)	1.5	1.5	1.5	1.5

* Permissions increase as units are added to a lot (i.e. single detached = 0.5 FSR; Townhouse = 1.2 FSR)

Tell us what you think!

In the previous phase of engagement, we heard a desire for greater flexibility in SSMUH 1 areas of the city.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

In the previous phase of engagement, we heard a desire for greater flexibility in SSMUH 2, 3, and 4 areas of the city.

Is the draft Plan headed in the right direction?

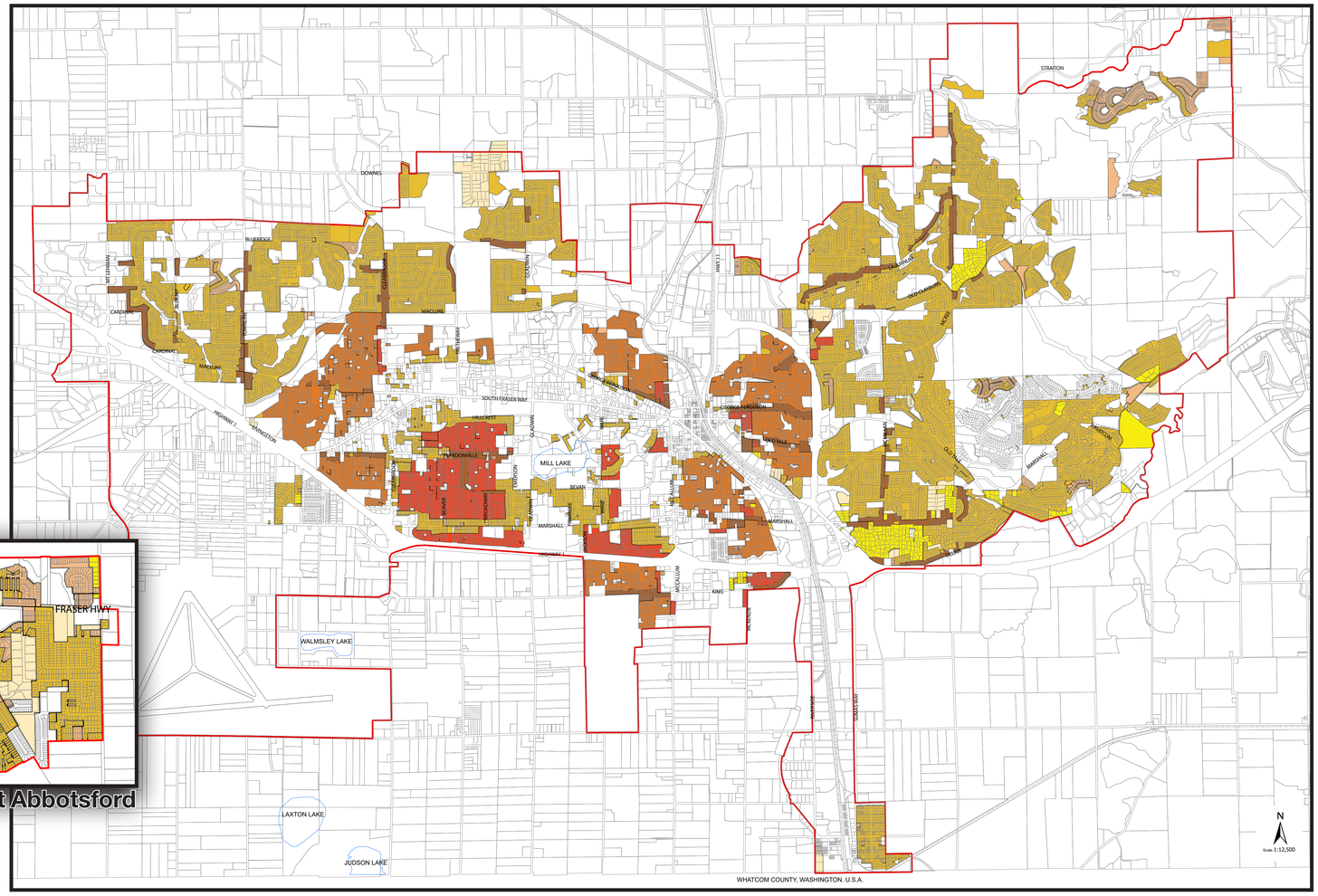
Yes	Mostly	Not sure	Not really	Not at all

Please tell us more about your perspective ...

Small-Scale Multi-Unit Housing

Zoning Bylaw Updates | **Proposed Zoning Map Changes**

To implement Small-Scale Multi-Unit Housing, most SSMUH-eligible properties will be rezoned in accordance with this map.



Note: Properties in white will retain existing zoning. Ask staff to view the existing Zoning Bylaw map.

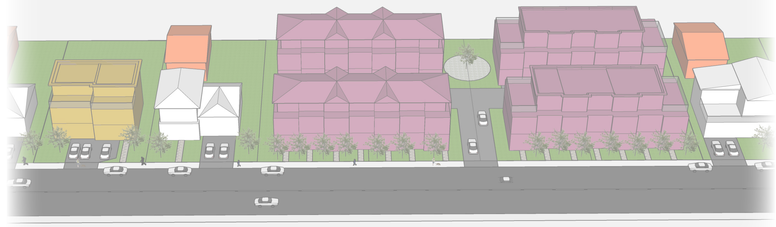
New SSMUH Zones

SSMUH-eligible properties will be rezoned to accommodate small-scale multi-unit housing in accordance with provincial legislation, while also aligning with the applicable OCP land use designation.

- Townhouse 1 (local roads)
- Townhouse 2 (major roads)
- SSMUH 1
- SSMUH 2
- SSMUH 2g
- SSMUH 3
- SSMUH 4

Did you know?

Sometimes zoning allows SSMUH even though the OCP envisions higher density development like townhouse or apartment. In these cases, SSMUH options are somewhat limited to encourage the higher density option envisioned in the Plan.



Mill Lake South

More development near Mill Lake Park and the hospital

The neighbourhood south of Mill Lake is centrally located and close to major amenities, including Mill Lake Park, Abbotsford Regional Hospital, schools, shopping, and bike and transit routes.

In Stage 2, we explored the idea of allowing more development in the neighbourhood, recognizing its unique and strategic location. 75% (175) of respondents either liked the idea or thought it was great.

Based on these factors, the draft OCP is changed to designate the neighbourhood as Urban Centre, complemented by new Apartment, Townhouse, and Health Campus designations. This change supports new mixed-use residential, commercial, employment, and health-related opportunities, such as housing for residents and healthcare workers, senior living and long-term care facilities, shopping and dining, medical offices and clinics, and hospital expansion.

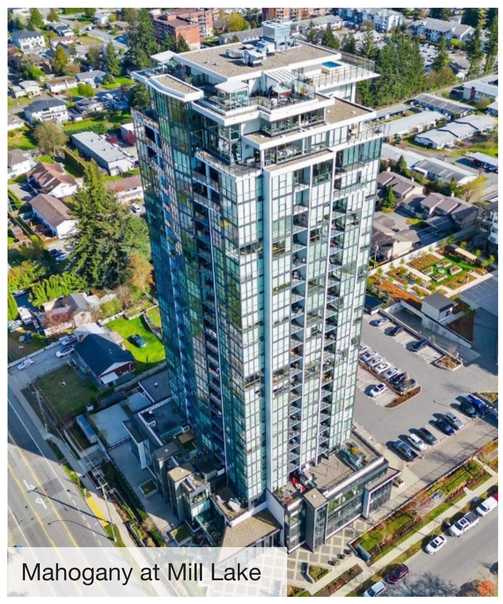
Urban Centre
Apartment
Townhouse
Health Campus

Enhanced street design on Primrose
Required Commercial
Optional Commercial
Conceptual new road connection

Lots may require assembly to incorporate road dedication

Intersection review/ improvement may be required

Mixed-Use Development


Mahogany at Mill Lake

Enhanced Streetscape
Source: www.fathomstudio.ca

Image source: www.fathomstudio.ca

Tell us what you think!

In the previous phase of engagement, we heard support for more development south of Mill Lake Park and near the hospital, including apartments, townhomes, seniors housing, shopping and dining, medical clinics and offices, and room for hospital expansion.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

Please tell us more about your perspective ...

OCP Update | letstalkabbotsford.ca/ocp

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abbotsfwd 2050

Employment Lands

OCP Updates | **Supporting the local economy & job growth**

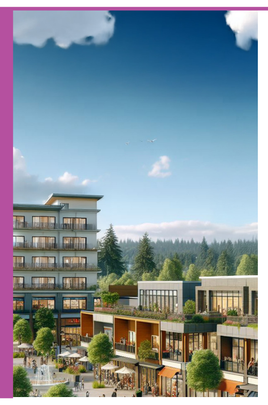
INDUSTRIAL

Industrial land is critical to the local and regional economy.

Based on the Truck Parking Strategy, the draft proposes a new use to broaden truck parking opportunities.

What's new?

- New 'Light Industrial' land use that supports commercial vehicle/truck parking with modified servicing standards
- Designate Light Industrial lands near Bradner Rd & Fraser Hwy
- Maintain focus on Special Study Areas A and B for future industrial and note opportunities for agritech sector

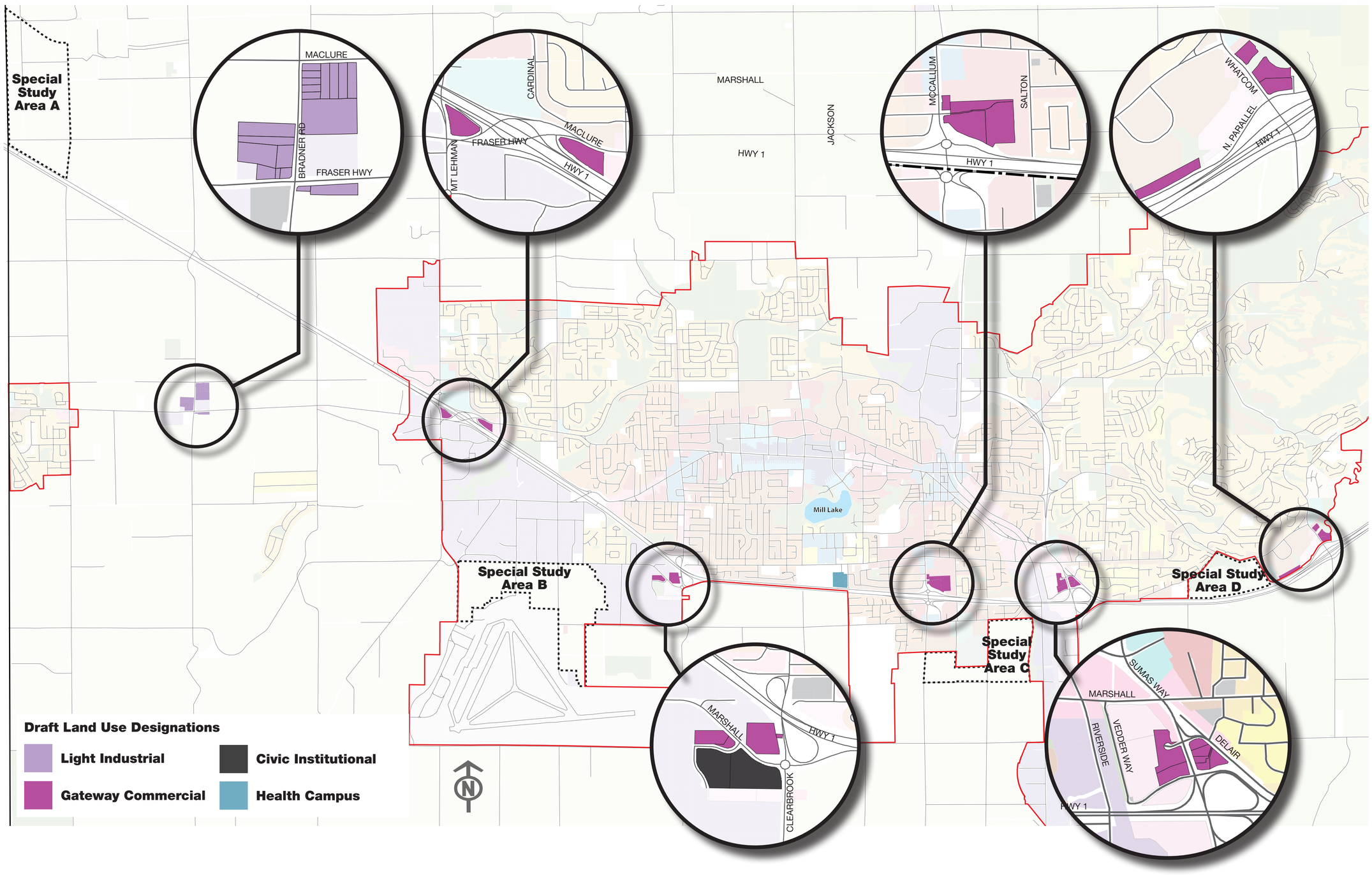


COMMERCIAL

The draft plan has three types of commercial (Gateway, Regional, Secondary), each serving a different need. Unlike mixed-use centres, these uses tend to be more car-oriented and acknowledge demand for big-box retail within a city.

What's new?

- New Gateway Commercial use at key entry points to the City; allows 6 storey hotels and more commercial floor area
- Gateway location design guidelines set a higher standard
- Secondary Commercial density adjusted for urban area



Support a Thriving Local Economy

In addition to identifying job lands, the OCP helps set priorities and actions that support local prosperity as the city grows.

What's new?

- A new OCP 'Big Idea' emphasizing the importance of a **Thriving Local Economy** and job growth
- A new OCP Chapter dedicated to a range of policies supporting Abbotsford's local economy and job base

Please tell us more about your perspective ...

Tell us what you think!

In the previous phase of in engagement, we heard about the importance of job space and supporting the local economy.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

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Supporting Lands

OCP Updates | **Building a complete community as we grow**

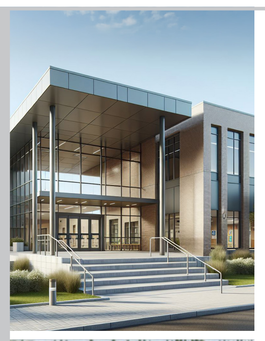
HEALTH CAMPUS

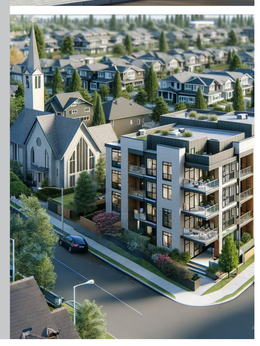
Health Campus applies to the hospital area, supporting this node as a major employer, vital service, and a key element of the Mill Lake South Urban Centre neighbourhood.

The following updates broaden flexibility and area for future hospital and health care land and development needs

What's new?

- Expanded land use to include parcels west of Jackson Street
- Increased development potential with a higher floor area limit





INSTITUTIONAL

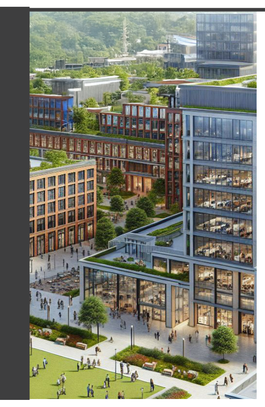
What's new?

Planning for Schools & Campuses

- New guidance for considering new school and campus proposals outside of a Neighbourhood Planning process
- Policy identifies criteria for determining appropriate locations and local conditions

Housing on Place of Worship Sites

- Opportunities for place of worship sites in the urban area to add non-market apartments or townhouses to the property
- Policy changes aim to provide opportunities for housing that are typically difficult to make work in the open housing market, such as low-cost rental, seniors housing, or similar.



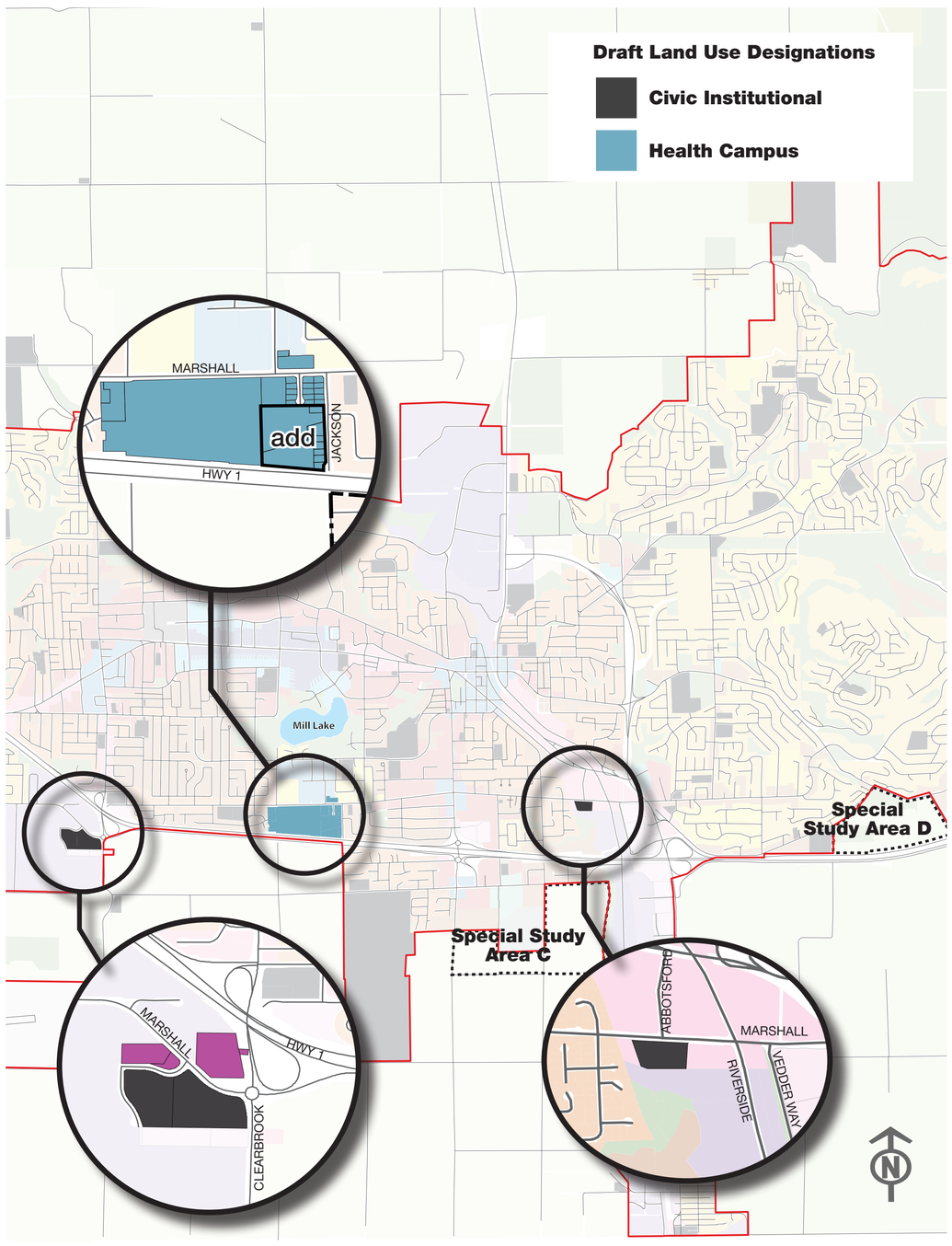
CIVIC INSTITUTIONAL

This use was introduced through the City Centre Neighbourhood Plan in 2019, creating guidance for establishing mixed-use civic hubs with major institutions, assembly opportunities, office, commercial and residential (in suitable locations).

What's new?

Designation is applied to the following City lands:

- southwest corner of Clearbrook Road and Marshall Road
- property on the south side of Marshall Rd at Abbotsford Way



Tell us what you think!

In the previous phase of engagement, we heard about the importance of supporting services and facilities keeping pace with population growth.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

Please tell us more about your perspective ...

Parks & Recreation

OCP Updates | **Planning for more parks and open space**

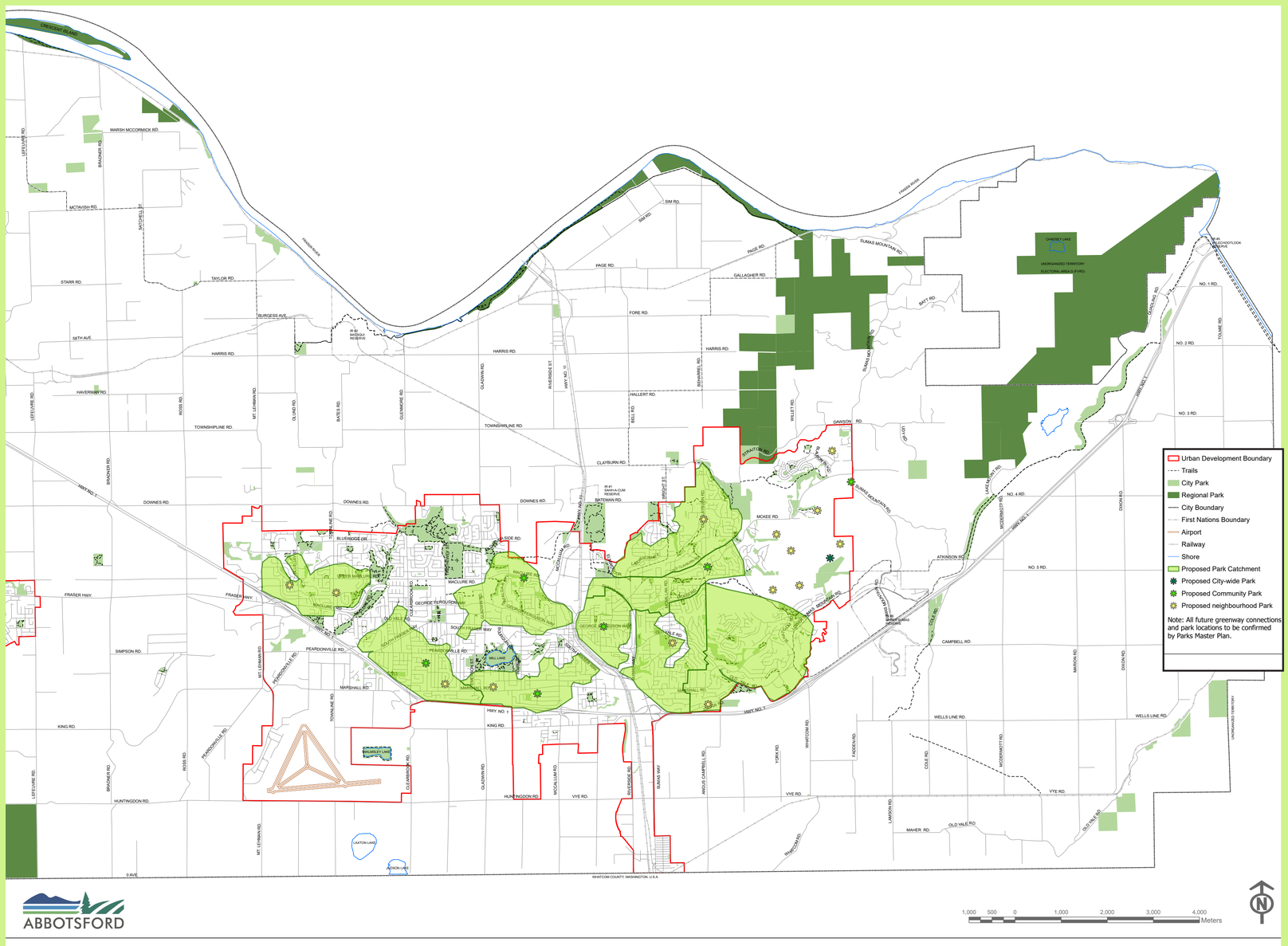
An updated OCP map identifies priority areas for future parks. General locations fall within catchment areas and indicate the anticipated park type needed (e.g. City-Wide, Community, or Neighbourhood park).

Why update the Parks Map?

The Draft OCP includes an updated OCP Parks Map that identifies general priority areas for considering future park acquisition. The map is intended to provide guidance on the type and location of park needs within our city, in consideration of growth areas into the future.

How will the Map help the City make more Parks?

This map will serve as a strategic tool to guide the addition of parks and open space through new development and City land acquisition. The draft OCP also adds several policies to support the acquisition of parkland, open space, and trails as our city grows.



What is the difference between park types?

CITY-WIDE PARKS

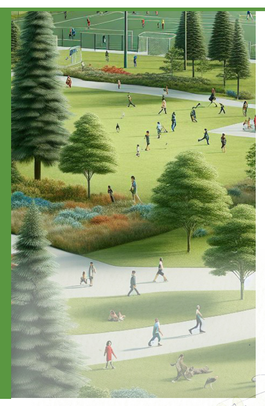
Major destinations centered around features that are unique to the City. These parks usually offer the most facilities and activities.

COMMUNITY PARKS

Designed to serve a catchment area and typically includes sports fields and/or ball diamonds, washroom building, playground(s), walkways or trails, and parking lot(s).

NEIGHBOURHOOD PARKS

The smallest in area compared to other park types and are designed to be walkable from a few neighbourhoods. This park types typically includes play equipment, pathways, open grass, and seating.



We're working on new park & recreation spaces right now!

Visit **LetsTalkAbbotsford.ca** for information on exciting work underway ...

- ALC Application for new sports & recreation park at King Road & McKenzie Road (Special Study Area C)
- New Neighbourhood Park at Blackham Drive
- Mill Lake Master Plan

Tell us what you think!

In the previous phase of engagement, we heard strong support for more park locations across the city.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

Please tell us more about your perspective ...

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Steep Slope DP Guidelines

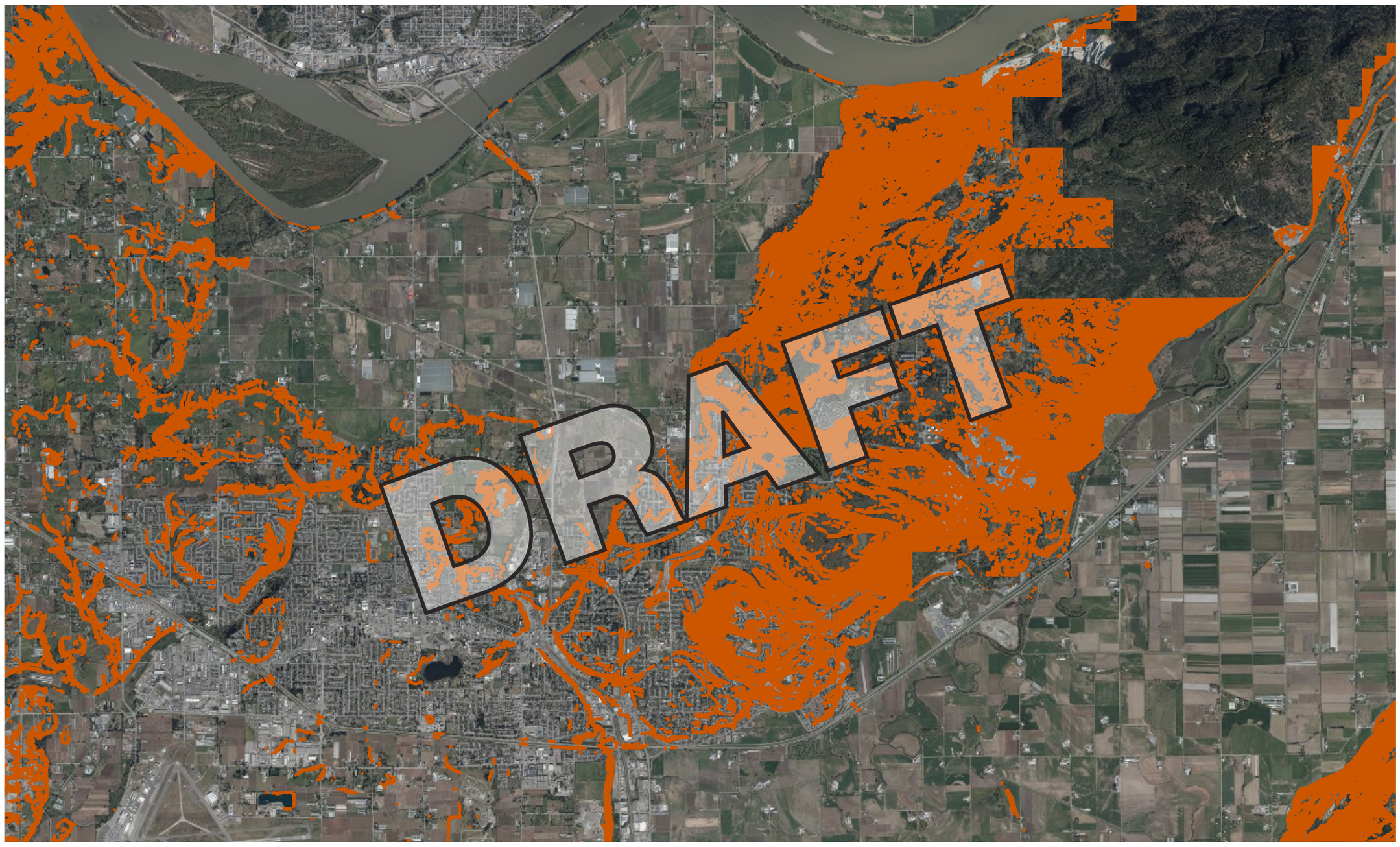
Improved guidance for development on or near steep slopes

In 2016, the City introduced the Steep Slope Development Permit (SSDP) Guidelines to protect and manage development on steep slopes. After years of implementation, we have identified opportunities to strengthen, improve, and clarify the SSDP guidelines, resulting in safer and more efficient development. 78% (165) of respondents either liked the idea or thought it was great.

Updated Mapping: The City's steep slope mapping is updated based on the latest LiDAR data, creating a more precise and accurate map of the Development Permit Area. This ensures that Development Permit applications are only triggered on or near steep slopes.

Clarified Exemptions: The draft OCP includes new and clarified SSDP exemptions to improve the efficiency and implementation of the guidelines. Updated exemptions include development on Crown Land, construction of retaining walls less than 1.2 m in height, and development on lands previously subdivided and subject to mass grading, provided it is consistent with any previous approvals.

Hazard Assessment Requirements: The SSDP guidelines are updated to include more detailed expectations for geohazard assessment reports, including that the report use a recognized hazard acceptability threshold to establish the safety of proposed development and that the assessment include any lands that may be designated Open Space and dedicated to the City for public use.



Tell us what you think!

In the previous phase of engagement, we heard support for improving the efficiency and implementation of the SSDP guidelines through more accurate mapping and clarified Development Permit requirements and exemptions.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

Please tell us more about your perspective ...

Natural Environment DP Guidelines

Improved regulations for development in natural areas

The City currently regulates development in riparian areas through the Streamside Protection Bylaw and the Natural Environment Development Permit (NEDP) Guidelines. This framework provides a high standard of environmental protection, but can be confusing to navigate and apply. The draft OCP proposes to integrate the Streamside Protection Bylaw into the NEDP guidelines, improving the clarity and implementation of the City's environmental regulations while achieving the same high standard of environmental protection.

Updated Mapping: The NEDP area is updated based on stream classification, as per the City's Streamside Protection Bylaw. Different setbacks apply to different streams, depending on the size of the stream and type of habitat they provide. This provides greater clarity for development while ensuring environmental protection.

New Streamside Protection Setbacks: The Streamside Protection and Enhancement Area (SPEA) setbacks from the Streamside Protection Bylaw are added to the NEDP guidelines, implementing the BC *Riparian Areas Protection Regulation*. Any development within the SPEA is subject to assessment by a Qualified Environmental Professional and must include steps to protect, restore, or enhance natural habitat as a condition of approval. This supports a more efficient development process, while ensuring the protection, restoration, and enhancement of habitat.

Updated Environmental Guidelines: The NEDP guidelines are updated with new language and policies, based on the Streamside Protection Bylaw and BC Green Bylaws Toolkit, including requirements for fencing and delineating the SPEA, wetland protection, tree protection, and habitat restoration, enhancement, and compensation.

Tell us what you think!

The draft Plan seeks to improve the implementation of the City's environmental regulations by incorporating the Streamside Protection Bylaw into the NEDP guidelines, updating the NEDP area based on stream classification, and adding new policy from the Streamside Protection Bylaw and BC Green Bylaws Toolkit.

Is the draft Plan headed in the right direction?

Yes	Mostly	Not sure	Not really	Not at all

Please tell us more about your perspective ...

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What do you think?

Your perspective matters.
Let us know what you think about the draft Official Community Plan.