

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY RAPID IMPACT COMPACTION & PILE DRIVING

BYLAW 2004 NO. 4294

A BYLAW TO REGULATE RAPID IMPACT COMPACTION AND PILE DRIVING

EXPLANATORY MEMO

Bylaw No. 4294 establishing requirements that need to be addressed prior to Rapid Impact Compaction and Pile Driving are undertaken to prepare land for development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY RAPID IMPACT COMPACTION & PILE DRIVING

BYLAW 2004 NO. 4294

**A BYLAW TO REGULATE RAPID IMPACT COMPACTION
AND PILE DRIVING**

WHEREAS Section 64 of the Community Charter grants Council authority to be exercised in relation to nuisances, noise, and any other matter that is liable to disturb the quiet peace, rest, enjoyment, or convenience of individuals or the public; and

WHEREAS it is deemed necessary and desirable to regulate land development using Rapid Impact Compaction and Pile Driving.

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1.1 Title

This Bylaw may be cited for all purposes as "Langley Rapid Impact Compaction & Pile Driving Bylaw 2004, No. 4294".

1.2 Application

This bylaw shall be applicable to all of the Township of Langley.

1.3 Severability

If any part of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, it shall have no effect on the validity of the remaining parts of this Bylaw.

1.4 Powers

The Manager of Permits and Licence; or other authorized staff, including but not limited to the Chief Inspector and his/her Building Inspectors, the Senior Bylaw Enforcement Officer and his/her Enforcement Officers, may enter the property at any reasonable time for the purpose of administering this Bylaw.

1.5 Penalties

- 1) Any person guilty of an infraction against this Bylaw shall upon summary conviction be liable to a penalty not exceeding Two Thousand Dollars (\$2,000.00) or to imprisonment for a period of not more than 60 days.
- 2) Where the offence is a continuing one, each day the offence continues shall be a separate offence.

2.0 Regulations

Prior to any land development work taking place on the lands, the following items will be addressed by the owner, developer and or contractor;

2.1 Notification

Notification of neighboring properties of work being undertaken on the lands is required in the form set out as Appendix A of this Bylaw. This notification shall be provided to property owners and occupiers a minimum 10 working days prior to commencing work.

2.2 Contractors Liability

Prior to the commencement of site preparation using Rapid Impact Compaction of Soils or Driving of Piles to support the proposed structure(s); the Owner and the Registered Professional responsible for overseeing the work shall ensure the contractor performing the work has the required liability insurance; and shall provide to the Township proof of insurance. The minimum requirements for such insurance policies are as follows:

1. The location of the development to be specified in the policy.
2. Minimum \$5,000,000.00 coverage.
3. The Township of Langley to be named as co-insured.
4. The policy to be valid for a minimum period of 12 months.
5. The policy to contain a cancellation clause whereby the Township would be given 30 days notice of policy cancellation.

2.3 Monitoring

All work shall be under the supervision of a registered Professional Engineer experienced in geotechnical work. The Engineer must monitor the intensity of sound at the property line and ground vibration created from the work to mitigate both the nuisance of noise created and the risk of damage to neighboring properties. The Engineer shall keep a daily log of noise and ground vibration and shall be responsible to provide the log to Township Staff without notice.

The Corporation of the Township of Langley
Langley Rapid Impact Compaction and Pile Driving Bylaw 2004 No. ____
Appendix A

NEIGHBOR NOTIFICATION

Development Site Preparation Work

Location: _____

Commencing

Date: _____

Anticipated Completion

Date: _____

The Developer _____ will be starting work to prepare the land at this location; to put it into a condition suitable for construction. The work necessary involves Rapid Impact Compaction of Soils (RIC) to improve soil bearing conditions and/or Driving of Piles to support the proposed structure. Both types of operation may result in some disturbance to neighbors from noise and or ground vibration.

Hours of Operation Limitation: 9:00am to 5:00pm Monday to Friday **Only**

The Engineer responsible for the work will monitor sound intensity and vibration produced to ensure the process does not cause damage to property or buildings in the area. **This notification is to be delivered at least 10 working days prior to the start of work;** so property owners concerned about the proximity to the work can speak with the Engineer. The Engineer can document the condition of their home, buildings, property, and any pre-existing defects prior to work starting; or, if an owner feels the work is affecting their buildings or property they may contact the Engineer to have their issues evaluated:

Developer Contact: _____

Phone: _____

Supervising Engineer: _____

Phone: _____

READ A FIRST TIME the	26 th	day of	April	2004
READ A SECOND TIME the	26 th	day of	April	2004
READ A THIRD TIME the	26 th	day of	April	2004
RECONSIDERED AND ADOPTED the	3 rd	day of	May	2004



Mayor



Township Clerk