



Bulletin

Permit, Licence & Inspection Services

Erosion and Sediment Control (ESC), Tree Protection
and Container/Bin Pre Permit Inspection

20338 65 Ave., Langley B.C. V2Y 3J1

Phone 604-533-6018

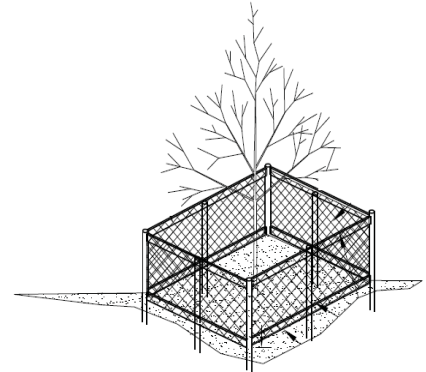
The Township of Langley requires that the owner and / or builder provide containers/bins to dispose of construction waste and trades garbage. On-site siltation control measures must be installed and have ESC facilities inspected to the satisfaction of the Building Inspector in accordance with the Erosion and Sediment Control Bylaw 2006 No 4381. In addition, any required tree protection barrier fencing must be installed as per the Tree Protection Bylaw 2019 No.5478. A site inspection is required to confirm compliance with these provisions prior to issuance of the building permit.

Before the issuance of the building permit, the owner and / or builder will be required to install:

- (i) a gravel access pad to the specifications listed below,
- (ii) barrier/silt fencing along the front property line to limit access to and from the site,
- (iii) a permanent container/bin to dispose of construction waste and trades garbage, and
- (iv) tree protection barrier fencing.

The gravel access pad is required to be a minimum 200mm base of washed gravel (75mm angular crush or larger), as wide as the proposed driveway, and located from the curb or sidewalk to the garage entrance. The access pad must be located and constructed to support building delivery trucks, and accessible at all times. Mulch is not acceptable.

Tree protection barrier fencing is to be installed in tree retention areas via a temporary fence at least 1.2 meters in height, installed around the drip line or critical root zone of a tree that is to be retained. Top rails and posts are to be constructed of members 50mm x 100mm in size, with posts spaced at maximum 2000mm intervals and with a 300mm deep embedment into finished grade. Orange plastic mesh is to be secured to the wood frame.



Once the gravel access pad, barrier / silt fencing, tree protection barrier fencing, and the permanent container/bin have been installed, the owner or builder is required to request a site inspection. When the site inspection has been accepted, the building permit can be issued, provided all other requirements have been satisfied.

The gravel access pad, barrier / silt fencing, tree protection barrier fencing, and container/bin must be maintained throughout the course of construction from the initial site inspection to the final inspection.

Please note failure to maintain the gravel access pad and barrier / silt fencing that causes tracking of debris, material, or dirt onto municipal roads will result in the streets being cleaned **without warning**, deducting the cost from the posted damage bond for the project. Inspections may be delayed until the siltation control measures are repaired or maintained to an acceptable state.

Failure to maintain or use the container/bin to dispose of construction waste to keep the site clean will result in a Bylaw Notice Enforcement Ticket in the amount of \$250.00 being issued **without warning**.

Individual owners and builders are required to follow Best Management Practices (BMP's) during the construction of single family homes. Provisions are to be put in place to ensure silt is not tracked off the site and silt laden water is not discharged directly from the site. Please note that site specific items such as topdressing and dewatering treatment may be required to ensure siltation control is adequately addressed during construction.

If you have any suggestions or recommendations for dealing with siltation control or construction waste disposal on single family home sites, please call Roberto Cesaretti at 604-533-6145.