

Erosion and Sediment Control

The Township of Langley Erosion Sediment Control Bylaw 2006 No. 4381, requires individual builders to follow Best Management Practices (BMPs) during the construction of single family homes.

There are many different acceptable Best Management Practices; however, as a minimum, the following three items MUST be addressed FROM EXCAVATION TO FINAL. Failure to do so will result in the inspector refusing to perform the requested inspection, and/or a re-inspection fee charged and all inspections suspended until the siltation control measures are completed. In addition, the builder may receive a Bylaw Notice Enforcement Ticket without warning. Builders and contractors may also be subject to “Work Without Inspection” fee (Double Permit Fee) if any work proceeds without an Accepted Inspection as per the Township Building Bylaw. Builders and contractors may also be subject to fines from the Engineering Department and / or Fisheries and Oceans Canada.

1. The gravel access pad is required to be a minimum 200mm deep with a minimum 3” clear crush material 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.
2. No Silt may leave your site.
 - Do not allow access for vehicles or persons at any point NOT protected with a gravel access pad.
 - Do not store materials / pile soil so that it runs onto the sidewalk when it rains.
 - Consider topdressing your yard with river sand so that mud and clay is not tracked off site by foot traffic.
3. No Silty Water may leave your site.
 - If you employ source control, like river sand, water leaving your site likely will remain clean and requires no further treatment.
 - When you must work directly on / in bare soil, barriers like wattles or silt fence, or depressions should be used on the downhill side(s) of your site to retain dirty runoff.
 - Clean runoff (from roof leaders) should be directed around exposed earth to the storm system.
 - Have a plan to safely dewater excavations. Clear water from crush lined excavations can be directed to Storm. Dirty water must be treated (small portable flocc / tank / bag systems are available), or removed (Vacator trucks), or infiltrated (into grass).

If you have to clean municipal roads, **Sweep and Shovel!** Flushing of the roadway is **prohibited**. To protect the Municipal drainage system from significant damage, washing cement material from exposed aggregate driveways directly into Municipal catch basins is **prohibited**. Stockpiling excavation or storing construction material on Municipal property is **prohibited**.

Please note tickets may be issued for non-compliance and municipal roads may be cleaned **without warning**, deducting the cost from the posted damage bond for the project.

Township of
Langley



Est. 1873

Erosion and Sediment Control Bylaw Best Management Practices (BMP)

Home Builder Requirements and Sign Off

Community Development Division

Permits Licence and Inspection Services - Phone 604-533-6018

In accordance with Township of Langley Erosion and Sediment Control Bylaw 2006 No. 4381, as amended, this list describes the BMPs applicable to single family home sites. Please read and ensure you understand these requirements. **By signing below, you accept responsibility for installing and maintaining BMPs as necessary to prevent silt or silty water from leaving your property. Further you acknowledge that failure to do so will result in enforcement action, including, but not limited to Stop Work Orders and use of your Damage Bond to clean Township streets, creeks and drainage infrastructure.**

As part of the Township's effort to control sediment discharge from construction sites, contractors and builders will be expected to adhere to best management practices including, but not limited to, the following:

- retain existing vegetation and ground cover where possible;
- restrict vehicle access and utilize wheel wash pads at access points;
- install silt fencing around stockpiles and at the toe of disturbed slopes;
- completely cover temporary stockpiles or spoiled material with polyethylene or tarps and surround with silt fence;
- install and maintain filter fabric bags inside any catch basins, lawn basins, exposed manholes or any other open storm sewer access points collecting runoff from the building site;
- divert runoff away from cleared areas by use of low berms;
- convey surface runoff through swales designed to minimize flow velocity and erosion while maximizing settling;
- where possible, collect runoff into suitable sediment settling facility or facilities prior to discharge off-site;
- unless deemed unnecessary, a sediment pond should be designed, installed and maintained according to the Guidelines;
- keep all sand, gravel, spoiled material and concrete mix off of the paved surfaces;
- during excavation, holes requiring dewatering should be pumped to a vegetated area, suitable settling facility or other safe location which will prevent sediment-laden water from accessing the Township Drainage System;
- regularly sweep roads; and
- re-vegetate, cover or mulch disturbed areas as soon as practically possible.

Signature of Building Permit Applicant

Date

Print Name

Address of Project