



NOTICE TO BUILDERS
Permit, Licence and Inspection Services

Soil Deposit Requirements for Rural, Suburban Residential & Infill
Residential Properties

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The purpose of this bulletin is to provide contractors, builders and homeowners with information related to the extent of soil that may be deposited during construction on rural, suburban residential, and infill residential properties under a building permit.

The Township of Langley Building Bylaw 4642, as amended (Section 9.4), provides information as to the extent and depth of soil that may be brought onto properties as part of the Building Permit. Beyond these potential allowances, the Township of Langley Soil Deposit and Removal Bylaw 4975 also has requirements for the depositing or removing of soil on properties.

If you are considering depositing soil onto a property to alter the existing grade for the construction of a building, or to facilitate a specific building design, the following will be required to be submitted as part of the building permit application:

- Site specific Stormwater Management Plan (SWMP) incorporating a topographical survey of the property, including spot elevations at minimum intervals of every 1m, or any other major changes in design. If retaining walls are considered, elevations will be needed at the top and bottom of the walls.
- The SWMP is to clearly delineate the area(s) of soil proposed for construction. These areas are to include the portions of the site for the building, roadways, slabs, landscape areas, etc. These areas are to be hatched or shaded on the plan.
- Cross section drawings showing site grading and all critical design change points with both existing and proposed elevations.
- A calculation of the soil volume being deposited onto the property to facilitate construction of the building, as well as to facilitate constructing any proposed driveway(s) and landscaped areas.
- A statement on the plan drawings that the:
 - On-site Civil Engineer certifies that the deposited soil meets the applicable provincial ministry's criteria for the intended land use;
 - Contractor will keep a daily log book itemizing the amount of soil and the location of the site where the soil has come from; and,
 - On-site Civil Engineer will review the log book, as well as perform weekly inspections as soil is brought onto the property; and, provide written and sealed field inspection reports to the Township.
- At time of Final Inspection, an "As Built Drawing" to be provided to the Township confirming the work meets the accepted plans.

Building Permit drawings will be reviewed by Development Engineering, and if required, the Engineering Department (Soils Officer) to determine if the proposed soil will be permitted to be placed onto the property under the issued Building Permit. Please note that a separate Erosion & Sediment Control (ESC) permit may be required, as well as lot grading bonding securities to ensure works are completed in accordance with accepted plans.

Please note that completing the above may still not exempt the applicant from having to obtain a Soil Deposit Permit from the Township's Engineering Department in accordance with the Township of Langley's Soil Deposit and Removal Bylaw.

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