



EROSION & SEDIMENT CONTROL FOR HOME BUILDERS (lots under 2000m²)

Mandatory Controls

All builders must use best management practices to achieve the following:

- No mud, silt, or silty water may leave your job site.
- All truck traffic, deliveries, dump-trucks, concrete trucks, etc. must keep their tires on pavement or clean gravel.
- You cannot discharge dirty water to drains, creeks, ditches, or overland to neighbouring property (unless you have the owner's permission)
- Any water you are discharging must meet the water quality limit of 25 Nephelometric Turbidity Units (NTUs) or less.

Required by the DFO

The turbidity limits were provided by the Department of Fisheries and Oceans (DFO) in response to rapid and sometimes damaging development in the Fraser Valley. Construction was found to be a major source of siltation and poor water quality in creeks and streams, often after miles of traveling in ditches or pipes. In silty water, fish have trouble breathing, finding food or shelter, and the plants that start the food chain can't grow.

The ESC bylaw addresses our need to protect the environment, the storm system, and private property from the harmful effects of sediment and siltation.



Erosion and Sediment Control (ESC) Bylaw Basics

The Township of Langley adopted the Erosion and Sediment Control (ESC) Bylaw in 2006 to protect our fisheries, creeks, and storm drains from the harmful effects of dirt and mud generated during construction. Developers are now required to create detailed plans, hire site monitors, and obtain ESC permits before they start to construct any civil works. **Builders are required to follow best management practices tailored to their lot.** **Clean streets and no silty runoff are the minimum requirements.** How you choose to achieve them is up to you.

BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL

- Low traffic areas (future yard) should be top dressed in river sand or seeded and covered in straw 3" thick.
 - Dewater excavations to vegetated areas.
 - Retain vegetation.
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- Regularly sweep all paved surfaces.
 - Vehicles on pavement or gravel only.

- High traffic areas (foot or vehicle traffic) should be blanketed with gravel.
- Install and maintain catch basin inserts in front of your lot.
- Stockpiles of dirt and topsoil must be on the lot (not on roads or sidewalks).
- Seed soil stockpiles if they are going to be there more than 3 months.
- Divert clean water around your lot in lined or vegetated swales to keep it clean.
- Get something growing (permanent or temporary) wherever you can, as soon as possible.
- Create on-site water detention to promote infiltration and settling. You can stay low behind the curb, install a sediment fence (picture above), install a wattle (top picture with green check), or build a silt trap (see over).

BEST MANAGEMENT PRACTICES FOR SMALL LOTS

EXPOSED SOIL MUST BE PROTECTED FROM RAIN

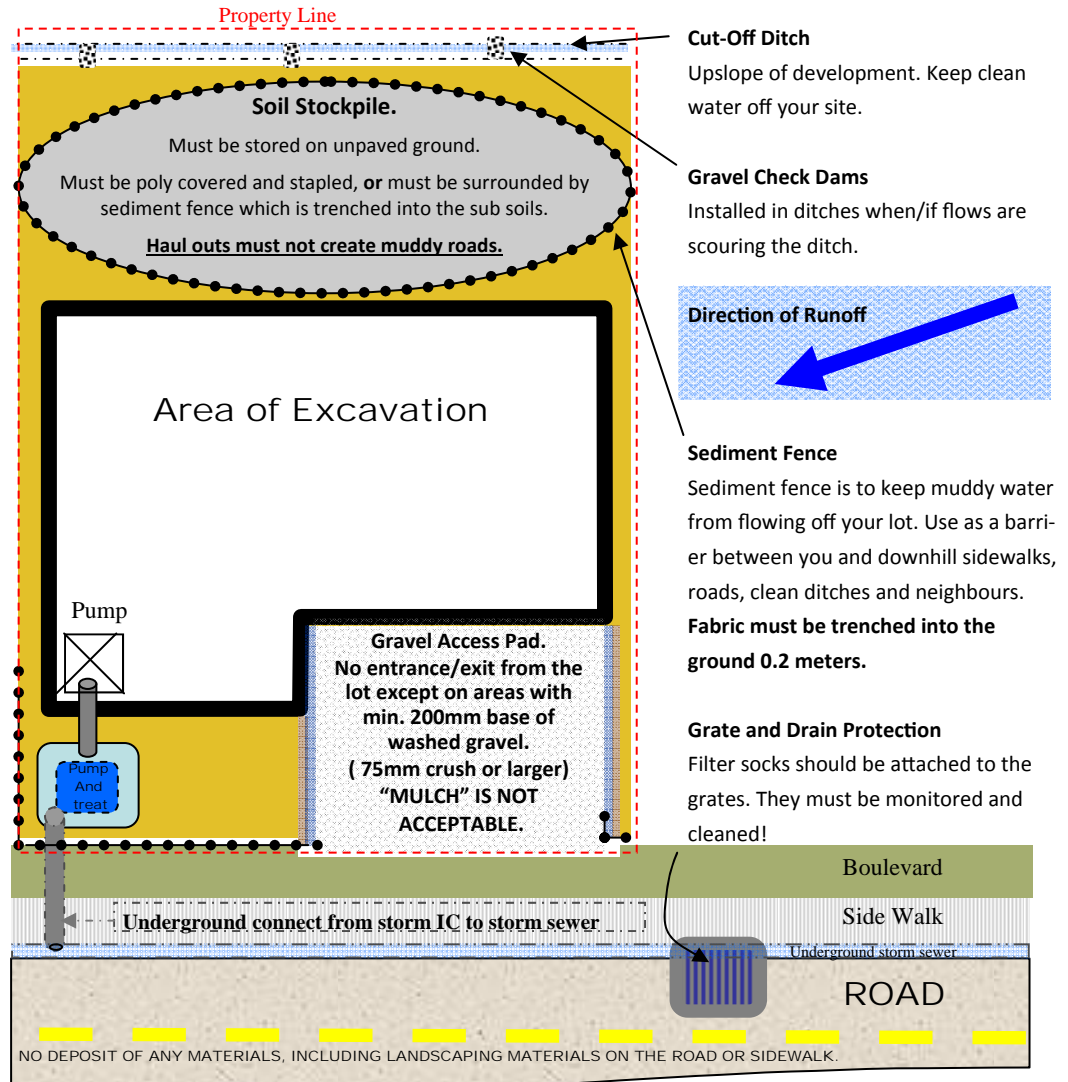
This means leaving existing grass or weeds or covering with:

- River sand
- Gravel
- Straw
- Mulch or compost



BOULEVARDS

May contain a temporary, shallow swale to prevent flow onto sidewalk and road. Swale cannot undermine sidewalk or curb and must be returned to final grade before final inspection.



ENFORCEMENT

Dirty roads or muddy water leaving any site will result in enforcement.

Enforcement actions include:

- Cancelled or refused inspections by the Building Department.
- Stop Work Orders (SWO).
 - If you are issued a SWO, you will have to sweep up the streets, fix or replace any missing ESC components, and call for an ESC inspection. The SWO will not be removed until you pass this inspection.
 - For repeat offenders, re-inspection fees will be administered and must be paid in person before your site will be inspected.
- Street sweeping (billed to the property owner).
- Re-inspection fees, work without permit fees.
- Violation Tickets \$500 per violation, per day.
- Prosecution for serious offences, penalties up to \$10,000 for each day the offence continues.

Q: What does 25 NTU look like, exactly?

A: It depends on how deep the water is, and what kind of dirt is present, but here are some examples that are similar to local conditions.



FURTHER INFORMATION



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