

**CITY OF LANGFORD BYLAW NO.  
1926**

**A BYLAW TO AMEND BYLAW NO. 1000,  
"Subdivision and Servicing Bylaw, 2009"**

---

The Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

A. Langford Subdivision and Development Servicing Bylaw No. 1000, 2009 is amended as follows:

1. By amending the Section 4.0 definition of "City Engineer" to "means the Director of Engineering".
2. By adding to Section 4.0 "Definitions" the following definition in appropriate alphabetical order:

"Director of Engineering" means the person appointed by the City as the Director of Engineering and Public Works or any employee authorized to act on that person's behalf.

3. By amending the Section 4.0 definition of "Director of Parks, Recreation and Facilities" as follows:

"Director of Parks" means the person appointed by the City as the Director of Parks, Recreation and Facilities (also known as the Manager of Parks or Parks Manager) or any employee authorized to act on that person's behalf.

4. By adding the following as new Section 3.1.1.3 to Schedule 3:

Certification by the Professional Engineer or Geoscientist of Record that the land is safe for the intended use is required upon construction completion in accordance with Section 56 of the *Community Charter* and shall be provided to the owner and the City prior to subdivision or building permit whichever comes first.

5. By adding the following as new Section 3.1.1.4 to Schedule 3:

Every retaining wall shall be designed and constructed in accordance with the most recent version of the Engineers and Geoscientists BC's Professional Practice Guidelines *Retaining Wall Design* with the completed assurance statement provided upon construction completion to the owner and the City.

6. By adding the following as new Section 3.1.1.5 to Schedule 3:

Every cut or fill slope shall be designed and constructed in accordance with the most recent version of the Engineers and Geoscientists BC's Professional Practice Guidelines *Landslide Assessments in British Columbia* with the completed assurance statement provided upon construction completion to the owner and the City.

7. By adding the following as new Section 3.1.1.6 to Schedule 3:

For every retaining wall over 3.0 meters in height and for every retaining wall deemed as high risk by the Professional Engineer or Geoscientist of Record, the owner shall complete a comprehensive design review, prepared by an independent Professional Engineer or Geoscientist, and provide that authenticated independent review to the City with the geotechnical plan and drawings for approval.

8. By adding the following as new Section 3.1.1.7 of Schedule 3:

Every cut or fill slope must be designed to not cause physical harm to a person or personal property. Permanent rock faces must either have an exclusion zone or catchment ditch that has adequate signage to warn any person of the hazard and that is permanently fenced off. If another method of face stabilization is employed as recommended by the Professional Engineer or Geoscientist of Record, it must be designed and constructed, to the satisfaction of the Director of Engineering, to adequately mitigate risk to persons and property.

9. By adding the following as Section 3.1.3.3 to Schedule 3:

The toe of every retaining wall must be set back at minimum 2.0 meters at a maximum slope of 1:4 (rise/run) at any given point from any hard surface for public passage including but not limited to asphalt, concrete, or pavers on highways or walkways, and must include at minimum one separated terrace at an exposed height of 1.0 meter  $\pm$  0.2 meters above finished grade with a minimum distance of 1.2 meters between retaining wall structures at a maximum slope of 1:4 (rise/run) to allow for landscape boulevard with trees in front of the terrace, shrubbery on the terrace, and irrigation throughout, all as approved by and to the satisfaction of the Director of Engineering and Director of Parks.

10. By replacing Section 3.1.4. of Schedule 3 with the following:

Retaining walls similar to stacked rock or boulder stack (non-face mortar), smooth concrete block, smooth cast-in-place concrete, shotcrete, or gabion basket type, or cut or fill slopes requiring visible anchoring, meshing, fencing, or other mechanical stabilization measures within the next 10 years, are not permitted unless:

- (a) the works are part of a comprehensive landscape design approved by the Director of Parks; or
- (b) the works are not visible from any other private or public property, highway or walkway with exceptions for existing physical limitations, as approved by and to the satisfaction of the Director of Engineering.

11. By replacing Section 3.1.5. of Schedule 3 with the following:

All retaining walls, and cut or fill slopes, within or reasonably adjacent (within the collapse zone if a failure were to occur) to public property and property that by subdivision or other grant shall become public property, highway or walkway including but not limited to roads, rights-of-way, or dedicated park must be approved by and to the satisfaction of the Director of Engineering and Director of Parks on a case-by-case basis with regard to the effect on surrounding uses, public safety, maintenance, heat reflection, and visual impact.

12. By adding the following as new Section 3.1.11. to Schedule 3:

All retaining walls visible from public property, highways or walkways must be complementary or consistent with other approved retaining walls in the visible vicinity with regard to type, colour, and pattern, as approved by and to the satisfaction of the Director of Engineering and Director of Parks.

13. By adding the following as new Section 3.1.12. to Schedule 3:

Trees or other proposed vegetation shall not impact the performance of adjacent retaining walls or other structures or infrastructure and shall be installed and maintained as recommended by a Landscape Architect registered and in good standing as a member of the British Columbia Society of Landscape Architects, as approved by and to the satisfaction of the Director of Engineering and Director of Parks.

14. By adding new Section 4.21.: "Bridges" to Schedule 4.

15. By adding the following as new Section 4.21.1. to Schedule 4:

All bridges must be designed in accordance with *Canadian Highway Bridge Design Code* (CHBDC) CSA S6:19 and the BC Ministry of Transportation and Infrastructure *Bridge Standards & Procedures Manual Volume 1 Supplement to CHBDC CSA S6:19*, or most recent versions thereof, with the following requirements all as approved by and to the satisfaction of the Director of Engineering:

- (a) bridge structures shall be designed at minimum for BCL-625 live loading;
- (b) bridge foundations shall be designed in accordance with the Professional Geotechnical Engineer of Record's authenticated recommendations;
- (c) bridge elevations shall be designed in accordance with the approved stormwater management plan;
- (d) bridge alignments shall be designed in accordance with Transportation Association of Canada's *Geometric Design Guide for Canadian Roads*; and
- (e) bridge drawings provided for approval shall be at minimum authenticated by the Professional Structural Bridge Engineer of Record.

16. By adding the following as new Section 4.21.2 to Schedule 4:

All relevant professional work products including but not limited to design drawings and geotechnical reports submitted for approval are to be authenticated in accordance with the Engineers and Geoscientists BC's *Guide to the Standard Authentication of Documents*.

17. By adding the following as new Section 4.21.2.1 to Schedule 4:

Bridge submittals for approval must confirm at minimum: continuity of the approved road cross-section, vertical/horizontal road alignment continuity, the design standards and maximum loading, geotechnical and seismic compliance, bridge abutment and bank protection, high-water level and freeboard, utility crossing locations and ducts, and public safety features including but not limited to curbs, barriers, bridgerail, guardrail, handrail, or fencing as appropriate.

18. By adding the following as new Section 4.21.2.2 to Schedule 4:

Submittal reviews completed by City staff are cursory and checked only for general compliance with City bylaws and asset management/maintenance purposes and shall not relieve the Engineer or Geoscientist of Record or the applicant from their responsibilities for errors or omissions, or of meeting any applicable requirements. The City assumes no responsibility for the design, including the accuracy of dimensions or details. Where applicable, the City's approval is contingent upon approval from the Ministry of Environment and the Department of Fisheries and Oceans for works over/within Streamside Protection and Enhancement Areas (SPEAs) or watercourses, and approval from the Ministry of Transportation and Infrastructure for works within 800 meters of a Provincial Highway.

B. This Bylaw may be cited for all purposes as "Subdivision and Servicing Bylaw No. 1000, Amendment No. 25, Bylaw No. 1926, 2024".

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

---

PRESIDING COUNCIL MEMBER

---

CORPORATE OFFICER