

Early Guidance for Construction Impact Management

- Langford is growing—this guidance helps ensure that construction grows with care.

A quick-start framework for builders to reduce neighbourhood disruptions and be good neighbours from day one.



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What is a Construction Impact Management Strategy?

The Construction Impact Management Strategy is a stepped process that will balance the unavoidable impacts of construction, such as noise and road closures during allowable hours, with the expectation that contractors be “good neighbours”. This will be achieved by developers and contractors communicating with residents and minimizing or making good on impacts to nearby homes and businesses.

The Construction Impact Management Strategy is a key component of the forthcoming ‘Good Neighbour’ Policy. This policy will result in a written commitment from each property owner at the earliest stage of permitting on how they intend to be a “good neighbour”. Since the majority of complaints in a growing city are related to construction nuisances, the City is addressing this first through the Construction Impact Management Strategy.

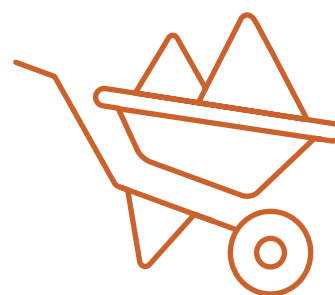
Why is a Construction Impact Management Strategy necessary?

Hundreds of residents and visitors have indicated that they are negatively impacted by unreasonable construction nuisances (poor construction practices) in various ways every day in Langford. Some residents in established neighbourhoods have been surrounded by consecutive developments and construction zones for years. The compounding effect of continuous construction has taken its toll.

On the other hand, development provides modern amenities and essential housing, and many residents’ livelihoods depend on construction. There is a need to accommodate growth and development in such a way that is reasonably livable for neighbouring residents and businesses. Finding this balance is the overall goal.

Early Guidance

For transparency and ease of transition, the following practical top 10 list of “early guidance” for construction impact management is being provided to developers and contractors in Langford, as an interim measure ahead of the forthcoming ‘Good Neighbour’ Policy and supporting bylaws/amendments:



Top 10 List of Early Guidance

1. **Fully contain** the development within the **property limits**, above/below ground and air space included, unless otherwise agreed upon.
2. **Do not block** property accesses/driveways, fire hydrants, mailboxes, intersections, signage, crosswalks, sidewalks, trails, multi-use paths, etc. **Do not utilize** without permission any existing parking stalls/lanes, road/bike lanes, bus stops/lanes, pickup/drop-off zones, etc.
3. Keep sidewalks, bike lanes, roads and surrounding area **free of debris daily** (e.g. garbage, gravel, mud, etc.). Ensure that all construction materials are **securely contained** within the site.
4. Be considerate of **light intrusions** (e.g. flood lighting and security lighting orientation) and surrounding **air quality/intakes** (e.g. portable washroom placement and maintenance, second-hand smoke, welding fumes, idling trucks and generator exhaust, etc.).
5. Keep **noise to a minimum** and within the allowable hours, mobilization and demobilization included, no loud music or profanity, shield loud pumps or generators, etc.
6. **No more rock crushing or aggregate processing onsite**, in existing neighbourhoods, near occupied residences.
7. Prior to construction, **maintain the property and any existing homes to a livable standard** (e.g. continuous landscape and building maintenance, snow removal, invasive species control, rodent control, graffiti removal, no boarded-up windows, no tarped rooves, demolish buildings that are uninhabitable as permitted, etc.).
8. **Secure the site** to prevent unauthorized entry (to **protect** the public and wildlife).
9. Clearly **post project signage** containing 24/7 emergency contact information (ensure the signage is kept in good legible condition with the information updated as needed).
10. When installing **construction fencing or hoarding**, ensure adequate **sightlines** and **setbacks** are maintained, and that it is **aesthetically pleasing** for the neighbourhood (essential project signage only, no private advertising).

Clarification on Common Requirements

For additional clarification and as a reminder, the following list of seven current/ commonly misunderstood or overlooked construction-related requirements is also provided:

1. **Extended Street Occupancy** is discouraged and is currently not permitted without a Licence of Occupation or Encroachment Agreement, both of which require Council authorization and are subject one-time and/or daily scaled fee rates.
 - a. Approval is not guaranteed, and a Professional Traffic Management Plan or Traffic Impact Assessment may be required.
 - b. Where pedestrian detours onto the road are necessary, adequate protection is required and accessibility needs must be accommodated (e.g. portable concrete curbs/barriers, wheelchair/bike ramps, temporary crosswalks or crossing guards, etc.).
 - c. Highway Use Permits are only for temporary road closures, daily mobile construction operations, frontage improvements, or servicing connections.
2. **Construction Parking and Deliveries Management Plan** approval is required prior to any land alteration.
 - a. Provide sufficient space for trades parking, laydown areas, and deliveries onsite.
 - b. Take into consideration all construction phasing and transitions.
 - c. Ensure everyone who attends to the site adheres to it.
3. **Mitigation Plan** approval is required prior to any land alteration.
 - a. Ensure erosion and sediment control, dust control, and storm water management measures are effective and suitably maintained at all times.
 - b. Identify all natural and hazardous or toxic materials onsite, and ensure proper handling, storage, and disposition of materials.
4. A comprehensive **Geotechnical Plan** showing the intent and scope of all geotechnical works on and off site is required and must be certified by a Professional Engineer and submitted with the construction drawings for approval.
 - a. Including but not limited to all landscape or engineered cut/fill slopes, retaining walls, shoring and stabilization (both onsite or offsite, temporary or permanent) require approval prior to land alteration.
5. Existing **public or private trees** identified to be retained must be protected throughout the entirety of the project in accordance with bylaw requirements.

6. **Safeguard** streamside protection and enhancement areas (**SPEAs**) and comply with regional **habitat protection timing windows** (for birds, fish, and other wildlife), all as identified by the Qualified Environmental Professional and approved/permitted by the respective Provincial or Federal agencies.
7. **Inform the City** in accordance with bylaw requirements for posting traffic and blasting **advisories on our website**.

Best Practices and Common Courtesies

Not everything can nor will be regulated. Sometimes the most effective tools to mitigate impacts are simply considered industry best practices or common courtesies. The following top 10 list of common-sense construction impact mitigative measures that are likely to be incorporated into the 'Good Neighbour' Policy but not the bylaws are:

1. Obtain all required **permits and approvals** well in advance of commencing each phase of work. Do not proceed without authorization.
2. Ensure **bylaw and legislation compliance** at every stage and by every person employed on the site. Display or have readily available all approved plans/permits onsite, include them in the site orientation, and review them regularly together.
3. Respect City **staff time** and inspection **hold points**. Give adequate notice for scheduling inspections, do not bury or cover uninspected works, and address deficiencies expediently.
4. Develop a **respectful relationship** with the surrounding community ahead of construction.
5. Keep **open lines of communication** with neighbours throughout construction.
6. Be **proactive in notifying neighbours** of the anticipated work phases/timelines and any upcoming changes, especially disruptive but unavoidable activities, including but not limited to approved road closures, blasting, drilling, pile driving, crane setup/take down, large deliveries, etc.
7. When permitted frontage or utility works are required within the public road right of way, **coordinate construction works** to minimize the overall impact.
8. Manage and maintain a **safe, clean, and organized** job site every day, onsite and the surrounding area offsite.

9. **Do not enter** onto other private property, **nor utilize** water or power outlets from others' properties without permission.
10. **Make up for legitimate impacts** (e.g. offer to wash the dust off the neighbour's house, fix the damage to their lawn or fence, etc.).

The City commits to a fair and balanced approach during this transition period, understanding that further engagement is required. Targeted engagement with the business and development community will take place later this year, through a facilitated focus group of key partners, when draft bylaw amendments have been prepared, in accordance with Council's direction.

This Early Guidance document will remain in effect until the 'Good Neighbour' Policy is adopted. Please be advised, nothing in this Early Guidance document negates nor takes precedence over any enacted legislation, bylaws, or policies. However, if voluntarily adhered to by developers and contractors, would immediately result in "more livable, less impactful construction" for residents and businesses in Langford.

Thanks in advance for being a good neighbour!

