

City of Langford

Community Standards Bylaw No. 2255, 2026

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

Definitions

1 In this bylaw:

“Blasting” means the use of explosives or chemicals for the purpose of moving, displacing, or breaking rock or other materials;

“Boulevard” has the same meaning as in the *Streets and Traffic Bylaw*;

“Builder” means an individual, corporation, contractor, or other entity that carries out Construction or related works on land;

“Bylaw Enforcement Officer” means:

- (a) members of the Royal Canadian Mounted Police,
- (b) bylaw enforcement officers appointed pursuant to the *Police Act*, RSBC 1996, c. 367, as amended from time to time, or
- (c) a Person appointed by Council or the City to enforce the bylaws of the City;

“City” means the City of Langford;

“*Community Charter*” means the *Community Charter*, SBC 2003, c. 26, as amended from time to time;

“Construction” means the construction, demolition, or reconstruction of a building or structure, or a portion of a building or structure, and includes activities ancillary to that construction, demolition, or reconstruction, such as grading, landscaping, or maintenance, whether using Construction Equipment or not;

“Construction Equipment” means any equipment or device designed and intended for use in Construction or material handling, including air compressors, pile drivers, pneumatic or hydraulic tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, scrapers, pavers, generators, off-highway haulers or trucks, ditchers, compactors and rollers, pumps, concrete mixers, graders, or other material handling equipment;

“Council” means the Council of the City of Langford;

“Derelict” means abandoned, neglected, or left in a deteriorated state, such that it creates safety, aesthetic, or Nuisance concerns for the community;

“Developer” means an individual, corporation or other entity that owns, initiates, or manages the development of Construction projects;

“Director of Engineering” means a Person appointed by the City as the Director of Engineering and Public Works or any employee authorized to act on that Person’s behalf;

“Director of Parks” means a Person appointed by the City as the Director of Parks, Recreation and Facilities, or any employee authorized to act on that Person’s behalf;

“Graffiti” includes one or more letters, symbols, writing, pictures or marks, however made, posted, scratched, painted or drawn on any Property, structure, Vehicle, or thing, but does not include:

- (a) a sign, public notice, or traffic control device authorized by the Director of Engineering, another bylaw, or another authority with jurisdiction; or
- (b) a letter, mark, or symbol for which the Owner of the Property has given authorization;

“Noxious Weed” has the same meaning as in the *Weed Control Act*, RSBC 1996, c. 487, as amended from time to time;

“Nuisance” means any activity, condition, or conduct occurring on private or public Property which:

- (a) substantially and unreasonably interferes with an individual’s use and enjoyment of a public area or the Property they own or occupy;
- (b) creates unsanitary or Unsightly conditions on Property; or
- (c) generates excessive noise, vibration, odour, dust, illumination, or any other matter that is liable to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of individuals or the public;

“Nuisance Service Call” means a response by a Bylaw Enforcement Officer, or other City employee, agent, or contractor to any activity, condition, or conduct occurring on Property which may constitute a Nuisance;

“Occupier” has the same meaning as in the *Community Charter*;

“Owner” has the same meaning as in the *Community Charter*;

“Person” includes a corporation, partnership, or party, and the personal or other legal representative of a person to whom the context can apply according to law;

“Point of Reception” means:

- (a) any point on Property where sound or vibration originating from any point located off of that Property is received; or
- (b) any point on a Street, park, or other public place where sound is received from any source;

“Property” means a parcel of real property, including land and improvements, and including, but not limited to, front, back, and side yards, driveways, and walkways, together with all structures and fences located thereon;

“Recreational Vehicle” has the same meaning as in the *Streets and Traffic Bylaw*;

“Roadway” has the same meaning as in the *Streets and Traffic Bylaw*;

“Rock Crushing” means the mechanical processing of rock, stone, or similar materials using crushing equipment such as jaw crushers, cone crushers, or impact crushers to reduce material into smaller, usable aggregate sizes for Construction or site-development purposes, but does not include human powered rock breaking;

“Separated Boulevard” means that portion of a Boulevard located between the Roadway and the sidewalk or multi-use pathway, and is usually landscaped with grass seed, plantings, or trees;

“Special Event” has the same meaning as in the *Streets and Traffic Bylaw*;

“Statutory Holiday” has the same meaning as in the *Employment Standards Act*, RSBC 1996, c. 113, as amended from time to time;

“Street” has the same meaning as in the *Streets and Traffic Bylaw*;

“Street Furniture” includes items such as poles, Waste receptacles, benches, bus enclosures, trees, plants, grass, utilities, planters, bicycle racks, micromobility device corral, newspaper boxes, or any other similar property lawfully placed on a Street or in a public place;

“*Streets and Traffic Bylaw*” means the City’s *Streets and Traffic Bylaw No. 2233, 2025*, as amended from time to time;

“Unoccupied Premises” means a building, structure, or improvement that has not been used for its ordinary purpose by the Owner, tenant, or other lawful Occupier for more than 30 consecutive days, and there is no clear indication that the Owner, tenant, or other lawful Occupier intends to resume occupancy;

“Unightly” includes the accumulation of Waste or other materials, overgrown grass over 30 centimetres, Noxious Weeds, or holes, breaks, rot, crumbling, significant cracking, significant peeling, significant rusting or any other evidence of physical decay or neglect or lack of

maintenance on any structure, and any other similar condition of disrepair, dilapidation, or deterioration;

“Vehicle” has the same meaning as in the *Streets and Traffic Bylaw*; and

“Waste” includes garbage, rubbish, refuse, debris, and trash.

Part 1 – Property Maintenance

Division 1 – General Property Maintenance

General

2 (1) Nothing in this bylaw relieves a Person from complying with a provision of any provincial or federal enactment, other bylaws, or any requirement of a notice, permit, order, or licence.

(2) Where this bylaw prohibits a Person from doing something, or requires a Person to do something, in relation to Property, a Person means the Owner or Occupier of the Property, as the context requires, except as otherwise provided.

(3) For further clarity, the use of “their Property” or similar does not preclude the application of a section to an Occupier.

Property maintenance standards

3 The Owner or Occupier of Property must ensure that:

(a) buildings, structures, and land on the Property do not fall into a state of disrepair or neglect such that they become:

- (i) Unsightly;
- (ii) a fire hazard;
- (iii) a danger to the public; or
- (iv) a Nuisance; and

(b) fences, retaining walls, and wood ties located on Property adjacent to a Street or public place are not unstable, unsafe, rotting, crumbling, cracking, leaning, peeling, or rusting.

Drainage

4 The Owner or Occupier of Property must ensure that each of the following conditions are met as applicable:

(a) all surface water originating from their Property is directed into the nearest City approved drainage system;

- (b) water does not accumulate around their Property in a manner which creates a Nuisance; and
- (c) an excavation, or basement area that remains after a building is demolished, does not become or remain filled with water for a period in excess of 10 days.

Storing materials on Property

- 5** (1) A Person must not store outside of a closed structure on their Property:
- (a) discarded materials;
 - (b) Vehicle parts;
 - (c) Derelict Vehicles;
 - (d) Construction Equipment or construction materials where there is no apparent or real Construction occurring on the Property for which the materials or equipment are required;
 - (e) household chattels, fixtures, and furniture, except for furniture designed for outdoor use;
 - (f) appliances, except for barbecues, smokers, or other similar food preparation appliances that are ordinarily used outdoors; or
 - (g) Derelict boats, Derelict trailers, or Derelict Recreational Vehicles.
- (2) A Person must deposit all Waste in a container designed specifically for that purpose.
- (3) Subsection (1) does not prevent the lawful storage and keeping of materials in or on any non-residential land, if a lawful use requiring that material is conducted on the land and the materials are stored in a manner which does not create a hazard or impede access to the Property or public areas.

Compost

- 6** A Person must not allow a compost container or pile on their Property to become a Nuisance, including by allowing the compost container or pile to emit excessive offensive odour or attract pests.

Securing Waste containers

- 7** Every Person who is responsible for a Waste container, including a dumpster, used for:
- (a) commercial or industrial Waste,
 - (b) multi-family residential Waste, or
 - (c) Construction purposes,
- must ensure that the Waste container is kept locked or enclosed to prevent unauthorized access when not being actively loaded or unloaded.

Noxious Weeds

- 8** (1) A Person must not cause or permit Noxious Weed to grow or accumulate on their Property.
- (2) The Owner or Occupier of residential, commercial, or industrial Property that contains a Noxious Weed must make reasonable efforts to eradicate the Noxious Weed.
- (3) In eradicating the Noxious Weed referred to in subsection (2), the Owner or Occupier must comply with all applicable provincial and federal regulations relating to pest management and control.
- (4) This section does not apply to the City with respect to City owned or controlled Property.

Lights

- 9** (1) A Person must not cause or permit outdoor lighting located on their Property to be directed so that light generated:
- (a) unreasonably disturbs the peace of another individual;
 - (b) unreasonably affects the use or enjoyment of another Property; or
 - (c) unreasonably interferes with the safe use of a Street by pedestrians or Vehicles.
- (2) Subsection (1) does not apply to the City with respect to City owned or controlled Property or land.

Division 2 – Unoccupied Premises

Securing Unoccupied Premises

- 10** (1) The Owner of Unoccupied Premises must utilize or install security measures or devices, which do not impact neighbouring properties, but are sufficient to secure the Unoccupied Premises at all times against unauthorized entry or occupation, vandalism, intentional damage, injury to wildlife, and fire hazards.
- (2) Security measures under subsection (1) may include:
- (a) affixing structural barriers to windows and other points of ingress using materials and installation that is effective in precluding easy entry;
 - (b) installing security fencing or other perimeter barriers;
 - (c) installing a security lighting system;
 - (d) installing a security alarm system; or
 - (e) employing security or guard patrols on a frequent and periodic basis.
- (3) Security measures or devices as set out in the above subsections (1) and (2) may not be installed in such a manner that restricts firefighter access in the event of an emergency.

Damaged Unoccupied Premises

- 11** The Owner of Unoccupied Premises which has been damaged because of unauthorized entry or occupation, vandalism, intentional damage, or fire must, within 48 hours of being notified of the damage:
- (a) install or take sufficient security measures to secure the Unoccupied Premises against further unauthorized entry, occupation, vandalism, intentional damage, or fire; and
 - (b) make the repairs necessary to prevent further damage to the Unoccupied Premises.

Rodent control for Unoccupied Premises

- 12** The Owner of an Unoccupied Premises which is slated for demolition and redevelopment must, as a condition of a demolition permit, engage professional pest control services to mitigate any rodents on the Property no more than 45 days and no less than 10 days before the demolition, and must provide proof of such to the City.

Demolishing Unoccupied Premises

- 13** (1) The Owner of Unoccupied Premises must demolish any Unoccupied Premises for which re-zoning has been issued within 120 days of the Property becoming an Unoccupied Premises, unless:
- (a) the Property is the subject of an active building permit for repair, rehabilitation, or demolition, and the Owner is progressing diligently to complete the repair, rehabilitation, or demolition that is subject to the permit; or
 - (b) the Property meets all applicable codes, is ready for occupancy, and is actively being offered for sale, lease, or rent, and the Property is supplied with minimum utilities to maintain the proper functioning of the facilities as well as to prevent damage to facilities, and there is no unauthorized occupancy.
- (2) After an Unoccupied Premises is demolished, the Owner must:
- (a) remove any debris within 10 days of the demolition;
 - (b) continue to utilize or install security features sufficient to secure the Unoccupied Premises against unauthorized entry, occupation, vandalism, intentional damage, and fire hazards; and
 - (c) maintain the Unoccupied Premises in accordance with this bylaw.

Part 2 – Boulevard Maintenance

Boulevard maintenance

- 14** (1) The Owner or Occupier of Property must, in respect of a Boulevard that abuts their Property:
- (a) keep the Boulevard free of Noxious Weeds;
 - (b) keep grass within the Boulevard mowed or trimmed to a height of not more than 30 centimetres;
 - (c) keep the Boulevard free of Waste;
 - (d) maintain the Boulevard to the standards set in the City authorized permit for the Boulevard;
 - (e) ensure that any landscaping and native vegetation within the Boulevard does not interfere with the passage of pedestrians, cyclists, or Vehicles, and that sight lines to intersections, driveways, sidewalks, Vehicle and bicycle lanes, and any traffic control devices are maintained;
 - (f) ensure that any landscaping or trees within the Boulevard receive, in accordance with applicable watering regulations of the Capital Regional District or any other authority having jurisdiction, sufficient water for their sustained growth and health, except where such landscaping or trees are watered by the City or its contractors or agents; and
 - (g) promptly remove or remedy any landscaping or other material or condition, except for trees and planted vegetation, within the Boulevard that is, or is likely to be or become, a hazard to Persons or Property, or that is deemed to be a hazard by the Director of Engineering or the Director of Parks.
- (2) This section does not apply:
- (a) to streamside protection enhancement areas;
 - (b) to lands within the Agricultural Land Reserve;
 - (c) with respect to a Separated Boulevard; or
 - (d) to that portion of a Boulevard located between two vehicular lanes.

Driveway maintenance

- 15** The Owner of Property must maintain that portion of the driveway between the property line and the edge of the roadway in a manner that ensures emergency vehicle access and protects the integrity of City infrastructure or drainage works that may be located within that portion of the driveway.

Culvert maintenance

- 16** (1) The Owner of Property whose driveway includes a culvert, except for a culvert which is maintained by the City, is responsible for the maintenance of the culvert and must:
- (a) ensure the culvert remains operational and free of debris; and
 - (b) replace or fix the culvert in a timely manner if any damage occurs to the culvert or the culvert is no longer operating as intended.
- (2) An Owner who is required to maintain a culvert must obtain a Street Construction Permit pursuant to the *Streets and Traffic Bylaw* before removing and replacing a culvert, but such Owner will be exempt from the construction inspection fees required for that permit.
- (3) An Owner who is extending a culvert or widening a driveway must apply for a Street Construction Permit pursuant to the *Streets and Traffic Bylaw*.
- (4) Subsection (2) does not exempt the construction inspection fees for any extensions or expansions to an existing driveway or culvert.

Stormwater drainage

- 17** A Person must not fill in ditches which form part of the City’s stormwater drainage system or alter existing stormwater drainage networks unless they have obtained a permit pursuant to the *Streets and Traffic Bylaw* prior to commencing any work.

Part 3 – Community Standards

Nuisance prohibition

- 18** (1) A Person must not cause or permit a Nuisance to occur on their Property.
- (2) A Person must not cause a Nuisance in any public or private place.

Litter

- 19** (1) A Person must not leave, deposit, throw, dump, or otherwise discard any Waste in a public place, except in receptacles designated and intended for such use.
- (2) For the purpose of subsection (1), each separate item or bag of Waste constitutes a separate offence.

Dumping

- 20** (1) A Person must not dump, place, leave, throw, deposit, or otherwise discard any materials in a public place, or on a Property without the authorization of the Property Owner.

(2) A Person must not dump, place, leave, throw, deposit, or otherwise discard any construction material or household Waste in a public place or any public receptacles that are intended for Waste, and must dispose of all construction materials safely so as to prevent contamination.

(3) For the purposes of this section, each separate item or bag of materials constitutes a separate offence.

Urinate or defecate

21 A Person must not urinate or defecate in a public place except in a facility intended and designed for such use.

Throwing items

22 A Person must not throw or propel an object or item in a public place or Street in a manner which is likely to cause injury to another Person or damage to Property, Vehicles, or personal property.

Street Furniture

23 A Person must not climb on, overturn, alter, deface, damage, destroy, tamper, remove, or otherwise interfere with any Street Furniture.

Panhandling

24 A Person must not panhandle:

- (a) in a manner which obstructs or impedes the convenient passage of pedestrians or Vehicles on a Street or public place;
- (b) in such a manner as to threaten, insult, or harass other users on the Street; or
- (c) from a Person who has already declined the solicitation.

Graffiti

25 (1) A Person must not place, or cause to be placed, Graffiti on Property, including a wall, fence, sign, other structure, or Street Furniture, without the written consent of the Property Owner.

(2) The Owner or Occupier of Property with Graffiti placed on it must remove, cover, or otherwise block from public view the Graffiti within 14 days of the Graffiti being placed.

Fighting

26 A Person must not participate in a fight or physical confrontation in any public place, except in an organized sporting event governed by the rules of conduct of that sporting event.

Part 4 – Noise Regulations

Division 1 – General Noise Regulations

General noise control

- 27** (1) A Person must not make noise or sound in or on a Street, park, or other public place which unreasonably disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of the public or of Persons in the vicinity.
- (2) The Owner or Occupier of Property, or anyone for whom they are responsible, including invited guests, must not make, cause, or permit to be made any noise or sound which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of the public or of Persons in the vicinity.
- (3) In determining if a sound disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort, or convenience of the public or of Persons in the vicinity, the following criteria may be considered:
- (a) type, volume, and duration of the sound;
 - (b) time of day and day of week; and
 - (c) the nature and use of the surrounding area.
- (4) The emission of noise or sound in connection with the following are excluded from the prohibitions, regulations, and penalties contained in this bylaw:
- (a) activities for which a Noise Permit has been issued;
 - (b) police, fire, bylaw, or emergency Vehicles or activities conducted by police, fire or bylaw, including training;
 - (c) horn or signalling devices on a boat, train, or Vehicle when used as a danger or warning signal;
 - (d) activities of a local government, other government, or utility company, or their contractors when providing a service to the public, including Construction or repair on a Street or other public work, or while engaged as a service of public convenience or necessity;
 - (e) bells or chimes from churches or public institutions;
 - (f) the unloading, loading, pick-up, or delivery of containers, products, materials, or any other item or thing that is necessary for the maintenance or the moving of household effects;
 - (g) noise or sound created in connection with emergency measures undertaken for the immediate health, safety, or welfare of individuals or for the preservation or restoration of Property;

- (h) noise or sound created from Special Events for which there is a valid Special Events Permit; and
- (i) rifle ranges and trap shoots between 8:00 a.m. and 8:00 p.m.

Objectionable noise

28 Without limiting the above section, the following noises, sounds, and conduct are specifically prohibited:

- (a) playing or operating a radio, television, instrument, or any device to produce amplified sound, where the noise or sound is clearly audible at a Point of Reception in a residential area between the hours of 11:00 p.m. one day and 9:00 a.m. the following day;
- (b) playing or operating a radio, television, instrument, or any device to produce amplified sound on a Construction site where the noise or sound is clearly audible at a Point of Reception;
- (c) operating a Vehicle which by reason of disrepair, missing or damaged parts, or other cause emits excessive noise;
- (d) excessive engine revving;
- (e) operating a heat pump or compressor which by reason of disrepair or improper use or installation emits excessive noise; and
- (f) use of engine retardant brakes while operating a Vehicle.

Division 2 – Construction and Commercial Noise Regulations

Permitted Construction and commercial noise

29 (1) Despite any other provision of this bylaw, the following activities may be performed during the times and days set out below:

- (a) Exterior Construction or interior Construction where windows and doors are not fully installed:
 - (i) Monday to Friday between the hours of 7:00 a.m. and 7:00 p.m.
 - (ii) Saturdays between the hours of 9:00 a.m. and 5:00 p.m.
 - (iii) Sundays and Statutory Holidays prohibited unless authorized by a Noise Permit.
- (b) Construction work inside a building with doors and windows installed and closed is permitted on any day and at any time, but such work must not unreasonably disturb the quiet, peace, rest, enjoyment, comfort, or convenience of people in the vicinity.
- (c) Site preparation, grading, or servicing work:
 - (i) Monday to Friday between the hours of 7:00 a.m. and 7:00 p.m.
 - (ii) Saturdays between the hours of 9:00 a.m. and 5:00 p.m.

- (iii) Sundays and Statutory Holidays prohibited unless authorized by a Noise Permit.
 - (d) Rock breaking, rock drilling, Rock Crushing, or Blasting:
 - (i) Monday to Friday between the hours of 8:00 a.m. and 5:00 p.m.
 - (ii) Saturdays, Sundays, and Statutory Holidays prohibited unless authorized by a Noise Permit.
 - (e) Loading, unloading, delivering, collecting, packing, unpacking, or otherwise handling any container, Construction Equipment, products, materials, or refuse whatsoever is permitted at any time, provided that it is not carried out in a manner that unreasonably disturbs the peace, quiet, rest, enjoyment, comfort, or convenience of people in the vicinity.
 - (f) On site maintenance of heavy equipment is permitted at any time, provided that it is not carried out in a manner that unreasonably disturbs the peace, quiet, rest, enjoyment, comfort, or convenience of people in the vicinity.
- (2) A Person who performs any of the activities listed in subsection (1) outside of the permitted times commits an offence.
- (3) Despite subsection (1), home repairs and home maintenance or the Construction of accessory buildings and structures on residential Property carried out directly by an Owner or Occupier of the Property is permitted on a Sunday or Statutory Holiday between the hours of 10:00 a.m. and 5:00 p.m.

Noise permits

- 30** (1) A Person may apply to Bylaw Enforcement for a temporary Noise Permit allowing for noise that would otherwise contravene this bylaw, if it is otherwise impractical or impossible to comply with this bylaw, such as where there are life or safety concerns, extended concrete pours which cannot be completed during the hours permitted, or other extenuating circumstances which will be assessed on a case by case basis. For clarity, a Noise Permit will not be issued for Blasting activities.
- (2) The Manager of Community Safety and Municipal Enforcement or their designate may issue Noise Permits and may impose any conditions on the Noise Permit deemed necessary or expedient, including requirements to notify Occupiers within a certain radius of the proposed activity.
- (3) The Manager of Community Safety and Municipal Enforcement must establish and publish an application form for Noise Permits.
- (4) The applicant for a Noise Permit must:
- (a) complete an application form, which must:

- (i) include the reason for the request and why it is impossible or impractical to follow the noise regulations; and
 - (ii) the date and times for which the Noise Permit is sought;
 - (b) pay a non-refundable application fee of \$500.00; and
 - (c) abide by all general and special conditions listed on the application form and Noise Permit, if issued.
- (5) An application for a Noise Permit must be made at least five business days prior to the proposed activity.
- (6) Despite subsection (5), an application for a Noise Permit may be made between two and four business days prior to the proposed activity, however:
- (a) the applicant must pay an additional \$250.00 late processing fee; and
 - (b) such application will only be processed in urgent circumstances at the discretion of the Manager of Community Safety and Municipal Enforcement.

Part 5 – Dust Control

Dust control

31 A Person, in carrying out any activity involving excavation, storage, depositing, moving, or removing any soil, or which generates sufficient dust that does or may constitute a Nuisance, must apply water or another dust suppressant to mitigate the emission of dust that is liable to or does disturb the peace, rest, enjoyment, comfort, or convenience of individuals or the public or to foul or contaminate the atmosphere.

Notice to mitigate dust

- 32** (1) A Bylaw Enforcement Officer may issue a notice in writing to a Person not in compliance with section 31, requiring that Person to apply water or another dust suppressant to mitigate the emission of dust.
- (2) If a Person on whom a notice is issued under subsection (1) does not take the required action within 24-hours of receiving the notice, the City may:
- (a) impose fees for the Nuisance Service Call and Nuisance abatement; and
 - (b) issue a fine.

Part 6 – Construction Impact Management

Good neighbour commitment

- 33** (1) Every Developer and Builder who undertakes or supervises Construction in the City must complete, prior to commencing Construction, a signed declaration acknowledging that the Developer or Builder has read and understands the City's *Good Neighbour Policy*.
- (2) This section takes effect at the time that Council adopts the *Good Neighbour Policy*.

Responsibility for sub-contractors

- 34** Every Developer and Builder must ensure that each contractor retained to provide Construction services is informed of all applicable bylaws and policies as they relate to City Streets and Construction, either by posting the *Good Neighbour Policy* in a visible location at the work site or providing a copy of it to the contractor.

Site security

- 35** The Developer or other Person responsible for a Construction site must ensure that:
- (a) signage in good and legible condition with up to date 24/7 emergency contact information is clearly posted at the Construction site;
 - (b) all materials at the Construction site are secured to prevent them from blowing off the site;
 - (c) the Construction site is secured against unauthorized entry;
 - (d) the Construction site is secured in a manner which prevents injury to Persons and wildlife; and
 - (e) any materials at the Construction site are securely contained within the Construction site.

Materials on City Property

- 36** A Developer or Person responsible for a Construction site must ensure that any City property abutting the Construction site, including Streets, sidewalks, multi-use pathways, parks, and bicycle lanes are free of debris and materials originating from or related to the Construction site.

Rock Crushing and aggregate processing onsite

- 37** Except with the express written consent of all property owners and occupiers of an occupied residential Property a Person must not engage in Rock Crushing or aggregate processing within 100 metres of an occupied residential Property. Such consent must be in writing and is valid for not more than 18 months.

Part 7 – Administration

Division 1 – Nuisance Abatement and Service Calls

Nuisance abatement

- 38** (1) A Person who causes a Nuisance, and the Owner or Occupier of Property on which a Nuisance is occurring, must abate or cause to be abated the activity or condition which causes the Nuisance.
- (2) The City may, by its employees, contractors, and agents, abate or cause to be abated the activity or condition causing a Nuisance if a Person does not comply with the direction to abate a Nuisance.

Notice to comply

- 39** (1) A Bylaw Enforcement Officer may serve a notice on a Person, requiring them to comply with this bylaw.
- (2) A notice under subsection (1) must set out the following:
- (a) the name of the Person subject to the notice;
 - (b) the date the notice was made;
 - (c) the address or location affected by the notice;
 - (d) the provision of this bylaw that the Person contravened;
 - (e) the date by which the Person must comply with the notice;
 - (f) a statement that the City may impose a penalty or conviction for the offence of failing to comply with a notice, or refer the matter to Council for a remedial action requirement; and
 - (g) any additional information required by law.
- (3) A notice under subsection (1) may set out:
- (a) a description of the circumstances of the contravention; or
 - (b) an explanation of how to comply with the notice.
- (4) If a Person fails to comply with a notice issued under this section, that Person commits a separate offence for failing to comply with a notice issued under this bylaw.
- (5) If a Person fails to comply with a notice issued under this section, the City may take action to fulfil the notice and impose the costs incurred as a fee in accordance with the fees in Schedule “A” to this bylaw.

Nuisance service calls

- 40** (1) Where a Bylaw Enforcement Officer or City employee, contractor, or agent is required to respond to a Property for:

- (a) more than one Nuisance Service Call within a 24-hour period; or
- (b) more than three Nuisance Service Calls within a three-month period,

and the Nuisance is established, the City may provide written notice to the Owner of the Property.

(2) A notice issued under subsection (1) must:

- (a) describe the conduct associated with the Nuisance Service Call;
- (b) advise that a Nuisance Service Call fee may be imposed for each subsequent Nuisance Service Call to the Property; and
- (c) advise that the imposition of such fees is in addition to any other remedies or abatement measures available to the City.

(3) A Person who receives a notice under subsection (1) must pay the Nuisance Service Call fee in Schedule “A” for each Nuisance Service Call occurring at the Property within the 12-month period following the date of the notice.

(4) All Nuisance Service Call and Nuisance abatement fees must be paid within 30 days of the date of issuance of an invoice from the City.

(5) Unpaid Nuisance Service Call and Nuisance abatement fees may be recovered in accordance with section 45 of this bylaw, and the *Community Charter*.

Nuisance abatement cost imposition

41 The City may impose the costs incurred in abating or responding to a Nuisance as a fee on one or more of the following, in accordance with the fee schedule in Schedule “A” of this bylaw:

- (a) the Person causing the Nuisance;
- (b) the Occupier of Property from which the Nuisance emanates; or
- (c) the Owner of Property from which the Nuisance emanates.

Service

42 Service of all notices, fees, orders, and demands for payment under this bylaw may be served by any of the following methods:

- (a) personal service;
- (b) regular mail, in which case, service is deemed effective on the 5th business day after being mailed;
- (c) in the case of an Occupier, by leaving the document at an entrance to, or posted on, the Property; or
- (d) in the case of a corporation, leaving the document at the registered office of the corporation or leaving it with a director, officer, or manager of the corporation.

Division 2 – Contraventions and Enforcement

Contraventions

43 (1) A Person who:

- (a) contravenes or violates a provision of this bylaw;
- (b) consents, allows, or permits an act or thing to be done in violation of a provision of this bylaw; or
- (c) neglects or refrains from doing anything required to be done by a provision of this bylaw,

commits an offence and is liable to the penalties imposed under this bylaw and any other applicable bylaw of the City.

(2) Each day that the offence or contravention continues constitutes a separate offence.

(3) A contravention of a term or condition of a permit is a contravention of this bylaw.

Enforcement

44 (1) An offence under this bylaw may be enforced:

- (a) by means of a ticket issued under the *Ticket Information Authorization Bylaw No. 34, 1993*;
- (b) by means of a bylaw notice issued under the *Bylaw Notice Enforcement Bylaw No. 1980, 2021*;
- (c) by prosecution under the *Offence Act*, RSBC 1996, c. 338; or
- (d) by way of civil action as authorized by law.

(2) The issuance of a ticket, bylaw notice, or proceeding under the *Offence Act* for an offence does not preclude the City from enforcement by other proceeding or through any other remedy available to it by law.

Collection of costs incurred

45 The City may recover any fees imposed under this bylaw in accordance with the *Community Charter*, including through:

- (a) recovery as a debt due to the City in a court of competent jurisdiction; or
- (b) recovery by any other method authorized under the *Community Charter* or another law;

and the use of one method does not prevent the City from seeking recovery by one or more other methods.

Inspection

46 A Bylaw Enforcement Officer or City employee may enter onto Property, in accordance with the provisions of the *Community Charter* for entering onto property, for the purpose of

inspecting to determine whether the regulations, restrictions and requirements of this bylaw are met.

Division 3 – General

Headings

47 The headings in this bylaw are for convenience only and must not be construed as substantive provisions of this bylaw.

Schedules

48 The schedules to this bylaw form part of this bylaw and are enforceable in the same manner as this bylaw.

Severability

49 If any portion of this bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion is severed to the extent required, and the remainder of the bylaw continues to be valid.

Repeal

50 On the date this bylaw is adopted, the following City bylaws are repealed:

- (a) City of Langford Noise Regulation Bylaw No. 2056, 2022;
- (b) City of Langford Nuisance Abatement Bylaw No. 1501, 2016;
- (c) Unsightly Property By-law No. 1 (No. 1887), 1991; and
- (d) District of Langford Noxious Weed Control Bylaw No. 161, 1996.

Citation

51 This bylaw may be cited as the “Community Standards Bylaw No. 2255, 2026”.

READ A FIRST TIME this __ day of _____, 2026.

READ A SECOND TIME this __ day of _____, 2026.

READ A THIRD TIME this __ day of _____, 2026.

ADOPTED this __ day of _____, 2026.

PRESIDING COUNCIL MEMBER

CORPORATE OFFICER

Schedule “A”

Nuisance Abatement and Nuisance Call Fee Schedule

- 1** For the purpose of determining Nuisance abatement fees and Nuisance Service Call fees, the following table rates will be charged for every hour or portion thereof of attendance by personnel or use of equipment, including travel time.
- 2** Nuisance abatement and Nuisance Service Call fees incurred on a Sunday or Statutory Holiday will be multiplied by 1.5.
- 3** For any work carried out by a contractor of the City to abate a Nuisance on behalf of the City, the Nuisance abatement fee is equal to the actual cost of the services plus a 10% administrative fee.
- 4** All fees are subject to applicable taxes.
- 5** The fees shown below are for 2026 and all fees will automatically increase annually by the annual percentage increase in the all-items Consumer Price Index (CPI) for Greater Victoria for the then most recently ended calendar year as published by Statistics Canada or successor in function.
- 6** Fire equipment and fire vehicle rates will be adjusted annually in accordance with the most recent Inter-Agency Agreement between the Fire Chiefs’ Association of BC and the BC Wildfire Service.

Table 1: Personnel

Position	Hourly Rate in Canadian Dollars
Municipal Employee	\$52.00
RCMP Employee	\$58.00

Table 2: Equipment and Vehicles

Equipment/ Vehicle	Hourly Rate in Canadian Dollars
City Vehicles	\$180.00
Fire Truck – Rescue	\$409.00
Fire Truck – Engine	\$601.00
Fire Truck – Aerial	\$994.00
Fire Truck – Other	\$600.00
Fire Vehicle, Inspector	\$180.00
RCMP Vehicles	\$180.00