



**CITY OF LANGLEY
COMMUNITY STANDARDS BYLAW**

NO. 2487

A Bylaw to impose community standards

DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

Consolidated as of February 18, 2004

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER

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

DEFINITIONS

1.0 In this Bylaw, unless the context otherwise requires:

- (a) *Accumulate* includes to collect items in a manner that is scattered, amassed or piled.
- (b) *City* means the City of Langley;
- (c) *Container* includes but is not limited to a dumpster, garbage can, garbage bin or other receptacle designed, intended or used to hold rubbish, discarded materials and debris;
- (d) *Discarded materials* means substances of little or no apparent economic value, including but not limited to deteriorated lumber, building supplies, old newspapers, furniture parts, stoves, sinks, cabinets, household appliances and fixtures, vehicle parts, abandoned, broken or neglected equipment, or the scattered remains of items;
- (e) *Employee* includes City employees, officers, contractors or agents authorized by the City to do work on the City's behalf.
- (f) *Graffiti* includes one or more letters, initials, symbols, slogans, designs, marks or drawings, howsoever made, on a structure, wall, building, sidewalks, fence, sign or any other surface on or near a public place or street within the City but specifically excludes the following:
 - i) a sign, public notice or traffic control mark authorized by the City;
 - ii) a sign, or notice regulating bylaw provision authorized by the City;
 - iii) a public notice authorized by a City Bylaw or provincial or federal legislation; and
 - iv) a mural authorized by the City.
- (g) *Inspector* means the Bylaw Compliance Officer, the Chief Building Inspector, and any other person who is authorized by the City Council to enter and inspect property in accordance with this Bylaw;
- (h) *Notice* means written notification issued by the Inspector pursuant to section 11 of this Bylaw.

- (i) *Property* means real property, including but not limited to front yards, side yards, backyards, driveways, walkways and sidewalks, any building, structure or fence located on real property.
- (j) *Rubbish* means decaying or non-decaying solid and semi-solid wastes, including, but not limited to both combustible and non-combustible wastes, such as paper, garbage, litter, trash, refuse, crockery, cardboard, waste material, cans, glass, bedding, mattresses, crates, rags, barrels, boxes, lumber not neatly piled, scrap iron, tin and other metal, scrap paving material, construction and demolition waste, unlicensed, dilapidated, unused or stripped automobiles, tires, machinery, mechanical or metal parts, discarded or dilapidated appliances, discarded or dilapidated furniture, ashes from fireplaces and on-site incinerators, yard clippings and brush, wood, dry vegetation, dirt, weeds, dead trees, rodent infestations and piles of earth mixed with any of the above;
- (k) *Sidewalk* means the area between the curb-lines or lateral lines of a roadway and the adjacent property-lines improved for use of pedestrians;
- (l) *Unightly* means in addition to its common dictionary meaning and regardless of the condition of other properties in the neighbourhood a property having any one or more of the following characteristics:
 - i) the storage, location or accumulation visible to a person standing on a highway or on nearby property, of filth, graffiti, rubbish, debris or any other discarded materials;
 - ii) landscaping and vegetation that is dead, characterized by uncontrolled growth or lack of maintenance, or is damaged;
 - iii) an area of grass or similar ground cover that extends more than 30 cm (12 inches) above the ground and is unkempt or unmaintained;
 - iv) fencing characterized by graffiti, holes, breaks, rot, crumbling, cracking, peeling, rusting or any other evidence of physical decay or neglect or excessive use or lack of maintenance;
 - v) a lowering in quality of the condition or appearance of a structure or property or parts thereof characterized by graffiti, holes, breaks, rot, crumbling, cracking, peeling, rusting, the untidy storage, replacement or location of building materials or any other evidence of physical decay or neglect or excessive use or lack of maintenance;or

- vi) any other similar conditions of disrepair, dilapidation, or deterioration regardless of the condition of other properties in the neighbourhood.

(m) *Noxious weed* includes but not limited to any plant commonly known as a weed and a weed designated by regulation to be a noxious weed pursuant to the *Weed Control Act*, RSBC 1996, c. 487, and its amendments, and the seeds of all such weeds.

PROHIBITIONS

- 2.0 No person will create or cause any nuisance or will permit or allow the property to become or remain unsightly within the City.
- 3.0 No owner or occupier of property within the City will cause, suffer or permit any nuisance in, about or upon the property.
- 4.0 No person will place, or cause to be placed, or allow graffiti to remain on any property, sidewalk, wall, building, fence, sign or other structure that is on or adjacent to a public place or street within the City.
- 5.0 No owners or occupier of property within the City will permit or allow the property to become or remain unsightly.
- 6.0 No person will cause or permit
 - (a) water, rubbish, or noxious, offensive or unwholesome matter to collect or accumulate in, on or around property owned or occupied by them;
 - (b) rubbish to overflow from or accumulate around any container situate on any property owned or occupied by them; or
 - (c) without limiting the generality of the foregoing, demolition waste, construction waste or trade waste to accumulate on the property, in respect to property to which a building permit has been issued by the City.
- 7.0 No owner or occupier of property within the City shall permit or allow an infestation of the property by noxious or destructive insects or rodents to occur or to remain.
- 8.0 No owner or occupier of property shall permit or allow the accumulation of dead landscaping or noxious weeds to occur or to remain on the property.

9.0 No person will

- (a) deposit any rubbish, discarded materials or other material, whether liquid or solid, in any public place;
- (b) deposit or throw, or permit to be deposited or thrown, bottles, broken glass, or any rubbish in any public place;
- (c) throw, or cause to be deposited or to flow upon a public place any noxious, offensive or filthy water or substance, or any empty bottle, glass container or any other article, whether broken or intact;
- (d) foul or pollute any area of water in a public place;
- (e) in any public place, damage or deface any building structure, fence, sign, seat, bench or ornament of any kind;
- (f) deposit any rubbish, waste, offensive matter or other substance of any kind into or upon such public place except in receptacles provided for that purpose; or
- (g) stamp, paint, post, affix or otherwise place any placard, bill, poster, notice or advertisement in any public place without the written permission of the City, except such formal notices as are required to be posted to inform the public on any matter pertaining to elections held in the City pursuant to the *Federal Election Act*, the *Provincial Elections Act*, or the *Local Government Act*.

INSPECTION AND NOTICE

10.0 An Inspector is authorized to enter upon the property of any person at reasonable times and in a reasonable manner for the purposes of inspecting the property and declaring whether the property is in compliance with the provisions of this Bylaw.

11.0 Upon declaring property not to be in compliance with the provisions of this Bylaw, an Inspector may issue a notice to the owner (s) or occupier(s) of the property.

- 11.1 The notice must state:
- (a) the civic address of the property;
 - (b) the particulars of the non-compliance to be remedied;
 - (c) the date by which the non-compliance must be remedied; and
 - (d) that, if the owner or occupier fails to comply with the notice, the City will proceed to carry out the work required, and the cost of such work will be added to the taxes of the property, and the owner or occupier or both may be subjected to prosecution for an offence under this Bylaw.

- 11.2 The notice may give specific instructions to remedy the non-compliance with this Bylaw including, but not limited to, any one or more of the following instructions:
- (a) remove unsightly accumulations of filth, discarded materials, rubbish or debris from the property;
 - (b) clean, stack or cover any material;
 - (c) clear the property of dead landscaping or noxious weeds;
 - (d) cut grass or remove the noxious weeds present on the property;
 - (e) prune vegetation including trees or shrubs;
 - (f) clear the property of noxious or destructive insects, or rodents; and
 - (g) otherwise remediate, maintain or repair the property so as to bring it into compliance with this Bylaw.
- 11.3 The Inspector may serve the notice personally, by facsimile, electronic mail, regular mail or by registered mail.
- 11.4 If the unsightly property presents an immediate danger or public safety hazard and the owner or occupier refuses to immediately comply with this Bylaw, then, instead of issuing a notice, the City may immediately order that the property is cleaned up at the expense of the owner or occupier.

12.0 The Inspector will take into account the condition of the property and the estimated time necessary to comply with the Bylaw in determining the time period for compliance to be set out in the notice.

NON-COMPLIANCE

13.0 If an owner or occupier fails to comply with a notice, the City, by its employees, at reasonable times and in a reasonable manner, may enter the property and effect such compliance at the expense of the owner or occupier.

14.0 In the event that the person who has failed to comply with a notice issued does pay the costs of compliance before the 31st day of December in the year that the compliance was effected, the costs will be added to and form part of the taxes payable on the property as taxes in arrears.

NO INTERFERENCE

- 15.0 No person shall interfere with an Inspector in the performance of his or her duties under this Bylaw or with any employee to carry out the work required by any notice pursuant to this Bylaw.

OFFENCES AND PENALTIES

- 16.0 A person who contravenes any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of, or neglects to do or refrains from doing anything required to be done pursuant to any provision of this bylaw or any notice issued pursuant hereto, commits an offence against this Bylaw and will be liable, upon summary conviction, to a fine not more than \$2000.00, in default of payment of which all such fines shall be recoverable under the provisions of the Offence Act.
- 17.0 Each day of violation, contravention or breach of this Bylaw continues will constitute a separate and distinct offence.
- 18.0 Prosecution of a person pursuant to Section 16.0 of this Bylaw does not exempt the person from complying with a notice issued pursuant to this Bylaw.

GENERAL

- 19.0 If any portion of this bylaw is held to be invalid by a decision of a Court of competent jurisdiction, such invalidity will not affect the validity of the remaining portions of this Bylaw.
- 20.0 The City, an Inspector or an Employee who inspects any property under this Bylaw or performs any work on behalf of the City in accordance with this Bylaw, is not liable for any damages caused by their actions.
- 21.0 The following bylaws and their amendments are repealed:
- (a) Weed Control Bylaw, 1977, No. 812; and
 - (b) City of Langley Nuisance Bylaw, 1990, No. 1748.

22.0 This Bylaw may be cited as the “Community Standards Bylaw, 2003, No. 2487.”

READ A FIRST, SECOND AND THIRD TIME this Twenty-Fourth day of February,
2003.

ADOPTED this Tenth day of March, 2003.

“Marlene Grinnell”

MAYOR

“Lisa M. Zwarn”

CITY CLERK