



DRAFT
COMMUNITY STANDARDS BYLAW, 2018, No. 3075,
AMENDMENT No. 2, 2026, BYLAW No. 3338

***** updated bylaw sections, clauses and definitions are underlined; references to numbered bylaw clauses have also been renumbered as necessary and consistent with the current bylaw *****

A Bylaw to regulate, prohibit and impose requirements in relation to the use of public places, premises and the protection and enhancement of the well-being of the community.

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

Title & Schedules (#1, #2 below are updated)

1. This bylaw may be cited as “Bylaw 3338 - Community Standards Bylaw, 2018, No. 3075, Amendment No. 2, 2026, No. 3338”
2. The following schedules are attached to and form part of this Bylaw:
 - (a) Schedule “A”: Vacant Premises Securing Requirements;
 - (b) Schedule “B”: Vacant Premises Fencing Requirements.

Public Places

3. No person shall do any of the following on any highway or in any other public place:
 - (a) deposit any rubbish, debris or other discarded or recyclable materials except in a container provided and placed by the City for that purpose;
 - (b) foul or pollute any water body;
 - (c) place graffiti on or otherwise damage or deface any wall, building, fence, sign, bench, sculpture, water fountain or other structure or any sidewalk or pavement; or
 - (d) post or affix to any building or other structure, fence or utility pole any bill, poster, placard, notice or advertisement without the written permission of the City.

Nuisances on Private Property

4. No person shall, being the owner or occupier of premises in the City, do any of the following:
 - (a) allow the premises to become or remain unsightly, and for this purpose any of the following is deemed to render premises unsightly:
 - i. the storage, location or accumulation of rubbish, debris or any other discarded materials so as to be visible to a person standing on an adjacent highway or parcel;
 - ii. the exterior storage or parking of dilapidated motor vehicles, recreational vehicles, vessels of any kind or other equipment or machinery, or parts;
 - iii. not more than one unlicensed or uninsured motor vehicle may be stored or parked on any parcel of land;

- iv. landscaping or other vegetation that is dead, diseased, damaged, or unsightly as a result of lack of maintenance or uncontrolled growth;
 - v. an area of grass or other vegetation that exceeds 30 cm in height and is unkempt or unmaintained;
 - vi. fencing that has not been maintained and that is characterized by rot, corrosion, breakage, collapse, impact damage, peeling of paint or other evidence of physical deterioration;
 - vii. graffiti on an building or other structure including a fence, that is visible to a person standing on an adjacent highway or parcel;
 - viii. demolition waste, construction waste or trade waste accumulated on a construction site;
 - ix. rubbish or recyclable material overflowing from or accumulated in the vicinity of any container or receptacle of any type situated on the premises; or
 - x. any other condition of disrepair, dilapidation or deterioration of the premises or any building or structure on the premises;
- (b) allow the accumulation of water on the premises;
 - (c) permit or allow an infestation of the premises by noxious or destructive rodents or insects;
 - (d) permit or allow the growth of noxious weeds or the accumulation of prunings, cuttings or other flammable material constituting a fire hazard; or
 - (e) cause, suffer or permit any nuisance on the premises.
5. An Inspector may, in writing, order an owner or occupier of premises to comply with this bylaw by taking such measures as are reasonably determined by the Inspector to be required to abate the condition that contravenes the bylaw, within the time specified in the order, and upon receiving such order the owner must comply with the order.
6. An order made under Section 5 may be delivered to the owner or occupier by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the premises that are the subject of the order, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

Vacant Premises (title of section and #7 to #15 below are updated)

7. Every owner of vacant premises in the City that consists of a lot with vacant buildings and/or structures shall, within 24 hours of the termination of the last lawful occupancy, make the premises secure against unauthorized entry or occupancy, intentional damage and any other condition constituting a fire hazard and/or nuisance by:
- (a) affixing solid barriers to doors, windows and other points of ingress using installation methods and materials that effectively preclude entry, according to Schedule A of this bylaw, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way; and
 - (b) installing security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or

- compromised in any way. Security fencing shall consist of chain link fencing, or temporary security or construction fencing may be used for vacant premises that are the subject of a subdivision, rezoning, development permit, building permit or demolition permit application, for a maximum of three (3) years from the date of last lawful occupancy;
- (c) the Inspector may also require:
- i. installing a security alarm and monitoring system complying with all applicable City bylaws;
 - ii. employing security guards on a regular and frequent basis;
 - iii. exterior lighting that does not shed direct light on any neighbouring premises; and
 - iv. other security measures or devices as required.
8. Every owner of vacant premises in the City that consists of a lot without vacant buildings and/or structures shall make the premises secure against unauthorized entry or occupancy, intentional damage and any other condition constituting a fire hazard and/or nuisance:
- (a) for lots that are the subject of a subdivision, rezoning, development permit, building permit or demolition permit application, installing security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or compromised in any way. Security fencing shall consist of chain link fencing, or temporary security or construction fencing may be used for a maximum of three (3) years from the date of application approval, adoption or issuance, as applicable.
- (b) the Inspector may also require:
- i. for lots that are not the subject of a subdivision, rezoning, development permit, building permit or demolition permit application, installing chain link security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or compromised in any way;
 - ii. installing a security alarm and monitoring system complying with all applicable City bylaws;
 - iii. employing security guards on a regular and frequent basis;
 - iv. exterior lighting that does not shed direct light on any neighbouring premises; and
 - v. other security measures or devices as required.
9. Section 7a applies to every building or structure that is accessory to a vacant building, including any garage, garden shed or other structure that can reasonably be expected to present a fire hazard if occupied unlawfully.
10. Section 7a applies to every building or structure that has been damaged by fire or any other cause to the point that it cannot safely be occupied.
11. Every owner of vacant premises in the City that have been damaged by unauthorized entry or occupancy must promptly effect such repairs as are required to make the premises secure against further entry or occupancy and mitigate any fire hazard.
12. Sections 7a and 10 do not apply in respect of premises for which the City has issued a demolition permit, provided that the building is demolished within 24 hours of the issuance of the permit.

13. An Inspector may require an owner of an unoccupied building, which has no current lawful occupation, tenancy and use and is undergoing a change in ownership, tenancy, use and/or repair/renovation, is connected to site services and is intended to be reoccupied with a lawful tenancy, to install security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or compromised in any way. The Inspector may also require the affixing solid barriers to doors, windows and other points of ingress using installation methods and materials that effectively preclude entry, according to Schedule A of this bylaw, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way.
14. An Inspector may, in writing, order an owner of vacant premises or unoccupied building to comply with this bylaw by taking measures described in Section 7, 8, 11 or 13, or other measures reasonably determined by the Inspector to be required to make the premises/building secure against unauthorized entry or occupancy, within the time specified in the order, and upon receiving such order the owner must comply with the order.
15. An order made under Section 14 may be delivered to the owner by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the unoccupied premises, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

Inspections and Inspection Fees

16. An Inspector may enter on any land at reasonable times and in a reasonable manner to inspect the land to determine whether the condition of the land and any buildings and structures on the land complies with this bylaw.
17. No person shall obstruct or interfere with an Inspector in the performance of duties under this bylaw, or any employee of the City or contractor engaged by the City to perform work under this bylaw on default of the owner or occupier.
18. In making an order under Section 5 or 14, the Inspector must specify a time for compliance that is reasonable in view of the condition of the premises and the time that is required to carry out the work required by the order.
19. If an Inspector issues an order under Section 5 or 14, the owner or occupier must advise the Inspector when compliance with the order has been effected, and the Inspector may inspect the premises to confirm such compliance.
20. If the Inspector requires an inspection under Section 19, the owner must pay in advance the inspection fee set out in the Fees and Charges Bylaw, which fee is imposed in respect of both the inspection that preceded the making of the order and the inspection that confirms compliance with the order.

City Action on Default

21. An order made under Section 5 or 14 must specify that if the person to whom the order is addressed fails to comply with the order within the time specified in the order, the City may without further notice enter on the land and perform the work required by the order, at the cost of the owner of the land.
22. Upon the failure of an owner or occupier to comply with an order made under Section 5 or 14 within the time specified in the order, the City may without further notice enter

- on the land and perform the work required by the order, at the cost of the owner of the land.
23. The City may not perform work under Section 22 in relation to an order that has been delivered to an occupier of premises unless a copy of the order was also delivered to the owner.
 24. The City may not perform work under Section 22 in relation to an order of which oral notice was given, until the owner has been provided written confirmation of the order.
 25. The City may, if an owner has not paid the City its cost in undertaking work under Section 22 by December 31 in the year in which the work was performed, recover the cost from the owner in the manner authorized by Section 258 of the *Community Charter*.
 26. If the Inspector is not, having made reasonable efforts, able to locate an owner for the purpose of providing notice of an order under Section 14 or Section 22, the City may perform work under Section 22 at the cost of the owner as if the owner had been notified and had not complied with the order, provided that the City may not incur costs under this Section in excess of \$5000.
 27. The City may seek a remedial action to remedy a hazardous condition and/or declared nuisance, under the authority of the *Community Charter*, as amended from time to time.

Penalties and Enforcement

28. The maximum penalty for a contravention of this bylaw, upon conviction of an offence under the *Offence Act*, is \$10,000.00.
29. Each day on which a contravention of this bylaw continues constitutes a separate offence.

Interpretation

30. In this bylaw,

Discarded material includes, for the purposes of Section 4(a)(i), material having little or no economic value that is accumulated or stored and includes without limitation used lumber or other building supplies, newspapers, household appliances, plumbing fixtures or furniture or the parts of any of them, and broken or unused equipment of any kind.

Graffiti does not include any mural or similar graphic design authorized by the City to be placed on City property.

Inspector means the Bylaw Enforcement Officer, Chief Building Inspector, and any other person designated by the Council to administer this bylaw, and includes, for the purposes of Section 14 of this bylaw, the Fire Chief as defined in Fire Protection and Safety Bylaw, 2026, No. 3300.

Noxious weed means a weed designated under Section 2 of the Weed Control Regulation B.C. Reg. 66/85 under the *Weed Control Act*.

Owner includes, in relation to any provision of this bylaw that requires notice to be given to an owner in respect of any parcel of land, a representative of the owner who has been authorized by the owner, in writing, to deal with the City with respect to matters involving

that parcel, or with respect to matters involving any of that owner's parcels of land within the City.

Recreational vehicle includes a travel trailer, tent trailer, fifth wheel trailer, camper whether mounted on a vehicle or not, park model recreational vehicle and motor home.

Rubbish includes without limitation household or garden waste of any kind whether mixed with soil or not; incinerator ash; used or broken glass; recyclable material of any kind that is not being stored at a recycling facility or depot; and barrels, boxes, crates, totes and other containers.

Vacant premises include a lot, building or other structure in which lawful occupancy has ceased and the condition of the premises is not suitable for human habitation or other occupancy that is normally permitted, and which may or may not have had site services intentionally disconnected and may or may not be the subject of a subdivision, rezoning, development permit, building permit or demolition permit application. Site services include but are not limited to water, sewer, storm sewer, gas, hydro/electrical, and telecommunications.

READ A FIRST, SECOND AND THIRD time this x day of x, 202x.

ADOPTED on the x day of x, 202x.

MAYOR

CORPORATE OFFICER

SCHEDULE A: VACANT PREMISES SECURING REQUIREMENTS

Securing Measures:

- All openings in the basement, first floor doors and windows, and any point of entry accessible from a porch, fire escape or other potential climbing point shall be barricaded with plywood, 2 x 4 braces, carriage bolt sets, and nails. Particle board, wafer board, Masonite, or other similar material shall not be used for purposes of boarding up a building.
- Openings that are 10' from ground level which are not accessible from a porch, fire escape, roof or other climbing point do not need to be secured unless any of the following conditions exists:
 - (a) openings are unlockable, or (b) openings are visibly broken or damaged. Where (a) or (b) are met, the openings may be secured from within the structure with a single piece of plywood.
- Where the structural or environmental conditions exists and it is not safe to secure the opening from the inside, the opening shall be secured from the exterior with the plywood fitted flush and tight to the perimeter, rests snugly against the exterior frame butting up to the siding on wood frame building, or in the case of brick buildings, up to the brick molding edge.
- All secured exterior openings (windows and doors) will be painted flat black in colour, as required by the Inspector.
- The structure shall be posted with a NO TRESPASSING sign at the completion of the board-up.
- Contact the Langley City Fire Rescue Service for an inspection of installed security measures. Inspections can be requested at 604-514-2880 or via email at fireinfo@langleycity.ca, and photographic proof of completion must be provided.

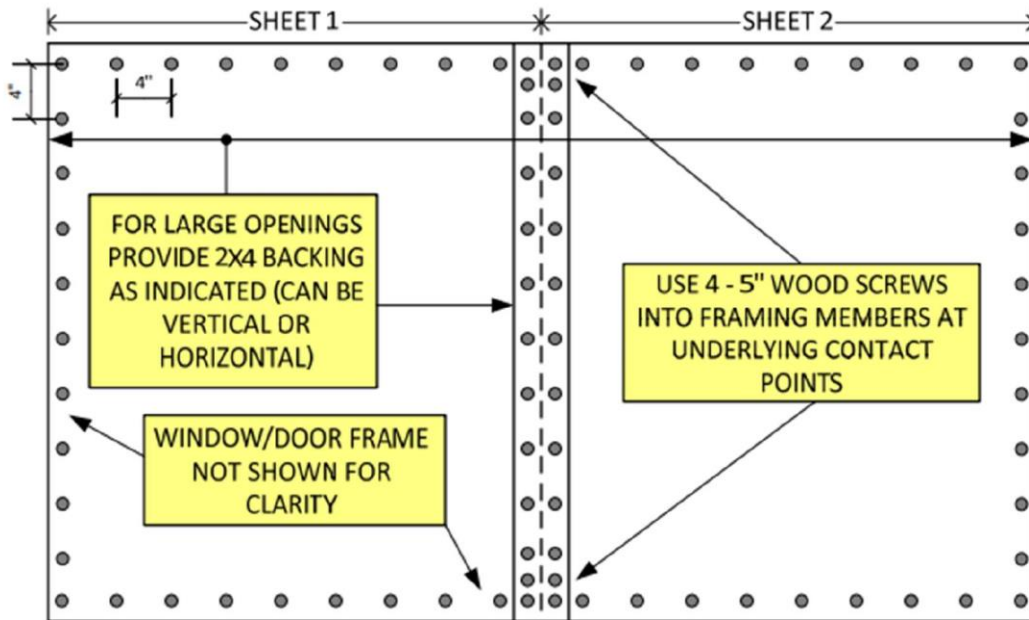
Required Materials:

1. 5/8" plywood.
2. Braces – 2 x 4 lumber.
3. 3" wood screws for securing plywood to building frame.
4. 5" wood screws for securing 2 x 4 bracing to building frame.

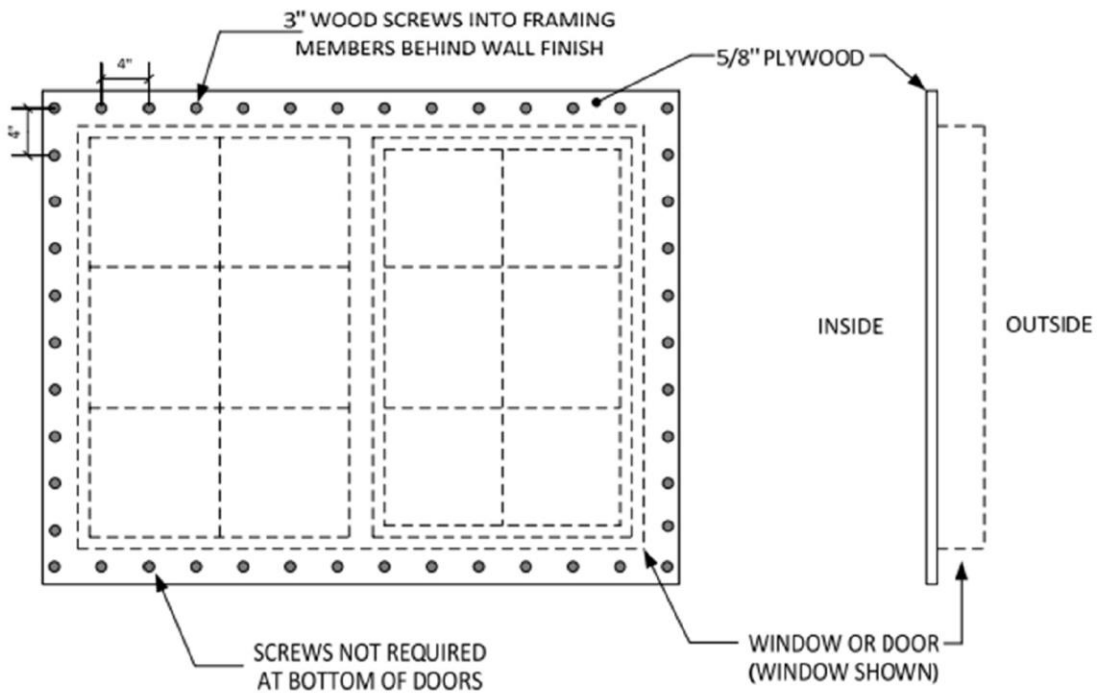
Barrier Assembly:

1. Applying barriers is accomplished with carpenters and appropriate tools and supplies.
2. Plywood shall be cut to fit over the window and door openings, so that the outside edges extend past the underlying building framing members.
3. Plywood shall be installed on the interior side of the opening.
4. 2 x 4 braces, when required, shall be cut to fit the horizontal or vertical dimension of the plywood.
5. All plywood edges shall be secured into building framing members with 3" wood screws at 4" on centre.
6. 2 x 4 bracing ends shall be secured into building framing members with 4 - 5" wood screws. For buildings that require access by authorized personnel, a single door that is visible from the street may be secured using a solid core wood or steel door. There shall be no windows or other openings in this door. The door shall be securely locked using a padlock and hasp assembly that is bolted through the door. The lock loop portion of the hasp is attached to the door frame using a minimum of 3-inch-long wood screws.

SECURITY DETAILS - LARGE OPENINGS



SECURITY DETAILS - SMALL OPENINGS



SCHEDULE B: VACANT PREMISES FENCING REQUIREMENTS

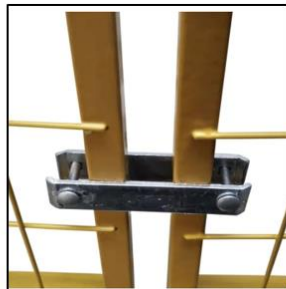
Security Fencing Requirements:

For premises that are using temporary or chain-link fencing as permitted by this bylaw, the following requirements must be met at installation and maintained throughout the entire time period that the fencing is used to secure the premises from unauthorized entry.

- Fencing shall be a minimum of 6 feet or 1.8 m in height along the entire length of the fencing, and have at least one locked or bolted gate or access point into the premises for maintenance and inspection purposes.
- Fencing shall create a continuous, upright and level barrier that encircles and discourages unauthorized entry to the premises and all structures.
- Fencing shall be placed along applicable property lines wherever possible.
- Temporary fencing panels shall be connected together at a minimum of two points (including the top and midpoint of panels), and fence panels shall be bolted together with nuts mounted on the inside of the fence.
- Cross section fence panels shall be installed between temporary fencing panels or sections of temporary fence panels, located within the fence line and on the subject premises and as required to provide lateral stability, to ensure the fence stays upright and connected during inclement weather or disturbance.
- Chain link fencing shall be installed with concrete fence post foundations.
- A NO TRESSPASSING sign(s) shall be posted on each fence segment that fronts a City street or other public right-of-way.
- Contact the Langley City Fire Rescue Service for an inspection of installed fencing. Inspections can be requested at 604-514-2880 or via email at fireinfo@langleycity.ca, and photographic proof of completion must be provided.

Required Fencing Materials:

- Chain link fencing minimum standard is galvanized steel mesh and posts, unless otherwise specified by the Inspector.
- Temporary fencing shall consist of 'see through' steel mesh fence panels. Examples include temporary fencing typically used for securing construction and event sites.



Temporary fence panels shall be connected at the top of fence panels and bolted together at the midpoint, between the top and bottom, of the panels, and cross panels shall be used to provide lateral stability.