



REPORT TO MAYOR AND COUNCIL

PRESENTED: SEPTEMBER 17, 2018 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: BYLAW NOTICE ENFORCEMENT BYLAW AMENDMENT

REPORT: 18-133
FILE: 3900-02

RECOMMENDATION:

That Council give first, second and third reading to the Township of Langley Bylaw Notice Enforcement Bylaw 2008, No. 4703 Amendment Bylaw 2018 No. 5412 to incorporate additional penalty sections related to Building Bylaw 2008, No. 4642.

EXECUTIVE SUMMARY:

In order to assist with facilitating enforcement of Township of Langley Building Bylaw 2008, 4642, an amendment to the Township of Langley Bylaw Notice Enforcement Bylaw 2008, No. 4703 is recommended to allow for imposition of fines to facilitate compliance. Proposed ticketing provisions are related to Sections: 5 - Permits; 9.2 - Inspections and 14 - Second Dwelling of the current Building Bylaw.

The proposed amendments are intended to provide greater clarity as to when tickets may be issued with respect to circumstances not specifically contemplated under the current bylaw regime and can be generally categorized as 'housekeeping'.

The Bylaw Notice Enforcement Bylaw is used as an enforcement tool for many of the Township's Regulatory Bylaws. Therefore, in an effort to provide a deterrent and encourage voluntary compliance with respect to building regulations as well as amendments to existing schedules, staff has proposed the penalty amounts and offences as set out in Schedule A of the Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw 2018 No. 5412.

PURPOSE:

To amend the Bylaw Notice Enforcement Bylaw 2008 No. 4703 to provide additional ticketing provisions relating to the Building Bylaw Amendment Bylaw 2018 No. 5412.

BACKGROUND/HISTORY:

In order to assist with facilitating enforcement of Township of Langley Building Bylaw 2008, 4642, an amendment to the Township of Langley Bylaw Notice Enforcement Bylaw 2008, No. 4703 is recommended to allow for additional fines to be issued if deemed necessary to facilitate compliance.

Since the last amendment to this bylaw in 2014, it has become necessary to include further sections of Building Bylaw 2008 No. 4642 to the Bylaw Notice Enforcement Bylaw. The following proposed additional ticketing provisions are requested in order to encourage compliance in areas not previously covered in the existing bylaw:

- Section 5.11 – *Fail to Complete Permit Within Two Years* - \$500.00
- Section 9.2 – *Fail to Request Inspection* - \$500.00
- Sections 14.1 a), 14.1 b) - *Second Dwelling Not Demolished/Converted* - \$500.00

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DISCUSSION/ANALYSIS:

The last amendment to this bylaw was in 2014. Since that time staff have identified three areas of Building Bylaw 2008, No. 4642 not addressed in the Bylaw Notice Enforcement Bylaw 2008, No. 4703 where additional enforcement has proven necessary to encourage compliance.

Respectfully submitted,

Britta Bieberstein
LICENCE & INSPECTION SERVICES COORDINATOR
for
COMMUNITY DEVELOPMENT DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703
AMENDMENT BYLAW 2018 NO. 5412
EXPLANATORY MEMO

Bylaw 2018 No. 5412 updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to provide additional ticketing provisions relating to the Building Bylaw 2008 No. 4642.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703
AMENDMENT BYLAW 2018 NO. 5412

A Bylaw to Amend the Bylaw Notice Enforcement Bylaw 2008 No. 4703

WHEREAS it is deemed necessary to add additional ticketing provisions relating to Building Bylaw 2008 4642;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in open meeting, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amending Bylaw. 2018 No. 5412.
2. This Bylaw amends the indicated provisions of the Bylaw Notice Enforcement Bylaw 2008 No. 4703 by adding new designated bylaw contraventions.

Township of Langley Building Bylaw 2008 No. 4642

Column 1	Column 2	Column 3
Offence	Bylaw Section	Fine
• Fail to Complete Permit Within Two Years	5.11 c)	\$500.00
• Fail to Request Inspection	9.2 a)	\$500.00
• Second Dwelling Not Demolished/Converted	14.1 a), 14.1 b)	\$500.00

READ A FIRST TIME the	day of	, 2018.
READ A SECOND TIME the	day of	, 2018.
READ A THIRD TIME the	day of	, 2018.
RECONSIDERED AND ADOPTED the	day of	, 2018.