

Demolition Guide

Demolition and Removal

Application

Demolition permit applications are now accepted online at tol.ca/buildingpermits. Submitting your application digitally is convenient and allows for a faster application process. If you require assistance with submitting your online application, please contact Permits, Licences and Inspections.

The following items are typically required to make a demolition permit application:

Site Plan

- show entire property (including all property lines) and label all buildings
- indicate setbacks of the buildings to the property lines
- clearly identify the building(s) to be demolished
- show safety barrier fencing around buildings to be removed
- all trees to be retained/removed
- location of the well(s) and septic tank/field (if applicable)

Rodent Abatement and Control Declaration

- form completed by a qualified pest control company

Title Search

- must be current (no more than 30 days old at the time of application)

Letters of Authorization

- required from the owner if an agent/contractor is obtaining the demolition permit OR
- if the owner is a registered company, authorization on company letterhead, signed by an officer of the company (director search required)

Water Shut-off or Disconnection for Properties on Municipal Water

- application for [Water Shut Off or Disconnection](#) from Engineering Department
- see Development Services Department first if demolition is a condition of development project

Business Licence

- contractor completing the demolition or removal must provide either a Township of Langley business licence number or a Fraser Valley Inter-municipal business licence number

Tree Cutting / Removal Declaration (not required for properties in the ALR)

It is recommended that the demolition contractor obtain a Hazardous Material Assessment of the building before the demolition begins. The contractor is responsible for ensuring that construction waste is disposed of in accordance with all provincial regulations, including WorkSafeBC regulations.

Prior to Issuance

Prior to the issuance of a demolition permit, the owner and/or contractor will be required to:

- **Install safety barrier fencing** (such as snow fencing) around the subject building(s) to be removed; as well as the surrounding demolition area, including the driveway access to the buildings. No construction, excavation, land clearing, grading, or tree removal is permitted outside the defined demolition area as indicated by the layout of the snow fence barrier.
- **Install a gravel access pad** in accordance with the Best Management Practices (BMPs) during the demolition of building(s) on the property. An existing asphalt or concrete driveway may be considered as an alternative to the gravel access pad.
- **Request a site inspection** once the safety barrier fencing and gravel access pad are installed. The owner or demolition contractor is required to request a site inspection prior to the issuance of a permit. When the site inspection is accepted, the demolition permit can be issued, provided all other requirements have been satisfied.
- **Request an Oversize/Overweight Vehicle Permit** (if applicable) for the removal of a mobile home from the demolition site. This permit must be approved by the Engineering Department prior to the issuance of the demolition/removal permit.

Failure to maintain a gravel access pad that results in tracking site debris and dirt onto municipal roads may result in the Building Official's refusal to perform an inspection and/or issuance (without warning) of a Bylaw Notice enforcement ticket. The inspection will not be re-scheduled until the site has been cleaned and siltation measures have restored the gravel pad to an acceptable condition. A re-inspection fee may apply.

Final Inspection

A Final Inspection must be requested when the demolition is complete.

The following conditions must be fulfilled for a Final Inspection to be approved by the Township Building Inspector:

- all construction debris must be removed from the property
- safety barrier fence must remain in place for the Final Inspection
- septic tank must be decommissioned in accordance with applicable provincial regulations, and a receipt for this work must be provided by the septic pumping company
- well must be secured or filled in and the site made safe

The Damage Bond is refunded once an accepted Final Inspection is obtained.

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