City of Langford

# Nuisance (Controlled Substance) Bylaw 1009

:

City of Langford

# Nuisances (Controlled Substance) Bylaw 1009

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City of Langford

# Nuisance (Controlled Substance) Bylaw 1009

A Bylaw to regulate, prohibit or impose requirements respecting nuisances, noxious or offensive trades, and health and safety.

WHEREAS the Council of the City of Langford wishes to enact a bylaw to regulate, prohibit and impose requirements respecting nuisances, noxious or offensive trades, and health and safety matters;

AND WHEREAS the alteration of plumbing, heating, air conditioning, electrical wiring and equipment, gas piping and fittings, appliances and accessories in or on controlled substance properties creates danger to occupiers and neighbours of controlled substance properties and risks to the health and safety of the occupiers and neighbours;

AND WHEREAS controlled substance properties that contravene applicable standards under the Building Code, British Columbia Fire Code, *Health Act*, *Safety Standards Act* or other applicable enactments, including bylaw requirements of the City, create risks to the health and safety of occupiers, and reduce the value of neighbouring properties;

NOW THEREFORE, the Council of the City of Langford enacts as follows:

## Part 1 Citation

1.1 This Bylaw may be cited as Nuisance (Controlled Substance) Bylaw No. 1009.

## Part 2 Severability

2.1 If a portion of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

# Part 3 Definitions

3.1 In this bylaw,

"amphetamines" include dextroamphetamines and methamphetamines;

"alteration" means any change made to the structural, mechanical or electrical components of a building that has not been made with a permit under the authority of the City's Building Regulation Bylaw;

"building" means any structure or construction for any use or occupancy;

"Building Code" means the British Columbia Building Code 1998 adopted by the Minister responsible under the *Community Charter*, as amended or reenacted from time to time*;*

"Building Inspector" means the chief building official for the City, and every building inspector appointed by the City to inspect buildings or structures in respect of building, plumbing, gas, or electrical standards;

"controlled substance" means a "controlled substance" as defined or described in Schedules I, II or III of the *Controlled Drugs and Substances Act, 1996 c. 19,* as amended from time to time, but does not include a controlled substance permitted under that Act;

"controlled substance property" means

(a) a parcel contaminated by or that contains trace amounts of chemical or biological materials used in or produced by the trade or manufacture of a controlled substance,

(b) a building or structure altered to manufacture, grow, store, sell, trade or barter a controlled substance, or

(c) a parcel which has been or is being used for the manufacture, growing, storage, sale, trade or barter of a controlled substance,

which does not meet applicable standards under the Building Code, British Columbia Fire Code, *Health Act*, *Safety Standards Act* or other applicable enactments including any bylaw requirements of the City , as amended from time to time;

"dangerous goods" means those products or substances regulated by the *Transportation of Dangerous Goods Act* and its Regulations, both as amended from time to time;

"Fire Chief" means the person who is appointed to be head of the City's fire and rescue services and every person designated by Council by name of office or otherwise to act in the place of the Fire Chief;

"flammable and combustible liquid" for the purposes of this Bylaw is as classified under the Fire Code (British Columbia), as amended from time to time;

"grow operation" means the cultivation of marijuana plants or mushrooms that are controlled substances or the production of amphetamines;

"hazardous condition" means:

(a) any real or potential risk of fire,

(b) any real or potential risk to the health or safety of persons or property, or

(c) any contravention of the Building Code, British Columbia Fire Code, *Health Act* , *Safety Standards Act* or bylaws of the City all as amended from time to time;

"inspector" means

(a) the Fire Chief, and every person appointed by Council or the Fire Chief, as applicable, to be an officer or employee of the City's fire and rescue service,

(b) the Building Inspector,

(c) a peace officer,

(d) the City Engineer,

(e) a bylaw enforcement officer,

(f) the deputy of a person, officer or employee referred in paragraphs (a) to (e),

(g) other persons designated by Council by name of office or otherwise to act in the place of the persons, officers or employees referred to in paragraphs (a) to (f);

"owner" includes the lessee, licensee, tenant, caretaker, user or other occupier of a building or a part of a building, or the agent of the owner;

"parcel" includes any improvement on a parcel;

”pesticide” means a substance or mixture, including a chemical, used to destroy, prevent, repel or mitigate fungi or animal pests or microorganisms such as bacteria or viruses, and includes herbicides, fungicides or other substances used to control pests, and plant regulators, defoliants or desiccants;

“professional cleaner” means an individual or corporation experienced and qualified in removing from buildings contaminants, including pesticides, fertilizers or chemicals used to manufacture amphetamines or to grow controlled substances, moulds or fungi, if the removal is required under sections 6.3 and 6.4, and may include the owner;

“residential premises” means any building or part of a building which may be occupied lawfully as a dwelling unit by one or more persons;

“service fee” means a fee imposed under Section 8.2 and Schedule A in respect of all direct and indirect costs incurred by the City in relation to the inspection, investigation or remediation of a parcel that contains or has contained a grow operation, and for removal of a grow operation, materials associated with a grow operation or by-products resulting from a grow operation, and includes

(a) administration and overhead associated with the inspection and removal,

(b) costs incurred for the lawful dismantling, disassembly, removal, clean up, transportation, storage, and disposal of equipment, substances, materials or other paraphernalia associated with the use, trade, business or manufacture,

(c) costs incurred to replace consumables used, or to replace equipment following exposure to contaminants,

(d) costs incurred for the analysis of the materials found at the property and the health or safety conditions at the property,

(e) costs incurred in respect of the property under a contract for services for an independent contractor or agent, including without limitation, a professional engineer, a consultant, a person retained to carry out construction or demolition, a health professional, an electrical inspector, or a hazardous materials professional,

(f) costs incurred by the City’s peace officers for the forensic investigation and inspection of the property, securing of the property, accompanying inspectors on or in the property, or otherwise lawfully attending at the property,

(g) costs incurred by the City's fire and rescue service to inspect the property, take any action under section 5.2, or respond to a fire caused by

(i) an alteration made in relation to a grow operation, or

(ii) the manufacture or growth of a controlled substance,

(h) costs incurred by the City for cleaning, maintaining or repairing the City's sanitary or storm sewers, water mains, roadways, sidewalks or other City property in relation to impacts of a grow operation;

"special safety inspection" means an inspection coordinated with other such departments, jurisdictions, and contractors as is necessary to ascertain hazardous conditions or enactment contraventions that may exist under the Building Code, Fire Code, *Health Act*, bylaws of the City or other enactments, all as amended from time to time,

"structure" means an erection, addition, demolition, excavation or other construction,

"tenancy agreement" means an agreement, whether written or oral, express or implied, having a predetermined expiry date or not, between a landlord and tenant respecting possession of premises, including residential premises,

"utility" means a lawful provider of an electrical, water or natural gas service from a distribution system to consumers.

# Part 4 Building, Health, Safety, Nuisance and Noxious Trade Regulations

4.1 A person, other than

(a) a utility, or

(b) a person to whom a disconnection or bypass permit lawfully required by the City has been issued,

must not disconnect or bypass a meter installed for the purpose of ascertaining consumption of electricity, water or natural gas from an electrical, water or natural gas distribution system.

4.2 If as a result of the use of a parcel as a controlled substance property:

(a) the supply of electricity, water or natural gas to the parcel has been disconnected by the City, a utility, any other lawful authority, or any person,

(b) alterations or repairs have been made to a building or to electrical, water or natural gas systems, equipment, appliances or other accessories of any kind on the parcel contrary to, or without lawful authority under, a City bylaw, or;

(c) a hazardous condition exists on the parcel, then

a person other than a person referred to in section 4.1(a) or (b) must not reconnect the supply of electricity, water or natural gas and, subject to the *Residential Tenancy Act*, a person must not use or occupy the parcel, until the person has complied with paragraphs (a) to (f) of section 4.3.

4.3 Without limiting section 4.2, a person must not use or occupy a parcel described in section 4.2 until in respect of the parcel

(a) a special safety inspection of the parcel coordinated by the Building Inspector has been carried out under section 5.6,

(b) the owner has:

(i) obtained all permits, approvals or authorizations required to carry out, and

(ii) has carried out or caused to be carried out, the work necessary to bring the parcel into compliance with this bylaw and other applicable bylaws and applicable provincial enactments, as amended from time to time,

(c) remedial measures prescribed by section 6.3 of this bylaw have been completed and written certification has been provided to the Building Inspector under section 6.4,

(d) if required under an enactment, including the City's building bylaw, the owner has retained a professional engineer holding a valid licence under the *Engineers and Geoscientists Act* and the professional engineer has certified in writing that the building safety requirements required under applicable enactments have been complied with,

(e) the owner has paid all service fees and other fees imposed under this bylaw and other relevant City bylaws in relation to the inspection of the property and the issuance of permits, and

(f) the Building Inspector has removed the “Do not occupy” order posted under section 5.1.

4.4 A person must not alter a structure or building in a way that facilitates the manufacture or growth of a controlled substance or for the purpose of establishing or operating a grow operation.

4.5 A person must not divert or install exhaust vents for hot water tanks or furnaces to exhaust into or within a building except by way of an exhaust vent constructed or installed in compliance with applicable provincial and City enactments.

4.6 A person must not store dangerous goods in a building in quantities greater than permitted under the British Columbia Fire Code as amended from time to time.

4.7 A person must not

(a) construct or install any obstruction of an exit or an access to an exit required under the Building Code or other enactment, as amended from time to time, or

(b) remove fire stopping provided or required under an enactment, as amended from to time, to contain the spread of fire within a building.

4.8 A person must not cause or allow a building to become subject to the growth of mould or fungus arising from or in relation to a grow operation in the building.

4.9 A person must not cause, allow or permit

(a) a nuisance as a result of his or her use of occupancy of a parcel,

(b) water, rubbish or unsightly matter to collect or accumulate in, on, under or around a parcel owned, used or occupied by him or her.

4.10 A person must not cause, allow or permit in a building the manufacture, growing, storage, transfer or disposal of a substance that emits odours, fumes or particulate matter that disturbs the enjoyment, comfort or convenience of individuals.

4.11 A person must not

(a) interfere with or obstruct the Building Inspector or the Fire Chief from posting a notice referred to in section 5.1; or

(b) remove, alter, cover or mutilate a notice posted under section 5.1,

except with the prior written permission of the Building Inspector or Fire Chief, as applicable.

# Part 5 Powers of Building Inspector, Fire Chief and Inspectors

5.1 If the Building Inspector or Fire Chief has reason to believe that all or part of a parcel is a controlled substance property, and

(a) the Fire Chief has ordered every occupier of a controlled substance property to vacate, or

(b) Council has ordered every occupier of the controlled substance property to vacate under the *Community Charter*,

the Building Inspector or Fire Chief may post a notice in the form of Schedule D in a conspicuous place at the entrances of the parcel and deliver to the owner of the parcel a notice that the parcel is unsafe and that no person may enter or occupy the parcel.

5.2 The Fire Chief may

(a) enter on real property and inspect premises for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from a fire,

(b) take measures to prevent and suppress fires, including the demolition of buildings and other structures to prevent the spreading of fires,

(c) order the owner of real property to undertake any actions directed by the Fire Chief for the purpose of removing or reducing any thing or condition that person considers is a fire hazard or increases the danger of fire,

(d) order every occupier of a controlled substance property to vacate the property until the “Do not occupy” notice posted by the Fire Chief under section 5.1 has been removed by the Building Inspector under this bylaw,

(e) without limiting paragraphs (a) to (d), exercise the powers of the Fire Commissioner under section 25(1) to (4) of the *Fire Services Act*, and for these purposes that section applies.

5.3 Subject to the *Community Charter,* an inspector may enter on real property to:

(a) inspect and determine whether all regulations, prohibitions or requirements under this bylaw or other enactments are being met in relation to any manner for which the Council, a municipal officer or employee or a person authorized by the Council has exercised authority under this or another act to regulate, prohibit or impose requirements,

(b) to carry out a special safety inspection under section 5.6,

(c) take action authorized under sections 9.1 and 9.2 of this Bylaw, or

(d) inspect or disconnect or remove a water service under section 10.1 of this Bylaw.

5.4 Subject to section 7.2, and the *Community Charter*, the Building Inspector or an inspector may attend at the parcel from time to time during the course of work required by or contemplated under this bylaw to ascertain that the work required of the owner is taking place and to monitor the work done by the owner.

5.5 The Building Inspector may on behalf of the City:

(a) acknowledge receipt of evidence from the owner of completion of work referred to in section 4.3, 6.3 and 6.4;

(b) receive the written certification, documents and fees referred to in section 4.3 and 6.4.

5.6 The Building Inspector may

(a) coordinate a special safety inspection of the controlled substance property; and

(b) deliver to the owner of the parcel a letter in the form of Schedule B.

5.7 When an owner has complied with the requirements listed in paragraphs (a) to (f) of section 4.3, the Building Inspector must remove the “Do not occupy” notice posted under section 5.1.

# Part 6 Duty of registered owner

6.1 Every person who is registered in the Land Title Office as the title holder of a parcel that contains premises, a building or a structure that is subject to a tenancy agreement made after the enactment of this bylaw who has inspected the premises at a time when there is a contravention of this bylaw, in relation to the premises, building or structure, must

(a) within 24 hours of the discovery of the contravention, deliver written notice to the Building Inspector of the particulars of the contravention, and

(b) subject to the *Residential Tenancy Ac*t, within two months of the delivery of the notice, take such action as may be necessary to bring the premises into compliance with this bylaw.

6.2 Every owner or occupier of real property must undertake any action directed by the Fire Chief for the purpose of removing or reducing any thing or condition that the Fire Chief or the other authorized person considers is a fire hazard or increases the danger of fire.

6.3 If a building has been used for a grow operation or for clandestine lab purposes, the owner of the building must, within fourteen (14) days after delivery by the City of a letter under section 5.6(b), subject to the *Residential Tenancy Act:*

(a) Engage a Certified Industrial Hygienist with experience in mould or methamphetamine remediation to develop a remediation plan and oversee professional clean up of the premise(s) utilizing current remediation guidelines specific to the conditions found,

(b) Remove and clean or dispose of all carpets and curtains in the building,

(c) if the building is heated by forced air heating, have the furnace, all air ducts, main distribution ducts, venting, and filtering cleaned by a professional cleaner or by a duct cleaning company, and

(d) have all walls, floors and ceilings in the building replaced or cleaned and disinfected by a professional cleaner.

6.4 After a professional cleaner has completed requirements of section 6.3 an individual or corporation certified by the Canadian Registration Board of Occupational Hygienists or the American Board of Industrial Hygiene must inspect the building and provide written certification in the form of Schedule C to the Building Inspector that the requirements

of section 6.3 have been satisfied and the building is substantially free of biological or chemical contamination residuals above typical residential levels prior to occupancy.

6.5 Before a building is re-occupied after removal of a grow operation, the owner must notify the prospective occupants in writing that a grow operation has been removed and that the requirements of this bylaw have been met.

6.6 Neither the removal of a “Do not occupy” order posted under section 5.1 nor the issuance of a building permit under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents, or any inspections made by or on behalf of the City, will in any way relieve the owner from full and sole responsibility to perform work required or contemplated under this bylaw or the Building Code and all other applicable codes, standards and as amended from time to time.

6.7 It is the full and sole responsibility of the owner (and where the owner is acting through a representative, the representative) to carry out the work in respect of which a permit was issued or which is required prior to removal of a “Do not occupy” order posted under section 5.1 in compliance with this bylaw and all other applicable codes, standards and enactments, including the Building Code, as amended from time to time.

## Part 7 City Reliance

7.1 Neither the issuance of a building permit nor a removal of a “Do not occupy” order posted under section 5.1 under this bylaw nor the acceptance or review of plans, drawings or specifications or supporting documents nor any inspections made by or on behalf of the City constitute in any way a representation, warranty, assurance or statement that the Building Code, this bylaw or any other applicable codes standards or enactments have been complied with.

7.2 When a professional engineer, architect or other person provides certification or other documentation to the City under this bylaw that the work required by or contemplated by this bylaw substantially conforms to the requirements of this bylaw and that the building complies with the health and safety requirements of the Building Code, BC Electrical Code, this bylaw and all other health and safety requirements established by applicable enactments as amended from time to time and as applicable, the City will rely solely on the documentation as evidence of conformity with these requirements and

not on its receipt of plans, monitoring of the work, acknowledgement of completion, or removal of a “Do Not Occupy” notice under section 5.7.

## Fees

7.3 The following fees apply under this bylaw:

(a) each time one or more Inspectors enters on a parcel to carry out an inspection in the exercise of authority by the City to regulate, prohibit or impose requirements under this bylaw or another enactment, or to attend at the parcel under sections 5.3, 5.4 or 5.6, the owner must pay the City the administration and inspection fee stipulated in Schedule A;

(b) for a special safety inspection, the owner or occupier must prior to inspection pay the City the fee stipulated in Schedule A.

7.4 Without limiting section 8.1, every owner whose parcel is used as a controlled substance property must pay the City all service fees incurred by or on behalf of the City in respect of the parcel.

7.5 Despite section 8.2, if any owner inspects and reports a contravention under section 6.1(b)(i) of this bylaw, service fees arising in respect of the contravention are waived in respect of that incident, unless the owner discovers the contravention after a peace officer discovers the contravention.

## Part 8 Default

8.1 If an owner of a parcel fails to comply with a requirement of the City under this bylaw or another enactment, the City, by its officers, employees or agents within the time specified in the Order or notice, may enter on the parcel and take such action as may be required to correct the default, including to remediate the parcel or bring it up to a standard specified in an enactment, at the expense of the owner or occupier who has failed to comply, and may recover the costs incurred as debt.

8.2 If the owner has failed to pay the City’s costs of acting in default under section 8.1 before the 31st day of December in the year that the correction of the default was effected, the costs must be added to and form part of the taxable payable on the property as taxes in arrears.

# Part 9 Discontinuance of Service

9.1 The City may direct water and electrical suppliers to discontinue providing water and electrical service to a parcel if the water and/or electricity is being used for or in relation to a grow operation on the parcel, subject to the requirements that the City must:

(a) give the owner of the real property 7 days' written notice of an opportunity to make representations to Council with respect to the proposed discontinuance of the water service and electrical service, and

(b) after the persons affected have had an opportunity to make representations to Council, the City must give the owner 7 days written notice of any proposed discontinuance of the water service and electrical service.

# Part 10 Offence and Penalty

10.1 Every person who contravenes any provisions of this bylaw commits an offence punishable upon summary conviction and is liable to a fine not exceeding $10,000.00.

10.2 If an offence is a continuing offence, each day that the offence is continued constitutes a separate and distinct offence.

# Schedules

Schedule A - Fees

Schedule B - Letter to property owner

Schedule C - Certification Form

Schedule D - Notice

READ A FIRST TIME this 17th day of July, 2006.

READ A SECOND TIME this 17th day of July, 2006.

READ A THIRD TIME this 15th day of January, 2007.

DEPOSITED with the Minister of Health this 16th day of October, 2006.

NOTICE GIVEN UNDER Section 59 of the *Community Charter* this 8th day of February, 2007.

ADOPTED by the Council of the City of Langford this 5th day of March, 2007.

Mayor

Clerk Administrator

# SCHEDULE A

## Fees

1. Inspection

Each time the City by its officers, employees, peace officers, or agents enters on a parcel to inspect, in the exercise of the City's authority to regulate, prohibit or impose requirements under this Bylaw or another enactment or to attend at the parcel under section 5.4, the owner must pay the City a fee of:

(a) $500.00 per inspection;

(b) an additional $500.00 for a subsequent inspection undertaken if the owner or occupier has failed to undertake action ordered by the Fire Chief, the Council or a person authorized under the bylaw to order the action;

(c) $500.00 for a special safety inspection with inspectors.

2. Fire Services

| | | |
|---|---|---|
| (a) | Engines | $600.00 per hour, per engine |
| (b) | Quint Devices | $1,315.00 per hour, per device |
| (c) | Rescue Vehicles | $540.00 per hour, per vehicle |
| (d) | Special Operations Trailers | $360.00 per hour, per trailer |
| (e) | Duty Chiefs and Vehicles | $180.00 per hour, per vehicle |

3, Police (RCMP

(a) Police Officer (RCMP) Services

(i) Dismantling

| | |
|---|---|
| • Regular Hours | $52.00 per hour, per member |
| • 1.5 Overtime | $78.00 per hour, per member |
| • 2.0 Overtime | $104.00 per hour, per member |

:

(ii) Drug Disposal

- Regular Hours $52.00 per hour, per member
- 1.5 Overtime $78.00 per hour, per member
- 2.0 Overtime $104.00 per hour, per member

(b) Police (RCMP) Exhibit Custodian

(i) Drug Disposal

- Regular Hours $28.00 per hour, per member
- Overtime Hours $56.00 per hour, per member

(ii) Equipment Disposal

- Regular Hours $28.00 per hour, per member
- Overtime Hours $56.00 per hour, per member

4. Building Inspector

- Regular Hours $54.00 per hour, per inspector
- Call Out $430.00 per hour, per inspector

5. Bylaw Officer

- Regular Hours $43.00 per hour, per officer
- Call Out $345.00 per call out, per officer

6. Other Service Fees

The actual cost of any other service fees incurred.

7. Administration and Overhead Fee

An additional administration and overhead fee of 15% of items (1) to (6).

# SCHEDULE B

# LETTER TO PROPERTY OWNER

Re: Nuisance, (Controlled Substance) Bylaw No. 1009

This letter is to notify you that the City of Langford's "Nuisance (Controlled Substance) Bylaw No. 1009 establishes regulations concerning the cleaning and remediation of residential premises that have been used for marijuana grow operations or amphetamine production.

The City is aware that residential premises at {insert address} were in use as a marijuana grow operation {or amphetamine production operation} which has now been removed by the police.

The bylaw requires that within 14 days, all carpets and curtains in the premises must be removed or cleaned, any forced air heating ducts in the premises must be cleaned, and all walls and ceilings must be cleaned and disinfected. That work must be carried out by a professional cleaner with experience in removing contaminants from residential premises. Specifically, you must:

(a) Engage a Certified Industrial Hygienist with experience in mould or methamphetamine remediation to develop a remediation plan and oversee professional clean up of the premise(s) utilizing current remediation guidelines specific to the conditions found,

(b) if the building is heated by forced air heating, have the furnace, all air ducts, main distribution ducts, venting, and filtering cleaned by a professional cleaner or by a duct cleaning company, and

(c) have all walls, floors and ceilings in the building replaced or cleaned and disinfected by a professional cleaner.

After the cleaning is completed, a qualified professional must inspect the building

and provide written certification in the form of Schedule C to the Building Inspector that the requirements of section 6.3 of the Bylaw have been satisfied and the building is substantially free of biological or chemical contamination residuals above typical residential levels prior to occupancy.

Until the cleaning and certification have been completed, section 4.3 of the Bylaw prohibits occupancy by any person. Before occupancy, you are required to notify prospective occupants that the requirements of the bylaw have been satisfied.

:

We enclose a copy of the bylaw for your reference. If you have any questions concerning the regulations in the bylaw, please call the City's Building Department at (250)474-6692.

# SCHEDULE C

## Certification Form

| | | |
|---|---|---|
| TO: | | The City of Langford |
| FROM: | | [insert name of professional cleaner{] |
| RE: | | residential premises located at [insert address] |
| This is to certify that in accordance with “Nuisance (Controlled Substance) Bylaw No. 1009 the professional identified in this certification: | | |
| | (1) | Meets the certification requirements for an inspector under section 6.3 of the Bylaw; and |
| | (2) | Has completed an inspection of the residential premises on _____; and |
| | (3) | The residential premises are substantially free of any pesticides, fertilizers and toxic chemicals, moulds or fungi, in accordance with United States Standard S-500. |
| The undersigned professional may be contacted at :[ insert business telephone number]. | | |
| | | |
| CERTIFIED AS OF _____[insert date] | | |
| | | |
| [Insert Name of professional cleaner] | | |
| _____ | | |
| Authorized Representative | | |

:

# SCHEDULE D

## Notice

TAKE NOTICE THAT these premises have been used as a controlled substance operation.

Pursuant to City of Langford “Nuisance (Controlled Substance) Bylaw No. 1009, no person may occupy these premises until cleaning and remediation have been completed in accordance with that bylaw and the Building Inspector has confirmed that a satisfactory occupancy inspection has been completed.

It is an offence to remove or deface this notice.

Any inquiries should be directed to [insert name and telephone number of appropriate City official.]

_____
[insert title]

City of _____

: