

# BEARMOUNTAIN COMMUNITYASSOCIATION

Dear Members and Residents of Bear Mountain,

Find below an information guide for residents. We hope you find this information useful. Please share with any new neighbors and friends. We will be posting this information on our website under a new "resources" tab and welcome your feedback.

This document and the other many Bear Mountain Community Association initiatives would not be possible without your ongoing support and participation.

To become a member (\$20.00 per year) or donate to the association, follow the link below:

<http://www.bearmountaincommunity.com/membership/>

Please stay tuned for the next round of Bear Mountain Parkway cleanups and future BMCA activities.

Best Regards,

BMCA Directors

## BEAR MOUNTAIN COMMUNITY ASSOCIATION INFORMATION GUIDE FOR BEAR MOUNTAIN RESIDENTS

[www.bearmountaincommunity.com](http://www.bearmountaincommunity.com)

[bmcommunityassociation@gmail.com](mailto:bmcommunityassociation@gmail.com)

Log onto Bear Mountain Community Association Facebook Page

- Police (Westshore RCMP): - Non-emergency line 250-474-2264  
Police and Ambulance - Emergencies 9-1-1  
- 698 Atkins Avenue, Langford
- Fire Department: - For Emergencies 9-1-1  
- General inquiries 478-9555  
- Regulations on Burning 478-7770 [www.langford.ca](http://www.langford.ca)
- Langford City Hall: - General Inquiries 250-478-7882  
- After Hours Public Works & CRD Fire Dispatch: 478-7770  
- 2<sup>nd</sup> Floor, 877 Goldstream Avenue, Langford
- Municipal taxes - Due July 2<sup>nd</sup> of the calendar year  
Tax Department 250-391-3410 [finance@langford.ca](mailto:finance@langford.ca)

Water Billings, Service

& Water Restrictions: - Capital Regional District Water 250-474-9600 [www.crd.bc.ca](http://www.crd.bc.ca)

Garbage Collection: (residential pickup) - **Alpine Disposal** (GFL) Green For Life - 250-474-5145  
Drop-off - 1045 Dunford Avenue, Langford

- **Emterra** - 250-385-4399

Additional options for garbage pickup are located in the Yellow Pages

**BEARS:** Stay safe and mindful with respect to bears and garbage and other refuse:  
(For a bear or cougar sighting call 1-877-952-7277 or email [Conservation.Officer.Service@gov.bc.ca](mailto:Conservation.Officer.Service@gov.bc.ca))

PLEASE: Keep ALL garbage and refuse safe and secure – NO WASTE or materials of any kind shall be stored in bins **OUTDOORS**.

\* **Except the morning of Pickup Service. Please DO NOT put bins out the night before garbage pickup.**

**Compost containers** must not be kept outdoors unless they are enclosed.  
(Please be considerate to your neighbours, as they do not want to look at garbage or compost bins of any kind kept outside.)

The Capital Regional District also provides recycling pickup service. [www.crd.bc.ca](http://www.crd.bc.ca)  
For Information on pickup schedules check the CRD website or call 250-360-3030.  
Blue recycling bins are available for no charge from Emterra located at - 302-304 John Street, Langford - 250-385-4399

Blue bags for recycling are available from the City of Langford Engineering Department  
(limit 4 per household)

B.C. Hydro	bchydro.com	1-800-BCHYDRO
Telus	telus.com	1-888-917-0029
Shaw Cable	shaw.ca	1-888-472-2222

Animal Control: The CRD Animal Control Bylaw No.1465 requires that dog owners purchase a dog licence for their dog. These are available from the CRD Office, 2780 Veterans Memorial Parkway, Langford 250-658-5745. [www.langford.ca](http://www.langford.ca)

PLEASE keep your dog ON A LEASH at all times.

PLEASE pick up after your dog. There are bins provided for dog waste.

Sanitation and Sewer: For sewer issues please contact Corix West Shore Environmental Services at 250-478-2187 or email [info.westshore@corix.com](mailto:info.westshore@corix.com)

Business Licencing: All businesses operating in the City of Langford require a business licence. Business licences are perpetual and there is no expiry or renewal requirement unless the business closes or moves to a new location. The cost of a business licence is a \$100 one-time fee. [www.langford.ca](http://www.langford.ca)

Noise Bylaw No. 961: States that “No person shall make, cause to be made, or continue to make, any noise or sound in or on a highway or elsewhere in the Electoral Areas which disturbs or tends to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood or of persons in the vicinity thereof.”

For more information with respect to the Noise Bylaw, the Bylaw can be viewed on the City of Langford website. [www.langford.ca](http://www.langford.ca)

**Unsightly Premises:** The **Unsightly Premises Bylaw** refers specifically to properties that have “accumulations of garbage, interior furniture or appliances out in the yard, graffiti, pet feces, derelict trailers, etc.” according to the City's website. Unfortunately, it does not refer to poorly maintained properties, weeds or overgrown lawns.

However, pursuant to the general terms and conditions of lot and home sales at Bear Mountain, and the Section 219 Covenant registered against ALL Bear Mountain residential properties, owners are responsible and required to maintain the landscaping of their lots to protect the natural beauty of Bear Mountain and maintain property values.

**Landscaping Services:** If a homeowner is unable to personally maintain their property, there are numerous landscaping companies available online or in the Yellow Pages that provide this service.

**Drainage:** Ensure that you maintain your gutters by clearing them of leaves and debris and that they remain clear through the winter:

Drain tiles get plugged over time. To avoid flooding of your property, please have your drain system cleaned and repaired if necessary. Ensure that surface drains are free of mud and debris.

If you notice flooding call City of Langford at 250-478-7882 or 250-478-7770 after hours. The City of Langford provides sand and sandbags for fall and winter conditions. [www.langford.ca](http://www.langford.ca)

**Snow Clearing:** Please take the time or get assistance in clearing the snow and ice from the sidewalk in front of your residence to ensure a safe walkway for you and your neighbours. This is a requirement of the City of Langford's Traffic Bylaw No. 33.  
[www.langford.ca](http://www.langford.ca) 250-478-7882

## **RECREATION OPPORTUNITIES:**

The City of Langford takes pride in their green space; and the City's parks are connected by the City's award winning Trail Network listed below: [www.langford.ca](http://www.langford.ca)

**Parks:**  
Centennial Park  
City Centre Park  
Goldstream Provincial Park  
Florence Lake  
Glen Lake  
Langford Lake  
Mill Hill Regional Park  
Ed Fisher Memorial Field  
A.T. (Tom) Memorial Field  
Veterans' Memorial Park  
Victor Chen Park

**Trails:** CY Jenkins Trail

E & N Trail  
Ed Nixon Trail  
Florence Lake Trail  
Gallopig Goose Trail  
Langford Lake Trail  
Millstream Creek Trail  
Strachan Trail

- \* Definition of a bylaw: governing rule by which a corporation operates and/or rules put in place by a Society to regulate its members.
- \* Definition of a covenant: promise to engage in or refrain from a specified action – type of agreement.