

Discussion Topics - Potential Amendments to Oak Bay Blasting Regulations			
1. DEFINITIONS	AGREE	DIS-AGREE	COMMENTS & SUGGESTIONS
<p>Include rock-breaking within the blasting regulations in the Building Bylaw (Bylaw No. 4247, Section 24) and provide definitions:</p> <ul style="list-style-type: none"> <input type="checkbox"/> “Blast” or “Blasting” means the use of explosives, or chemicals, for the purpose of moving, displacing or breaking rock or other material <input type="checkbox"/> “Rock-breaking” means the removal of boulders or bedrock from land by drilling, percussive breaking (not hammering), or splitting, but excluding blasting <input type="checkbox"/> “Control blasting plan” is the blasting plan developed for a site that specifies in what manner blasting operations are to be undertaken. <input type="checkbox"/> “Blaster” is a person who is the holder of a valid, applicable Blaster’s Certificate issued by a municipal, provincial, state, federal or recognized regulatory agency. <input type="checkbox"/> “Independent blasting consultant” is a blasting professional with a minimum of five cumulative years of experience working in a consulting role in the blasting field in a Close Proximity blasting environment, a professional engineer with specific knowledge and expertise in blast design to meet specific objectives as well as the control of vibration and air over pressure, and who’s experience is acceptable to the Director <input type="checkbox"/> “Pre-blast survey” is a detailed record in written form, accompanied by photos/video, of the condition of private or public property, prior to the commencement of blasting operations. <input type="checkbox"/> “Qualified monitor” A vibration consultant or person working under the supervision of a blasting consultant trained and/or certified on the use of vibration and air overpressure monitoring equipment. 			

2. BLASTING PLAN	AGREE	DIS-AGREE	COMMENTS & SUGGESTIONS
<input type="checkbox"/> Require the owner provide, as part of the Building Permit: <ul style="list-style-type: none"> <input type="checkbox"/> a pre-blast topographic survey that includes planned volume of rock to be removed (used to determine impact and calculate fees) <input type="checkbox"/> a post-blast topographic survey to confirm volume of rock removed and provide new baseline information <input type="checkbox"/> a wildlife survey for blasting between March 15 and August 15 <input type="checkbox"/> an arborist report <input type="checkbox"/> Require a Blasting Plan, developed and managed by the Blaster , monitored by a Qualified monitor , and reviewed by an owner-retained Independent blasting consultant , to be submitted and approved by the Director. <ul style="list-style-type: none"> <input type="checkbox"/> The Blasting Plan must include a pre-blast survey <input type="checkbox"/> Changes to the submitted Blasting Plan are subject to review and approval by the Director, including a change fee 			
3. BLASTING FEES	AGREE	DIS-AGREE	COMMENTS & SUGGESTIONS
<input type="checkbox"/> Include a blasting-specific fee schedule to the Fees Bylaw which better captures the fiscal impact of blasting, including restrictions/fees on the allowable volume of removed materials, excess rock removal, permit extensions, security deposit, etc.			
4. SAFETY BEST PRACTICE	AGREE	DIS-AGREE	COMMENTS & SUGGESTIONS
<input type="checkbox"/> Change language regarding safety best practices: “The holder of a blasting permit shall ensure that all Provincial and Federal blasting standards are met.”			

5. NOISE AND PERMITTED TIMES	AGREE	DIS- AGREE	COMMENTS & SUGGESTIONS
<input type="checkbox"/> Align all construction time restrictions from the anti-noise bylaw for ease of communication and reference; <input type="checkbox"/> Remove any noise restrictions from the building bylaw <input type="checkbox"/> Limit times allowed for blasting and rock-breaking activities: <ul style="list-style-type: none"> <input type="checkbox"/> Monday to Friday, except statutory holidays, between the hours of 8:00am and 4:00pm (Public Works Office Hours) <input type="checkbox"/> Dec 24 - Jan 2 <input type="checkbox"/> During nesting season of protected wildlife as regulated in the Wildlife Act Sec 34 			
6. NOTIFICATIONS	AGREE	DIS- AGREE	COMMENTS & SUGGESTIONS
<p>Bolster the Notification requirements to include:</p> <input type="checkbox"/> Expected start date of work <input type="checkbox"/> Anticipated duration of blasting <input type="checkbox"/> Work to be done/volume of rock being removed <input type="checkbox"/> Contact information for Blaster/Owner <input type="checkbox"/> Oak Bay sends notification at least 7 days in advance shall be given of the commencement of any Blasting or Rock-breaking. <input type="checkbox"/> Require that removal areas be clearly marked on site, including the intended depth of removal and volume of rock to be removed. <input type="checkbox"/> Include blasting permits on Development Tracker <input type="checkbox"/> Include schools, hospitals, and clinics within the 300m radius notification requirements (currently only applicable to school buildings) <input type="checkbox"/> Require blaster coordinates Blasting Plan with schools and medical facilities			
7. DUST CONTROL	AGREE	DIS- AGREE	COMMENTS & SUGGESTIONS
<input type="checkbox"/> Change language regarding dust control: “No operation by which soil or rock is removed or deposited shall cause a dust or dirt nuisance affecting any neighbouring property, highway or right of way.”			

8. BLASTING AND ROCK-BREAKING TECHNIQUES	AGREE	DIS- AGREE	COMMENTS & SUGGESTIONS
<p>Limit Blasting or Rock-Breaking Techniques:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Allowable rock volume <ul style="list-style-type: none"> <input type="checkbox"/> 400m3 (lots <885m2) <input type="checkbox"/> 600m3 (lots >=885m2) <input type="checkbox"/> No on-site rock crushing and grinding other than in instances of subdivision <input type="checkbox"/> Prohibit rock hammering and require use of alternative rock-breaking methods (chemical grouting/hydraulic pressure/etc.) with provision for Director-discretion when the use of rock hammering will not create a noise disturbance as employed in the Blasting Plan. 			
9. PERMITS	AGREE	DIS- AGREE	COMMENTS & SUGGESTIONS
<p>Include Permit Expiry:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Blasting = 10 working days (<885m2) <input type="checkbox"/> Blasting = 15 working days (>885m2) <input type="checkbox"/> Rock-breaking = 15 working days <input type="checkbox"/> Extensions only per Director approval & receipt of Extension Fee <input type="checkbox"/> One Blasting Permit allowed on a single property over one year, with extensions subject to Director's approval 			
10. LIABILITY INSURANCE	AGREE	DIS- AGREE	COMMENTS & SUGGESTIONS
<ul style="list-style-type: none"> <input type="checkbox"/> Increase the required Liability Insurance coverage to \$5,000,000 			
11. SECURITY	AGREE	DIS- AGREE	COMMENTS & SUGGESTIONS
<ul style="list-style-type: none"> <input type="checkbox"/> Link the release of the Owner's security deposit to the successful acceptance of the post-blasting topographic survey/rock-removal report by the Director 			

12. OTHER RECOMMENDATIONS, COMMENTS, SUGGESTIONS