

The Corporation of the District of Oak Bay

BYLAW NO. 4919

Fire Prevention and Life Safety Bylaw

A bylaw to establish regulations for fire prevention and life safety matters within  
the Corporation of the District of Oak Bay

The Council of the Corporation of the District of Oak Bay, in an open meeting assembled, enacts as follows:

Interpretation and Application

1. In this bylaw, the following capitalized terms shall have the following respective meanings:

- (a) "Alarm System" means a device or devices installed on or in real property and designed to issue a warning of a fire or other emergency by activating an audible alarm signal or alerting an alarm monitoring service, but does not include a system that operates only to alert only the occupants of the dwelling unit in which it is installed;
- (b) "Animal Organic Waste" means solid organic waste material of animal origin and includes flesh, carcasses, offal, hides, hair and feathers;
- (c) "Building Code" means the British Columbia Building Code, as adopted pursuant to the Building Act, SBC 2015, c. 2;
- (d) "Chief Administrative Officer" means the person appointed by Council as the chief administrative officer of the Corporation;
- (e) "Community Charter" means the Community Charter, SBC 2003, c. 26, as amended or re-enacted from time to time;
- (f) "Corporation" means the Corporation of the District of Oak Bay;
- (g) "Council" means the municipal council of the Corporation;
- (h) "Dangerous Goods" means any goods the transportation of which is regulated under the Transportation of Dangerous Goods Act (Can.);
- (i) "Department" means the Oak Bay Fire Department;
- (j) "False Alarm" means the activation of an Alarm System regardless of how caused, resulting in a response by the Department or the Oak Bay Police Department, where a fire or emergency does not exist;
- (k) "Fire Chief" means the person appointed by Council as head of the Fire Department, and includes, where applicable, a Member authorized by the Fire Chief to act as their designate.

- (l) “Fire Code” means the British Columbia Fire Code, as adopted from time to time pursuant to regulations under the Fire Safety Act;
- (m) “Fire Commissioner” means the fire commissioner appointed pursuant to the Fire Safety Act;
- (n) “Fire Inspection” means a fire safety inspection as defined in the Fire Safety Act;
- (o) “Fire Safety Act” means the Fire Safety Act, SBC 2016, c. 19, as amended or re-enacted from time to time;
- (p) “Fire Services Bylaw” means the Fire Services Operational Bylaw, No. 4920, 2025, as amended from time to time, of the Corporation;
- (q) "Garbage" means animal, vegetable and other food wastes resulting from the handling, preparation, storage, cooking or serving of food, and includes material used in the packaging of food, but does not include paper uncontaminated by food;
- (r) “Hazardous Materials” means any substance the release or discharge into the environment of which is required to be reported under the Environmental Management Act, SBC 2003, c. 53 or the regulations made thereunder;
- (s) “Mobile Food Vendors” means any self-propelled trucks or vehicles, trailered units, carts or rudimentary table-tops set-ups used for commercial purposes;
- (s) “Order” means an order in writing issued by the Fire Chief in relation to the enforcement of any provision of this bylaw or Fire Services Bylaw, which order shall specify the particulars of the matter at issue which require correction, the property or premises affected and the date by which compliance is to be achieved and, where relevant, includes an order issued by a Fire Inspector in accordance with the Fire Safety Act;
- (t) “Permit” means a permit required under this bylaw or another applicable enactment of the Corporation;
- (t) "Prohibited Materials" includes tires, plastics, drywall, demolition waste, Garbage, construction waste, paint and paint products, chemically treated lumber, asphalt, asphalt products, rubber, fuel and lubricant containers, biomedical waste, tar paper, railway ties, manure, Animal Organic Waste, grass cuttings, aromatic hydrocarbons, or any other material which, when burned, creates a noxious odour;
- (u) “Vacant Building” means a building, or a unit within a building, or a structure:
  - i. that has remained unoccupied by the owner or an authorized occupier for a continuous period of not less than 30 days; or

- ii. in respect of which water, sewer, gas and/or electrical services have been intentionally disconnected other than for temporary maintenance, replacement or repair; or
  - iii. in respect of which a demolition permit has been applied, and the building, or unit or structure is vacant at the time application.
- 2. Capitalized terms used in this bylaw and not otherwise defined shall have the meaning ascribed thereto in the Fire Services Bylaw.
- 3. References in this bylaw to statutes, regulations, bylaws or policies, and to positions, titles or ministries, includes the same as may be amended, supplemented or replaced from time to time.
- 4. The Fire Code, as amended or replaced from time to time, is hereby adopted and made part of this bylaw as a regulation of the Corporation. Any person who contravenes, violates, or fails to comply with a provision of the Fire Code commits an offence under this bylaw.
- 5. The Department is hereby authorized to enforce the provisions of this bylaw within the Corporation, and in connection therewith, to exercise the powers provided for herein and in the Fire Services Bylaw. The Department will develop appropriate operational guidelines directing the Members in relation to the enforcement of this bylaw and the exercise of any powers or authorities in connection therewith.
- 6. Any reference in this bylaw to criteria or requirements being specified by the Department, means such criteria or requirements approved by the Fire Chief from time to time, unless otherwise expressly stipulated.
- 7. If any part, section, subsection or phrase of this bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed, and the remainder of the bylaw will be deemed to have been enacted without the invalid portion.
- 8. The following Schedule is attached to and forms part of this bylaw:

Schedule A: Fees and Charges.

## Fire Protection and Safety

### Building Security

- 9. Any person being the owner of a Vacant Building shall ensure that it is kept properly secured against entry by unauthorized persons and kept clear of all fire hazards or accumulations of combustible materials.
- 10. Where, in the opinion of the Fire Chief, a fire hazard exists on real property, or where any Vacant Building is not properly secured, the Fire Chief may issue an Order notifying the owner or occupier

thereof, indicating the nature of the condition to be remedied, the manner in which the condition is to be remedied, and the time within which the condition must be remedied. If the conditions to be remedied are not met as specified in the Order, the Fire Chief may have the work on the Vacant Building or real property performed by the Corporation or any third party contractor, at the expense of the owner by way of a fee imposed by the Corporation. If the owner fails to pay to the Corporation the aforesaid fee, then the Corporation may recover the fee in the same manner as municipal property taxes.

11. The owner of a building or structure which has been damaged by fire and which is not habitable shall ensure that that all openings in the building are securely closed and fastened so as to prevent the entry of unauthorized persons, or that the fire-damaged building is guarded to prevent entry of authorized persons. The Fire Chief or Incident Commander may also require that a fire watch be established, as contemplated by section 20 of this Bylaw.
12. If the owner of any fire-damaged building fails to comply with section 11 of this Bylaw within two hours after the extinguishment of the fire, then the Fire Chief may have the work on the building or lands performed by the Corporation or any other third party, at the expense of the owner by way of a fee imposed by the Corporation. If the owner fails to pay to the Corporation the aforesaid fee, then the Corporation may recover the fee in the same manner as municipal property taxes.

#### Smoke Alarm Installation and Maintenance

13. The owner of every residential dwelling used for occupancy shall ensure that smoke alarms are installed and maintained in every dwelling unit, or suite and in each sleeping room not within a dwelling unit (e.g., lodging or hotel rooms), except for those institutional occupancies which are required to have an Alarm System. Smoke alarms within dwelling units shall be installed between each sleeping area and the remainder of the dwelling unit, and where the sleeping areas are served by hallways, the smoke alarms shall be installed in the hallways, and otherwise in conformance with the Fire Code.
14. Occupants of a residential dwelling or dwelling unit shall test the smoke alarms in compliance with the manufacturers' recommendation within each dwelling unit, suite, or sleeping room to ensure that the smoke alarms are functioning correctly. If a smoke alarm is not functioning correctly, an occupant, if he or she is not the owner, shall inform the owner immediately of becoming aware of the failure and the owner shall forthwith, or as soon as is reasonably practicable, repair, or replace the smoke alarm.
15. Smoke alarms required under this bylaw shall conform to, and shall be installed and maintained in conformance with, CAN/ULC - S553 Standard for the Installation of Smoke Alarms and the Fire Code.
16. Smoke alarms required for motels, hotels, apartments, rooming houses, boarding houses, and dormitories shall be installed, maintained and tested in accordance with the Fire Code and the Building Code.

## Alarm Systems

17. The owner or occupier of every building containing an Alarm System shall ensure that such Alarm System is installed, maintained, and tested in conformance with the Fire Code.
18. Where, during any calendar year, there has been three False Alarms at any building or premises, the owner of such building or premises shall be assessed a fee as set out in Schedule A for every subsequent false alarm occurring during that calendar year.
19. Any fees assessed in accordance with section 18 of this Bylaw are due and payable by December 31 of the year in which they are assessed and, if the fees remain unpaid by such due date, they are recoverable in the same manner as municipal property taxes.

## Fire Watch

20. The owner or occupant of a building or premises:
  - (a) in which any of the Alarm System, sprinkler system, or emergency power system is not operating as required by the Fire Code; or
  - (b) in respect of which a fire has occurred on or in the building or premises, where the building or premises remain habitable in whole or in part,

shall appoint and maintain a fire watch in that building or premises, or provide equivalent fire safety measures as directed by or that are acceptable to the Fire Chief. The Fire Watch shall be maintained for such period as may be required by the Fire Chief, and, in any event, for a period of not less than eight hours following the extinguishment of the fire.

21. If the owner or occupant fails to employ a fire watch as required by this bylaw or otherwise directed by the Fire Chief the Department may, but is not required, to appoint or have appointed a fire watch as considered necessary by the Fire Chief, and all costs incurred in connection with providing such fire watch by the Corporation shall be the responsibility of the property owner. Notwithstanding the foregoing, the Corporation shall not be responsible for any damage or injury, and shall bear no liability, where the Department does not set a fire watch.
22. The Department, on request of an owner, occupant or, in respect of a building or premises in which a fire has occurred, the insurer of such building or premises, is authorized to provide the service of fire watch, subject to the payment of the fees set out in Schedule A to this bylaw and execution of an agreement between the Corporation and the owner, occupier or insurer, as the case may be.

## Contact Persons for Alarm Systems

23. The owner of a building or structure in which an Alarm System is installed shall, on or before the day on which the Alarm System becomes operational, submit to Department a list of emergency

contact persons in accordance with the requirements that may be specified from time to time by the Fire Chief.

24. The owner of a building or structure in which an Alarm System is installed shall inform the Department of any changes to the emergency contact persons list in writing immediately when changes to this information occur.
25. The owner of a building or structure in which an Alarm System has been installed shall ensure that the emergency contact persons are:
  - (a) available to receive telephone calls from the Department or the monitoring service in the event that the Alarm System at the owner's or occupier's building or structure is activated;
  - (b) able to attend at the address of the owner's or occupier's property within 40 minutes of being requested to do so by the Department or the monitoring service;
  - (c) capable of gaining full access to the owner's or occupier's building or structure where the Alarm System has been activated;
  - (d) capable of operating the Alarm System; and
  - (e) capable of securing and taking control of the owner's or occupier's building or structure where the Alarm System has been activated.
26. When an Alarm System in a building or structure has been activated and the owner or occupier of that building or structure or the owner's contact person(s) cannot be reached or fails to attend the building or structure within 40 minutes of being contacted:
  - (a) the Department may use whatever means necessary to gain access to the building or structure to investigate the cause of the alarm, without payment to the owner or occupier of any compensation whatsoever for damage caused to the building or structure by such forced entry; and
  - (b) the owner of the building or structure at which the Alarm System has been activated shall pay a fee to the Corporation as set out in Schedule A hereto, for a minimum of one hour, and for all the time during which the Department's apparatus and Member(s) were required to remain on standby at the building or structure, until such time as the owner or occupier or a contact person arrives to take over and secure the premises.
  - (c) Notwithstanding the foregoing, where deemed necessary by the Fire Chief, the Department may reallocate its resources to respond to another emergency or call-out, and leave the building or structure unguarded. The Corporation shall bear no liability to the owner or occupants where such reallocation of Department resources is effected.

## General Fire Protection and Safety

27. Where required by the Fire Code, the owner and/or the occupier of any land or building situate within the Corporation shall at all times keep the same in a safe condition by:
- (a) maintaining emergency lighting, exit lighting, and exit signs in conformance with the Fire Code;
  - (b) selecting, inspecting, testing, and maintaining portable extinguishers in conformance with the Fire Code;
  - (c) providing and maintaining means of egress in conformance with the Fire Code;
  - (d) maintaining exit doors in good repair and ensuring they are free to open in conformance with the Fire Code;
  - (e) maintaining private roadways, yards, and fire lanes provided for Department access in conformance with the Fire Code;
  - (f) providing, maintaining, and keeping clear private roadways, access roads, and fire lanes leading to commercial, industrial, and residential properties and fire hydrants, in conformance with Department criteria for Department vehicle access;
  - (g) ensuring that where access to property is controlled by the use of a gate, the design and installation both conform with Department criteria;
  - (h) maintaining standpipe and hose systems and automatic sprinkler systems in conformance with the Fire Code;
  - (i) installing and maintaining commercial cooking equipment, exhausts and fire protection systems in conformance with the Fire Code;
  - (j) not causing or permitting the number of persons permitted to enter a room to exceed the maximum occupant load contrary to the Fire Code;
  - (k) not causing or permitting combustible materials to accumulate in quantities or locations contrary to the Fire Code;
  - (l) storing, handling, using, and processing all flammable and combustible liquids in conformance with the Fire Code;
  - (m) maintaining fire separations in conformance with the Fire Code; and
  - (n) meeting all other applicable requirements of the Fire Code.
28. If the owner or occupier of real property fails to maintain such property in accordance with section 27 of this Bylaw, the Fire Chief may, in addition to any other enforcement action, issue an Order notifying the owner or occupier of the nature of the condition to be remedied,

requiring the owner or occupier to remedy the condition in the manner specified in the Order, and the time within which the condition must be remedied.

## Hazardous Materials Incidents

29. Where any Department equipment or apparatus is damaged or contaminated during an Incident response as a result of the presence of one or more Hazardous Materials on or in any vehicle or real property, the owner or occupier of the vehicle or real property shall be liable to pay a fee equal to the costs incurred by the Corporation in repairing, replacing or decontaminating the equipment or apparatus, including taxes.
30. A fee under section 29 of this Bylaw is payable only where the Fire Chief determines that the Incident resulted from an act or omission of the owner or occupier of the vehicle or real property, or resulted from the contravention of an enactment, or involves a provincial or federal enactment that imposes strict liability on the owner or occupier in relation to the Hazardous Materials involved.
31. If the owner or occupier of real property fails to pay to the Corporation the fee charged under section 29 of this Bylaw by December 31 of the year in which the fee is imposed, then the Corporation may recover the fee in the same manner as municipal property taxes.

## Accumulation of Combustible Materials

32. The owner or occupier of any real property shall not permit the accumulation of combustible growth or material of any kind which, in the opinion of the Fire Chief or Fire Inspector, is liable to catch fire or increase the danger to persons or property from a fire or wildfire. The owner or occupier of the land or building shall dispose of said growth or material and take such precautions to prevent fire or damage to life or property, in accordance with any Order of the Fire Chief or Fire Inspector.
33. If the owner or occupier of real property fails to maintain any real property in accordance with section 32 of this Bylaw, the Fire Chief, in addition to any other enforcement action, may issue an Order notifying the owner or occupier of the nature of the condition to be remedied, requiring the owner or occupier to remedy the condition in the manner specified in the Order, and the time within which the condition must be remedied.

## Fire Hydrants

34. Owners of land containing private hydrants shall, at their own expense:
  - (a) annually conduct a flow test and inspection of each such private fire hydrant in accordance with National Fire Protection Standards for inspecting and testing of fire hydrants, as amended from time to time and provide the results of such tests to the Fire Prevention Division of the Department;



- (b) perform such maintenance on the hydrant as may be required to keep it properly operational, or as may be Ordered by the Fire Chief;
  - (c) .maintain ground cover clearance around the hydrant so as to provide a clear view of the hydrant from the street when being approached from either direction. The minimum clearance in all directions (360 degrees) around a fire hydrant is 1.5 m (5 ft.) from any obstructions, including but not limited to fences, shrubs, trees, large rocks, or signs; and
  - (d) paint such hydrants in accordance with the Corporation's specifications.
35. No person, other than a Member, will use or take water from any fire hydrant or standpipe, or make any attachment thereto, without the written consent of the Fire Chief, except in connection with the testing, servicing, or maintenance of such hydrant.
36. No person will tamper with the operation of, or block access to, a fire hydrant.

### Fire Safety Plan Boxes

37. Every owner or occupier of a building or dwelling designed for occupancy, who is required under the Fire Code to prepare and implement a Fire Safety Plan, shall install and maintain a Fire Safety Plan box at the building or dwelling.
38. Every Fire Safety Plan box required under this bylaw must be:
- (a) approved by the Fire Chief;
  - (b) mounted within 4 m (13 ft.) of the principal entrance of the premises at a height between 1.5 m (5 ft.) and 1.8 m (6 ft.) above the finished floor;
  - (c) securely mounted to an interior wall of the premises; and
  - (d) sufficient in size to hold the Fire Safety Plan for the premises and any other keys or devices that are required by Department.

### Lock Boxes

39. A lock box must be installed and maintained by an owner of any building equipped with:
- (a) an Alarm System;
  - (b) an automatic sprinkler system;
  - (c) fire fighting standpipe and water supply connections in a locked room or area such as on a roof;
  - (d) a key operated elevator control feature that will permit exclusive use of elevators by fire fighting personnel; or

(e) locked roof access doors.

40. Where a lock box is required, it must:

- (a) be installed on the exterior wall of the building in proximity to the principal entrance, and in accordance with any requirements that may be prescribed by the Fire Chief, or a location approved by the Fire Chief; and
- (b) contain a key or set of keys or devices required to be used in an emergency to open the principal entrance, or open any other doors or hatches within the building necessary to access all common or works areas of the building, or necessary to operate or access fire fighting safety/control features, operate the elevator, or access service rooms for fire fighting purposes.

41. The Department shall at all times be permitted to have access to all Fire Safety Plan boxes and lock boxes required by this bylaw, including the contents of the Fire Safety Plan boxes or lock boxes.

42. No owner or occupier of any premises shall refuse to allow, or shall prevent or interfere with, the installation and maintenance of a Fire Safety Plan box or lock box as required by this bylaw.

## Mobile Food Vendors

43. Mobile Food Vendors are subject to a Fire Inspection by the Department. Without limiting the requirements under any other bylaws of the Corporation, the operation by Mobile Food Vendors is subject to this bylaw and the Fire Services Bylaw. Each Mobile Food Vendor:

- (a) must hold a current authorization to operate from the Corporation in its selected location, including a current business licence;
- (b) subject to section 44 of this Bylaw, must obtain an annual Fire Inspection of its operation from the Department and display prominently any inspection certificate issued by the Department in connection therewith;
- (c) shall have installed or available fire protection equipment appropriate to the type of cooking being undertaken;
- (d) shall have all commercial cooking units installed, certified and maintained in accordance with the requirements of the Safety Standards Act and regulations;
- (e) shall store any propane cylinders in a safe fashion, away from cooking and heat devices;
- (f) shall ensure that any tents or awnings in use are kept clean and free from grease build-up or other flammable residues, and conform to the flame resistance requirements CAN/ULC S-109: Standard Method for Flame Tests of Flame-Resistant Fabrics and Films,

which conformance shall be identified by a manufacturer's label on such tent or awning;  
and

(g) shall be subject to the direction of the Department in relation to siting, clearances,  
creation of a fire safety plan and other matters related to fire safety.

44. Where the owner or operator of a Mobile Food Vendor provides evidence satisfactory to the Fire Chief that such Mobile Food Vendor successfully passed a Fire Inspection by another fire department within the past 12 months, the Fire Chief may, in their discretion, waive the requirement for a further Fire Inspection by the Department.

45. The Department may charge for a Fire Inspection of a Mobile Food Vendor, in an amount set out in Schedule A of this Bylaw.

### Burning Restrictions

46. No person shall burn any Prohibited Materials.

47. Except as permitted under this bylaw, or as authorized under another bylaw of the Corporation, no person shall light, ignite or maintain any fire, or permit or cause any fire to be lit, ignited or maintained, in the open air or otherwise outside of a building.

48. Except as provided in section 48 of this Bylaw, outdoor burning appliances that use natural gas or propane may be used on private property, provided that the appliance is Canadian Standards Association certified.

49. Notwithstanding section 47 of this Bylaw or any other enactment of the Corporation, a fire may be ignited and maintained in the open air or in a container, either:

(a) in connection with a not-for-profit community event, and/or a cultural celebration and/or observation, which Council has determined to be for the benefit of the Corporation at large, provided that:

- i. the permission of Council has been applied for and obtained in advance;
- ii. in the assessment of Council, the fire would create no nuisance or hazard to persons or property;
- iii. a plan for the management, containment, size and location of the fire has been submitted to and approved by the Fire Chief as to the safety of persons and property; and
- iv. in the case of an event not directly under the auspices and control of the Corporation, with the fire proposed to be located on a beach or property owned or occupied by the Corporation, the person to whom permission is granted has executed an agreement:

1. indemnifying the Corporation against third party claims arising out of the event;
2. releasing the Corporation from claims by the permittee arising out of the event;
3. providing evidence of public liability insurance in an amount not less than Five Million Dollars (\$5,000,000.00) per occurrence, with the Corporation named as an additional insured;
4. agreeing to pay all costs incurred by the Corporation in connection with the event; and
5. agreeing to abide by any other conditions which may reasonably be required by the Corporation in light of the nature of the property and the scale and nature of the event; or

(b) where approved by the Fire Chief in connection with a fire suppression training exercise.

50. For the purpose of section 47 of this Bylaw, “fire” does not include:

- (a) a fire fuelled solely by natural gas or propane, lit, ignited and maintained within a structure on private land, subject to compliance with the Gas Safety Regulation under the Safety Standards Act, SBC 2003, c. 39;
- (b) a fire fuelled solely by charcoal briquettes, lit, ignited and maintained solely for the cooking of food, on private land and contained within a structure that has been specifically designed for that purpose;
- (c) a fire fuelled solely by propane, natural gas or charcoal briquettes, lit, ignited and maintained solely for the cooking of food, on private land and contained within an appliance or device that has been specifically designed for that purpose;
- (d) a fire fuelled solely by propane, natural gas or charcoal briquettes, lit, ignited and maintained solely for the cooking of food, contained within a portable appliance or device that has been specifically designed for that purpose, on municipal property in compliance with another bylaw of the Corporation; and
- (e) the combustion of a petroleum fuel within an internal combustion engine, or the operation of welding equipment or a hand-held torch or tiger torch for the purpose of construction, maintenance or repair work.

51. The Fire Chief may order that, because of the level of fire hazard within the Corporation or a portion thereof, the exemption from section 47 of this Bylaw created by subsection 50(d) of this Bylaw shall cease to operate for the geographical area specified in the order from the effective date thereof until the Order is rescinded by the Fire Chief in light of the abatement of the fire hazardous condition.

Notice of any such Order shall be posted on the Corporation's website and posted publicly at the Corporation's main offices. The Department may also post a copy of the Order in a conspicuous place in or around the geographic area affected thereby.

## House Numbering

52. The owner of every building in the Corporation, other than out-buildings and ancillary buildings upon the same lot as the main building, shall affix and keep affixed upon such a building in a conspicuous place as near practicable to the front entrance of such building, a street number allotted to such building by the municipal engineering department of the Corporation.
53. In the event that such a building is separated by a fence or hedge from the street, the owner shall affix and keep affixed, in a conspicuous place at the entrance through such a fence or hedge, a duplicate of the street number allotted to such building.
54. Each street number shall be of easily legible size and design (and, in any case, not less than 100 mm. in height), and the owner of the premises upon which the same is affixed shall not allow the such street number to become obscured by vegetation or otherwise.

## Record Searches

55. Upon written request, the Department will conduct file searches on buildings or properties for outstanding Fire Code violations or infractions or other related information. A fee is payable for this service as specified in Schedule A to this Bylaw.

## Orders

56. Any Order made by the Fire Chief or Fire Inspector under the Fire Safety Act shall be in the form required by, and issued and served in accordance with, that enactment. Any Order issued under this bylaw will be in writing, setting out the particulars of the matters to be addressed and served as follows:
  - (a) personally upon the person to whom it is addressed;
  - (b) by leaving it with a person apparently over the age of 16 years at the dwelling or place of business of the person to whom it is addressed;
  - (c) by sending it by registered mail to the most recent address of the person to whom it is addressed as shown on the most recent assessment roll of the Corporation; or
  - (d) where the subject of the notice is an unoccupied building or structure, by posting it in a conspicuous place on the outside of the building or structure.
57. Where the Order is served by registered mail, service shall be deemed to have been effected five days after the date of mailing.

58. Where more than one person is shown on the assessment roll of the Corporation as the owner of real property, service of an Order on any one of such persons shall be deemed to be good and sufficient notice for the purposes of this bylaw.

## Charges and Fees

59. Where, after the time stated in any Order served pursuant to this bylaw, the Fire Chief finds that the requirements of the Order have not been carried out, the Fire Chief may enter upon the real property, or building or structure situate thereon, described in the Order and carry out the work required by the Order at the expense of the owner of such real property.
60. The Fire Chief shall keep an accurate account of the charges incurred by the Corporation pursuant to section 59 of this Bylaw, and, when the work is completed, shall mail a statement of such charges to the person upon whom the order was served, with a demand for payment of same.
61. In addition to any other charges, fees or fines which may be levied, or costs recovered, pursuant to other provisions of this bylaw, the Department may charge for use of its services in connection with:
- (a) attendance at, or any Fire Inspections or other inspections related to, any special event;
  - (b) a Fire Inspection conducted at the request of a property owner;
  - (c) consultations on fire safety, development requirements or similar matters,
  - (d) any service provided under this bylaw or another bylaw of the Corporation, where it stipulates that fees may be charged and/or costs recovered,
- in each case, in the amounts provided in Schedule A to this bylaw.
62. Any fee or charge which may be levied under this bylaw in relation to services provided to or in respect of any real property, including any fee or charge levied under Schedule A of this Bylaw, which has not been paid by December 31 in the year in which such fee or charge became due and payable, may be added to and form part of the taxes payable in respect of such real property as taxes in arrears.

## Permits and Exemptions

63. No permit, permission, approval or exemption created or granted by, under or pursuant to this bylaw, or under any other bylaw of the Corporation, shall in any way derogate from the authority of the Fire Chief to order the remedy of a fire hazard, with which every person shall comply.

## Offences and Enforcement

64. The Fire Chief, Deputy Fire Chief and such other persons as Council may designate, are hereby authorized to enforce the requirements of this bylaw, the Fire Code, and such of the Corporation's other bylaws as Council may designate.
65. In addition to any other enforcement method contemplated by this bylaw, enforcement of this bylaw may be affected by means of a ticket issued in accordance with the Corporation's Municipal Ticket Information Bylaw No. 4846, 2023, as amended or re-enacted from time to time.
66. Any person who violates any provision of this bylaw shall be guilty of an offence and shall be liable upon summary conviction therefor to a penalty not exceeding the maximum amount permitted under the Offence Act, RSBC 1996, c.338 for every such violation, which penalty and cost shall be recoverable and enforceable upon summary conviction in the manner provided by the Offence Act.
67. Where an order has been issued under section 11 or section 14 of the Fire Safety Act and such order has not been complied with or complied with only in part, or where a person has contravened section 10(6) of the Fire Safety Act, the Fire Chief may request that the Fire Commissioner impose an administrative penalty on the person who is the subject of the order, or who has contravened the Fire Safety Act.

## Force and Effect; Repeal of Other Bylaws and amendments

68. This bylaw will come into force and effect on its adoption.
69. Upon adoption of this bylaw, the Fire Prevention and Life Safety Bylaw, No. 4719, 2018 is hereby repealed. Notwithstanding the repeal of such bylaw any offence committed under each such bylaw prior to its repeal may be charged, and any penalty or punishment levied under such bylaw may be imposed, as though such bylaw had not been repealed.

## Citation

70. This bylaw may be cited as the "Fire Prevention and Life Safety Bylaw No. 4919, 2025"

READ A FIRST TIME the 14<sup>th</sup> day of July , 2025

READ A SECOND TIME the 14<sup>th</sup> day of July , 2025

READ A THIRD TIME the 14<sup>th</sup> day of July , 2025  
ADOPTED the 21<sup>st</sup> day of July , 2025

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Mayor

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Corporate Officer



## Schedule “A” – Fees and Charges

Service Description	Charges
Fire Department Consultation Fees	\$110.00 per hour
Fire Code and Fire Department Records Search including report requests for the purchase, sale, financing or refinancing of any building or property	\$100.00
Fire Guard Watch (Standby)	\$200 per hour, 15min. increments
Special Duty/Contract Fire Services – Engine Company	\$500 per hour, min. 3 hours
Response cost recovery charges (Dangerous Goods and Hazardous Materials)	\$500 per hour per responding engine company
False Alarm Response (after third in any calendar year)	\$150 for the fourth False Alarm \$300 for the fifth and any subsequent False Alarms
Fire Inspections on Request	\$150
Mobile Food Vendor Fire Safety Inspection	\$50
Attendance at or standby for special events	\$500 per hour per engine company, minimum three hours