



FIRE PROTECTION AND SAFETY BYLAW, 2026, No. 3330

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FIRE PROTECTION AND SAFETY BYLAW, 2026, No. 3330

A Bylaw to provide for the establishment and operation of a Fire Rescue Service and to provide for the prevention of fire and the protection of persons and property.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

PART 1 - GENERAL

1. Title

This bylaw shall be cited as the “Fire Protection and Safety Bylaw, 2026, No. 3330”.

2. Purpose of the bylaw

The purposes of this bylaw are to regulate, prohibit and impose requirements in relation to the following:

- (a) the authority of the Fire Chief;
- (b) the services of the Fire Chief;
- (c) the protection of persons and property;
- (d) the prevention of nuisances and disturbances.

3. Definitions

“**Building Code**” means a building code based on the National Building Code of Canada with some B.C. specific changes;

“**City**” means the City of Langley; and the geographic area governed thereby, as the context requires;

“**Compliance Monitoring**” means a risk-based compliance system as defined in Part 6 of the Fire Safety Act;

"False Alarm" means,

(a) the activation of an Alarm System resulting in the direct or indirect notification of the Police or Fire Department and their actual attendance at the address of the Alarm System where there is no evidence of

(i) an unauthorized entry or the commission of an unlawful act on or in relation to the property protected by the Alarm System, or

(ii) smoke damage or any other visible sign of fire or

(iii) an emergency situation; and

(b) includes, but is not limited to:

(i) the testing of an alarm that results in a Police Department or Fire Department response;

(ii) an alarm that is actually or apparently activated by mechanical failure, malfunction or faulty equipment;

(iii) an alarm that is activated by user error;

(iv) an alarm that is actually or apparently activated by atmospheric conditions, excessive vibrations, or power failures;

"Fees and Charges Bylaw" means the City of Langley Fees and Charges Bylaw, as amended from time to time;

"Fire Chief" means the person in charge of the Fire Department;

"Fire Code" means a fire code established by adopting the National Fire Code of Canada in accordance with section 48(3)(b) [*regulations of minister*];

"Fire Department" means the City of Langley Fire Rescue Service Department, and a general descriptor as the context requires;

"Fire Inspector" means an individual designated by the Fire Chief;

"Fire Investigation" means a systematic analysis of a fire related incident to determine its origin, cause and circumstance;

"Fire Investigator" has the same meaning as in the Fire Safety Act;

"Fire Rescue Service" means the Langley City Fire Rescue Service and includes a person or organization performing duties or functions on behalf of the Langley City Fire Rescue Service;

“Fire Safety Act” means the Fire Safety Act [SBC2016] Chapter19, as amended from time to time;

“Fire Safety Inspection” means an inspection for the purpose of determining compliance with the BC building and Fire Codes, Fire Safety Act and any other regulator requirements;

“Hazardous Materials” means a substance or agents that can pose a risk to human health, safety, property, or the environment;

“Municipal Ticket Information System Bylaw” means the City of Langley Municipal Ticket Information System Bylaw, as amended from time to time;

“Premises” has the same meaning as in the Fire Safety Act;

“Private Dwelling” has the same meaning as in the Fire Safety Act;

“Public Building” has the same meaning as in the Fire Safety Act;

“Real Property” means fixed property, principally land and buildings;

“Warrant” means a document issued by a legal or government official authorizing the Fire Chief to enter Premises or carry out the responsibilities identified in this bylaw or the Fire Safety Act.

4. Application

This bylaw applies to all Premises within the City.

5. Delegation of Authority by Fire Chief

The Fire Chief may delegate the authority conferred on the Fire Chief under this bylaw to a person acting under the authority of the Fire Chief.

6. Conflict with Another Enactment

If there is a conflict between a provision of this bylaw and the Fire Safety Act, Building Code or the Fire Code, the provision of the Fire Safety Act, Building Code, or the Fire Code prevails.

7. Reconsideration

- (a) A person who is served with written notice or order may, within 10 days of receiving notice of the decision, request the Fire Chief to review the decision.
- (b) A request under subsection (a) must be in writing and must identify the error the person believes was made or the other grounds on which a review is requested.
- (c) On receipt by the fire chief of a request under section (a), the decision to be reviewed as a result of the request is not stayed.

PART 2 – AUTHORITY OF FIRE CHIEF

8. Fire Department Operations

The Fire Chief has complete responsibility and authority for the Fire Rescue Service subject to the direction of **mayor and council** to which the Fire Chief shall be responsible, and the Fire Chief shall be required to carry out all fire protection activities and such other activities as the Mayor and Council directs including but not limited to:

- (a) Fire Suppression;
- (b) Medical response;
- (c) Rescue;
- (d) Hazardous Materials;
- (e) Fire Prevention, education and preplanning;
- (f) Emergency Management
- (g) Response to situations that present a danger to life, property, or environment.

9. Risk based Compliance Monitoring

The Fire Chief will implement a risk-based Compliance Monitoring system for public buildings in accordance with Part 6 of Fire Safety Act.

10. Designation of Fire Inspectors

The Fire Chief may designate persons or class of persons as Fire Inspectors to conduct Fire Safety Inspections and fire safety assessments in accordance with Section 8 Fire Safety Act.

11. Designation of Fire Investigators

The Fire Chief may designate persons or a class of persons as Fire Investigators to conduct Fire Investigations in accordance with Section 25 Fire Safety Act.

12. Managing the Fire Rescue Service

The Fire Chief may establish, vary, alter or repeal, rules, regulations and committees as necessary for the proper organization and administration of the Fire Rescue Service, including but limited to:

- (a) Use, care and protection of Fire Rescue Service property;
- (b) Conduct and discipline of members;
- (c) Operations of the Fire Rescue Service.

13. Authority to conduct inspections

The Fire Chief may conduct a Fire Safety Inspection for the purpose of determining compliance with the Fire Safety Act and the regulations in the following circumstances:

- (a) On receiving a complaint;
- (b) If believed advisable without receiving complaint;
- (c) On the request of an owner or occupier of Premises;
- (d) If required as part of Compliance Monitoring.

14. Authority to conduct a Fire Investigation

If the Fire Chief has reasonable belief a fire has occurred, the Fire Chief, may without Warrant, at anytime enter land or premise to determine whether a fire occurred that damaged or destroyed property or resulted in injury or death.

15. Inspection Powers

The Fire Chief may exercise the powers identified in Part 4 Section 10 of the Fire Safety Act.

16. Investigation powers

The Fire Chief may exercise the powers Identified in Part 7 Div1 Section 26 of the Fire Safety Act.

17. Inspection Orders

- (1) If satisfied that an owner of Premises has contravened this bylaw or the regulations in respect of the Premises, the Fire Chief may serve the owner with an order requiring the owner to comply with this bylaw or the regulations, including requiring the owner to:
 - a) remove, destroy or repair the Premises;
 - b) alter the use or occupancy of the Premises;
 - c) remove or keep secure combustible, flammable, explosive or other Hazardous Materials or substances on or in the Premises; or
 - d) take other precautions against a fire hazard.

- (2) An order must set out the following:
 - a) the owner's name;
 - b) the date the order was made;
 - c) the street address and legal description of the land affected by the order;
 - d) the provision of this bylaw or the regulations the owner contravened and the circumstances of that contravention;
 - e) an explanation of how to comply with the order;
 - f) the date by which the order must be complied with;

- g) the person's right to request a review under section 43 of the Fire Safety Act [review by fire commissioner];
- h) a statement that failure to comply with the order may result in the imposition of an administrative penalty or conviction for an offence;
- i) any additional information prescribed by regulation.

(3) An owner must comply with an order within the time specified in the order.

(4) An order may not set requirements that differ from the technical provisions or requirements established by the BC Fire Code or another fire code.

(5) An owner is responsible for the cost of complying with an order.

(6) If there remains a failure to comply with the local order, the Fire Chief may exercise a provincial order as identified in Part 4 of the Fire Safety Act.

18. Prevention and Suppression of Fires

The Fire Chief may use any reasonable measures to prevent and suppress fires, including the demolition of buildings and structures.

PART 3 – CONDUCT OF PERSONS

19. Hindrance of a Member

A person must not hinder a member in the execution of the duties or authority of the member, including by doing any of the following:

- (a) Withholding or falsifying information;
- (b) Refusing to render assistance in connection with an inspection.

20. Refusal or Neglect of Access

A person must not refuse or neglect access to a member to a Premises to which the member has the authority to access.

21. Prohibition of Entry

A person must not enter a premise or area

- (a) Threatened by an incident, or
- (b) Cordoned off by a member.

22. False Representation

A person must not

- (a) Make a false representation as to the person being a member, or
- (b) Use any item or equipment that could reasonably cause another person to believe that the person is a member

23. Driving Over Equipment

A person must not drive a vehicle over the equipment of the fire recuse service unless the person receives the consent of the member in command.

24. Failure to comply with Directions

A person at or near an incident must not refuse or neglect to comply with the directions given by a member.

25. False Alarm

A person must not cause a False Alarm.

26. Parking in Contravention of Signs and Markings

A person must not park a motor vehicle in contravention of a sign or markings indicating access for the fire department.

PART 4 - VACANT PREMISES AND PREMISES DAMAGED BY FIRE

27. Requirement to Report a Fire

An owner or occupier of a premise where a fire occurs must immediately report the fire to the Fire Chief

28. Requirement to Provide Information Relating to a Fire

At the request of the Fire Chief, the owner, occupier, resident, or employees of a premise where a fire occurs must provide the Fire Rescue Service information that the person has relating to the fire or the premises damaged by the fire.

29. Requirement to Secure Premises

An owner or occupier of a premise damaged by fire must secure the Premises against unauthorized entry in a manner acceptable to the Fire Chief within 2 hours after having knowledge that the fire has been extinguished.

30. Requirement to Secure Vacant Premises

An owner, agent or occupier of a vacant Premises must secure the vacant premise against unauthorized entry in a manner acceptable to the Fire Chief within 24 hours after having knowledge the Premises is a vacant Premises.

PART 5 - PROTECTION OF PERSONS AND PROPERTY

31. Fires in Public Places

A person must not start a fire in a public place if a fire is likely to

- (a) Endanger the safety of persons;
- (b) Cause damage to a property or a thing; or
- (c) Interfere with an activity.

32. Fire Hazards

An owner or occupier of a premise must ensure that no fire hazard exists on or in the premise.

33. Accumulation of Combustible Materials

An owner or occupier of a Premises must not permit combustible material to accumulate in quantities or in locations on a Premises that could create a fire hazard.

34. Accumulation of Vegetation

- (1) An owner or occupier of Real Property must cut down and remove from the Real Property all vegetation that is susceptible to self-heating or self ignition and could endanger the Real Property.
- (2) An owner or occupier of a Real Property must maintain current landscapes in a condition to reduce the risk of fire.

35. Residential Fireplaces and Woodstoves

A person must not fuel a residential fireplace or woodstove unless

- (a) The material used is intended for the use as a fuel in residential fireplaces and wood stoves, and
- (b) The material does not contain painted, treated or adhesive materials.

36. Outdoor Cooking

A person must not use an outdoor cooking appliance unless the outdoor cooking appliance

- (a) Is specifically designed for cooking food;
- (b) Is used for cooking food;
- (c) Is power by electricity, or fuelled by propane, natural gas, charcoal, or wood pellets; and

(d) Is being used as per factory specifications.

37. Outdoor Heating

A person must not use an outdoor heating appliance unless the outdoor heating appliance

- (a) Is specifically designed for heating;
- (b) Is used for heating;
- (c) Is powered by electricity, or fuelled by propane or natural gas; and
- (d) Is being used as per factory specifications.

38. Dangerous Goods

A person who is responsible for dangerous goods which give rise to an incident due to the transportation, storage, or use of the dangerous goods, must clean up and completely dispose of the dangerous goods in a safe and prompt manner.

39. Waste and Recycle Containers

- (1) A commercial or communal garbage container that has a capacity of 90 litres or more must be stored in a location approved by the Fire Chief.
- (2) The location where a commercial or communal garbage container is stored must be at least 5 metres from combustible material or an unprotected building opening unless
 - (a) The location cannot accommodate the 5 metre clearance;
 - (b) A non-combustible container with a non-combustible self closing lid is used;
 - (c) The container does not have a **hold** open device;
 - (d) The container is stored at least one metre from combustible materials and an unprotected building opening; and
 - (e) The container is placed in a location approved by the Fire Chief.

40. Activation

A person must not activate a fire alarm system unless

- (a) There is a fire or explosion;
- (b) The person believes that a fire or explosion is occurring or is imminent;
- (c) The person believes that an incident to which the person believes the fire department would normally respond is occurring or is imminent; or
- (d) The Fire Chief authorized the person to activate the fire alarm system.

41. Monitoring Service Provider

The fire alarm system of a building required by the BC Building Code to have a fire alarm system must be continuously monitored by a monitoring service provider certified by the Underwriters of Canada for monitoring fire alarm systems.

42. Contact Person

An owner or occupier of a premise with a fire alarm system must do the following:

- a) Within 72 hours of installing the fire alarm system, give written notice to the fire rescue service, in the form acceptable to the Fire Chief, of the names, addresses and telephone numbers of
 - i. The monitoring service provider for the fire alarm system, and
 - ii. At least 2 contact persons;
- b) Within 7 days of any change of the name address or telephone number, email of the monitoring service provider or contact person, give written notice to the fire department, in a form acceptable to the Fire Chief, of the change.
- c) The owner/ agent must ensure that a contact person is available to respond to the property in the event of an alarm and be on site in under 30 minutes from the time the alarm is activated.

43. Open Air Burning

- (1) No person will, at any time, start, light, ignite or burn, or knowingly permit or cause to be started, lit, ignited or burned, any fire of any kind whatsoever and for any purpose in the open air or in any portable incinerator or other portable appliance or device of any kind located in the open air, except where the fire is contained within a portable appliance or device that has been specifically designed and is used solely for the cooking and preparation of food and that is fueled by propane, natural gas or charcoal, or wood pellets.
- (2) Without limiting section (1), the burning in the open air or in any portable incinerator or other portable appliance or device of any kind located in the open air of:
 - (a) garden refuse, including, without limitation, grass clippings, leaves, tree and plant pruning, cuttings and light materials;
 - (b) land clearing materials, including, without limitation, stumps and branches; and waste or remainder materials from construction sites;
 - (c) all materials found in the prohibited materials burning list. (Ministry of Environment and Climate Change Strategy Ministry);
is prohibited.

- (3) For purposes of this section, an open-air fire does not include:
- a) fire training exercises approved by the Fire Chief;
 - b) fires necessary for public safety and approved by the Fire Chief;
 - c) fires for special circumstances and approved in advance in writing by the Fire Chief.

44. Campfires

A person must not light , fuel or use a campfire within the City of Langley unless special approval has been provided by the Fire Chief.

45. Conditions for Ceremonial Fires

- (1) With approval from the Fire Chief a person may light, fuel or use a ceremonial fire if the following conditions are met:
- (a) The person provides the Fire Chief with an approval confirmation from the local first nation;
 - (b) The person provides notification and approval at least 24 hours before the ceremonial fire;
 - (c) The person established a fuel break around the burn area;
 - (d) While the fire is burning, the person ensures that
 - i. the fuel break is maintained;
 - ii. the fire is watched and patrolled by a person to prevent the escape of fire;
 - iii. the fire does not burn prohibited materials;
 - iv. the fire burns material in one pile no larger than 0.6 metres in height and 0.75 metres in width;
 - (e) It is safe to do so and is likely to continue to be safe;
 - (f) Before leaving the area, the person ensures that the fire is extinguished and that the ashes are cool to the touch.

PART 6 - FIRE DEPARTMENT REQUIREMENTS

46. Safety Plans

- (1) An owner of a building for which a fire safety plan is required under the Fire Code must prepare a fire safety plan in cooperation with the Fire Rescue Service.
- (2) An owner of the building for which a fire safety plan is required under the Fire Code must prepare a pre incident plan in accordance with NFPA 1620 , standards for pre incident planning, as amended or replaced from time to time and in cooperation with the Fire Department.
- (3) An owner of a building for which a construction fire safety plan is required under the Fire Code must prepare a construction fire safety plan in cooperation with the fire department prior to construction commencing.

47. Electronic Format

All safety plans must be submitted to the Fire Chief in a form and in an electronic format acceptable to the Fire Chief.

48. Review of Plans by Owner

- (1) a fire safety plan and pre incident plan must be reviewed at least every 12 months.
- (2) a construction fire safety plan must be updated as changes occur on the construction site property.
- (3) A fire safety plan and pre incident plan must be updated if there is change to
 - a) The use of the building; or
 - b) The location where dangerous goods are stored and handled in a building.

49. Approval of Updates

Updates to a fire safety plan or pre incident plan must be approved by the Fire Chief.

50. Review of Plans by Fire Rescue Service

The fee payable for a review of the safety plans will be required (Schedule 8 – Fire Protection & Safety Fees of the City's Fees and Charges Bylaw)

51. Lock Box

- (1) The Fire Chief may require the installation of a lock box containing access keys to a building or Premises for the use of the Fire Rescue Service.
- (2) Owners must install a lock box type approved by the Fire Chief in an exterior location approved by the Fire Chief.

52. Sign and Markings for Fire Department Access

- (1) A sign or marking stating “FIRE LANE – NO PARKING” must be posted on streets, yards, and roadways provided for Fire Rescue Service access.
- (2) If a street, yard, or roadway provided for the fire department access is secured by a gate, bollard, chain or other similar removable assemblies:
 - (a) A sign must be permanently mounted on each side of the removable assembly;
 - (b) The sign must display lettering of at least 7.5 centimetres by 6 centimetres, and the sign must state the following in the following order:
 - (i) “Emergency Access ONLY”;
 - (ii) “No Parking”;
 - (iii) “By Order of the Fire Chief”;
- (3) The size and colour of the sign or markings must be approved by the Fire Chief before the installation of the sign or display of the markings.

53. Decks in Highrise Buildings

All open or closed decks / balconies are to be protected by frost-free or dry sprinkler heads.

54. Fire Rescue Service Equipment Closet in Highrise Buildings

- (1) A firefighter equipment closet will be provided on every 6th floor of the building.
- (2) This room will be for Fire Rescue Service use only to store developer/ building owner supplied fire fighting equipment dedicated for the use at this building.
- (3) Keys for this room will be provided to the Fire Rescue Service.

55. Video Monitoring System in Highrise Buildings

- (1) Video monitoring system will be installed in all highrise buildings.
- (2) Cameras will be installed in each public space, including parkades with monitors displaying the feed main lobby. Locations for cameras and monitors to be determined by the Fire Chief.
- (3) This video monitoring system will form part of the fire life safety systems of the building and is to be maintained by the building owner(s) including upgrading systems when required.
- (4) Fire Department Lockboxes will be provided at every entrance to the building.

56. Testing, Inspection, and Maintenance

- (1) Only service agencies referred to in section 57(1) may test, inspect or perform maintenance on a fire protection system, fire pump, emergency fire protection power system or commercial kitchen exhaust system.
- (2) Where a service agency has tested, inspected or performed maintenance as described in subsection (1) it shall affix to the equipment in respect of which its services were provided a tag showing its name, the date upon which the work was performed, and the signature, stamp and certification number of the technician doing the work and the date on which the work was performed.

57. Approved Service Agencies

- (1) Only service agencies whose technicians are certified by the Applied Scientist Technologists and Technicians of BC (ASTTBC) or the Canadian Fire Alarm Association or recognized certification agency for the specific type of fire protection equipment, may carry out any of the services described in Part 6 section 56.
- (2) Notwithstanding subsection (1), where the work or services of any service agency has been improperly performed or carried out the Fire Chief may reject such work or servicing.

58. Fire Department Connection

- (1) A fire department connection (FDC) to a building to which the Building Code applies must be installed as follows:
 - (a) Angled down at 45-degree angle to impede the insertion of debris;
 - (b) At a height of one metre above the street, ground level;
 - (c) Using a 4-inch Stortz- type fire department connection with a cap and securing chain or cable;
- (2) Located
 - (a) remotely from the building face;
 - (b) away from a hazard;
 - (c) away from emergency path of egress;
 - (d) at least 1.5 metres from an ornamental light standard, utility pole, electric kiosk or driveway;
 - (e) in a location accessible to the fire department and approved by the Fire Chief;and

- (f) clearly identified with signs indicating which building the fire department connection serves with civic address or unit identification of the building.

59. Fire Hydrants on Private Property

- (1) The owner or occupier on which a fire hydrant is installed will:
 - (a) Identify clearly the location of the fire hydrant;
 - (b) Maintain the fire hydrant in proper working order at all times;
 - (c) Have the inspection maintenance and testing done to NFPA 25 standards;
 - (d) Ensure inspection, testing, and servicing is completed by a qualified technician, certified to carry out the inspection, testing, and servicing of the fire hydrant as per Section 57(1);
 - (e) Provide the Fire Chief with written confirmation annually of the inspection, testing, and servicing of the hydrant;
 - (f) Ensure the fire hydrant is kept clear of ice, snow, shrubbery, trees, structures, vehicles, and other obstructions; and
 - (g) Notify the Fire Rescue Service whenever the fire hydrant is out of service for repair and mark such fire hydrant as “out of service”.

- (2) A fire hydrant on private property is for the sole use of the Fire Rescue Service only and may be operated by members for the purpose of use, inspection, testing or as otherwise approved by the Fire Chief.

PART 7 - FEES AND COST RECOVERY

60. Permits

- (1) Every Person must obtain a permit issued by the Fire Department to do the following:
 - (a) To construct, erect, install, repair, alter or remove any gasoline fittings, oil pipe fittings, tanks, pumps, oil burning equipment or appliances using flammable liquids as a fuel;
 - (b) Display, store or discharge fireworks Refer to (refer to Fireworks bylaw No. 2603);
 - (c) Use of pyrotechnics for special events, movies or other;
 - (d) With approval of the Fire Chief, the use of campfires public events.

61. Amendment, Suspension, or Revocation of a Permit

- (1) The Fire Chief may amend the terms or conditions under a permit, suspend the rights granted under a permit, or revoke a permit if the Fire Chief has reasonable grounds to believe that the activity authorized under the permit
 - (a) may create a fire hazard; or
 - (b) may cause emissions that may foul or contaminate the atmosphere in a manner that may disturb the quiet, peace, rest, enjoyment, comfort or convenience of individuals or the public; or
 - (c) is in contravention of this bylaw or the terms and conditions of the permit.

62. Requirement to Provide Notice and Reasons

If the Fire Chief amends, suspends or revokes a permit, the Fire Chief must give written notice to the applicant with written reasons for the amendment, suspension or revocation.

63. Reinstatement of a Permit

If the Fire Chief suspends the rights under a permit, the Fire Chief must set out the conditions for reinstatement of the rights under the notice under section 61 of this bylaw.

64. City Action at Defaulter's Expense

- (1) The Fire Chief may direct that, if a person subject to a requirements under this bylaw fails to take the required action, the City may
 - (a) fulfill the requirements at the expense of the person, and
 - (b) recover the costs incurred from that the person as a debt.

65. Recovery of Fees and Costs as Special Fees

If the City does work or provided services in relation to the land or improvements, the City may recover the fees and costs incurred by the City as special fees in accordance with Division 14 of Part 7 of the Community Charter.

66. Incident Costs

- (1) A person must pay actual costs for the incident if the person does any of the following that results in an incident to which the Fire Rescue Service responds:
 - (a) Causes damage to property by
 - (i) intentionally starting or adding fuel to a fire, or
 - (ii) using an explosive device or substance;
 - (b) Summons the fire rescue service without reasonable belief that an incident was imminent or occurring;
 - (c) Contravenes this bylaw, a permit issued under this bylaw or an order issued under this bylaw;
 - (d) Contravenes the Controlled Substance Bylaw 2006 No. 2625.
- (2) The cost that applies to the type of equipment used by the Fire Rescue Service set out in Schedule 8 – Fire Protection and Safety Fees of the City’s Fees and Charges Bylaw.

67. Dangerous Goods

- (1) A person who fails to comply with section 38 must pay:
 - (a) A fee calculated in accordance with the Schedule 8 – Fire Protection and Safety Fees of the City’s Fees and Charges Bylaw;
 - (b) The costs incurred by the City to clean and dispose of the dangerous goods;
 - (c) The costs incurred by the City to mitigate the incident , and
 - (d) The costs incurred by the City for the repair, decontamination and replacement of consumables used, equipment damaged, or contaminated while attending the incident.

68. Security Alarms

An owner or occupier of a premise to which the fire department has attended in response to an activated security alarm that has been routed to the Fire Rescue Service must pay a fee, in accordance with Schedule 8 - Fire Protection and Safety Fees of the City’s Fees and Charges Bylaw, for each occasion that the Fire Rescue Service has attended in response to an activation of the security alarm system.

69. False Alarms

- (1) An owner or occupiers of a premise to which the Fire Rescue Service has attended in response to a Preventable False Alarm must pay the fee in accordance with Schedule 8 - Fire Protection and Safety Fees of the City's Fees and Charges Bylaw.
- (2) For each subsequent occasion after 2 in a calendar year that the Fire Rescue Service attends a premise an owner or occupier must pay a fee as defined in Schedule 8 - Fire Protection and Safety Fees of the City's Fees and Charges Bylaw.
- (3) The Fire Chief may waive a cost or fee payable under sections (1), (2) if the following conditions are met:
 - (a) The owner or occupier provides the Fire Chief with written evidence from a certified fire protection technician that the improvements have been made to the Premises to reduce or eliminate subsequent False Alarms; and
 - (b) The owner or occupier submits the evidence to the Fire Chief within 30 day of the most recent alarm.

70. Fire Alarm Testing

An owner or occupier must pay the costs calculated in accordance with Schedule 8 – Fire Protection and Safety Fees of the City's Fees and Charges Bylaw if the owner or occupier fails to notify the fire alarm system monitoring service provider or Fire Rescue Service when carrying out testing, repair or maintenance to a fire alarm system and members attended as a result of that failure.

71. Special Events

- (1) A person must pay the costs calculated in accordance with Schedule 8 – Fire Protection and Safety Fees of the City's Fees and Charges Bylaw if any of the following applies:
 - (a) The person has a fire in connection with the event;
 - (b) The person requests attendance of the fire department at a special event;
 - (c) The Fire Chief considers that the supervision by members is necessary to ensure the safety of persons and property at the special event.
- (2) Despite subsection (1), if a member attends a special event in accordance with subsection (1) (b) or (c), the fee for the attendance of a member at the special

event will be paid as per Schedule 8 – Fire Protection and Safety Fees of the City’s Fees and Charges Bylaw.

72. Inspections

The Fire Chief may require a fee be paid for special inspections or the re-inspection of a premise by the Fire Rescue Service.

73. Investigation and Reporting under the Fire Safety Act

If the Fire Rescue Service responds to a fire where damage to a Premises is more than \$2500 and the fire department must complete an investigation and report under the Fire Safety Act, the owner or occupier of the premise must pay a fee as per Schedule 8 – Fire Protection and Safety Fees of the City’s Fees and Charges Bylaw.

74. Occupant Loads

For a calculation of occupant load under the Fire Code, including the sign stating the occupant load, a fee will be paid as per Schedule 8 – Fire Protection and Safety Fees of the City’s Fees and Charges Bylaw.

75. Comfort Letter

For a comfort letter identifying the dates of inspection of a building and whether the building complies with applicable codes and bylaws, a fee will be paid as per Schedule 8 – Fire Protection and Safety Fees of the City’s Fees and Charges Bylaw.

PART 8 - OFFENCE AND PENALTY

- (1) Every person who violates a provision of this bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this bylaw, is guilty of an offence and is liable to the penalties imposed under the City's Municipal Ticket Information System Bylaw, and is guilty of a separate offence each day that a violation continues to exist.
- (2) Every person who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, of not less than \$5000 and not more than \$50,000.

PART 9 - SEVERABILITY

If any part of this Bylaw is, for any reason, held to be invalid by a decision of a court with the jurisdiction to so, the invalid portion shall be considered severed from the rest of this Bylaw and the decision that it is invalid shall not affect the validity or enforceability of the remainder of this Bylaw.

PART 10 - REPEAL

Fire Protection and Safety Bylaw, 2009, No. 2784 and its amendments are repealed.

READ A FIRST, SECOND, AND THIRD TIME this ninth day of March, 2026.

ADOPTED this day of , .

MAYOR

CORPORATE OFFICER