

## BYLAW NO. 3712, 2005

A bylaw to provide fire regulations for  
the protection of persons and property

### WHEREAS:

- A. subject to the Fire Services Act, R.S.B.C. 1996, c. 114, as amended, section 8 of the Community Charter, S.B.C. 2003, c. 26, as amended (the “Charter”), authorize municipal councils, by bylaw, to regulate certain matters relating to fire regulation in order to protect persons and property;
- B. Council for the City of Coquitlam has determined that it wishes to exercise its authority under the Charter;

NOW, THEREFORE, COUNCIL for the City in Open Meeting assembled, HEREBY ENACTS AS FOLLOWS:

### 1. Name of Bylaw

This Bylaw may be cited for all purposes as “Fire Prevention and Life Safety Bylaw No. 3712, 2005”.

### 2. Repeal of Existing Bylaws

City of Coquitlam Fire Prevention Bylaw No. 1503, 1985, together with all amendments, is hereby repealed in its entirety and replaced by this Bylaw.

### 3. Definitions

3.1 In this Bylaw the following words will have the meaning ascribed to them in this section unless the context requires otherwise:

- (a) “City” means the City of Coquitlam;
- (b) “Council” means Council for the City;

- (c) “excessive false alarm” means the third or subsequent false fire alarm activated by a fire alarm system at a particular premise in a calendar year;
- (d) “excessive false alarm fee” means the fee set out in Schedule “G” to the Fees & Charges Bylaw;
- (e) “explosive” means every substance, whether chemical compound or mechanical mixture, and every adaptation or preparation of an explosive, used or manufactured with a view to produce a violent effect by explosion, or a pyrotechnic effect and includes, without limitation, any one or more of the following
  - (i) gunpowder,
  - (ii) nitroglycerin,
  - (iii) gun cotton,
  - (iv) dynamite,
  - (v) blasting gelatin,
  - (vi) gelignite,
  - (vii) fulminate of mercury or other metals,
  - (viii) coloured fire,
  - (ix) fireworks,
  - (x) fuses,
  - (xi) rockets,
  - (xii) percussion caps,
  - (xiii) detonator,
  - (xiv) gun cartridges,
  - (xv) ammunition of every type, kind and description;
- (f) “false fire alarm” means a fire alarm incident where there is no apparent or actual evidence of any fire or smoke at the location for which a fire alarm was raised with Fire/Rescue and includes, without limitation, the activation of a fire alarm system
  - (i) during its installation, maintenance, testing or removal,
  - (ii) due to mechanical failure, malfunction or equipment fault, and
  - (iii) due to user error;
- (g) “Fees & Charges Bylaw” means City of Coquitlam Bylaw No. 3684, 2004;
- (h) “fire alarm incident” means the activation of a fire alarm system resulting in the direct or indirect notification of Fire/Rescue;

- (i) “fire alarm system” means any assembly of mechanical, electrical or electronic devices which is designed to warn the occupants of the building in which the system is located of an emergency condition and which emits sound or transmits a sound, signal or message when activated;
- (j) “Fire Chief” means the person appointed to hold that position from time to time within Fire/Rescue by Council and any person appointed to act in his or her stead from time to time during the absence or illness of the Fire Chief;
- (k) “Fire Code” means the British Columbia Fire Code 1998 (which adopts with some changes the National Fire Code) and regulations made under it and includes any and all amendments and successor codes;
- (l) “Fire/Rescue” means the City’s Fire/Rescue Department;
- (m) “Fire Services Act” means the Fire Services Act, R.S.B.C. 1996, c. 144, as amended or superseded from time to time, and any regulations made under it;
- (n) “Firecrackers” means small Low Hazard Fireworks or High Hazard Fireworks with entwined fuses used solely as noise makers and not for pyrotechnic effect, including, without limitation, bottle rockets and screechers;
- (o) “High Hazard Fireworks” means manufactured goods intended to be used for pyrotechnic effect that are classified by the Canada Explosives Regulation made under the Explosives Act, R.S.C. 1985, c. E-17, as high hazard fireworks (Class 7.2.2), but does not include Firecrackers;
- (p) “hotel” means
  - (i) an apartment house,
  - (ii) a residential condominium building that has
    - (A) 2 or more levels of strata lots as defined in the Strata Property Act, S.B.C. 1998, c. 43, as amended,
    - (B) one or more corridors that are common property as defined in the aforementioned Strata Property Act, and
  - (iii) a boarding house, lodging house, club or any other building, except a private dwelling, where lodging is provided for less than 6 people;

- (q) “Low Hazard Fireworks” means manufactured goods intended to be used for pyrotechnic effect that are classified by the Canada Explosives Regulation made under the Explosives Act, R.S.C. 1985, c. E-17 as low hazard fireworks for recreation (Class 7.2.1) such as fireworks showers, roman candles, fountains, golden rain, lawn lights, pinwheels, volcanoes and sparklers, but does not include Firecrackers;
- (r) “National Fire Code” means the National Fire Code of Canada 1995 as it existed on January 1, 1998 and regulations made under it and includes any and all amendments and successor codes;
- (s) “occupier” means
  - (i) a tenant, lessee, agent and any other person who has the right of access to and control of a building or premises to which this Bylaw applies, and
  - (ii) , in relation to common property and common facilities in a strata plan, the strata corporation;
- (t) “Officer” means the Fire Chief and any member of Fire/Rescue for the City appointed in writing by the Fire Chief to exercise the authority given by and to enforce this Bylaw;
- (u) “private hydrant” means any fire hydrant installed on private property solely as a part of a system of fire protection for that property;
- (v) “private dwelling” means a dwelling unit used for residential use as those terms are each as defined in the City of Coquitlam Zoning Bylaw No. 3000;
- (w) “service station” means any facility used wholly or partly to dispense gasoline, propane, natural gas or other combustible liquid for use as a vehicle fuel, whether as a direct or indirect supplier of such fuel;
- (x) “tank” means any and all tanks identified and regulated pursuant to Part 4 of the Fire Code;
- (y) “vehicle” means any motorized transportation device, including, without limitation, passenger vehicles, trucks, tractors, farm equipment, motorcycles, skidoos and motor boats, provided the same uses gasoline, methanol, natural gas or other combustible substance, electricity or battery power in order to operate.

3.2 Except as otherwise defined in this Bylaw, all words have the meaning ascribed to them in the Fire Code.

**4. British Columbia Fire Code 1998**

To the extent that the same is not inconsistent with the provisions of this Bylaw and the Fire Services Act, the Fire Code forms a part of this Bylaw and may be enforced by an Officer.

**5. Officers' Authority**

5.1 Every Officer is authorized to enforce this Bylaw and, for the purposes of doing so, has the power to:

- (a) inspect premises for conditions that may cause a fire or increase the danger of a fire or increase the danger to persons and no person may refuse to grant an Officer access to any real property or premises for purposes of conducting such an inspection;
- (b) take any measures contained in this Bylaw to prevent and suppress fires, including the demolition of buildings and structures to prevent the spread of fires; and
- (c) deal with any matter within the scope of the Fire Services Act in a manner not contrary to that Act or regulations made under it.

5.2 Without limiting the general authority in section 5.1, an Officer may:

- (a) where any matter or thing under this Bylaw may be lawfully done by permit, upon receipt of an application and fees as required by this Bylaw, issue a permit in a form prescribed by the Fire Chief and subject to such terms and conditions as the Officer determines are necessary in respect of such permit;
- (b) where he or she determines that there exists within any building or structure or upon any real property any flammable or combustible materials or substances, any explosive or any accumulation of waste materials, litter, rubbish or debris that is liable to cause, contribute to or fuel a fire and thereby endanger persons or property, an Officer may, in writing, order the owner or occupier of the building, structure or real property, as the case may be, to remove and lawfully dispose of such flammable or combustible materials or substances, explosive or accumulation of waste materials, litter, rubbish or debris, as the case may be,

within the time frame specified in the order and the owner or occupier must comply with the order;

- (c) where he or she determines that any provision of this Bylaw has been breached, in writing, order the person or persons in breach of this Bylaw to correct the breach within the time frame specified in the order;
- (d) where he or she determines that a building or structure is in such a state of disrepair or is being used in a manner such that it
  - (i) may cause fire or explosion,
  - (ii) assist in the spread of fire,
  - (iii) otherwise poses a hazard to persons or property in surrounding buildings, structures or real property,

in writing, order the owner or occupier of such building or structure to remedy the state of disrepair or alter the use in such a way as to remove the conditions that led to the order within the time frame specified in the order and the owner or occupier must comply with the order.

5.3 Where an Officer issues an order pursuant to any authority contained in this section or the Bylaw generally, if the recipient of that order fails to take the required action within the time prescribed in the order, the City may, but is not obligated to, undertake the work required by the order at the expense of the person in default. Where the City elects to act under this section, Council for the City may recover the expense from the defaulting person, together with costs and interest at the rate prescribed under section 11(3) of the Taxation (Rural Area) Act in the same manner as municipal taxes pursuant to section 17 of the Charter.

5.4 For purposes of Sections 26 and 36 of the Fire Services Act and relying upon the power to delegate pursuant to section 156 of the Charter, the Fire Chief will be responsible for the preparation and enforcement of a policy for a regular system of inspection of hotels and public buildings in the City.

## **6. Protection of Fire Personnel, Equipment & Devices**

No person will or will cause, suffer or permit any other person to:

- (a) impede any firefighter or any person under the direction of an Officer when carrying out their lawful duties;

- (b) fail to yield the right of way on any highway, street, road, lane or statutory right of way within the City, whether private or public, to any Fire/Rescue vehicle, equipment or personnel;
- (c) obstruct the progress of any Fire/Rescue vehicle, equipment or personnel while on public or private property;
- (d) enter a burning building or structure or progress beyond any barriers or barricades established by Fire/Rescue personnel or persons acting under the direction of an Officer other than with the permission of an Officer;
- (e) run over with a vehicle any line or lines of fire hoses, whether in use or otherwise;
- (f) stand within 9 metres of any charged fire hose unless authorized to do so by an Officer;
- (g) remove, deface or replace any sign required pursuant to this Bylaw or the Fire Services Act;
- (h) save and except as authorized by a permit issued pursuant to this Bylaw,
  - (i) place any attachment on any standpipe, hydrant or other fire department connection, or
  - (ii) use any standpipe, hydrant or other fire department connection.

## **7. Prevention of Fire**

- 7.1 No person, whether as occupier or owner of real or personal property, will or will cause or suffer or permit any other person to:
- (a) allow to accumulate on any property within the City brush, debris or trees from any land clearing operation save and except as the same may be lawfully permitted under this Bylaw or any statute or regulation having precedence over this Bylaw;
  - (b) allow to accumulate on any property, whether under, within, upon or on top of any building or structure or vehicle, sufficient quantities of paper, hay, straw, bags, litter, flammable or combustible materials, explosives or any other matter or thing which could, in the reasonable opinion of an Officer, cause a fire to start or cause a fire, if started otherwise, to spread rapidly so as to endanger persons or property;

- (c) deposit in any receptacle, other than a metallic or non-combustible or non-flammable receptacle with a tight fitting and non-combustible lid, or upon any property, any ashes or other material from any stove, furnace, barbecue or fireplace or any greasy or oily rags or other materials, things or substances liable to spontaneous combustion;
- (d) use or allow the use of any defective cooking or heating device in any building or structure;
- (e) stop up any pipe hole in any chimney save and except with a stopper or metal or non-combustible material specifically designed and approved as a stopper for chimney pipes;
- (f) partially or completely obstruct any fire escape, fire exit, door or window or any hall or passageway leading to any fire escape, fire exit, door or window;
- (g) use flammable or combustible liquids for any cleaning of any fixture or chattel within any building or structure.

7.2 Every occupier of real property, a building or a structure, will:

- (a) at all times, ensure that the occupancy and use is in compliance with the Fire Code and keep the real property, building or structure in a safe manner;
- (b) ensure that the storage of all dangerous goods meet the requirements of the Fire Code;
- (c) keep all closures and fire separations installed in any building or structure to prevent the spread of fire within such building or structure in good and efficient repair and working order;
- (d) , where such occupier makes, stores, uses or has charge of or control over any shavings (whether wood, metal, paper or other fibre or product generated from any production process), sacks, bags, hay, straw, waste paper, paper boxes or other flammable or combustible materials, ensure that at the close of each business day or for ongoing operations, at least once each day, all such materials are compactly baled or stacked in a safe manner and stored in non-combustible receptacles with tight-fitting non-combustible covers in accordance with the Fire Code;

- (e) provide for the regular and proper maintenance of every commercial cooking exhaust system and chimney stove pipe or flue that is in regular use so as to ensure that the exhaust system, pipe or flue does not catch fire through otherwise normal usage;
- (f) provide all fire detection and suppression equipment and all emergency systems required by the Fire Code; and
- (g) ensure that all fire detection and suppression equipment and emergency systems within any building located on the property are kept in good working order and, where applicable, maintained, repaired and replaced in accordance with the Fire Code, at all times, including, without limitation, all smoke alarms, fire alarms and sprinkler systems.

7.5 Every occupier of a service station must maintain the same in a safe manner and adhere to each and every requirement of this Bylaw. Every employee of an occupier of a service station must receive adequate fire safety training from an approved and accredited training institute on matters contained within the Fire Code.

## **8. Open Air Burning**

8.1 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.

8.2 Without limiting section 8.1, 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
- (c) waste or remainder materials from construction sites;

is prohibited.

- 8.3 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;
  - (d) the operation of any appliance specifically designed as an outdoor heater provided such appliance is CSA certified.

**9. Fireworks and Firecrackers**

- 9.1 No person will possess for purposes of re-sale or distribution, offer for sale, store, distribute or sell:
- (a) Low Hazard Fireworks;
  - (b) High Hazard Fireworks; or
  - (c) Firecrackers.
- 9.2 Subject to sections 9.3 and 9.4, no person will possess for purposes of use, set off, use, explode or discharge:
- (a) Low Hazard Fireworks;
  - (b) High Hazard Fireworks; or
  - (c) Firecrackers.
- 9.3 Section 9.2 does not apply if a person or organization has received a permit in the prescribed form from the Fire Chief to use, set off, explode or discharge any Low Hazard Fireworks, High Hazard Fireworks or Firecrackers for religious, ceremonial, celebratory or business related purposes. The Fire Chief may, in issuing a permit pursuant to this section, impose any and all conditions which he deems necessary to provide for the protection of persons and property. The person or organization to whom or to which a permit is issued pursuant to this section is responsible for ensuring compliance with all provisions contained in the permit and this Bylaw.

- 9.4 The Fire Chief will not issue a permit pursuant to section 9.3 for private property unless a registered owner of such property is the person seeking the permit or the permit applicant provides the Fire Chief with written authorization from a registered owner of the property authorizing the applicant to seek such a permit.
- 9.5 No person will point or direct a Low Hazard Firework, a High Hazard Firework or a Firecracker at any person, animal, structure, vehicle or other object where the Low Hazard Firework, High Hazard Firework or Firecracker is in the process of being used, set off, exploded or detonated.
- 9.6 Any member of the Royal Canadian Mounted Police, an Officer under this Bylaw, a City employee duly authorized by the Fire Chief or a Peace Officer, may seize Firecrackers, Low Hazard Fireworks and High Hazard Fireworks, or any of them, being held or used in violation of this Bylaw and may dispose of them in a manner approved by the Fire Chief, without compensation for the said seizure and without charges being laid or formal enforcement proceedings being commenced. This section does not in any way restrict or prevent charges from being laid or formal enforcement proceedings under this Bylaw from being commenced.

**10. Private Fire Hydrants and Fire Department Connections**

- 10.1 Every registered owner and occupier of real property or either of them on which a private hydrant is located must ensure that the private hydrant is:
- (a) maintained in good working condition at all times and inspected, serviced and tested in accordance with the standards set out in Part 6 of the Fire Code;
  - (b) free and clear by at least one metre of all shrubbery, trees, vegetation, structures, buildings or other obstructions in order to facilitate access to the private hydrant by the City or any fire response service.
- 10.2 Every private hydrant must meet the standards specified in the Master Municipal Construction Document, 2000 Edition, as amended by the City from time to time through supplementary specifications and must be painted in the following colours:
- (a) the barrel must be Fire Red Tremclad or its equivalent; and
  - (b) the bonnet and the outlets (Ports) must be Caterpillar Yellow Tremclad or its equivalent.

- 10.3 Every registered owner and occupier of real property or either of them on which is located a fire sprinkler and/or standpipe connection must:
- (a) keep such connection free and clear by at least one metre from all shrubbery, trees, vegetation, structures, buildings or other obstructions in order to facilitate access to the same by the City;
  - (b) ensure that the connection is clearly visible at all times from the fire department access route or approved directional signage to such connection; and
  - (c) , where the connection is installed on the exterior face of a building, provide a minimum clear space around the connection of .45 metres.

**11. Investigation and Inspection Fees**

- 11.1 Where any permit issued by a City bylaw requires that one or more inspections be made by an Officer, the inspection fees set out in Schedule “G” to the Fees & Charges Bylaw will apply.
- 11.2 Where any person requests a fire inspection and, at the time of request, it is the policy of Fire/Rescue to provide such inspections, the fees set out in Schedule “G” to the Fees & Charges Bylaw will apply.
- 11.3 Every owner and occupier or either of them of a structure that is involved in a fire incident for which a fire investigation report must be completed by Fire/Rescue in accordance with the Fire Services Act, must pay the applicable fire investigation fees set out in Schedule “G” of the Fees & Charges Bylaw.

**12. False Fire Alarm Regulations**

- 12.1 Every owner and occupier or either of them of real property within the City on which a fire alarm system exists will ensure that:
- (a) the fire alarm system is regularly maintained and serviced so as to prevent false fire alarms;
  - (b) no fire alarm system will be used where the owner or occupier knows or ought reasonably to know that the same is malfunctioning and may be reasonably expected to cause a false fire alarm;

- (c) any fire alarm system that has activated and caused two or more false fire alarms within a 48 hour period will be immediately serviced or repaired by a qualified fire alarm technician so as to prevent further false fire alarms from occurring.
- 12.2 Where a property has only a single fire alarm system, if that system generates one or more excessive false fire alarms the excessive false fire alarm fees will apply.
- 12.3 Where a property has multiple fire alarm systems and it can be readily determined at the time of attendance at the property by Fire/Rescue which fire alarm system has produced the false fire alarm, the provisions of section 12.2 will apply to each fire alarm system, otherwise the fire alarm systems will be treated as a single system for purposes of this Bylaw and if the system generates one or more excessive false fire alarms the excessive false fire alarm fees will apply.
- 12.4 The City will provide written notice of each false fire alarm by mailing a notice to the civic address of the property where the false fire alarm occurred and to the registered owner where it appears from the City's tax roll records that the owner does not reside at the property where the false fire alarm occurred.
- 12.5 For each excessive false fire alarm the City will issue an invoice for the excessive false fire alarm fees and that invoice will be mailed to the civic address of the property where the excessive false fire alarm occurred and to the registered owner where it appears from the City's tax roll records that the registered owner does not reside at the property where the excessive false fire alarm occurred.
- 12.6 The registered owner of any property where an excessive false fire alarm occurred is responsible for the payment of any invoice issued pursuant to this Part for excessive false fire alarm fees regardless of whether the registered owner occupies the premises in which the fire alarm system that triggered the false fire alarm exists. Invoices issued pursuant to this Part are due and payable within 30 days of receipt. Invoices that remain unpaid on December 31<sup>st</sup> in the year in which they are issued will be added to the tax roll of the property on which the premises that generated the excessive false fire alarm fees are located and will form part of the taxes payable on the property as taxes in arrears.

### **13. Contact Persons**

- 13.1 Every registered owner and occupier of real property or either of them that has a fire alarm system or a monitored or unmonitored automatic fire sprinkler system installed on premises on the property, or both, must submit to the Fire Chief, in a prescribed form, the name and telephone number of at least one person (the "Contact Person") who is

available to attend, enter and secure the premises in the event that either system is activated and Fire/Rescue attends at the property. The Contact Person form must be updated on the earlier of every twelve months and the date on which the Contact Person is changed. The Contact Person must:

- (a) normally reside and work in areas that will allow the Contact Person to reach the premises within 45 minutes under normal conditions;
  - (b) be familiar with the premises and have possession of any keys, passcards, security codes and any other required entry devices or information to gain access to and re-secure the premises; and
  - (c) have full authority to take possession and control of the premises and property from Fire/Rescue once an incident is concluded.
- 13.2 If a Contact Person is notified of an incident on the premises by Fire/Rescue, that person must attend at the premises from which the alarm originated within 45 minutes of notification.
- 13.3 Any owner or occupier, or both as the case may be, that fails or whose Contact Person fails to comply with sections 13.1 and 13.2 will pay the fees prescribed in Schedule "G" to the Fees & Charges Bylaw.

#### **14. Tanks**

- 14.1 Every owner or occupier of property on which a tank has been installed or is to be installed, must ensure that at all times the tank meets all requirements of the Fire Code with respect to its installation, maintenance, repair, removal or abandonment.
- 14.2 No person will deliver any petroleum or flammable or combustible product to any tank located on property anywhere in the City unless that person is satisfied, having made reasonable enquiry, that the tank meets all applicable provisions of the Fire Code.
- 14.3 Where an Officer has reasonable grounds to believe that an event has occurred that may have resulted in the shifting of the earth around any tank, the Officer may require the owner or occupier of the property on which the tank is located to conduct immediate testing for leakage in accordance with the standards set out in the Fire Code.

**15. Forest Closures**

Where, in the opinion of the Fire Chief, the safety of life or property or both in any area within the City is endangered through the hazardous condition of the forest cover or the occurrence of spread of fire burning in any forest or woodland, the Fire Chief may, by an order in writing signed by him, declare that area or any portion thereof as a closed area for such period or periods of time as the Fire Chief may determine. Should the Fire Chief impose a closure order in respect of any area within the City, no person may enter into that area during the period of closure for any purpose whatsoever other than as an authorized firefighter under the direction and control of a recognized firefighting unit or under written direction of the Fire Chief.

**16. Securing Fire Damaged or Abandoned Buildings**

- 16.1 Where a fire has occurred in a building or structure which, in the opinion of Fire/Rescue, has rendered entry to that building or structure unsafe, it is the registered owner's responsibility to immediately secure the building or structure in a manner sufficient to prevent entry to the same. The City may, after making reasonable efforts to contact the registered owner or occupant of the building or structure or the Contact Person where applicable, to advise them of the need to secure the building or structure under this section, instruct its employees or agents to board up the building or structure to the extent required by this section. The cost of such boarding will be invoiced to the registered owner of the property on which the building or structure is situated and will be payable within 30 days of receipt of the invoice.
- 16.2 Every registered owner of property on which a vacant building or structure is located must comply with section 2.4.6 of the Fire Code which requires that the building or structure be secured against unauthorized entry. For purposes of this section, a building or structure will be deemed to be vacant if it has remained unoccupied by the owner or an occupier for a continuous period of 30 days. Where a registered owner fails to meet the requirements of this section, the City may, after making reasonable efforts to contact the registered owner or occupier of the vacant building or structure or the Contact Person where applicable, to advise them of the need to secure the vacant building or structure under this section, instruct its employees or agents to board up the vacant building or structure to the extent required by this section. The cost of such boarding will be invoiced to the registered owner of the property on which the vacant building or structure is situated and will be payable within 30 days of receipt of the invoice.

**17. Fire Safety Plan Requirements**

Every occupier of a building or area for which a fire safety plan is required by the Fire Code must, without limiting the Fire Code requirements:

- (a) prepare the fire safety plan in cooperation with Fire/Rescue;
- (b) remit to the City the fee prescribed in Schedule “G” of the Fees & Charges Bylaw for the fire safety plan review process performed by Fire/Rescue under this section; and
- (c) review the fire safety plan at intervals not greater than 12 months to ensure that it takes account of changes in use and other characteristics of the building or area to which the plan relates and, where changes have occurred, submit a new fire safety plan to Fire/Rescue in accordance with paragraph (a) of this section, together with payment of the fees prescribed in paragraph (b) of this section.

**18. Costs Added to Tax Roll**

Where any person fails to observe or perform any requirement of this Bylaw and the Bylaw authorizes the City to then observe or perform the requirement, where the requirement relates to real property, the City may invoice the person for the amounts which it expends to perform the requirement and if the invoice remains unpaid on December 31<sup>st</sup> of the year it was rendered, the amount will be deemed to be taxes in arrears and added to the taxes for the property pursuant to section 17 of the Charter.

**19. Severability**

The provisions of this Bylaw are intended to be severable and should any part of this Bylaw to found to be invalid by a court of competent jurisdiction, the finding of invalidity will not affect the validity of the remainder of this Bylaw.

**20. Offences**

Every person who contravenes or violates any of the provisions of this Bylaw, who suffers or permits any act or thing to be done in contravention or violation of any provisions of this Bylaw or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw commits an offence and will be liable to the penalties provided for in the Offence Act, R.S.B.C. 1996, c. 338, as amended. Where an offence is of a continuing nature, each day that the offence is continued will constitute a separate offence.

READ A FIRST TIME this 30<sup>th</sup> day of May, 2005.

READ A SECOND TIME this 30<sup>th</sup> day of May, 2005.

READ A THIRD TIME this 30<sup>th</sup> day of May, 2005

GIVEN FOURTH AND FINAL READING and the Seal of the Corporation affixed this 20<sup>th</sup> day of June, 2005.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK