

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE PREVENTION BYLAW NO. 6061

EXPLANATORY NOTE

Bylaw No. 6061 repeals and replaces Fire Prevention Bylaw 2021 No. 5690 to incorporate changes required by the *Fire Safety Act, R.S.B.C 2024*, and update practices, service levels and operational guidelines of the Fire Department.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE PREVENTION BYLAW NO. 6061

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

PART I INTRODUCTION

1.01.00 Title

1.01.01 This Bylaw may be cited for all purposes as the *Fire Prevention Bylaw No. 6061*.

1.02.00 Interpretation

1.02.01 Except as otherwise defined herein, words and phrases in this Bylaw are to be construed in accordance with their meanings under the *British Columbia Building Code*, the *British Columbia Fire Code*, the *Emergency Health Services Act*, the *Fire Safety Act*, and the *Community Charter*, as the context and circumstances may require. A reference to an Act refers to a statute of British Columbia unless otherwise indicated, and a reference to any statute, regulation, code, bylaw, or other enactment refers to that enactment as it may be amended or replaced from time to time.

1.02.02 In this Bylaw:

“**apparatus**” means any vehicle provided with machinery, equipment or materials for Fire Protection, and any vehicle used to transport personnel or supplies;

“**assistance response**” means any one or combination of the following by an emergency medical assistant.

- (a) first response to medical emergencies by the use of an automatic external defibrillator, cardiopulmonary resuscitation, spinal management, other first responder or EMR assistance; or
- (b) first response to accidents, whether natural or man-made disasters, escapes of rescue poisonous or noxious materials or other hazardous material incidents, or other circumstances that have caused or may cause harm to persons or property; or
- (c) provision of services to an EMR licence level as per Schedules 1 and 2 of the Emergency Medical Assistants Regulation
- (d) rescue operations.

“**building**” means any structure used or intended for supporting or sheltering any use or occupancy;

“Building Code” means the *British Columbia Building Code 2018*, enacted by Ministerial Order No. BA 2018 1 under the *Building Act*, S.B.C. 2015, c.2 as amended or replaced from time to time;

“burning permit” means a permit issued by the Fire Chief under this Bylaw substantially in the form of, or on the terms and conditions of, Schedule 9 (*Outdoor Burning Permit*); Schedule 10 (*Land Clearing Burning Permit*); or Schedule 11 (*Special Burning Permit*);

“combustible liquid” means any liquid having a flash point at or above 37.8 degrees Celsius and below 93.3 degrees Celsius;

“consumer fireworks” means manufactured goods intended to be used for pyrotechnic effect that are classified by the *Explosive Regulations*, 2013, SOR 2013 under the *Explosives Act*, as consumer fireworks (Type F.1) for recreation such as showers, fountains, golden rain, lawn lights, pinwheels, volcanoes and sparklers, but does not include Firecrackers;

“display fireworks” means manufactured goods intended to be used for pyrotechnic effect that are classified by the *Explosive Regulations*, 2013, SOR 2013 under the *Explosives Act*, as display fireworks (Type F.2) for recreation such as rockets, serpents, shells, bombshells, tourbillions, maroons, large wheels, waterfalls, fountains and illumination, but does not include Firecrackers;

“emergency access route” means a private drive, roadway, driveway, lane or portion of a yard which has been provided for access by the Fire Department in accordance with the Building Code and applicable sections of the *Township of Langley Subdivision and Development Servicing Bylaw 2019 No. 5382*, as amended or replaced from time to time;

“Explosives Act” means the *Explosives Act* (Canada) R.S.C. 1985, c. E-17;

“false alarm” means the activation of an alarm system that results in a response from the Fire Department where a situation requiring such a response does not exist and includes a situation where:

- (a) the alarm system has malfunctioned,
- (b) the alarm system has been activated in error,
- (c) the alarm system has been activated during testing,
- (d) there is no evidence of fire,
- (e) the cause of the alarm cannot be determined;

“Fees and Charges Bylaw” means the *Township of Langley Fees and Charges Bylaw 2007 No. 4616*;

“fire alarm system” means all equipment forming part of or used in connection with a fire detection system, including without limitation batteries, alarms, gongs, horns, buzzers, switches, wiring, relay apparatus, sensors, or other accessories;

“Fire Chief” means the person appointed by the Municipal Council of the Township to be in charge of the Protective Services Division and firefighting personnel of the Township, and includes a Deputy Fire Chief, Assistant Fire Chief and any other person authorized thereby to act on behalf of the Fire Chief;

“Fire Code” means the *British Columbia Fire Code 2018*, enacted by Ministerial Order No. FSA 2018 1 under the *Fire Services Act*, R.S.B.C. 1996, c.144 as amended or replaced from time to time;

“Firecrackers” means small fireworks with entwined fuses used solely as noisemakers, and not for pyrotechnic effect, including, without limitation, bottle rockets and screechers;

“Fire Department” means that section of the Protective Services Division of the Township that is responsible for prevention, suppression, control and extinguishment of fires as well as other responsibilities set out in this Bylaw as well as in the Township’s *Fire Department Establishment Bylaw, 1990, No. 2615*, and other related regulations and legislation relating to rescue operations and public safety;

“Fire Inspector” means a Member or other individual appointed or designated by the Fire Chief to conduct fire safety inspections for the Township;

“Fire Investigator” means a Member or other individual appointed or designated by the Fire Chief to conduct investigations for the Township into the cause, origin and circumstances of a fire that destroyed or damaged property or resulted in injury or death;

“Fire Protection” includes fire prevention, firefighting or suppression, pre-fire planning, fire safety inspections, fire investigations, staff development and training, and advising on fire safety matters, as provided through the Fire Department;

“Fire Safety Act” means the *Fire Safety Act*, R.S.B.C. 2024, as amended or superseded from time to time, and any regulations made under it;

“Fireworks” means consumer fireworks, display fireworks and Firecrackers;

“Flammable Liquids” means any liquid having a flash point below 37.8 degrees Celsius and having a vapour pressure not exceeding 275.8 kPa (absolute) at 37.8 degrees Celsius;

“Fuel Dispensing / Tank Permit” means a permit issued by the Township for the operation of a fuel dispensing station and/or for installation of any storage tank, pump

or measuring device used or intended to be used for the purposes of dispensing Flammable Liquids or combustible liquids, substantially in the form of Schedule 7;

“incident” means an event or situation to which the Fire Department has responded;

“Life Safety Systems” includes the fire alarm system, the smoke alarm system, the sprinkler system and other safety systems.

“Member” means an individual who is an employee or paid-call firefighter with the Fire Department;

“Mutual Aid” means the provision of emergency services to the Province of British Columbia, to another local government, or to a person outside the Township, pursuant to an agreement;

“NFPA” means the National Fire Protection Association;

“occupant” includes the owner or agent of the owner, lessee, tenant, user, licensee and any other person who has a right of access to, possession and control of a property to which this Bylaw applies;

“Officer”, for the purposes of this Bylaw, means the Fire Chief, Deputy Fire Chief, Assistant Fire Chief, District Fire Chief, a Captain and any Member designated by the Fire Chief to act in the capacity as an officer, but nothing in this Bylaw makes such a person an officer for the purpose of section 146 of the *Community Charter*;

“Officer in Charge” means the senior ranking Member of the Fire Department who is present at an incident or a Member appointed as such by the Fire Chief;

“order” means an oral or written authoritative direction of instruction made by the Officer in Charge;

“owner” means a person who has ownership or control of real or personal property, and includes without limitation:

- (a) the registered owner of an estate in fee simple; or
- (b) the tenant for life under a registered life estate; or
- (c) the registered holder of the last registered agreement for sale; and
- (d) in relation to common property and common facilities in a strata plan, the strata corporation;

“premises” or **“property”** includes the whole or any part of a lot of real property and any buildings or structures thereon;

“Public Services” means public information, education and prevention programs, as they relate to fire safety, public safety, and emergency preparedness for the Township;

“smoke alarm” means a combined smoke detector and audible alarm device designed to sound an alarm within the room or suite in which it is located upon the detection of smoke within that room or suite;

“sprinkler system” means an integrated automatic system of sprinklers arranged to discharge water over a designated area and includes:

- (a) the applicable water supply facility such as a connection to the Township’s waterworks system, water tank or fire pump and reservoir; and
- (b) all equipment forming part of or used in connection with such sprinkler system, including, without limitation, all heads, valves, piping, switches, sensors, relay apparatus and other accessories;

“Township” means the Township of Langley, a municipality incorporated under the *Local Government Act*;

“ULC” means Underwriters Laboratories of Canada, an independent product safety testing, certification and inspection organization accredited by the Standards Council of Canada; and

“vehicle” includes all types of motor vehicles, farm tractors, and mobile machinery, or any other self-propelled machinery.

1.02.03 In the event of inconsistency between a provision of this Bylaw and that of an applicable enactment of the Provincial or Federal government, the more restrictive provision shall apply.

1.02.04 In this Bylaw, words in the singular include the plural and words in the plural include the singular. Gender specific terms include any gender and include corporations.

1.02.05 If any section, subsection, paragraph, clause, or wording of this Bylaw is held invalid by a court of competent jurisdiction, the invalid portion shall be severed, and the remainder of the Bylaw shall continue in force and affect as if adopted without the severed portion.

PART II SERVICE AND REGULATIONS

2.01.00 Adoption of the Fire Code

2.01.01 The Fire Code forms part of this Bylaw and applies within the Township.

2.02.00 Establishment

2.02.01 The Fire Department is established and continued within the Township.

2.03.00 Jurisdiction

2.03.01 This Bylaw applies to all property, premises, lands, buildings and other structures and conditions within the Township, and for greater certainty, applies to both existing buildings and buildings under construction.

2.03.02 The geographical limits of the jurisdiction of the Fire Department shall be the area within the boundaries of the Township, and no apparatus of the Fire Department will be used beyond those boundaries except where the Township has:

- (a) entered into a Mutual Aid agreement for that purpose; or
- (b) obtained the consent of the affected local government; or
- (c) agreed to provide assistance in a provincial local emergency within British Columbia or Canada.

2.04.00 Fire Department Services

2.04.01 The Fire Department may provide:

- (a) Fire Protection services;
- (b) assistance response;
- (c) Public Services;
- (d) Mutual Aid; and
- (e) a program for emergency preparedness.

Limits to Service

2.04.02 Nothing in this Bylaw shall be construed to mean that the Fire Department, the Fire Chief, or an Officer or Member has a duty to perform any of the functions or tasks set out in this Bylaw.

2.04.03 Services provided by the Fire Department are subject to the availability of apparatus and Members who have completed appropriate levels of training. This Bylaw, the Fire Code, and agreements for assistance response or Mutual Aid do not amount to a warranty with respect to the quantity, quality or level of such services or as to the certainty of timely response to incidents. The Fire Department is not required to provide a service if the Fire Chief considers that the service cannot be delivered safely.

2.05.00 Fire Chief

2.05.01 All references in this Bylaw to the Fire Chief include a reference to any person duly authorized by the Fire Chief to exercise any of the Fire Chief's powers or to carry out any of the Fire Chief's duties under this Bylaw including, without limitation, any Officer in Charge acting thereby during the absence of the Fire Chief.

2.06.00 Fire Chief Powers

2.06.01 The Fire Chief, or a Member authorized by the Fire Chief, may exercise one or more of the following powers:

- (a) make and enforce rules for the proper and efficient administration and operation of the Fire Department, and change, replace or withdraw such rules as the Fire Chief deems advisable;
- (b) enter on property and inspect premises for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from a fire;
- (c) take measures to prevent and suppress fires, including the demolition of buildings and other structures to prevent the spreading of fire;
- (d) provide for assistance response;
- (e) request any person at or near an incident to render assistance to mitigate the incident;
- (f) inquire into, investigate and record the causes of fires within or affecting the Township;
- (g) collect and disseminate information in regard to fires in the Township;
- (h) research best practices in methods of fire prevention;
- (i) advise and make recommendations to the Municipal Council of the Township and other officers and employees of the Township, and to the public, in relation to:
 - i. the provision of adequate water supply and pressure;
 - ii. the installation and maintenance of Fire Protection equipment;
 - iii. the enforcement of measures for the prevention and suppression of fire;
and
 - iv. the protection of life and property, life safety and rescue equipment, and fire prevention generally;
- (j) establish a regular system of inspection of hotels and public buildings in the Township to determine if the owners of such buildings are in compliance with this Bylaw and other applicable enactments, which may include a compliance monitoring system under Provincial legislation;
- (k) issue permits and deliver notices under this Bylaw;
- (l) obtain a warrant as may be necessary to enter onto or into premises for a purpose under this Bylaw or other applicable enactment;
- (m) require an owner or other occupant of a premises to undertake any actions for the purpose of removing or reducing any thing or condition the Fire Chief considers to be a fire hazard or increases the danger of fire; and
- (n) take measures to enforce this Bylaw, including without limitation to issue any order the Fire Chief deems advisable to ensure compliance with this Bylaw, the Fire Code, or other applicable enactment relevant to fire safety.

Tactical Evacuation

2.06.02 If an emergency arising from a fire hazard or risk of explosion causes the Fire Chief, or a Member authorized by the Fire Chief, to perceive an imminent and serious threat to life or property, the Fire Chief or authorized Member may immediately take steps he or she thinks advisable to remove the hazard or risk, including, without limitation, to evacuate a premises or geographic area, and may call on police and other fire prevention authorities to provide assistance.

Preventative Evacuation

2.06.03 If the Fire Chief or a Member authorized by the Fire Chief believes that conditions exist in or near a hotel or public building that, in the event of a fire, would endanger life or property, the Fire Chief or authorized Member may immediately take the action he or she believes advisable to remedy the conditions to eliminate the danger, and without limiting the foregoing, may evacuate and close the hotel or public building, and may call on police and other fire prevention authorities to provide assistance.

Agreements

2.06.04 The Fire Chief may enter an agreement on behalf of the Township:

- (a) with the Emergency and Health Services Commission in regard to first response or EMR assistance to medical emergencies; and
- (b) with another local government or to a person outside the Township in regard to providing Mutual Aid.

2.07.00 Officer in Charge

2.07.01 An Officer in Charge at an incident may:

- (a) establish limited entry areas in the vicinity of an incident;
- (b) order the removal of any vehicle, material, chemical or other matter or thing that the Officer in Charge considers likely to worsen an incident or impede the mitigation of an incident;
- (c) direct, or cause to be directed, vehicular or pedestrian traffic as necessary for the control of the incident; and
- (d) cause the demolition of any building or part of a building that the Officer in Charge considers necessary to prevent the spread of fire or to prevent damage to property or injury to persons or loss of life.

2.08.00 Right to Enter

2.08.01 The Fire Chief or other Officer in Charge at an incident may enter, pass through or over property, and may cause any apparatus to be brought onto any property, as the Fire Chief or Officer in Charge deems necessary in relation to the incident.

2.09.00 Prevention, Control and Rescue

2.09.01 Members of the Fire Department may, in accordance with standards established by the fire commissioner, rules of the Fire Department and direction by the Fire Chief, take all necessary measures for the prevention, suppression, control and extinguishment of fires, for mitigating the effects of incidents, and for the protection of life, property and the environment, including, without limitation, rescue operations and the administration of first aid.

2.10.00 Cooperation with Fire Department

2.10.01 A person must not obstruct, impede or hinder an Officer, Member or other person under the direction of the Officer in Charge while attending at an incident, and, without limitation, must not deny access to premises from which a fire alarm was received; where an incident is reported; where the Member believes an incident has occurred or is imminent; or that is the subject of a fire investigation.

2.10.02 A person at or near a fire, emergency or other incident must comply with the orders and directions of the Officer in Charge and must provide information and assistance as requested by the Officer in Charge.

2.10.03 The occupant of a premises that is the subject of a fire inspection or a fire investigation must provide the Fire Chief or Member conducting the inspection or investigation with complete and accurate information and records relating to the premises and the purposes of the inspection or investigation.

2.10.04 A person must not withhold, misrepresent, or falsify any information requested by an Officer or Member in relation to an incident, a fire inspection or a fire investigation.

2.11.00 General Prohibitions

2.11.01 A person must not:

- (a) enter an area established as limited by an Officer in Charge at an incident without first obtaining the express permission of the Officer in Charge;
- (b) wear or display any Fire Department clothing, badge, cap, button, insignia or other paraphernalia, or falsely represent to be a Member;
- (c) stand, walk on or drive over a charged Fire Department hose, or be within 10 metres of a charged hose line, without first obtaining the express permission of the Officer in Charge;
- (d) make or light any fire in any street, lane, road allowance, sidewalk, boulevard or other portion of a highway, or in any park, square or other public place within the Township, except as expressly authorized by the Fire Chief;
- (e) discard, throw down or drop any lighted match, cigar, cigarette or other burning substance into combustible material or in close proximity thereto;
- (f) ride on any fire truck or other Fire Department vehicle or apparatus at any time except as expressly authorized by the Fire Chief; or

- (g) remove, alter, or deface any notice posted by the Fire Chief, an Officer or other Member pursuant to this Bylaw.

2.12.00 Orders Restricting Burning

2.12.01 If the Fire Chief is of the opinion that weather or drought conditions exist that present a risk to the safety of life or property by exposure to fire, and deems it expedient to take steps to reduce the risk, the Fire Chief may, by written order, restrict or prohibit within the Township or any part of the Township:

- (a) burning in the open air of any kind;
- (b) burning outdoors for cooking or heating using devices other than propane or electric barbecues or similar cooking or heating devices; and
- (c) lighting and smoking cigarettes, pipes, cigars or other smoking materials in or near woodland areas, parks or public places,

and the order may include conditions and impose requirements as to times, locations, purposes, materials, fuel, equipment, supervision, monitoring, size and other criteria that the Fire Chief considers relevant and appropriate in the circumstances.

2.13.00 Orders Restricting Entry

2.13.01 If the Fire Chief determines that the safety of life or property or both in any area within the Township is endangered through a fire hazard condition or the spread of a fire burning in any area, the Fire Chief may, by written order, declare that area or any portion thereof as closed, and restrict or prohibit entry by persons into that area.

2.14.00 Notice and Effective Period

2.14.01 An order made under section 2.12 or 2.13 comes into effect:

- (a) when the order is delivered to the corporate officer of the Township, and is posted on the notice board or website of the Township; or
- (b) when the order is posted in or near entrances to parks, trails, woodland areas, or other public places,

whichever time is earlier and remains in effect until the Fire Chief notifies the corporate officer that the conditions on which the order is based are no longer present or sufficiently hazardous to warrant the restrictions or prohibitions.

2.14.02 On receiving an order by the Fire Chief, the corporate officer may arrange for providing additional notice and related information to the public using any means of communication the corporate officer considers appropriate in the circumstances.

2.15.00 Duty to Comply

2.15.01 Every person must observe the restrictions, prohibitions, conditions, and requirements established by an order under section 2.12 or 2.13.

2.16.00 Inspection of Premises

2.16.01 A person must not obstruct or interfere with any Officer or other Member designated by the Fire Chief while they are carrying out any inspection or investigation pursuant to this Bylaw, the Fire Code, the Building Code, or the *Fire Safety Act*.

2.16.02 Every occupant of a property must provide all information and render any assistance requested by an Officer or Member in connection with an inspection or investigation of the property pursuant to this Bylaw, the Fire Code, the Building Code or the *Fire Safety Act*.

2.16.03 If a Fire Inspector:

- (a) has received a request from the occupant of a premises;
- (b) has received a complaint about a premises relating to fire safety or hazard conditions;
- (c) is required to inspect, pursuant to a program of inspection or monitoring of hotels and public buildings; or
- (d) otherwise considers a fire safety inspection is advisable,

then the Fire Inspector may, at any reasonable time, enter the premises for either or both of the following purposes:

- (e) to inspect for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from a fire;
- (f) to determine whether the requirements of the Fire Code and applicable enactments are being met.

If the premises to be inspected is occupied as a private dwelling and consent to entry by the occupant is refused, the Fire Inspector may seek and execute a warrant to enter for the inspection.

2.16.04 An occupant who has been delivered a notice of a fire safety inspection must attend to provide access to the subject premises by a Fire Inspector at the date and time specified in the notice, or, if the occupant cannot attend at that time and promptly informs the Fire Inspector, at another date and time agreed to by the Fire Inspector.

2.16.05 The occupant of a premises that is subject to a fire safety inspection must pay the applicable fee set out in the *Fees and Charges Bylaw* for that inspection.

2.16.06 If the occupant of a premises to be inspected does not attend at the time and date set out in the notice or as otherwise arranged, the occupant must pay a fee for that inspection attempt, and a re-inspection fee for each additional attempt to inspect, in the amounts established in the *Fees and Charges Bylaw*.

2.17.00 Remedial Orders

- 2.17.01 If a Fire Inspector observes any contravention of the Fire Code while conducting a fire safety inspection, the Fire Inspector may issue an order to the occupant of the premises requiring the contravention to be corrected or remedied within a specified time period, and may advise of a return date for re-inspection to determine whether the correction or remedy has been completed in compliance with this Bylaw or other enactment.
- 2.17.02 An occupant to whom an order under subsection 2.17.01 has been delivered must, at his or her own expense, comply with the order within the time specified.
- 2.17.03 If a contravention has not been corrected or remedied pursuant to an order under subsection 2.17.01, within the time specified:
- (a) the occupant must pay the Township a fee for re-inspection, and for each and every re-inspection that the Member deems necessary, in the amounts established in the Fees and Charges Bylaw; and
 - (b) the Fire Chief may arrange for the requirement to be fulfilled at the expense of the owner, and any cost incurred by the Township in so doing, along with inspection and re-inspection fees, if not paid in full by December 31st, may be collected in the same manner as for property taxes in arrear.

2.18.00 Fire Investigations

- 2.18.01 The occupant of a premises must immediately report a fire that has occurred at the premises to the Fire Chief or to a police officer in the Township.
- 2.18.02 A Fire Investigator may at any time enter the land or premises on which a fire has occurred or has been reported, to determine whether a fire has occurred that destroyed or damaged property or resulted in injury or death, and where so determined, to conduct an investigation into the cause, origin and circumstances of the fire and prepare a report to be submitted to the fire commissioner.
- 2.18.03 The occupant of a premises that is the subject of a fire investigation must allow a Fire Investigator and any persons accompanying the Fire Investigator access to the premises and must not obstruct, hinder or impede a Fire Investigator in conducting the investigation.
- 2.18.04 The occupant of a premises where a fire has resulted in damage or destruction of a structure to a value of \$5,000 or more must pay the fee for a fire investigation in the amount established in the *Fees and Charges Bylaw*.

2.19.00 Designation of Fire Inspectors

- 2.19.01 Members with the following rank will be designated as Fire Inspectors.
- (a) Assistant Chief Prevention & Public Education;
 - (b) Fire Prevention Officers – Captains & Lieutenants;

- (c) Fire Prevention Inspectors
- (d) Fire & Life Safety Educators; or
- (e) Suppression Officers.

2.19.02 The Fire Chief may designate any Member, regardless of rank, as a Fire Inspector.

2.19.03 The Fire Chief may rescind or suspend the designation of a Member as a Fire Inspector, regardless of the rank of that Member.

2.20.00 Designation of Fire Investigators

2.20.01 Members with the following rank will be designated as Fire Investigators.

- (a) Assistant Chief Prevention & Public Education
- (b) Fire Prevention Officers – Captains & Lieutenants

2.20.02 The Fire Chief may designate any Member, regardless of rank, as a Fire Investigator.

2.20.03 The Fire Chief may rescind or suspend the designation of a Member as a Fire Investigator, regardless of the rank of that Member.

2.21.00 Fire Safety & Emergency Planning

2.21.01 The owner of any building, site, storage area or other premises must have a fire safety plan prepared for that property as required by the Fire Code and must produce and submit the plan to the Fire Department for review.

2.21.02 Every fire safety plan must be submitted in the form and on the diagram template acceptable to the Fire Chief, including all revisions to the original fire safety plan submitted to the Fire Department.

2.21.03 Every owner of a property where a fire safety plan is required must ensure their fire safety plan is reviewed annually by a qualified person and must submit updated plans to the Fire Department for review.

2.21.04 A fire safety plan for a building shall be kept in an approved fire safety box at a location acceptable to the Fire Chief near the principal entrance to the building.

2.21.05 A fire safety plan box shall be equipped with an approved four digit combination lock, coded to the Fire Department's specifications.

2.21.06 A fire safety plan will include a Pre-Incident Fire Plan in a format acceptable to the Fire Chief.

2.22.00 Construction Fire Safety Planning

2.22.01 An owner carrying out work pursuant to this Bylaw shall comply with all applicable enactments relating to construction safety.

2.22.02 An owner must, at the time of Building Permit application, submit a Construction Fire Safety Plan in a form and diagram template acceptable to the Fire Chief together with the Construction Fire Safety Plan fee prescribed in the *Fees and Charges Bylaw*.

2.22.03 The owner must ensure that the Construction Fire Safety Plan is kept up to date, including but not limited to:

(a) emergency contact information; and

(b) changing hazards or risks at the construction site.

2.22.04 The owner must ensure that the Construction Fire Safety Plan includes a Fire Code Exposure Report per Fire Code section 5.6.1.2, prepared by a Registered Professional in accordance with the Fire Code, to identify risks to adjacent properties and the mitigation methods that will be used on the construction site.

2.22.05 The Fire Chief may at any time review a Construction Fire Safety Plan and may require that the Construction Fire Safety Plan be updated, changed or amended.

2.23.00 Pre-Incident Fire Plans

2.23.01 The owner of any building required by the Fire Code to have a Fire Safety Plan must, on the request of the Fire Chief, provide building pre-plan information, including floor plans and diagrams showing the type and location of any building service, Fire Protection equipment, Fire Department connection, fire hydrant, Fire Department Access Route and Hazardous Materials storage or processing, in a form prescribed by the Fire Chief, and must pay the submission fee prescribed in the *Fees and Charges Bylaw*.

2.24.00 Electronic format

2.24.01 A fire safety plan, construction fire safety plan and pre-incident plan must be submitted to the Fire Chief in an electronic format acceptable to the Fire Chief.

2.25.00 Occupancy Contact Requirements

2.25.01 The owner of a building that has a fire alarm system or an automatic fire sprinkler system, whether monitored or un-monitored, must provide:

(a) the twenty-four-hour emergency contact name and phone numbers for at least two adult individuals persons who are able to respond to a phone call and attend at the premise immediately; and

(b) additional non-emergency building contact names and phone numbers.

2.25.02 The contact persons required under section 2.25.01 must:

(a) be able to provide full access to the entire building for which they have responsibility;

- (b) be available to attend, enter and secure the premises at all times of day and night in the event of an incident;
- (c) be able to take responsibility for the building from the Member on completion of an incident;
- (d) attend all alarms at the building within forty-five (45) minutes of being requested by the Fire Department;
- (e) secure the premises within a reasonable time or when directed to do so by the Fire Chief or member.

2.26.00 Civic Address - Signage

2.26.01 Every owner of real property must ensure that the civic street address assigned to that property by the Township is displayed in accordance with the following requirements:

- (a) the address must be legible from a minimum distance of 15 metres, with each address number assigned to each building being not less than the minimum size specified in Table 1 of section 2.27.01.
- (b) where the property includes multiple buildings with separate addresses assigned to each building, the building address must be displayed on each building in accordance with sub-paragraph (e);
- (c) where a building is set back from the street or roadway fronting the property such that the assigned civic address is not clearly identifiable due to the distance from the street or roadway, or where landscaping or architectural appendages or other objects would obstruct the visibility of the address, the assigned civic addresses must be displayed at the driveway entrance from the street or roadway serving the building, as well as on the building itself;
- (d) the address must be displayed on a weather-resistant sign, permanently mounted, and must be clearly visible from all directions of traffic flow;
- (e) where the Fire Chief considers it necessary in the circumstances of a particular property, the Fire Chief may require the owner to provide a direction indicator or other means of readily identifying and locating a building;
- (f) letters or numbers must be of a colour that contrasts with the background colour of the building;
- (g) if an emergency access route is from a street or route other than that to which has been assigned a civic address, a sign must be posted indicating the civic address in a location approved by the Fire Chief; and
- (h) the civic address must conform to the prescriptions set out in Table 1 of section 2.21.01.

2.27.00 Table 1 – Sign Type and Size

2.27.01 A civic address must include a sign in accordance with the following Table 1:

Table 1

Building Type	Sign Type and Minimum Size
Residential Rural	Reflective, 5 inches /127 mm
Residential Urban	5 inches / 127 mm
Residential Multi-Tenant	10 inches / 254 mm
Commercial / Institutional, 4 metres or less	10 inches / 254 mm
Commercial / Institutional, over 4 metres	18 inches / 457.2 mm

2.27.02 Other than for a Residential Rural building, the letters and digits of a civic address must be written in horizontal form.

2.28.00 Use of Property – General

2.28.01 The owner and other occupants of a premises must ensure the use and occupancy of the premises are compliant with the Fire Code.

2.29.00 Property Fire Safety

2.29.01 Without limiting the generality of subsection 2.28.01, or other requirements of this Bylaw, the owner and occupants of a building must ensure:

- (a) signage required by the Fire Code is maintained in visible, legible condition, including without limitation for no-smoking areas, use of exit stairway, manual fire alarm pull stations, identifying floor levels, and prohibiting parking in access routes;
- (b) all fire doors or separation devices are kept in good operating condition and repair;
- (c) all exit doors are kept in good operating condition and repair and open freely without any special knowledge or devices;
- (d) underground parking exit doors are not altered or fitted with any locking device except as expressly authorized in writing by a Fire Inspector;
- (e) all required fire detection and suppression equipment and emergency systems within a building are kept in good operating condition, including all smoke alarms, fire alarms and sprinkler systems;
- (f) emergency access routes to the premises are kept clear for access by Fire Department vehicles, and unobstructed by any vehicle, fence or other structure, hedge, tree, or other vegetation or thing;
- (g) commercial cooking exhaust systems and chimney stove pipes or flues are maintained on a regular basis so that the exhaust systems, pipes or flues do not catch fire through normal usage; and
- (h) portable fire extinguishers required by regulation are provided and maintained in good working order and are available and accessible at all times for emergency use.
- (i) parking stalls must be used only for parking a motor vehicle and/or motorcycle, and kept clear from any debris or personal items;

- (j) bins used for recycling are to be kept in a designated area. Designated areas for recycling are to be kept clean of debris and lids are to be kept closed at all times.
- (k) balconies must not be used to store tires, unused appliances, boxes, rags, or chemicals; and
- (l) flammable and combustible products must not be situated so as to obstruct entry or exit from a building.
- (m) deficiencies are corrected in allocated time.

2.30.00 Smoke Alarms

2.30.01 The owner and occupant of a premises for which smoke alarms are required by the Fire Code or Building Code must ensure they are installed, inspected, and maintained so that they meet the standards established in those regulations and are in good working condition at all times.

2.31.00 Private Fire Hydrants

2.31.01 The owner of any premises with any private fire hydrants must ensure each hydrant:

- (a) is located, installed and maintained in accordance with the Fire Code;
- (b) is kept free of obstructions to at least one metre in all directions and 3 metres to a road or Fire Department emergency access route;
- (c) is painted in accordance with Township colours for fire hydrants; and
- (d) is serviced and maintained annually to ensure it is capable of providing the water flow and pressure it was designed to provide.

2.31.02 The owner or occupant of a premises with any private fire hydrant must:

- (a) submit a copy of the annual service record for each hydrant to the Fire Prevention Division of the Fire Department no later than December 31st of each calendar year; and
- (b) advise the Fire Department of any construction, servicing or repair to any fire hydrant that may detrimentally affect its functioning so as to reduce water volume or pressure, temporarily disable the hydrant, or otherwise affect fire safety.

2.32.00 Township Fire Hydrants and Connections

2.32.01 A person must not:

- (a) other than as an employee of the Township acting within the scope of their duties, open, operate, connect to or use water from a fire hydrant, standpipe or valve that is the property of the Township, except strictly in accordance with a permit from the Township's Engineering Department and the *Langley Waterworks Regulation Bylaw 2008, No. 4697*; or

- (b) plant vegetation or place structures or objects so as to obstruct or interfere with a fire hydrant, standpipe or valve that is the property of the Township, or with access by the Fire Department to any source of water designated for firefighting.

2.33.00 Premises Under Construction

2.33.01 The owner of premises that is undergoing construction must ensure compliance with fire safety regulations established in the Fire Code and the Building Code, and without limitation, must ensure:

- (a) every required emergency access route is finished to a minimum of good, compacted gravel or other surface materials approved for roadways under the *Township of Langley Subdivision and Development Servicing Bylaw 2019, No. 5382*, and clearly designated as an emergency access route;
- (b) the access route is secured with a gate, bollard, chain or other structure or assembly approved in writing by the Fire Chief prior to installation;
- (c) water supplies for Fire Protection are installed and accessible by the Fire Department when construction commences or as otherwise approved in writing by the Fire Chief;
- (d) before installation, any fire hydrants installed are tested and approved by the Fire Department; and
- (e) during construction, servicing or repairs of private fire hydrants and water supply systems, conditions affecting fire safety, such as low water volumes or pressures, or fire hydrants being out of service, are immediately made known to the Fire Department.

2.33.02 The owner of premises that is undergoing construction or demolition must:

- (a) comply with the site-specific Construction Fire Safety Plan;
- (b) comply with the site-specific Fire Code Section 5.6.1.2 Exposure Report; and
- (c) ensure that the water supply to the site for mitigation measures proposed in the Construction Fire Safety Plan and the Fire Code Section 5.6.1.2. Exposure Report is installed at the beginning of construction and is functionally operational before a hazard exists.

2.34.00 Vacant or Unoccupied Premises

2.34.01 An owner of vacant premises or premises that are unoccupied permanently or for an indefinite period must:

- (a) remove and prevent any accumulation of combustible material or flammable substances on the premises; and
- (b) keep the premises secure against unauthorized entry and occupation by one or more of the following methods:
 - i. affixing structural barriers to windows, doorways and other points of ingress to a vacant building;

- ii. installing security fencing or other perimeter barriers;
- iii. installing a security lighting system, so long as such lighting does not impact any neighbouring premises;
- iv. employing security or guard patrols.

2.34.02 The owner of a vacant or fire-damaged building must promptly take all steps necessary to secure the building against the entry of unauthorized persons, including, but not limited to, guarding the building and securing all openings to the building to the satisfaction of the Fire Chief.

2.34.03 The Fire Chief or any Member has the authority, at all times, by day or night, to:

- (a) provide a post-incident watch for a period of time deemed necessary to secure the property against further incident; or
- (b) to engage the services of a security company or security person to maintain a fire watch for the building, to perform site security or to secure a premise at the expense of the owner.

2.35.00 Demolition

2.35.01 The Fire Chief or any Member authorized by the Fire Chief may order the damage, destruction or demolition of any building, part of a building, structure, equipment or other private property as may be necessary to extinguish, suppress or prevent the spread of fire or prevent the potential collapse of a building resulting from an incident.

2.35.02 None of the Township, the Fire Department or any of their elected or appointed officials, officers, employees or members is obligated to restore or pay compensation for property damaged, destroyed or demolished pursuant to subsection 2.35.01.

2.35.03 If the Fire Chief or a Member arranges for damage, destruction or demolition pursuant to subsection 2.35.01 the owner of the property subject to such services must pay to the Township the hourly rate of equipment and staffing costs of each Member for the actual time the Member and equipment attended at the site, plus any other expenses incurred by the Fire Department in relation to the incident.

2.36.00 Order to Secure Property

2.36.01 An Officer who determines that any vacant property, permanently or indefinitely unoccupied property, or a fire-damaged building is not adequately secured may order an owner or other occupant of the property to take measures to secure the property against unauthorized access.

2.36.02 If a person to whom an order is issued under subsection 2.36.01 does not complete all measures required within the time set out in the order, or if not specified, within 24 hours of its being delivered, the Officer may arrange for the order to be carried out by a contractor, at the expense of the owner. If the costs incurred by the Township are not fully paid by December 31st of that year, the amount may be recovered in the same manner as for collection of property taxes in arrears.

2.37.00 Fire Sprinkler and Alarm Systems

2.37.01 The occupant of a premise equipped with an automatic fire sprinkler system or fire alarm system must:

- (a) notify the Fire Department prior to any installation, testing, service, repair, maintenance, adjustment or alteration of the system that may result in response by the Fire Department as if to a fire or other emergency;
- (b) ensure the system is installed, maintained and tested in accordance with the Fire Code;
- (c) retain records of testing, maintenance and service of the system on site;
- (d) if the property is to be demolished, maintain the sprinkler system in operation subject to sequential elimination until the demolition work is completed; and
- (e) promptly correct any deficiency identified by a Member where the system has been activated without proper cause.

2.37.02 The occupant of a premise equipped with an automatic fire sprinkler system or fire alarm system must pay fees established in the *Fees and Charges Bylaw* for attendance at the premises by the Fire Department, in any circumstances of a false alarm, including:

- (a) where the Fire Department was not notified in advance of an automatic fire sprinkler or fire alarm system being activated for installation, testing, service, repair, maintenance, adjustment or alteration;
- (b) where an automatic fire sprinkler or fire alarm system was activated due to a malfunction or human error; or
- (c) the Members attending at the premises have found no fire or other emergency and the Officer in Charge determines there was no reasonable basis to call for attendance by the Fire Department.

2.37.03 The occupant of a premise equipped with an automatic fire sprinkler system or fire alarm system must submit the names, current addresses, and telephone numbers of the designated contact persons on a form approved by the Fire Chief, which must include the written consent of each designated person. The occupant must notify the Fire Department of any contact person who is not available, whose contact information has changed, or whose designation is no longer effective, and of any person designated to replace or substitute for a listed contact person.

2.38.00 Fire Watch

2.38.01 A fire watch is required:

- (a) when any Life Safety System is taken out of service, requires servicing or has been silenced or shut down;
- (b) when doing Hot Works or as required in a special Permit or Fire Safety Plan; or

(c) if directed by a Member.

2.38.02 When a fire watch is required, the person assigned to perform the Fire Watch must perform and comply with all of the following:

- (a) post written notices at all entrances and exits on each floor stating that a fire watch is in effect, and its expected duration;
- (b) conduct a physical inspection of all public areas equipped with a fire alarm detection device;
- (c) notation in an entry book at least every hour of the conditions in the building by the person performing the fire watch, which entry book shall be immediately available for inspection by the Fire Chief or Member.
- (d) have access to a communication device on site capable of making a 9-1-1 call;
- (e) post instructions in the building as to the alternate actions to be taken in the case of an emergency; and
- (f) must not have other assigned duties that negate their ability to perform the fire watch as detailed in this section;

2.38.03 A fire watch must be maintained until the Fire Department has been notified that the Life Safety Systems are back in service.

2.38.04 A fire watch shall be well documented including permits, logbooks and photos detailing timelines and work being completed.

2.38.05 Fire watch documentation shall be made available to the Fire Department for review upon request.

2.39.00 Flammable or Combustible Materials Storage

2.39.01 The owner and occupant of a premises must ensure that all dangerous goods, and all flammable or combustible liquids, gases and other products or materials are handled and stored in accordance with the Fire Code and so as to avoid a fire hazard.

2.39.02 Without limiting subsection 2.39.01:

- (a) hazardous or Flammable Liquids or gases must be stored only in a locker that has been approved by the Fire Chief or a Fire Inspector for that purpose;
- (b) flammable and combustible products must not be stored in underground parkades unless contained in a room specifically designed for such storage;
- (c) parking stalls must be used only for parking a motor vehicle or motorcycle, and kept clear from any oil, debris or personal items;

2.39.03 The occupant of any premises within any of the following areas, as shown in Schedule 8 (*Map of Designated Areas for the Purpose of Portable Fuel Tanks in Excess of 25 Litres*):

- (a) Regional Parks;
- (b) Designated Urban Growth;
- (c) Salmon River Uplands; or
- (d) Comprehensive Rural Estates,

must not store more than 25 litres of a flammable or combustible liquid in a portable container on the premises.

2.39.04 The occupant of any premises and the operator of any business that involves the production, use, control or storage of combustible materials such as bags, boxes, excelsior, litter, rags, rubbish, sacks, shavings, straw or waste paper must, at the close of each day, cause all such material to be compactly baled or stacked in a safe manner, or stored in closed, non-combustible containers with non-combustible lids.

2.40.00 Combustible Waste Near Buildings

2.40.01 An owner must not allow combustible waste materials or garbage to remain adjacent to a building for longer than forty-eight (48) hours.

2.40.02 The Municipality may cause the removal of combustible materials from in and around buildings and in such event, the Owner of the property must pay the cost of such removal.

2.41.00 Refuse Containers

2.41.01 The owner of a building used for any apartment, commercial, industrial or assembly occupancies must provide the occupants with suitable, non-combustible refuse containers in accordance with the Fire Code.

2.42.00 Storage of Tires

2.42.01 The occupant of premises where tires are stored must ensure the tires are stored in accordance with the Fire Code and without limitation, must:

- (a) ensure a clear space between aisles of accumulated tires that is wide enough to facilitate access by firefighters; and
- (b) install and maintain a security fence where tires are stored outdoors to prevent unauthorized entry.

2.43.00 Chimneys and Heating Appliances

2.43.01 The owner or occupant of a premises that contains a chimney, smokestack or similar device for conveying smoke or hot gases to the outer air must ensure those items, and any stoves, furnaces, fire boxes and boilers to which they are connected, are installed and maintained in accordance with the Fire Code.

2.44.00 Obligation to Report Hazard

2.44.01 The occupant of a premises, or owner or operator of a motor vehicle, trailer, vessel or container, or any place where dangerous goods or hazardous substances are used or stored must immediately report to the Fire Chief the potential or actual occurrence of an explosion, discharge, emission, escape or spill of the dangerous goods or hazardous substance.

2.45.00 Mobile Food Vendors

2.45.01 Every Mobile Food Vendor operation must:

- (a) apply for and obtain an annual inspection by the Fire Chief or a Member;
- (b) comply with the commercial cooking equipment requirements; and
- (c) situate all cooking appliances on a stable non-combustible base with acceptable clearance from combustibles.

2.45.02 All Mobile Food Vendor tents and awnings must have flame resistance conforming with CAN/ULC S-109 and identified with a factory label. Flame retardant treatments to tents and awnings must be renewed as often as required to meet the match test of NFPA 705.

2.45.03 All Mobile Food Vendors must be equipped with fire extinguishers as follows:

- (a) At least one portable multi-purpose extinguisher (minimum 4.54 kg (10-pound) 4A10B:C);
- (b) a portable Class K wet chemical extinguisher if equipped with a deep fryer;

2.45.04 If required by the Fire Chief, Mobile Food Vendors may be required to pay an inspection fee as outlined in the *Fees and Charges Bylaw*.

2.46.00 Fireworks

2.46.01 A person must not handle or discharge Fireworks, or possess Fireworks for any such purpose, except as specifically authorized by a Fireworks Event Permit issued by the Fire Chief and in the form set out in Schedule 3.

2.46.02 Without limiting section 2.46.01, a person must not handle, store, discharge or otherwise use any Fireworks in an unsafe manner, and without limitation, must not aim

or direct any Fireworks at any person, animal, structure, vehicle or other object when handling, discharging or otherwise using any Fireworks.

2.47.00 Fireworks Event Permit

2.47.01 A person may apply for a permit to use or discharge Fireworks for a celebratory, ceremonial, religious or commercial purpose by completing a Fireworks Event Application in the form set out in Schedule 2, and submitting it, along with the permit fee established in the *Fees and Charges Bylaw*, to the Fire Chief at least 10 business days before the proposed activity is to occur.

2.47.02 An applicant for a Fireworks Event Permit (Schedule 3) and a holder of such permit must, as a condition of the permit:

- (a) meet the insurance requirements set out in Schedule 4;
- (b) if required by the Fire Chief, provide a fire safety plan and a site plan;
- (c) provide evidence that the applicant or other person who will conduct the proposed activity is currently certified by the Explosives Regulatory Division of Natural Resources Canada to carry out that activity;
- (d) provide written agreement of the property owner if the proposed activity is to occur on property other than that owned by the applicant or by the Township, in the form set out in Schedule 5;
- (e) if the proposed activity is being organized or sponsored by a person other than the applicant, provide written agreement of the organizer or sponsor in the form set out in Schedule 6;
- (f) present the permit to the seller of the Fireworks;
- (g) use or discharge only those Fireworks specified in the permit;
- (h) use or discharge the Fireworks strictly in accordance with the terms and conditions of the permit and, if required by the Fire Chief, with an approved fire safety plan;
- (i) ensure the Fireworks are only used or discharged by or under the direct supervision of a person certified by Natural Resources Canada for that activity; and
- (j) ensure that the purchase, possession, use, handling, discharge, and storage of the Fireworks complies in every respect to this Bylaw, the Fire Code, the *Explosives Act* and its regulations, and the current *Display Fireworks Manual* published by Natural Resources Canada.

2.48.00 Film Production Pyrotechnics

2.48.01 A person must not carry out any film production activity that involves the use or discharge of Fireworks or that involves other pyrotechnical effects anywhere in the Township without first applying for and obtaining a Film Production Pyrotechnics Permit from the Fire Chief in a form approved by the Fire Chief.

2.48.02 A person applying for a Film Production Pyrotechnics Permit under subsection 2.48.01 must, at the sole expense of the applicant and in addition to meeting the requirements in this Bylaw for a Fireworks Event Permit (Schedule 3):

- (a) provide a description of the proposed use and a fire safety plan;
- (b) provide a site plan, drawn to scale, showing the position of ramps, motors, traffic patterns, location of emergency vehicle, and any and all
 - i. significant ground features;
 - ii. rights of way;
 - iii. buildings or other structures;
 - iv. overhead obstructions; and
 - v. parking areas;
- (c) provide any further information requested by the Fire Chief in relation to the proposed use of Fireworks or other pyrotechnical products and methods;
- (d) provide for a fire safety inspection of the proposed site by a Fire Inspector, and a Fireworks operator or pyrotechnician currently certified by Natural Resources Canada for carrying out or supervising the proposed activity;
- (e) ensure the proposed activity is carried out by a fireworks operator or a pyrotechnician currently certified by Natural Resources Canada for carrying out or supervising the proposed activity;
- (f) if required by the Fire Chief, provide for Members to be present on site, with Fire Department apparatus, during the proposed activity;
- (g) comply with any further restrictions, conditions and requirements imposed by the Fire Chief in relation to the proposed activity; and
- (h) submit, along with a complete application for a Fireworks Event Permit (Schedule 3), permit fees, fees for special effects site inspections, and fees for staff time and apparatus in an amount estimated by the Fire Chief for the proposed activity, based on the rates set out in the *Fees and Charges Bylaw*.

2.49.00 Sale of Fireworks

2.49.01 A person must not sell, offer for sale, give, dispose of or distribute Fireworks unless the person:

- (a) holds a current business licence under the Township of Langley *Licensing Bylaw No. 5878*;
- (b) is currently certified as a Fireworks Operator or Pyrotechnician by the Explosives Regulatory Division of Natural Resources Canada for the types of Fireworks proposed to be dealt with;
- (c) has obtained insurance as required under Schedule 4, and provides the Fire Chief with a copy of the policy;
- (d) has applied for and been issued a Fireworks Sales Permit in the form set out in Schedule 1;

- (e) has paid the application fees established in the *Fees and Charges Bylaw*; and
- (f) deals with the Fireworks strictly in accordance with the terms of the Fireworks Sales Permit (Schedule 1) and any further conditions imposed by the Fire Chief for the protection of persons and property in relation to the proposed activity.

2.50.00 Open Air Fires

2.50.01 Except as provided in subsections 2.50.02 and 2.50.03, a person must not light, ignite, start or burn any fire in the open air, including airborne fire holding devices not under the control of the user (e.g. wish lanterns). This includes portable incinerators, outdoor fireplaces, ovens or other portable appliances or devices in the open air except in accordance with this Bylaw and having first obtained one of the following burning permits, as applicable to the intended open burning, issued by the Fire Chief:

- (a) an Outdoor Burning Permit (Schedule 9);
- (b) a Land Clearing Burning Permit (Schedule 10);
- (c) a Special Burning Permit (Schedule 11).

2.50.02 All exterior solid fuel-fired appliances or devices are prohibited, including pizza ovens and outdoor fireplaces that were built without a municipal Building Permit;

2.50.03 Existing wood-fired pizza ovens and outdoor fireplaces that were constructed and inspected through a municipal Building Permit may be permitted to operate, but must be in compliance with the *Metro Vancouver Air Quality Bylaw*.

2.50.04 The following open fires do not require a burning permit under this Bylaw:

- (a) a fire for cooking or aesthetics using a CSA/ULC approved briquette, natural gas or propane fueled appliance, provided such appliances are operated in accordance with its listed use and manufacturer's instructions.
- (b) In the absence of defined operating instructions, the operator must:
 - i. (maintain a minimum of 1-meter clearance from the nearest structure, property line, overhead tree or other combustible material;
 - ii. keep the appliance under constant supervision when in use;
 - iii. provide an adequate extinguishing agent, such as a fire extinguisher or garden hose; and
 - iv. dispose of used briquettes in a non-combustible container;
 - v. Smokers that are ULC rated and fueled by electricity, propane, or natural gas where wood/mesquite is supplemental, and the appliance is used in accordance with the manufacturer's specifications, including clearance to combustibles, are permitted. Smoke generated from such device must be in compliance with *Metro Vancouver Air Quality Bylaw*;

- (c) a fire ignited by a Member for the purposes of Fire Department training and practice, fire investigation procedures or eliminating hazards;
- (d) a fire conducted for resource management under the *Wildfire Act*.

2.50.05 A person who has been issued a permit or approval by a director authorized under the *Environmental Management Act* for a purpose under the *Open Burning Smoke Control Regulation 152/2019* is not required to obtain a permit for the same purpose under this Bylaw, but must:

- (a) provide the Fire Chief with documented evidence of the permit or approval issued by the director; and
- (b) notify the Fire Chief:
 - i. no later than 24 hours in advance of starting the open burning;
 - ii. of any loss of control or inability to carry out conditions of the permit or approval; and
 - iii. when all conditions of the permit or approval have been completed and the fire has been extinguished.

2.50.06 A person applying for a burning permit must, as a condition of the permit being issued, provide information and meet other conditions and requirements established in Schedule 9, Schedule 10 or Schedule 11, as applicable to the type of burning permit required for the proposed activity; and pay the applicable fees established under the *Fees and Charges Bylaw*.

2.50.07 The Fire Chief may issue an Outdoor Burning Permit (Schedule 9) for a fire where the material may be piled by hand and does not exceed 5 cubic metres in diameter at any time, if satisfied that the conditions and requirements established in Schedule 9 can and will be met by the applicant.

2.50.08 The Fire Chief may issue a Land Clearing Burning Permit (Schedule 10) for an agricultural purpose or otherwise to clear land if satisfied that the conditions and requirements established in Schedule 10 can and will be met by the applicant.

2.50.09 The Fire Chief may issue a Special Burning Permit (Schedule 11) to an applicant in the following circumstances:

- (a) the fire is for an agricultural purpose, to eradicate grass, weeds, pests, or damaged or diseased crops;
- (b) the fire is part of a religious or ceremonial event; or
- (c) the fire is a campfire not exceeding 0.6 metres in height and 0.49 metres in width at any time, in which only dry wood, branches, twigs and pinecones are burned, set in a campfire pit and maintained solely for the purpose of cooking food, providing warmth and recreational enjoyment in an authorized campground managed by a licensed operator.

2.50.10 A person must not ignite or burn in the open air or in any type of container or enclosure:

- (a) construction or demolition materials or waste, unless specifically authorized by a person authorized by Metro Vancouver Regional District to issue a permit for such burning, and as approved in writing by the Fire Chief;
- (b) animal carcasses, hides, manure or waste from animal slaughtering;
- (c) asphalt or asphalt products; tar papers, rubber, tires, plastics, polystyrene foam; batteries, fiberglass or other fibre-reinforced polymers;
- (d) carpets, furniture or appliances;
- (e) domestic waste;
- (f) electrical wire;
- (g) paint, varnish, used oil, fuel or lubricant, or their containers;
- (h) dangerous goods or hazardous waste, as defined in the Hazardous Waste Regulation, or any other materials prohibited under the *Environmental Management Act* or its regulations;
- (i) railway ties or treated or painted wood products; or
- (j) any vegetative matter not grown naturally or cultivated on the site where the burning occurs;
- (k) wish lanterns or similar airborne devices,

and must meet any further requirements of the Fire Code, the *Open Burning Smoke Control Regulation 152/2019*, and other enactments that apply in the circumstances.

2.51.00 Fuel Dispensing Stations

2.51.01 A person must not operate a fuel dispensing station or install any storage tank, pump or measuring device used or intended to be used for dispensing flammable or combustible liquids except in compliance with the Fire Code, the Environmental Code of Practice for Aboveground and Underground Storage Tank Systems, this Bylaw, and a Fuel Dispensing / Tank Permit in the form set out in Schedule 7 issued by the Fire Chief.

2.51.02 A person applying for a Fuel Dispensing / Tank Permit (Schedule 7) must pay the applicable fee established in the *Fees and Charges Bylaw* and must provide the following information to the Fire Chief:

- (a) the name, address and telephone number of the applicant and the contractor;
- (b) the location of the proposed installation; and
- (c) three (3) copies of specifications and scaled plans, prepared by a qualified professional engineer, showing:
 - i. the location of storage tanks in relation to adjacent tanks, buildings, fuel dispensing devices, property lines and fencing;

- ii. the location of all major piping, valves, pumps and associated appurtenances;
- iii. the location of the fuel dispensing system;
- iv. the location of existing and proposed buildings and other structures;
- v. the size, capacity and use of the storage tanks to be installed;
- vi. the standard to which the storage tanks have been constructed; and
- vii. the type and trade names of the pumps and measuring devices to be installed.

2.51.03 A person operating a fuel dispensing station or on whose premises a fuel tank is located must ensure that:

- (a) all station attendants have successfully completed a fire safety training program recognized by the fire commissioner prior to dispensing any fuel;
- (b) prior to causing any adjustment or relocation of a fuel tank, all fuel within the tank has been removed; and
- (c) permission in writing from the Fire Chief or an Officer is obtained before any fuel storage tank, or associated piping or appurtenances are covered.

2.52.00 Propane Dispensing Facilities

2.52.01 A person must not cause, direct or allow the dispensing, fueling, filling, re-fuelling or refilling of propane cylinders, bottles or other containers or any type except at a service station, recreational vehicle centre or industrial location:

- (a) that has been inspected and licensed by the BRITISH COLUMBIA Safety Authority; and
- (b) where a person licensed by the BRITISH COLUMBIA Safety Authority to dispense propane is in attendance.

2.53.00 General Conditions of Permits

2.53.01 A person who has been issued a permit under this Bylaw:

- (a) must carry out the activity strictly in accordance with the permit and with any additional restrictions, requirements and conditions imposed or as directed by the Fire Chief for fire prevention and life safety;
- (b) must comply with any further restrictions, requirements and conditions applicable to the activity under other bylaws of the Township, any bylaws of Metro Vancouver Regional District, and any Provincial or Federal enactments;
- (c) must not carry out any activity under the permit on property that is owned by another person except with the written permission of the registered owner or their authorized representative;
- (d) must not transfer or assign the permit to another person unless expressly and specifically permitted in writing by the Fire Chief;

- (e) must keep the permit on site and readily available to produce for inspection by any Member at all times while carrying out activity;
- (f) must immediately notify the Fire Chief or an Officer of any change in information provided on the permit, or of any conditions, requirements or restrictions applicable to the activity that cannot be met or continue to be met; and
- (g) must promptly comply with a requirement by the Fire Chief or an Officer for a fire safety inspection to ensure applicable requirements of the Fire Code, this Bylaw and the permit are being met, and pay the applicable fees for each inspection as established in the *Fees and Charges Bylaw*.

2.53.02 A person holding a permit under this Bylaw is solely and fully responsible to ensure that the activity under the permit complies with all conditions, restrictions and requirements applicable to the activity under any enactment or at common law. The issuance of a permit under this Bylaw is not a representation or warranty by the Fire Chief or the Township that any or all such conditions, restrictions and requirements have been or are being met.

2.54.00 Refusal, Suspension or Cancellation of Permits

2.54.01 In considering an application for a permit under this Bylaw, the Fire Chief may:

- (a) impose such conditions, restrictions and requirements as the Fire Chief deems to be warranted in light of the application and related conditions and circumstances; and
- (b) may in writing refuse to issue a permit, or suspend or cancel a permit that has been issued, if the information on the application is inaccurate or misleading, or
- (c) the Fire Chief believes the proposed or permitted activity cannot be or is not being carried out safely and in accordance with this Bylaw or other applicable enactments or any or all further conditions, restrictions and requirements imposed by the Fire Chief.

2.54.02 Without limiting the authority of the Fire Chief under subsection 2.54.01, an Officer may suspend or cancel any permit under this Bylaw where the Officer believes there is an unsafe condition or non-compliance with the permit, any provision of this Bylaw, the Fire Code, or other applicable enactment, and may refer the matter to the Fire Chief for review or further direction.

2.54.03 A person who has been ordered to suspend or cease activity under subsection 2.54.01 or 2.54.02 must immediately do so, and in a safe manner carry out all measures and comply with all conditions and restrictions for ceasing or resuming the activity as directed by the Fire Chief.

PART III FEES AND COST RECOVERY

3.01.00 Fees

- 3.01.01 Services of the Fire Department provided under this Bylaw, including inspections, permit issuance, attendance at properties or events, and pursuant to permitted activities and the use of its apparatus, are subject to fees, charges and rates established in the *Fees and Charges Bylaw*.
- 3.01.02 In addition to fees and rates charged under other provisions of this Bylaw, services provided by the Fire Department and the use of its apparatus, and any auxiliary equipment, are subject to charges to cover the actual costs to the Township, at rates established in the *Fees and Charges Bylaw*, in any one or more of the following circumstances:
- (a) a fire that has been ignited, set or continued in contravention of this Bylaw or another enactment has been attended as an incident by the Fire Department;
 - (b) a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada), the Controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia;
 - (c) an incident that has caused damage in excess of \$5,000 and must be investigated and reported in accordance with a Provincial enactment;
 - (d) a gathering of people, special event or other activity is held for which the Fire Department provides standby time, apparatus, assistance response or Fire Protection services before, during or after such gathering, special event or activity;
 - (e) the Fire Department has employed external personnel or used specialized equipment in providing a service, for which employment or use the Township has incurred costs or charges;
 - (f) damage or contamination has occurred to Fire Department apparatus or auxiliary equipment while Members attend an incident, where the contamination or damage results from the unlawful presence of a dangerous good or hazardous substance;
 - (g) material is burned without obtaining a required permit or in contravention of any restrictions, conditions or requirements of a permit or this Bylaw, where the Fire Department has attended for Fire Protection or assistance response;
 - (h) where a permit has been suspended or cancelled, and the occupant or permit holder is required, but has refused or neglected to extinguish the fire or cease activity as directed, resulting in the Fire Department attending to extinguish the fire or address any fire safety concerns;
 - (i) a fire education lecture, fire extinguisher demonstration, or any other training related to fire and life safety education by a Member or person engaged by the Fire Chief for such purposes.

- 3.01.03 Fees, charges or rates owed under this Bylaw become a debt owing to the Township, and if unpaid may be recovered by any method authorized by law.
- 3.01.04 If unpaid by December 31st of the year in which they became due, fees, charges and rates imposed under this Bylaw for inspections, work done or other services provided to a property, or for attendance at false alarms, may be collected from the property owner in the same manner and with the same remedies as for property taxes.

PART IV ENFORCEMENT

4.01.00 Offence and Penalty

- 4.01.01 A person who:
- (a) contravenes, violates or fails to comply with this Bylaw;
 - (b) causes or allows any act or thing to be done in contravention of this Bylaw; or
 - (c) fails or neglects to do anything required under this Bylaw, commits an offence, and where the offence is a continuing one, each day that the offence continues amounts to a separate offence.
- 4.01.02 A person found guilty of committing an offence under this Bylaw is liable:
- (a) if proceedings are brought under the *Offence Act*, to pay a minimum fine of \$2,000 and a maximum fine of \$50,000, and such other amounts as may be ordered by the court for the costs of investigation and prosecution, and to compensate the Township or another person for damages or loss sustained resulting from the commission of the offence; or
 - (b) if a bylaw notice is issued under the *Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703*, to pay a penalty in an amount established in the *Local Government Bylaw Notice Enforcement Act*.

PART V SCHEDULES AND REPEAL

- 5.01.01 Schedules 1 through 11 are attached to and form part of this Bylaw.
- 5.01.02 The Township of Langley *Fire Prevention Bylaw 2021 No. 5690* is hereby repealed.

READ A FIRST TIME the	18	day of	November	, 2024
READ A SECOND TIME the	18	day of	November	, 2024
READ A THIRD TIME the	18	day of	November	, 2024
ADOPTED the	02	day of	December	, 2024

“ERIC WOODWARD”

Mayor

“WENDY BAUER”

Township Clerk