

# AGENDA

## *REGULAR MEETING OF COUNCIL*

**Monday, September 29, 2025**

**7:00 p.m.**

**Council Chambers, Municipal Hall**

**355 West Queens Road**

**North Vancouver, BC**

**Watch at <https://dnvorg.zoom.us/j/64484156494>**

**Council Members:**

Mayor Mike Little

Councillor Jordan Back

Councillor Betty Forbes

Councillor Jim Hanson

Councillor Herman Mah

Councillor Lisa Muri

Councillor Catherine Pope



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## REGULAR MEETING OF COUNCIL

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355 West Queens Road, North Vancouver

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## AGENDA

We respectfully acknowledge the original peoples of these lands and waters, specifically the səlilwətał (Tsleil-Waututh), Skwxwú7mesh Úxwumixw (Squamish), and xʷməθkʷəy̓əm (Musqueam), on whose unceded ancestral lands the District of North Vancouver is located. We value the opportunity to learn, share, and serve our community on these unceded lands.

### CLOSED PUBLIC HEARING ITEMS NOT AVAILABLE FOR DISCUSSION

- Bylaw 8675 – OCP Amendment 1149 and 1155 Lynn Valley Road
- Bylaw 8676 – Rezoning 1149 and 1155 Lynn Valley Road
- Bylaw 8650 – OCP Amendment 1900-1950 Sandown Place
- Bylaw 8651 – Rezoning 1900-1950 Sandown Place
- Bylaw 8681 – OCP Amendment 1634-1748 Capilano Road
- Bylaw 8682 – Rezoning 1634-1748 Capilano Road
- Bylaw 8706 – OCP Amendment 1120 Harold Road
- Bylaw 8671 – Heritage Revitalization Agreement 1120 Harold Road
- Bylaw 8688 – Heritage Designation 1120 Harold Road
- Bylaw 8738 – Rezoning 520 Mountain Highway
- Bylaw 8739 – OCP Amendment 520 Mountain Highway

## 1. ADOPTION OF THE AGENDA

### 1.1. September 29, 2025 Regular Meeting Agenda

*Recommendation:*

THAT the agenda for the September 29, 2025 Regular Meeting of Council for the District of North Vancouver is adopted as circulated, including the addition of any items listed in the agenda addendum.

**2. ADOPTION OF MINUTES**

**3. PUBLIC INPUT**

(limit of three minutes per speaker to a maximum of thirty minutes total)

**4. RECOGNITIONS**

**4.1. Centennial Bursary Awards**

**5. DELEGATIONS**

**6. RELEASE OF CLOSED MEETING DECISIONS**

**7. COMMITTEE OF THE WHOLE REPORT**

**8. REPORTS FROM COUNCIL OR STAFF**

With the consent of Council, any member may request an item be added to the Consent Agenda to be approved without debate.

If a member of the public signs up to speak to an item, it shall be excluded from the Consent Agenda.

*Recommendation:*

THAT items \_\_\_\_\_ are included in the Consent Agenda and are approved without debate.

**8.1. 205-1801 Welch Street, North Vancouver Business Licence Application Denial      p.9-12**  
File No. 08.3226.02

Report: Chief Bylaw Officer, September 16, 2025

*Recommendation:*

THAT Council uphold the decision to deny the business licence application submitted by Matthew So (the “Applicant”) on behalf of Play to Thrive Pediatric Occupational Therapy to operate a health service purpose business at 205-1801 Welch St due to non-compliance with the District’s Zoning Bylaw.

**8.2. Demolition Waste Reduction Bylaw 8582 Amendments**

**p.13-29**

File No.

Report: Director, Development Services and Environmental Sustainability Specialist,  
Climate & Parks, September 1, 2025

Attachment 1: Bylaw 8748

Attachment 2: Bylaw 8749

Attachment 3: Bylaw 8582 (mark-up)

*Recommendation:*

THAT “Demolition Waste Reduction Bylaw 8582, 2022, Amendment Bylaw 8748, 2025 (Amendment 1)” is given FIRST, SECOND, and THIRD Readings;

AND THAT “Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8749, 2025 (Amendment 80)” is given FIRST, SECOND, and THIRD Readings.

**9. REPORTS**

**9.1. Mayor**

**9.2. Chief Administrative Officer**

**9.3. Councillors**

**9.4. Metro Vancouver Committee Appointees**

**10. ADJOURNMENT**

*Recommendation:*

THAT the September 29, 2025 Regular Meeting of Council for the District of North Vancouver is adjourned.




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## REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: September 29, 2025
<input type="checkbox"/> Other:	Date: _____

 _____ Dept. Manager	 _____ GM/ Director	 _____ CAO
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## The District of North Vancouver REPORT TO COUNCIL

September 16, 2025  
File: 08.3226.02

**AUTHOR:** Carol Walker, Chief Bylaw Officer – Regulatory Review and Compliance

**SUBJECT:** 205-1801 Welch Street, North Vancouver  
Business Licence Application Denial

### RECOMMENDATION:

THAT Council uphold the decision to deny the business licence application submitted by Matthew So (the “Applicant”) on behalf of Play to Thrive Pediatric Occupational Therapy to operate a health service purpose business at 205-1801 Welch St due to non-compliance with the District’s Zoning Bylaw.

### REASON FOR REPORT:

To provide the Applicant an opportunity for Council reconsideration in accordance with the requirements of section 60(5) of the *Community Charter* regarding the denial of a business licence.

### SUMMARY:

The subject of this report is the appeal of the denial of the business licence application by the Applicant on behalf of Play to Thrive Pediatric Occupational Therapy in relation to their application for a business licence to operate a health service purpose business at 205-1801 Welch Street. The building located at 1801 Welch Street is zoned Comprehensive Development Zone 13 (CD13) which permits the second floor of an industrial building to be used for limited office purposes independent of any permitted light industrial use in the remainder of the building. The proposed health service purposes use does not comply with the permitted uses stipulated in the CD13 Zoning Bylaw regulations as the zone specifically excludes health service purposes as a permissible office use.

**BACKGROUND:**

On April 30, 2025, the Applicant submitted an application for a business licence on behalf of Play to Thrive Pediatric Occupational Therapy to operate a health service purpose business at 205-1801 Welch Street.

The description of business activities provided was:

*“private pediatric occupational therapy clinic. Providing sessions to children ages 3-18 years of age with ASD, ADHD, among other conditions.”*

The Zoning Bylaw provides the following definition for health service purposes:

*“health service purposes” means land, buildings and structures used for the provision of physical and mental health services on an out-patient basis. Services would be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counselling nature and would typically include: medical and dental offices; x-ray laboratories; physiotherapy and chiropractor clinics; and, counselling services.*

On June 19, 2025, staff reviewed the business licence application and advised the Applicant via phone that their business licence application could not be processed as the proposed health service purpose use does not conform to the CD13 zoning. A formal letter summarizing the decision was mailed and emailed on June 24, 2025.

**Current Zoning**

The zoning of 1801 Welch Street is Comprehensive Development Zone 13 (CD13) which permits the second floor of an industrial building to be used for limited office purposes independent of any permitted light industrial use in the remainder of the building. The zone specifically excludes health service purposes from being a permitted use.

The property was rezoned from Light Industrial (I3) to CD13 in 1997. The intention of the rezoning was to expand the range of permitted uses in an underused upper story of the existing light industrial building. The expanded uses did not permit any uses more commonly requiring a) a commercial or main street setting, b) greater proximity to transit, or c) their own front door.

**EXISTING POLICY:**

The District’s Zoning Bylaw stipulates how land can be used. Within the Comprehensive Development Zone 13 (CD13), the only permitted principal uses at 1801 Welch Street are light industrial uses on the main floor and limited office uses on the upper floor. The zoning of CD13 permit office purposes, but specifically excludes “health service purposes”.

Accordingly, operating an occupational therapy clinic at this location is not a permitted use and the application for a business licence was therefore denied.

Section 60(5) of the *Community Charter* provides that if an application for a business licence is refused, the applicant is entitled to have Council reconsider the matter.

**ANALYSIS:**

**Timing/Approval Process:**

The Clerk will immediately advise the Applicant of Council's decision to either uphold or deny the appeal of the business licence denials or make an alternate order.

**Concurrence:**

The report has been reviewed by and is supported by the Municipal Solicitor.

**Financial Impacts:**

There are no anticipated financial impacts to the District as a result of this report.

**Role of Council:**

Council has a quasi-judicial role when hearing an appeal regarding the denial of a business licence application. Council has the authority to exercise discretion in its decision on such matters and is obligated to act in accordance with the rules of natural justice. These rules are:

1. Provide persons specifically affected by the decision a reasonable opportunity to be heard;
2. Listen fairly to both sides; and
3. Reach a decision that is free from bias.

**Conclusion:**

As the proposed health service purposes use is not compliant with the CD13 zoning, it is recommended by the Chief Bylaw Officer that the business licence application submitted by Play to Thrive Pediatric Occupational Therapy should be denied.

**Options:**

1. THAT Council uphold the decision to deny the business licence application submitted by the Applicant on behalf of Play to Thrive Pediatric Occupational Therapy to operate as a health service purpose due to non-compliance with the District's Zoning Bylaw; **(Staff recommendation)** or
2. THAT Council approve the business licence application, subject to a Zoning Bylaw text amendment, variance, or rezoning, as applicable; or

3. THAT Council direct staff to approve the business licence for Play to Thrive Pediatric Occupational Therapy to operate as a health service purpose, in non-compliance with the District's Zoning Bylaw; or
4. THAT Council provide direction to staff on alternative action.

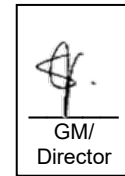
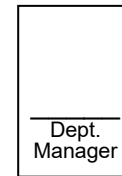
Respectfully submitted,

*Carol Walker*

Carol Walker  
Chief Bylaw Officer, Regulatory Review and Compliance

REVIEWED WITH:					
<input type="checkbox"/> Business and Economic	_____	<input type="checkbox"/> Finance	_____	External Agencies:	
<input type="checkbox"/> Bylaw Services	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Clerk's Office	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Museum and Archives	_____
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<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____		
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> Utilities	_____		

AGENDA INFORMATION	
<input type="checkbox"/> Regular Meeting	Date: _____
<input type="checkbox"/> Other:	Date: _____



## The District of North Vancouver REPORT TO COUNCIL

September 1, 2025

**AUTHOR:** Bo Ocampo, Environmental Sustainability Specialist, Climate & Parks  
Brett Dwyer, Director, Development Services

**SUBJECT:** Demolition Waste Reduction Bylaw 8582 Amendments

**RECOMMENDATION:**

THAT "Demolition Waste Reduction Bylaw 8582, 2022, Amendment Bylaw 8748, 2025 (Amendment 1)" is given FIRST, SECOND, and THIRD Readings;

AND THAT "Bylaw Notice Enforcement Bylaw 7458, 2004, Amendment Bylaw 8749, 2025 (Amendment 80)" is given FIRST, SECOND, and THIRD Readings.

**REASON FOR REPORT:**

At the June 9, 2025, Regular Council meeting, Council directed staff to bring forward administrative amendments to the "Demolition Waste Reduction Bylaw 8582, 2022" to further support demolition waste diversion in the District of North Vancouver. This report brings forward the proposed amendments for consideration by Council (**Attachments 1-3**).

**SUMMARY:**

Waste from construction and demolition represents the largest category of waste sent to disposal in our region. Most of this waste is generated through demolition with a smaller proportion associated with the construction process.

In 2023, the District adopted a Demolition Waste Reduction Bylaw designed to increase diversion of demolition waste by implementing a wood salvage requirement for single-family homes built prior to 1950. The bylaw came into effect on January 1, 2023. The Bylaw applies to single-family homes built prior to 1950 and requires applicants to salvage 3.5 kg (2.6 board feet) of reclaimed lumber per square foot of the finished floor space.

To date, approximately 27,000 board feet of lumber has been diverted from landfill under this bylaw. While these early results are encouraging, staff have identified opportunities to refine the Bylaw through administrative amendments that will further support implementation. These include requiring a mid-deconstruction site visit, standardized photo documentation, and strengthening the exemption requirement. These changes will provide greater clarity for applicants, streamline compliance processes, and further support demolition waste diversion.

**BACKGROUND:**

The District's Demolition Waste Reduction Bylaw came into force on January 1, 2023. The Bylaw applies to single-family homes built prior to 1950 and requires applicants to salvage 3.5 kg (2.6 board feet) of reclaimed lumber per square foot of the finished floor space. Wood salvage reduces resource consumption and emissions and supports a shift towards a more circular economy.

At the June 9, 2025 Regular Council meeting, Council directed staff to bring forward amendments to the "Demolition Waste Reduction Bylaw 8582, 2022", following a [staff report](#) that summarized the first two years of its implementation.

**EXISTING POLICY:**

The District's 2019 Community Energy and Emissions Plan identifies reducing construction and demolition waste through recycling and salvage as a key strategy in reducing emissions associated with climate change, and the District's 2021 Targeted Official Community Plan Review Action Plan further recommends that policies be brought forward to increase deconstruction.

**ANALYSIS:**

To date, the Bylaw has resulted in the recovery of approximately 27,000 board feet of lumber that would otherwise have been landfilled. Each deconstruction project has exceeded the salvage threshold set by the Bylaw, demonstrating strong compliance and early success. While these early results are encouraging, staff have identified opportunities to strengthen the Bylaw through administrative amendments that will further support implementation.

The following amendments are recommended:

- **Site Visit Requirement:** Allows staff to verify compliance midway through deconstruction (at approximately 50% completion).
- **Photo Documentation:** Ensures consistent enforcement by collecting photos of the home before and during deconstruction, and of lumber loads on vehicles before being transported to receiving facilities.
- **Green Demolition Permit Name Change:** Reduces confusion with conventional demolition. Updating the name to "Salvage Permit" better describes the practices supported under the Bylaw, including deconstruction and house moving.
- **Exemption Requirement Update:** Enables the Chief Building Official to request an assessment report from a deconstruction provider when needed to verify the appropriateness of an exemption request.

These changes will provide greater clarity for applicants, strengthen compliance processes, and support higher rates of demolition waste diversion.

**Timing/Approval Process:**

Should Council adopt the amended Bylaw, the proposed amendments would come into effect on January 1, 2026.

**Financial Impacts:**

Building permits and inspections operate on a cost recovery basis with fees reviewed and adjusted as needed over time. While some additional staff hours will be required to support the mid-deconstruction site visit, this is not expected to be a significant impact on current resourcing.

**Environmental Impact:**

Reducing demolition waste and increasing material salvage reduces waste sent for disposal while reducing resource use and emissions associated with the use of materials which have to be extracted, processed/manufactured, and transported.

**Conclusion:**

The Demolition Waste Reduction Bylaw has shown early success in supporting demolition waste diversion. The proposed administrative amendments will improve the Bylaw's effectiveness while continuing to advance the District's leadership in reducing waste and supporting a circular economy.

**Options:**

1. Give the amended bylaw FIRST, SECOND, and THIRD Readings (staff recommendation);
2. Provide alternative direction to staff;

Respectfully submitted,



Bo Ocampo

Environmental Sustainability Specialist, Climate Action, Natural Systems and Biodiversity



Brett Dwyer

Director, Development Services

**Attachments:**

1. Bylaw 8748
2. Bylaw 8749
3. Bylaw 8582 (mark-up)

REVIEWED WITH:					
<input type="checkbox"/> Business and Economic	_____	<input type="checkbox"/> Finance	_____	External Agencies:	
<input type="checkbox"/> Bylaw Services	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> Library Board	_____
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## The Corporation of the District of North Vancouver

### Bylaw 8748

A bylaw to amend Demolition Waste Reduction Bylaw 8582, 2022

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The Council for The Corporation of the District of North Vancouver enacts as follows:

#### Citation

1. This bylaw may be cited as “Demolition Waste Reduction Bylaw 8582, 2022 Amendment Bylaw 8748, 2025 (Amendment 1)”.

#### Amendments

2. Demolition Waste Reduction Bylaw 8582, 2022 is amended as follows:

- a) By deleting “*green demolition permit*” in section 2.1 and inserting the following in alphabetical order:

***Salvage Permit*** means a permit issued pursuant to this bylaw that authorizes the deconstruction or relocation of a building or structure;

- b) Changing all references to “*green demolition permit*” in the bylaw to refer to “*Salvage Permit*”;

- c) By adding the following definitions to section 2.1 in alphabetical order:

***“deconstruction service provider”*** means the provider of a service to systematically disassemble or dismantle structures to *salvage* reusable and *recyclable* materials;

***“recyclable”*** means capable of being recycled by any process by which municipal solid waste and recyclable material is transformed into new products;

- d) By adding the following as a new section 3.7A:

3.7A A person who deconstructs a *residential building* pursuant to the required *Salvage Permit* must call for a site inspection when deconstruction has progressed to approximately 50% towards completion, unless exempted from the site inspection requirement by the *Chief Building Official*.

- e) By adding an “s” to the end of “condition” in section 5.1;

- f) By deleting the empty space between sections 5.4 and 6.1;

g) By deleting section 5.4 and substituting the following:

5.4 When submitting a *Salvage Permit* application, an applicant may request an exemption under section 5.3 by submitting a written request for exemption, together with supporting documentation satisfactory to the *Chief Building Official* which may include a report from a *deconstruction service provider*.

h) By deleting “demolished” in section 6.1a) and substituting “deconstructed or relocated”;

i) By deleting “and” at the end of section 6.1.a);

j) By inserting the following as subsections c) and d) of section 6.1:

c) photos demonstrating the *deconstruction* process, including before and after photos of the interior and exterior, photos of lumber loads, etc.; and

d) other evidence of the *deconstruction* process as may be required by the *Chief Building Official* to be satisfied that all requirements of a *Salvage Permit* and this bylaw have been complied with.

### **Effective Date**

3. The effective date of this bylaw is January 1, 2026.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Corporate Office

## The Corporation of the District of North Vancouver

### Bylaw 8749

A bylaw to amend Bylaw Notice Enforcement Bylaw 7458, 2004

The Council for The Corporation of the District of North Vancouver enacts as follows:

#### Citation

1. This bylaw may be cited as “Bylaw Notice Enforcement Bylaw 7458, 2004 Amendment Bylaw 8749, 2025 (Amendment 80)”.

#### Amendments

2. Schedule A to Bylaw Notice Enforcement Bylaw 7458, 2004 is amended by:
  - a) Deleting the violation of section 6.1 for the Demolition Waste Reduction Bylaw 8582, 2022;
  - b) Inserting the following violations for the Demolition Waste Reduction Bylaw 8582, 2022 in numerical order:

Demolition Waste Reduction Bylaw 8582, 2022						
Bylaw Section	Description The following fines apply to the contraventions below:	A1 Penalty Amount  (\$)	A2 Discounted Penalty: Within 14 days  (\$)	A3 Late Payment: After 28 days  (\$)	A4 Compliance Agreement Available	A5 Compliance Agreement Discount
3.7A	Fail to call for site inspection	500	375	750	NO	N/A
6.1a	Fail to submit <i>compliance report</i>	500	375	750	NO	N/A
6.1b	Fail to submit legible records	200	150	300	NO	N/A
6.1c	Fail to submit before/after photos	500	375	750	NO	N/A
6.1d	Fail to submit other evidence required by <i>Chief Building Official</i>	500	375	750	NO	N/A

#### Effective Date

3. The effective date of this bylaw is January 1, 2026.

**READ** a first time

**READ** a second time

**READ** a third time

**ADOPTED**

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Mayor

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Corporate Office

DRAFT

## The Corporation of the District of North Vancouver

### Bylaw 8582

A bylaw to regulate the disposal of demolition waste

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The Council for The Corporation of the District of North Vancouver enacts as follows:

#### Citation

1.1. This bylaw may be cited as “Demolition Waste Reduction Bylaw 8582, 2022”.

#### Definitions

2.1. In this bylaw:

**building inspector** means a person appointed to that position by the *District* and an authorized designate;

**Bylaw Enforcement Officer** means the person appointed to that position by the *District* whose duties include the enforcement of bylaws;

**Chief Building Official** means the Assistant General Manager, Regulatory Review and Compliance or a person designated in writing by the Manager Development Services to act in his/her place and is the “building inspector” under the *Community Charter*;

**compliance report** means a report in a form specified by and satisfactory to the *Chief Building Official* demonstrating compliance with this bylaw;

**deconstruction** means the systematic dismantling of a building, typically in the opposite order to which it was constructed;

**“deconstruction service provider” means the provider of a service to systematically disassemble or dismantle structures to salvage reusable and recyclable materials;**

**disposal** means the disposal of building materials at a landfill or incinerator facility;

**District** means the Corporation of the District of North Vancouver or the geographic area within the municipal boundaries of the *District*, as the context requires.

**recyclable means capable of being recycled by any process by which municipal solid waste and recyclable material is transformed into new products;**

**reuse** means further or repeated use of the building materials and includes storage for such purpose;

**residential building** includes all buildings used as one or two family dwellings, as well as accessory buildings on the same lot or site;

**salvage** means removing materials such that they are protected from damage and kept intact so that they can be *reused*;

**Salvage Permit** ~~“green demolition permit”~~ means a permit issued pursuant to this bylaw that authorizes ~~demolition~~ the deconstruction or relocation of a building or structure;

**waste diversion security deposit** means the deposit prescribed in section 4.1 to secure compliance with this bylaw;

**wood salvage plan** means a plan acceptable to the *Chief Building Official* for the *salvage* of wood from the demolition of a *residential building*.

## Application

- 3.1. Nothing in this bylaw precludes or relieves a person from complying with any provision of the *District’s Construction Bylaw 8271, 2017*, as amended or replaced, any other *District* bylaws or any applicable federal, provincial or local government laws or regulations.
- 3.2. Neither the review nor the acceptance of a *compliance report* constitutes a representation, warranty, assurance or statement by the *District* that the owner has complied with the *Construction Bylaw 8271, 2017*, as amended or replaced, this bylaw or any other *District* bylaw or any other applicable enactment, law or regulation respecting safety.

## Salvage Permit Green Demolition Permit

- 3.3. A person must not cause, permit or allow the demolition of a *residential building* constructed in whole or in part before 1950 without a valid Salvage Permit~~green demolition permit~~. The *Chief Building Official* has the authority to determine the age of the *residential building* based on *District* records or other evidence satisfactory to the *Chief Building Official*.
- 3.4. The holder of a Salvage Permit~~green demolition permit~~ must:
  - a) not cause, permit or allow the *disposal* of building materials that are required to be *reused* or *salvaged*, except in accordance with this bylaw;
  - b) ensure that all building materials that are required to be *reused* or *salvaged* pursuant to a Salvage Permit~~green demolition permit~~ are reused on site, stored for the purpose of future reuse, or sold or donated for *reuse*.

## Application for Salvage Permit ~~Green Demolition Permit~~

- 3.5. An applicant for a Salvage Permit ~~green demolition permit~~ must submit an application in a form acceptable to the *Chief Building Official* that demonstrates that the building materials will be *salvaged* as prescribed in section 3.6 of this bylaw. The application must be submitted together with:
- a) a *wood salvage plan*;
  - b) the *waste diversion security deposit* required in accordance with section 4.1 of this bylaw;
  - c) the applicable non-refundable fees prescribed in the *Fees and Charges Bylaw*.
- 3.6. Where an application for a Salvage Permit ~~green demolition permit~~ relates to a *residential building* that was constructed in whole or in part before 1950, the *residential building* must be demolished by means of *deconstruction*, resulting in the *salvage* of at least 3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space.
- 3.7A A person who deconstructs a *residential building* pursuant to the required Salvage Permit ~~green demolition permit~~ must, ~~if required by the Chief Building Official~~, call for a site inspection when deconstruction has progressed to approximately 50% towards completion, unless exempted from the site inspection requirement by the Chief Building Official.

## Records

- 3.7. Every person who demolishes a building pursuant to a Salvage Permit ~~green demolition permit~~ must keep original records of the removal, *reuse*, *salvage*, and *disposal* of building materials governed by the Salvage Permit ~~green demolition permit~~, including payment receipts, donation receipts, weigh bills, inspection reports, confirmation letters, and sampling reports, until the *waste diversion security deposit* has been refunded to them in accordance with section 4.2, and in no case for less than 180 days.
- 3.8. The *Chief Building Official* may demand that a person who demolished a building pursuant to a Salvage Permit ~~green demolition permit~~ produce any or all of the original records required under section 3.7.

## Waste Diversion Security Deposit

- 4.1. The applicant for a Salvage Permit ~~green demolition permit~~ must provide a *waste diversion security deposit* in the form of cash or irrevocable letter of credit in a form satisfactory to the *District* in the amount of \$15,000.00 to secure compliance with

the terms and conditions of the ~~Salvage Permit~~~~green demolition permit~~ and the provisions of this bylaw.

- 4.2. The *waste diversion security deposit* will be refunded to the person or entity who deposited it depending on the degree of compliance with the terms and conditions of the ~~Salvage Permit~~~~green demolition permit~~ as determined by the *Chief Building Official* in accordance with the table set out in Schedule A to this bylaw.

### **Authority of Chief Building Official**

- 5.1. The *Chief Building Official* has the authority to issue ~~Salvage Permits~~~~green demolition permits~~ in accordance with this bylaw and may impose terms and conditions on ~~Salvage Permits~~~~green demolition permits~~ and such conditions must be complied with by the ~~Salvage Permit~~~~green demolition permit~~ holder. Such conditions may include but are not limited to conditions regarding:

- a) notifications and notices;
- b) safety;
- c) demolition requirements;
- d) timing of demolition;
- e) deadlines for completion of demolition;
- f) reviews and inspections; and
- g) compliance with this bylaw, the *Construction Bylaw* and other enactments.

- 5.2. Where, in the opinion of the *Chief Building Official*, compliance with this bylaw imposes unnecessary hardship, the *Chief Building Official* may relieve the holder of a ~~Salvage Permit~~~~green demolition permit~~ from strict adherence to this bylaw, provided the *Chief Building Official* first considers the:

- a) cost of compliance;
- b) diligence of the permit holder in seeking compliance; and
- c) quality of the building material that will not be *reused*, or *salvaged* as a result of any relief granted.

- 5.3. The *Chief Building Official* may grant an exemption from a condition of a ~~Salvage Permit~~~~green demolition permit~~ required under this bylaw, including but not limited to in the following circumstances:



- a) when an applicant has applied for a building permit to move a structure;
- b) when the *residential building* has been determined by the *Chief Building Official* to be dangerous and is required to be abated by demolition; and
- c) in the case of a pre-1950 *residential building*, when a *residential building* has been determined by the *Chief Building Official* to be unsuitable for *deconstruction* because the building is structurally unsafe or is otherwise hazardous to human life or because most of the material of the building is not suitable for *reuse*.

5.4. When submitting a *Salvage Permit* application, an applicant may request an exemption under section 5.3 by submitting a written request for exemption, together with supporting documentation satisfactory to the *Chief Building Official* which may include a report from a *deconstruction service provider*. An applicant may request an exemption under section 5.3 by submitting a written request for exemption, together with supporting documentation, when submitting a *green demolition permit* application.

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## **Compliance reports**

6.1. Every person issued a *Salvage Permit*~~*green demolition permit*~~ must, within 90 days of the completion of the *deconstruction*, submit the following to the *Chief Building Official*:

- a) a *compliance report* confirming that the building was ~~demolished~~ *deconstructed or relocated* and that the building materials were *reused*, or *salvaged* in accordance with the *Salvage Permit*~~*green demolition permit*~~ and this bylaw; ~~and~~
- b) legible copies or scans of original records required under section 3.7;
- c) photos demonstrating the *deconstruction* process, including before and after photos of the interior and exterior, photos of lumber loads, etc.; and
- b)d) any other evidence of the *deconstruction* process as may be required by the *Chief Building Official* to be satisfied that all requirements of a *Salvage Permit* and this bylaw have been complied with.

6.2. The holder of a *Salvage Permit*~~*green demolition permit*~~ must not cause, permit or allow the submission of a false or inaccurate *compliance report*.

6.3. The *Chief Building Official* may require the submission of a satisfactory *compliance report* prior to issuing a building permit in relation to a site where a *Salvage Permit*~~*green demolition permit*~~ was issued.

6.4. The *Chief Building Official* may suspend a building permit issued in relation to a site where a Salvage Permit~~green demolition permit~~ imposed under this bylaw was issued if:

- a) no *compliance report* has been submitted;
- b) a *compliance report* was submitted in contravention of this bylaw; or
- c) the *deconstruction* or demolition were carried out in contravention of the Salvage Permit~~green demolition permit~~ or this bylaw.

## ENFORCEMENT

### Inspection

7.1. *Bylaw Enforcement Officers, Building Inspectors* or any other person lawfully authorized to enforce this bylaw may at any reasonable time enter upon any property for the purposes of inspection to determine compliance with the provisions of this bylaw or a Salvage Permit~~green demolition permit~~ issued pursuant to this bylaw.

### Obstruction

7.2. A person must not interfere with, delay, obstruct or impede the *Chief Building Official, Building Inspectors, Bylaw Enforcement Officers* or other person lawfully authorized to enforce this bylaw in the performance of duties under this bylaw.

### Violations

7.3.

(a) A person who:

- i. contravenes a provision of this bylaw;
- ii. causes, consents to, allows or permits an act or thing to be done contrary to this bylaw;
- iii. neglects or refrains from doing anything required by a provision of this bylaw; or
- iv. fails to comply with any order, direction or notice given under this bylaw,

commits an offence and is subject to the penalties imposed by this bylaw and the *Offence Act*.

(b) Each instance that a contravention of a provision of this bylaw occurs and each day that a contravention occurs or continues shall constitute a separate offence.

- (c) A person found guilty of an offence under this bylaw is subject to a fine of not less than \$250.00 and not more than \$50,000.00 for every instance that an offence occurs or each day that it occurs or continues, plus the costs of prosecution.

### Designation of Bylaw

- 7.4. This Bylaw is designated pursuant to section 264 of the *Community Charter* as a Bylaw that may be enforced by means of a ticket in the form prescribed.

### Enforcement Authority

- 7.5. The *Chief Building Official, Building Inspectors and Bylaw Enforcement Officers* are designated to enforce this bylaw by means of a ticket pursuant to sections 264 of the *Community Charter*.

### Ticketing

- 7.6. The words or expressions listed below in the designated expression column are authorized to be used on a ticket issued under section 264 of the *Community Charter* to designate an offence against the respective section of this bylaw appearing opposite in the section column. The amounts appearing in the fine column are the fines set pursuant to section 264 of the *Community Charter* for contravention of the respective section of the bylaw appearing opposite in the section column:

Designated Expression	Section	Fine
Demolish <i>residential building</i> without permit	3.3	\$1,000.00
Dispose of building materials contrary to bylaw	3.4(a)	\$1,000.00
Fail to <i>reuse</i> building materials per <u>Salvage Permit green demolition permit</u>	3.4(b)	\$1,000.00
Fail to <i>deconstruct</i> as required	3.6	\$1,000.00
Fail to keep <i>salvage</i> records	3.7	\$500.00
<u>Fail to call for site inspection</u>	<u>3.7A</u>	<u>\$500.00</u>
Fail to submit records	3.9	\$500.00
Fail to comply with <u>Salvage Permit green demolition permit</u> conditions	5.1	\$750.00
<u>Fail to submit compliance report</u> Fail to submit compliance report or records	6.1a	\$500.00
<u>Fail to submit legible records</u>	<u>6.1b</u>	<u>\$200.00</u>
<u>Fail to submit before/after photos</u>	<u>6.1c</u>	<u>\$500.00</u>

<u>Fail to submit other evidence required by Chief Building Official</u>	<u>6.1d</u>	<u>\$500.00</u>
Submit false <i>compliance report</i>	6.2	\$1,000.00

### **Severability**

7.7. If any section, subsection or clause of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

### **Effective Date**

7.8. The effective date of this bylaw is January 1, 2023.

**READ** a first time June 13<sup>th</sup>, 2022

**READ** a second time June 13<sup>th</sup>, 2022

**READ** a third time June 13<sup>th</sup>, 2022

**ADOPTED** June 27<sup>th</sup>, 2022

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Municipal Clerk

Certified a true copy

\_\_\_\_\_  
Municipal Clerk

**Schedule A**  
**Waste Diversion Security Deposit Refund Rate**

<b>Amount of Wood Salvaged</b>	<b>Amount of Deposit Refunded</b>
3.5 kg or 2.6 board feet of reclaimed lumber per square foot of finished floor space or more	100%
2.5 kg to 3.49 kg or 1.9 board feet to 2.59 board feet of reclaimed lumber per square foot of finished floor space	50%
Less than 2.5 kg or 1.9 board feet of reclaimed lumber per square foot of finished floor space	0%

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