

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FIRE PREVENTION BYLAW 2013 NO. 4956

**CONSOLIDATED FOR CONVENIENCE ONLY**

**EXPLANATORY MEMO**

Bylaw 2013 No. 4956 repeals and replaces Fire Prevention Bylaw 2009 No. 4766 and Fireworks Regulation Bylaw 2004 No. 4344. The primary focus is to regulate fire prevention and suppression, specifically dealing with fire risks, alarms, hazardous activities, fire emergency planning, signage, egress, flammable and combustible liquids, fire hydrants and connections, open air burning, fees and costs and enforcement.

All references to Fees and Charges pertaining to fire prevention are located in the Township of Langley Fees and Charges Bylaw.

This Bylaw is enforceable by Bylaw Offence Notices pursuant to the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 as amended.

**Amending Bylaw No. 5111 – adopted October 6, 2014**

Bylaw 2014 No. 5111 amends Fire Prevention Bylaw 2013 No. 4956 to reduce/eliminate the excessive number of false alarms which are occurring by the owners of any property containing a sprinkler system or a fire alarm system. Implementation of an escalating fee structure is now addressed. Housekeeping items will also be addressed.

**THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.**

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY**  
**FIRE PREVENTION BYLAW 2013 NO. 4956**

WHEREAS the *Community Charter*, S.B.C. 2003 c. 26 and *Fire Services Act*, R.S.B.C. 1996 c. 144 authorize municipal councils to establish services to prevent and suppress fires, as well as other powers relating to hazards, dangerous conditions and public safety;

AND WHEREAS the Council of the Township of Langley deems it necessary and desirable to provide for fire suppression and prevention services as well as other services in the interests of public safety;

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

**1.00.00 PART I - INTRODUCTION**

**1.01.00 Title**

1.01.01 This Bylaw may be cited for all purposes as “Fire Prevention Bylaw 2013 No. 4956”.

**1.02.00 Definitions**

1.02.01 In this Bylaw all words and phrases not otherwise defined shall be construed as having their ordinary meaning except those words and phrases defined in accordance with the current *BC Building Code*, the *Fire Services Act* or the *BC Fire Code*.

The following words and phrases shall have the meanings hereby assigned:

“**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:

- a) first response to medical emergencies by the use of an automatic external defibrillator, cardiopulmonary resuscitation, spinal management and other first responder assistance;
- b) first response to accidents, whether natural or man-made disasters, escapes of poisonous or noxious materials or other hazardous material incidents, or other circumstances that have caused or may cause harm to persons or property; and/or
- c) rescue operations;

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“**BC Fire Code**” means the *British Columbia Fire Code 2012* (which adopts with some changes the National Fire Code) and regulations made under it and includes any and all amendments and successor codes;

“**BC Fire Code**” means the *British Columbia Fire Code 2006* (which adopts with some changes the National Fire Code) and regulations made under it and includes any and all amendments and successor codes;

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

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

“**dwelling unit**” means a suite operated as a housekeeping unit, used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

“**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 *BC Building Code* and applicable sections of the Township of Langley Subdivision and Development Control Bylaw 1994 No. 3335, as amended or replaced from time to time;

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

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“**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.

“**fee**” means any of the fees described and listed in the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time;

“**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 Council to be in charge of the Protective Services 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;

**“Firecrackers”** means small Low Hazard Fireworks or small High Hazard 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 Langley Fire Department Establishment Bylaw 1990 No. 2615, as amended or replaced from time to time; and other related regulations and legislation relating to rescue operations and public safety;

**“Fire Department Connection”** means a connection through which the Fire Department can pump water into the standpipe system, sprinkler system, or both;

**“Fire Protection”** means all aspects of fire safety, including but not limited to, Fire Prevention, firefighting or suppression, pre-fire planning, fire investigation, training, staff development and advising on fire safety matters;

**“Fire Services Act”** means the *Fire Services Act*, R.S.B.C. 1996 c. 144, as amended or superseded from time to time, and any regulations made under it;

**“Fireworks”** means Low Hazard Fireworks, High Hazard Fireworks and Firecrackers;

**“flammable liquid”** 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;

**“Garage”** means a Building, or any portion of any property used as a place of business for the purpose of maintaining, fueling, keeping, repairing, or demolishing **Vehicles**;

**“High Hazard Fireworks”** means manufactured goods intended to be used for pyrotechnic effect that are classified by the *Explosive Regulations*, C.R.C., c. 599 made under the *Explosives Act* as high hazard fireworks (Class 7) for recreation such as rockets, serpents, shells, bombshells, tourbillions, maroons, large wheels, waterfalls, fountains, illumination but does not include Firecrackers;

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

**“Low Hazard Fireworks”** means manufactured goods intended to be used for pyrotechnic effect that are classified by the *Explosive Regulations*, C.R.C., c. 599 made under the *Explosives Act*, as low hazard fireworks (Class 7) for recreation such as fireworks showers, fountains, golden rain, lawn lights, pinwheels, volcanoes and sparklers, but does not include Firecrackers;

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“**Member**” means an Officer or other person who is an employee or paid-call fire fighter with the Township’s Fire Department, a member of the Royal Canadian Mounted Police, or a peace officer;

“**Mutual Aid**” means the provision of emergency services to a person, including without limitation, the Provincial Ministry of Forests, on a reciprocal and no-charge basis with the Township;

“**National Fire Code**” means the *National Fire Code of Canada 2010* and regulations made under it and includes any and all amendments and successor codes;

“**NFPA 10**” means the National Fire Protection Association standards for portable fire extinguishers;

“**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 persons officers 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:

- (i) the registered owner of an estate in fee simple;
- (ii) the tenant for life under a registered life estate;
- (iii) the registered holder of the last registered agreement for sale; and
- (iv) 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: (i) the applicable water supply facility such as a connection to the Township’s waterworks system, water tank or fire pump and reservoir; and (ii) 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;

“**Standpipe System**” means an arrangement of piping, valves, hose connections, and allied equipment installed in a Building or structure, for the purpose of extinguishing a fire, thereby protecting a Building or structure and its contents in addition to protecting the occupants;

“**Standalone**” means an item or fixture or appliance that is self-supporting and requires no structural support, is self-contained and is usually independently operating;

“**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.

## **2.00.00 PART II**

### **2.01.00 Adoption of the BC Fire Code**

2.01.01 To the extent the *BC Fire Code* is not inconsistent with the provisions of this Bylaw and the *Fire Services Act*, the *BC Fire Code* forms part of this Bylaw and shall be applicable within the Township and enforceable by an Officer.

2.01.02 In the event of any inconsistency between the provisions of this Bylaw and the provisions contained in an applicable statute or regulation enacted by the Government of Canada or the Province of British Columbia, the more restrictive provisions apply.

### **2.02.00 Establishment**

2.02.01 There is established and continued within the Township a department to be known as the “Fire Department.”

### **2.03.00 No Duty to Perform**

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

### **2.04.00 References to Fire Chief**

2.04.01 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.

**2.05.00 Powers of Fire Chief**

2.05.01 The Fire Chief and any Member, Officer, or any other person authorized by the Fire Chief to act on behalf of 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 the rules;
- b) enter on property and inspect the property for conditions that may cause a fire, increase the danger of a fire or increase the danger to persons or property from fire;
- c) take measures considered necessary to prevent and suppress fires, including the demolition of buildings and other structures to prevent the spreading of fires;
- d) require an owner or occupant to undertake any actions for the purpose of removing or reducing any thing or condition the Fire Chief considers is a fire hazard or increases the danger of fire; and
- e) exercise the following powers under section 25 of the *Fire Services Act*:
  - i. if an emergency arising from a fire hazard or from a risk of explosion causes the Fire Chief to apprehend imminent and serious danger to life or property, or of a panic, the Fire Chief may immediately take any and all steps he or she thinks advisable to remove the hazard or risk and for these purposes, without limitation, may evacuate a building or area and may call on police or other fire prevention authorities who have jurisdiction to provide assistance;
  - ii. if the Fire Chief believes that conditions exist in or near a hotel or public building, that, in the event of a fire, might seriously endanger life or property, the Fire Chief may immediately take 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 the assistance of peace officers or other fire prevention authorities who have jurisdiction to provide assistance;
  - iii. provide for assistance response;
  - iv. request that any person at or near an incident render reasonable aid to mitigate the incident;
  - v. enforce this Bylaw and any other Township of Langley bylaws, rules, orders and regulations for the prevention and suppression of fire and the protection of life and property;

- vi. inquire into, investigate and record the causes of fires in the Township;
- vii. collect and disseminate information in regard to fires in the Township;
- viii. investigate and make inquiries into fires;
- ix. research best practices in methods of fire prevention; and
- x. provide, advise and make recommendations to other officers and employees of the Township, to Council, and to the public, in accordance with any applicable Township of Langley policies and procedures, in relation to:
  - A. the provision of adequate water supply and pressure;
  - B. the installation and maintenance of fire protection equipment;
  - C. the enforcement of measures for the prevention or suppression of fire; and
  - D. the protection of life and property, life safety or rescue equipment and fire prevention generally.

#### **2.06.00 Scope of Fire Department**

2.06.01 The Fire Department is empowered to provide:

- a) Fire Protection;
- b) Assistance Response;
- c) Public Services;
- d) Mutual Aid;
- e) the Emergency Preparedness Program; and
- f) Bylaw enforcement services.

#### **2.07.00 Application and Limits of Jurisdiction**

2.07.01 The provisions of this Bylaw apply to all property, lands, buildings, structures, premises and conditions within the Township and, for greater certainty, apply to both existing buildings and buildings under construction.

2.07.02 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 shall be used beyond the boundaries of the Township unless the Township has:

- a) entered into a Mutual Aid Agreement for that purpose;
- 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.

#### **2.08.00 Right to Enter**

- 2.08.01 The Fire Chief or any other Officer in Charge at an incident is empowered to enter, pass through or over property and to cause any apparatus or equipment of the Fire Department to enter, as the Member deems necessary, upon any property in relation to an incident.

#### **2.09.00 Prevention, Control & Enforcement**

- 2.09.01 The Fire Department may 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 Provision of Information and No Obstruction**

- 2.10.01 Every person at or near a fire, emergency, or other incident shall comply with the orders or directions of the Officer in Charge and provide any and all information relating to the incident to the Officer in Charge if he or she requests that information.
- 2.10.02 Every occupant of a property shall provide all information and shall render all assistance required by the Fire Chief or an Officer designate by the Fire Chief in connection with the inspection of such property pursuant to this Bylaw, the *BC Fire Code*, the *BC Building Code* and the *Fire Services Act*.
- 2.10.03 A person shall not impede or hinder in any way an Officer or Member in the execution of their duties or any other person under the direction of the Officer in Charge at an incident and, without limiting the generality of the foregoing, no person shall refuse to permit any Member to enter into or upon any property from which a fire alarm has been received or in or upon which the Member has reasonable grounds to believe that an incident has occurred or may occur.
- 2.10.04 A person shall not obstruct, interfere, withhold or falsify any information required by an Officer or Member in connection with this Bylaw.

#### **2.11.00 General**

- 2.11.01 An Officer in Charge at an incident may establish limited entry areas in the vicinity of the fire, emergency or incident, and a person shall not enter that area without the express permission of the Officer in Charge.
- 2.11.02 A person shall not falsely represent themselves as a Member of the Fire Department, nor wear or display any Fire Department badge, cap, button, insignia or other paraphernalia for the purpose of such false representation.

- 2.11.03 A person shall not stand, walk on, or drive over a charged Fire Department hose or be within 10 metres of a charged hose line without permission of the Officer in Charge.
- 2.11.04 The Officer in Charge at an incident may order the removal of any vehicle, material, chemical or other matter or thing which impedes the mitigation of, or may worsen, an incident.
- 2.11.05 Despite other bylaws, the Officer in Charge may direct or cause to be directed vehicular and pedestrian traffic as necessary for the control of the incident.
- 2.11.06 An Officer in Charge at an incident shall have authority to cause the demolition of any building or part of a building which, in that Officer's judgment, should be demolished in order to prevent the spread of fire or to prevent damage to property, injury to persons or loss of life.
- 2.11.07 A person shall not make or light any fire in any highway, road allowance, street, lane, square, park or other public place within the Township, except as so authorized by the Fire Chief.
- 2.11.08 A person shall not discard, throw down or drop any lighted match, cigar, cigarette or other burning substance into combustible material or in close proximity thereto.
- 2.11.09 No person other than a Township employee shall ride on any fire truck or other Fire Department vehicle or apparatus at any time unless expressly authorized by the Fire Chief.

**2.12.00 Permits**

- 2.12.01 Subject to the terms of this bylaw, every person must obtain a permit issued by the Fire Department to do or cause any of the following:
  - a) install gasoline, diesel or oil tanks or dispensing pumps;
  - c) process, blend, or refine flammable or combustible liquids;
  - d) pyrotechnic displays;
  - e) light, ignite, start or burn, or cause, suffer or allow to be lighted, ignited, started or burned, any fire in the open air or within any portable incinerator, chimney or other portable appliance or device for any purpose, unless expressly exempt under section 2.70.00 of this Bylaw;
  - f) install a fuel oil or oil burning equipment or device, including controls, piping, vents and storage containers required for or by the equipment or device;
  - g) use open flames for display purposes; or
  - h) prescribe a building's occupancy load.

**2.13.00 Permit Application**

2.13.01 Every application for a permit shall be made in the form prescribed by the Fire Chief from time to time.

**2.14.00 Permit Issuance**

2.14.01 Where an application for a permit is made to the Fire Department on the prescribed form, the Fire Department may issue the permit if:

- a) the receptacles, vehicles, buildings or other places to be used have been inspected and approved by the Fire Department, where the Fire Chief considers such inspection necessary;
- b) the proposed activity, operation or occupancy complies with this Bylaw and all other applicable Provincial and Federal enactments and bylaws of the Township; and
- c) the applicant has paid the applicable fee in the amount set from time to time in the Township of Langley Fees & Charges Bylaw.

**2.15.00 Permit Conditions**

2.15.01 Every permit required by section 2.12.00 shall be subject to the following conditions:

- a) a permit may not be transferred to another person;
- b) a change in use or occupancy of a property requires a new permit;
- c) the Fire Chief may suspend or revoke a permit if there is a violation of:
  - i. any condition under which the permit was issued, or
  - ii. any requirement of this Bylaw or other applicable legislation; and
- d) the permit must be posted in a conspicuous place in or on the property which is subject to the permit, or carried at all times during the permitted use or activity and produced on request by a Member.

**2.16.00 Inspection of Premises**

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

2.16.02 Every occupant of a property shall provide all information and shall render all assistance required by an Officer or Member in connection with the inspection of such property pursuant to this Bylaw, the *BC Fire Code*, the *BC Building Code* and the *Fire Services Act*.

- 2.16.03 An Officer or any Member may at any time enter any property to inspect it and ascertain whether:
- a) a property is in a state of disrepair such that a fire might spread rapidly and endanger life or other property;
  - b) a property is used or occupied in a manner that would endanger life or property in the event of a fire;
  - c) combustible or explosive materials are being kept or other flammable conditions exist so as to endanger life or property; and
  - d) a property poses a fire hazard.

**2.17.00 Failure to Provide Access for Fire Inspection**

- 2.17.01 If an occupant has been notified of an inspection to be conducted under this Bylaw or any other enactment relating to fire safety, the occupant must attend at the property at the date and time specified in the notice to provide access for an inspection.
- 2.17.02 If the occupant does not attend at the time and date of the inspection, without explanation in advance, a fee will be charged for that inspection attempt and each required additional inspection attempt, in accordance with the Township of Langley's Fees & Charges Bylaw.
- 2.17.03 Without limiting the generality of Part III of this Bylaw, failure by the occupant to pay a fee imposed by section 2.17.02 will result in those costs being added to the property taxes of the owner of the property.

**2.18.00 Table of Occupancy and Objective Frequency of Inspections**

- 2.18.01 The Fire Department may conduct inspections of the following classes of properties or occupancies at least as frequently as is set in the following Table 1:

**Table 1**

<b>Major Occupancy Classification Examples</b>		
Group A, Division 1	Motion picture theatres, theatres etc.,	Yearly
Group A, Division 2	Churches and similar places of worship, schools etc.,	Every 6 months
Group A, Division 2	Community Halls, courtrooms, dance halls, libraries, museums, restaurants etc.,	Yearly
Group A, Division 3	Arenas, indoor swimming pools, rinks etc.	Yearly
Group A, Division 4	Bleachers, grandstands etc.,	Yearly
Group B, Division 1	Jails, police stations with detention quarters etc.,	Yearly
Group B, Division 2	Care facilities with treatment, hospitals, nursing homes etc.,	Every 6 months
Group B, Division 3	Assisted/supportive living facilities, care facilities without treatment, group homes, nursing homes without treatment etc.,	Every 6 months
Group C	Apartments	Yearly

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Group C	Boarding houses, colleges (residential) hotels, motels etc.,	Every 6 months
Group D	Banks, beauty parlours, dry cleaning establishments, self-service, medical offices, offices etc.,	Yearly
Group E	Department stores, markets, shops, stores, supermarkets etc.,	Yearly
Group F, Division 1	Bulk storage warehouses for hazardous substances, feed mills, grain elevators, spray painting operations etc.,	Every 6 months
Group F, Division 2	Aircraft hangars, electrical substations, factories, repair garages, service stations, warehouses, woodworking factories etc.,	Yearly
Group F, Division 3	Creameries, factories, light-aircraft hangars (storage only) storage rooms, warehouses etc.,	Yearly

### **2.19.00 Inspection Fee**

- 2.19.01 If an Officer observes any violations under the *BC Fire Code*, the *BC Building Code*, the *Fire Services Act* or this Bylaw while performing an inspection pursuant to sections 2.16.03 or 2.18.00, the Officer may write an Order requiring the violation(s) to be corrected within a defined time period and advise of a return date for a re-inspection to ensure the correction(s) is made.
- 2.19.02 If an Order for deficiencies under section 2.19.01 has not been complied with upon the re-inspection, a fee will be charged for that re-inspection and each additional required re-inspection, in accordance with the Township of Langley Fees and Charges Bylaw.
- 2.19.03 Without limiting the generality of Part III of this Bylaw, fees imposed by section 2.19.02, if unpaid, may be added to the property taxes of the property.

### **2.20.00 Fire Emergency Planning**

#### **2.20.01 Fire Safety Plan/Construction Fire Safety Plan**

- 2.20.02 All buildings, sites, storage areas or other areas shall have a fire safety plan as required by the *BC Fire Code*, and such fire safety plan shall be produced and submitted to the Fire Department for approval.
- 2.20.03 All fire safety plans shall 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.
- 2.20.04 Every occupant of property where a fire safety plan is required shall review their fire safety plan annually and submit updated plans to the Fire Department for review.

**2.21.00 Civic Addresses - Signage**

2.21.01 Every owner of real property in the Township shall 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 fifteen (15) metres, with each address number assigned to each building being not less than the minimum size specified in Table 1 below;
- b) where such property includes multiple buildings with separate addresses assigned to each of the buildings, the building address must be displayed on each building in accordance with paragraph (a);
- 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 obstructions would obstruct the visibility of the address, the assigned civic addresses shall be displayed at the driveway entrance from the highway 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 highly visible from all directions of traffic flow;
- e) where unusual circumstances exist, the Fire Chief may require that a direction indicator or other means of readily identifying and locating a building be provided;
- f) letters or numbers must be of a colour which 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 2 below:

**Table 2**

Building Type	Sign Type and Minimum Size
Residential Rural	Reflective 5 inch/127mm
Residential Urban	5 inch/127mm
Commercial/Institutional up to and including 4 metres	10 inch/254mm
Commercial/Institutional over 4 metres	18 inch/457.2mm

**2.22.00 Smoking Signage**

2.22.01 Every occupant of a building where combustible liquids are stored, received, or dispensed shall post "NO SMOKING" signs in conspicuous places on the property.

**2.23.00 Elevator Signage**

2.23.01 Every occupant of a building which is equipped with a passenger elevator shall have a sign displayed directly above the call button on each floor thereof containing the words: "In case of fire, use exit stairway. Do not use elevator." The dimensions of such sign shall not be less than 75mm x 130mm.

**2.24.00 Pull Station Signage**

2.24.01 Every occupant of a building not equipped with a fire alarm system which is continuously monitored by an approved monitoring agency shall have a permanently mounted sign at each manual fire alarm pull station reading:

"LOCAL ALARM ONLY – IN CASE OF FIRE TELEPHONE 9-1-1".

2.24.02 The dimension of any sign required to be provided by an occupant under section 2.24.01 shall be not less than 50mm x 100mm on permanent red and white, or white on red plastic lemuroid or equivalent material.

**2.25.00 Identification of Floors Signage**

2.25.01 Every occupant of every building having three (3) or more stories shall display a sign at each floor level, in each stairwell thereof, and conspicuously located therein, identifying each floor level and stairway.

**2.26.00 Fire Doors or Fire Separation Devices**

2.26.01 Where fire doors or fire separation devices are installed in any building to prevent the spread of fire within the building, such doors or devices shall at all times be kept and maintained in good operating condition and repair.

**2.27.00 Exit Doors**

2.27.01 Every occupant of a building and premise shall:

- a) keep the exit doors in good operating condition and repair;
- b) ensure the exit doors comply with the *BC Building Code* and, if applicable the *BC Fire Code*; and
- c) ensure that the exit doors open freely without any special knowledge.

**2.28.00 Exit Doors - Alterations**

2.28.01 A person shall not alter any exit door from an underground parking area unless the Fire Department expressly gives authorization for the alteration.

**2.29.00 Exit Doors - Locking Devices**

2.29.01 The owner of a building shall not install locking devices on any exit doors from an underground parking area except in accordance with the *BC Building Code* and if applicable, the *BC Fire Code*.

**2.30.00 Emergency Access Route**

2.30.01 A person shall not obstruct or cause or allow to be obstructed an emergency access route, including but not limited to, by fences, hedges, trees, vegetation, structures, or vehicles.

2.30.02 An owner of property upon which exists at any time an emergency access route shall ensure that such emergency access route is maintained in accordance with the *BC Building Code* and the *BC Fire Code*.

2.30.03 Removable bollards or bicycle baffles may be installed to prevent common use of emergency access routes. The design and installation of the bollards and baffles must conform to the specifications set out in the Township of Langley's Subdivision and Development Control Bylaw 2011, No. 4861.

2.30.04 Every owner of property shall ensure that all primary or secondary emergency access routes, when secured by gates, bollards, chains or other approved removable assemblies, have a permanently mounted sign on each side of the obstruction of a size no less than 60cm x 75cm, reading:

"EMERGENCY ACCESS ONLY, ABSOLUTELY NO PARKING  
By Order of the Township of Langley Fire Department".

**2.31.00 Fire Lanes**

2.31.01 Open fire lanes must be clearly marked by the use of approved permanent signage or by the use of approved highway painting of lines and works. Open fire lanes must be marked to read:

"FIRE LANE – NO PARKING"

and the size and colour of these markings/signs must be approved by the Fire Department prior to installation.

**2.32.00 Premises Under Construction**

2.32.01 The owner of premises under construction must ensure that every required emergency access route:

- a) is finished to a minimum of good compacted gravel or other surface materials approved for roadways under the Township of Langley Subdivision and Development Control Bylaw 2011, No. 4861, as amended or replaced from time to time;
- b) provides adequate access for Fire Department apparatus;



- c) is clearly designated as an emergency access route;
- d) is maintained at all times free of obstruction; and
- e) is secured with a gate, bollard, chain or other structure or assembly approved by the Fire Chief prior to installation.

2.32.02 During any construction phase a person shall not obstruct or cause or allow to be obstructed emergency access routes.

2.32.03 Every owner of premises under construction must ensure that water supplies for fire protection are installed when construction commences or as otherwise expressly determined by the Fire Chief.

2.32.03 Every owner of premises under construction must ensure that the Fire Department is notified of all newly installed fire hydrants prior to their installation to permit testing and approval of the hydrants.

2.32.04 During construction, servicing or repairs of private fire hydrants and water supply systems, the owner of the premises must ensure that all fire hydrant conditions affecting fire safety, such as fire hydrants temporarily out of service, low water volumes and low water pressures, are immediately made known to the Fire Department.

### **2.33.00 Fire and Sprinkler Alarms**

2.33.01 Every occupant of property with an automatic fire sprinkler system or a fire alarm system shall notify the Fire Department prior to any service, test, repair, maintenance, adjuster, alteration or installation of the system which might activate a false alarm which would normally result in an emergency response.

2.33.02 Every occupant of property shall ensure the fire alarm and sprinkler systems are maintained and tested in conformance with the *BC Fire Code* and its regulations.

2.33.03 Records of service testing and maintenance of a fire alarm or sprinkler system must be retained on site by the occupant.

2.33.04 When an Officer or a Member attends a property where a fire alarm system or a sprinkler system has been activated without proper cause, the occupant and or building manager of the property shall immediately correct the deficiencies to the fire alarm system and sprinkler system.

2.33.05 When a property equipped with a sprinkler system is being demolished, the owner shall maintain the sprinkler system in operation subject to sequential elimination, until the demolition work is completed.

2.33.06 The occupant of any property containing a sprinkler system or a fire alarm system to which the services of the Fire Department are provided in response to a false alarm shall pay to the Corporation, the following fees:

- a) for the first two false alarms in the calendar year there shall be no fee; and
- b) for the third and fourth false alarm in the calendar year the fee shall be \$150.00; and
- c) for the fifth false alarm and each subsequent false alarm in the calendar year, the fee shall be \$300.00.

2.33.07 Without limiting the generality of Part III of this Bylaw, fees imposed by section 2.33.06, if unpaid, may be added to the property taxes of the property.

**2.34.00 Property Reference/Contact Persons**

2.34.01 The occupant of any class of properties as set out in Table 3 below as well as of any property having either a fire alarm system or an automatic fire sprinkler system, monitored or non-monitored, is required to designate contact persons by submitting on a form approved by the Fire Chief the names, addresses and phone numbers for not less than two persons (“contact persons”) who will be available to attend, enter and secure the property in the event of an incident. The form must contain the written consent of the persons who are to act as contact persons.

**Table 3**

Group A, Division 1
Group A, Division 2
Group A, Division 3
Group A, Division 4
Group B, Division 1
Group B, Division 2
Group B, Division 3
Group C
Group D
Group E
Group F, Division 1
Group F, Division 2
Group F, Division 3

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2.34.02 When requested to do so by the Fire Department, a contact person must contact the Officer in Charge and attend at the scene of an incident within forty-five minutes of being contacted by the Fire Department.

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2.34.03 Any changes to a designated contact person(s) or their phone number(s) or addresses must be submitted to the Fire Department.

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2.34.04 All contact persons whose names are provided pursuant to 2.34.01 must be persons who are:

- a) available to receive telephone calls from the Fire Department in the event of an incident;

- b) able to attend at the address of the incident within forty five minutes of being requested to do so by the Fire Department;
- c) capable of affording the Fire Department access to the premises where the incident is located;
- d) capable of operating the alarm system and able to secure the premises; and
- e) capable of taking control of the property from the Fire Department on completion of any incident.

2.34.05 Without limiting the generality of Part IV of this Bylaw, non-compliance with section 2.34.00 constitutes an offence as well as renders the relevant contact person liable for the cost of standby time of the Fire Department at the relevant incident.

### **2.35.00 General Fire Prevention**

**2.35.01** Without limiting the specificity of any other section of this Bylaw, every occupant of property must:

- (a) ensure that the occupancy and use is in compliance with the *BC Fire Code* and keep the property in a safe manner;
- (b) ensure that the storage of all dangerous goods meets the requirements of the *BC Fire Code*;
- (c) keep all closures and fire separations installed in any building to prevent the spread of fire within such building in good and efficient repair and working order;
- (d) provide for the regular and proper maintenance of every commercial cooking exhaust system and chimney stove pipe or flue that is in regular use so as to ensure that the exhaust system, pipe or flue does not catch fire through otherwise normal usage;
- (e) provide all fire detection and suppression equipment and all emergency systems required by the *BC Fire Code*; and
- (f) ensure that all fire detection and suppression equipment and emergency systems within any building located on the property are kept in good working order and, where applicable, maintained, repaired and replaced in accordance with the *BC Fire Code* at all times, including, without limitation, all smoke alarms, fire alarms and sprinkler systems.

### **2.36.00 Smoke Alarms**

2.36.01 The occupant of every property with residential occupancy, including, without limitation, dwelling units, shall ensure that smoke alarms are installed and maintained in each sleeping room, except for an institutional occupancy which is otherwise required to have a fire alarm system.

2.36.02 Smoke alarms are also required for motels, hotels, boarding houses, rooming houses and dormitories and shall be installed in accordance with the *BC Building Code* and, if applicable the *BC Fire Code*.

- 2.36.03 All smoke alarms must be in good working order and must be maintained, tested repaired and replaced by the occupant in accordance with the requirements of the manufacturer.
- 2.36.04 Smoke alarms required pursuant to this Bylaw shall conform to *CAN/ULC-S531-M87 Standard for Smoke Alarms* as amended and shall be installed and maintained in conformance with *CAN/ULC-S533-M86 Standard* as amended.
- 2.36.05 Nothing in section 2.36.00 (*Smoke Alarms*) shall limit the generality of the requirements set out in section 2.35.00 (*General Fire Prevention*).

### **2.37.00 Fire Extinguisher**

- 2.37.01 Without limiting the generality of the requirements set out in section 2.35.00 (*General Fire Prevention*), the occupant of any premise that falls within one or more of the classes of occupancy set out in section 2.18.01 of this Bylaw shall provide and maintain in good working order portable fire extinguishers, available and accessible for emergency use.
- 2.37.02 Every fire extinguisher required under section 2.37.01 must comply with the most current editions and standards of NFPA 10 and ULC.

### **2.38.00 Fire Hydrants and Connections**

- 2.38.01 All Fire Department Connections shall comply with and be subject to the *BC Fire Code*.
- 2.38.02 All fire hydrants shall comply with the *BC Fire Code* and shall be painted standard Township colours for fire hydrants.
- 2.38.03 All fire hydrants shall be free of obstructions to at least one (1) metre in all directions and three (3) metres to a road or Fire Department emergency access route.
- 2.38.04 Unauthorized attachments found on any fire hydrants or standpipe systems may be removed by the Fire Department.
- 2.38.05 The occupant of every property which is equipped with a sprinkler system shall install a fire hydrant within forty-five (45) metres of each Fire Department Connection to the sprinkler system/suppression system.
- 2.38.06 Except for Township employees acting within the scope of their duties, a person shall not make use of standpipes or fire hydrants without first obtaining a permit from the Township's Engineering Department.
- 2.38.07 A person shall not obstruct or otherwise interfere with access roads or streets or other approaches to any fire incident, fire hydrant, cistern or body of water designated for firefighting purposes.

2.38.08 Section 2.38.00 (*Fire Hydrants and Connections*) shall not limit the generality of the requirements set out in section 2.35.00 (*General Fire Prevention*).

**2.39.00 Private Fire Hydrants**

2.39.01 Owners or their agents, of fire hydrants located on private property and designated for firefighting purposes shall service and maintain all fire hydrants annually to ensure they are capable of providing the flow and pressure of water for which they were designed.

2.39.02 Owners or their agents, of private fire hydrants shall submit a copy of the annual service record for such fire hydrants to the Fire Department Fire Prevention Division, no later than December 31 of each calendar year.

2.39.03 An Occupant must advise the Fire Department of any construction, servicing or repairs of fire hydrants located on private property that may detrimentally affect the functioning of the fire hydrant such as to reduce water volumes or pressure or temporarily disable the fire hydrant or other affect fire safety.

**2.40.00 Vacant or Unoccupied Premises – Duty of Owner**

**2.40.01** Every owner of a permanently vacant or unoccupied property must ensure the property is made and kept secure against unauthorized entry or occupation by one or more of the following methods:

- a) affixing structural barriers to windows and other points of ingress using materials and installation effective to preclude entry;
- b) installing security fencing or other perimeter barriers;
- c) installing a security lighting system so long as such lighting does not impact any neighbouring properties; or
- d) employing security or guard patrols on a frequent and periodic basis.

**2.41.00 Requirement by Officer**

2.41.01 If an Officer finds a vacant or unoccupied property accessible, contrary to section 2.40.01, the Officer may contact the owner of the property and instruct the owner to secure the property against unauthorized entry.

**2.42.00 Non-Compliance by Owner**

2.42.01 If an owner fails to bring the property into compliance with section 2.40.01 within twenty-four (24) hours of being instructed to do so, an Officer may have the property secured by a contractor who may board up or otherwise secure doors, windows and other points of entry into the property.

**2.43.00 Order for Security**

2.43.01 The Occupant of a fire-damaged building shall ensure that the building is guarded or that all openings of the building are kept securely closed and fastened so as to prevent the entry of unauthorized persons.

2.43.02 If an Occupant fails to provide the necessary security to the fire damaged building within a reasonable time, then the Fire Chief or designate may have the work performed at the expense of the owner.

**2.44.00 Fee of Board-up**

2.44.01 If action is taken in default under section 2.42.00 or 2.43.00 of this Bylaw, the Township may recover the expenses incurred from the Occupant, together with costs and interest at the rate set by the *Taxation (Rural Area) Act*, or regulations thereunder, in the same manner as Township property taxes.

**2.45.00 Fees for Attendance**

2.45.01 Every Owner of a vacant or unoccupied property in violation of section 2.40.01 must pay immediately, upon receipt of an invoice from the Township, all fees for inspections in accordance with the Township of Langley Fees and Charges Bylaw. Failure for the owner to pay the fee will result in those costs being added to the property taxes of the property.

**2.46.00 Posted Notice**

2.46.01 No person shall remove, alter, or deface any notice posted pursuant to this Bylaw.

**2.47.00 Fire Watch**

2.47.01 The Occupant or Occupant's agent of an occupied public building in which any of the fire alarm system, sprinkler system, or emergency power system is not operating shall institute and maintain in that building a fire watch in accordance with section 2.47.02 until that system is in operation.

2.47.02 A fire watch shall include all of the following activities:

- a) posting of written notices at all entrances and exists on each floor stating that a fire watch is in effect and its expected duration;
- b) 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 or persons performing the fire watch;
- d) provision on site of a communications device capable of making a 9-1-1 call; and

- e) posting of instructions in the building as to the alternate actions to be taken in the case of an emergency.

**2.48.00 Hazardous Activities**

2.48.01 Where the Fire Chief is made aware of an activity or situation which, in the opinion of the Fire Chief, is hazardous to life or property, the Fire Chief may do one or more of the following:

- a) require that a fire watch in accordance with section 2.47.00 be provided by the Occupant of any lands or buildings where that activity or situation is occurring;
- b) order that the activity be stopped;
- c) require that the activity be carried out only in compliance with a permit issued by the Fire Chief;
- d) evacuate the lands or buildings until such time as the hazard to life or property has been rectified; or
- e) order the Occupant to remove the hazard in a manner approved by the Fire Chief, in default of which the Fire Chief may have the hazard removed at the Occupant's expense.

2.48.02 Every Occupant of a property and the owner/operator of a motor vehicle, must report immediately to the Fire Chief:

- a) when an explosion, discharge, emission, escape or spill of a hazardous substance occurs; and
- b) if the potential for an explosion or a discharge, emission, escape or spill of a hazardous substance exists.

**2.49.00 Movie/TV Pyrotechnics**

2.49.01 Before commencing any commercial filming where Fireworks or other pyrotechnics are to be used, the person carrying out such Fireworks/pyrotechnics must obtain a Fireworks permit from the Fire Chief.

2.49.02 The Fire Chief shall charge a fee based on a calculation of the Fire Department resources utilized or placed on standby for the commercial filming, at the rates and fees set out in the Township of Langley Fees and Charges Bylaw.

**Housekeeping Fireworks and Schedules**

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2.50.01 A person shall not offer for sale or display for sale any Fireworks:

- a) from a temporary structure;

- b) from any structure which does not have direct access on ground level to the outdoors;
- c) that are not enclosed behind glass or wire enclosures to prevent customers from handling the fireworks on display; or
- d) from a vehicle, trailer or any other mobile structure.

2.50.02 A person shall not sell, dispose of, give or otherwise distribute Fireworks unless that person fulfils the following conditions and is issued a Fireworks Sales Permit as set out in Schedule 1 to this Bylaw:

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- a) pays the applicable application fee pursuant to the Township of Langley's Fees and Charges Bylaw;
- b) holds a valid and subsisting Business License pursuant to the Township of Langley Business Licence Bylaw 2001 No. 4050 and amendments thereto; and
- c) has not previously held a permit to sell Fireworks that was cancelled or rescinded at any time during the two (2) years prior to the date the Application for Fireworks Sales is submitted to the Township.

2.50.03 To obtain a Fireworks Sales Permit the applicant must also submit to the Fire Chief prior to being granted a permit:

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- a) evidence that the applicant is certified as a Fireworks supervisor to possess and fire or set off Fireworks; and
- b) evidence of the insurance specified in Schedule 4 attached to this Bylaw and titled "*Insurance Requirements for Fireworks Event*";

2.50.04 The Fire Chief may impose any and all conditions which he or she deems necessary to provide for the protection of persons and property when issuing a Fireworks Sales Permit.

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2.50.05 No person shall purchase, acquire, barter or possess Fireworks unless they are a holder of a current Fireworks Supervisor License from ERD Canada Fireworks Certification Program.

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2.50.06 No person shall purchase, acquire, barter or possess Fireworks unless they are a holder of a current Fireworks Supervisor License from ERD Canada Fireworks Certification Program.

## **2.51.00 Fireworks Permit**

2.51.01 A person shall not barter, possess for purposes of use, set off, explode or discharge Fireworks without first applying for and obtaining a permit from the Fire Chief.

2.51.02 A person may apply to the Fire Chief for a permit to use, set off, explode or discharge Fireworks for religious, ceremonial, celebratory or business related purposes (a "Fireworks Event"), by completing and submitting an "*Application for Fireworks Event*" in the form set out in Schedule 2 to this Bylaw not less than ten (10) days before the Fireworks Event is to occur.



- 2.51.03 An applicant for a permit for Fireworks Event must:
- a) pay the permit fee specified in the Township of Langley Fees and Charges Bylaw;
  - b) provide evidence that the applicant is certified as a Fireworks Supervisor to possess and fire or set off Fireworks; and
  - c) provide evidence of the insurance specified in Schedule 4 attached to this Bylaw and titled "*Insurance Requirements for Fireworks Event*".
- 2.51.04 If the Fireworks Event is to occur on property that is not owned by the applicant or owned by the Township, a written agreement of the property owner in the form attached as Schedule 5 to this Bylaw and titled "*Agreement of Property Owner for Fireworks Event*" is required to be submitted by the applicant with the Application for Fireworks Event.
- 2.51.05 If the Fireworks Event is being organized or sponsored by any person other than the applicant, a written agreement of such person in the form attached as Schedule 6 to this Bylaw and titled "*Agreement of Organizer or Sponsor of Fireworks Event*" is required to be submitted by the applicant with the Application for Fireworks Event.
- 2.51.06 When issuing a permit for a Fireworks Event, the Fire Chief may impose any and all conditions which he or she deems necessary to provide for the protection of persons and property including without limitation those as set out in the form attached as Schedule 3 to this Bylaw and titled "*Form of Permit for Fireworks Event*".
- 2.51.07 A permit for a Fireworks Event is valid only when it is completed and signed by an authorized signatory for the Fire Department.
- 2.52.00 Compliance**
- 2.52.01 The person to whom a permit for a Fireworks Event or a permit for Fireworks sales is issued is responsible for ensuring compliance with all the terms, conditions and other provisions contained in such permit and this Bylaw.
- 2.52.02 The Fire Chief may rescind a permit for Fireworks sales or a permit for a Fireworks Event in the event:
- (a) of circumstances arising or ascertained after the permit was issued demonstrate that a public safety risk or risk to public or private property exists in connection with the Fireworks Event or sale of Fireworks; or
  - (b) the Fire Chief determines that the permit holder submitted false or inaccurate information in the Application for Fireworks Sales or Application for a Fireworks Event.

### **2.53.00 Applicant Requirements**

2.53.01 Every holder of a permit for a Fireworks Event must:

- a) present the permit to the seller of the Fireworks;
- b) light or explode only those Fireworks specified in the permit;
- c) light or explode the Fireworks only in accordance with the terms of the permit;
- d) light or explode the Fireworks only in accordance with the approved fire safety plan, if one is required by the Fire Chief;
- e) ensure that the Fireworks are only discharged under his or her direct supervision and responsibility; and
- f) ensure that the use, handling, discharge, sale, possession and storage of the Fireworks conforms in every respect to the regulations made under the *Explosives Act*, the Fireworks manual as published by the Explosives Branch of Canada from time to time, and this Bylaw.

### **2.54.00 Lighting of Fireworks**

2.54.01 No person may store, fire, set off, explode or otherwise use Fireworks in an unsafe manner.

2.54.02 Without limiting section 2.53.01 or section 2.54.01, a person shall not point or direct Fireworks at any person, animal, structure, vehicle or other object when the Firework is in the process of being used, set off, exploded or detonated.

2.54.03 This Bylaw does not prohibit or regulate the use of torpedoes, flares, fuses or similar pyrotechnic devices by motorists, railroads, police or other agencies for signalling purposes or illumination.

2.54.04 Nothing in this Bylaw shall be interpreted as relieving a person from complying with any Federal or Provincial enactments dealing with Fireworks. In the event of a conflict between the provisions of this Bylaw and another Township bylaw this Bylaw shall prevail.

### **2.55.00 Cleaning with Combustible Liquids**

2.55.01 A person shall not use flammable or combustible liquids for the purposes of cleaning within any building which could endanger life or property.

**2.56.00 Fuel Dispensing Stations - Service Station Attendants**

2.56.01 Each operator of a service station shall ensure that all service station attendants have successfully completed a fire safety training program prior to dispensing of any fuel.

**2.57.00 Fuel Tanks**

2.57.01 Each operator of a garage or service station shall remove all fuel within a fuel tank of a vehicle located within a building prior to any adjustments or relocation of the fuel tank.

**2.58.00 Regulation**

2.58.01 A person shall not operate a fuel dispensing station or install any storage tank or pump, or measuring device, used or intended to be used, for the purpose of dispensing flammable liquids or combustible liquids unless that person has first obtained a Fuel Dispensing/Tank Permit from the Fire Chief.

2.58.02 The Fire Chief may grant a person a Fuel Dispensing/Tank Permit if in the opinion of the Fire Chief, the applicant meets the requirements set out in section 2.59.00 and the requisite application form.

**2.59.00 Application**

2.59.01 An occupant of a property may apply for permit in the form attached as Schedule 7 to this Bylaw and titled "*Fuel Dispensing/Tank Permit*" and must pay the permit fee specified in the Township of Langley's Fees & Charges Bylaw.

2.59.02 Every person applying for a Fuel Dispensing/Tank Permit shall:

- a) state the name, address and telephone number of the applicant and contractor;
- b) state the location of the proposed installation; and
- c) provide three (3) copies of specifications and scaled plans as prepared by a professional engineer and 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 the major piping, valves, pumps and associated appurtenances;
  - iii. the location of the fuel dispensing system;
  - iv. the location of existing and proposed buildings;
  - 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.

- 2.59.02 The holder of a Fuel Dispensing/Tank Permit shall comply with this Bylaw and other applicable bylaws and all terms and conditions set out in the Fuel Dispensing/Tank Permit.
- 2.59.03 At any time the Fire Chief may on account of hazardous fire conditions cancel or suspend a Fuel Dispensing/Tank Permit or impose further conditions and restrictions.
- 2.59.04 The Fire Chief may suspend or cancel a Fuel Dispensing/Tank Permit for the failure of the permit holder to comply with a term or condition of the Fuel Dispensing/Tank Permit or the failure of the permit holder to comply with this Bylaw.

#### **2.60.00 Propane Dispensing Facilities**

- 2.60.01 The dispensing, fueling, filling, re-fuelling or refilling of propane bottles, cylinders or containers of any type shall only be carried out at service stations, recreational vehicle centres and industrial locations which have been inspected and licensed by the BC Safety Authority and where a person licensed by the BC Safety Authority to dispense propane is in attendance.
- 2.60.02 Every person obtaining an inspection of propane facilities by the Fire Department as required by the BC Safety Authority shall pay the rates and fees as set out in the Township of Langley Fees and Charges Bylaw, on a cost recovery basis.

#### **2.61.00 Authorization of Coverage**

- 2.61.01 A person shall not cover any fuel storage tank, associated piping or appurtenances without first obtaining written authorization from the Fire Department.

#### **2.62.00 Rubbish, Debris and other Fire Hazards**

- 2.62.01 If any flammable, combustible or explosive material or any accumulation of waste materials or refuse of a nature liable to catch fire is situated such that it may endanger life or property, or obstruct ingress or egress from a building, or where a condition exists which is considered by the Fire Chief or other Officer in Charge to be a fire hazard, the Occupant of the building shall forthwith, on the order of the Fire Chief or Officer in Charge, have the substance or accumulation or condition removed.
- 2.62.02 If an Occupant fails to comply with an order of the Fire Chief or, if applicable, other Officer in Charge, the work may be completed by the Township and the Occupant is liable for the cost of the work.

#### **2.63.00 Quantity & Storage of Flammable or Combustible Liquids**

- 2.63.01 At no time shall an Occupant store more than twenty-five (25) litres of a flammable or combustible liquid in a portable container on any property within the following areas, as set out in the map attached as Schedule 8 to this Bylaw and titled "*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; and
- d) Comprehensive Rural Estates.

2.63.02 Flammable liquids or combustible liquids shall be stored in accordance with the *BC Fire Code*.

2.63.03 Without limiting the foregoing, flammable and combustible products must not be stored in underground parkades unless contained in a room specifically designed for such storage.

#### **2.64.00 Accumulation of Daily Combustibles**

2.64.01 Every Occupant of a property who makes, stores, uses, or has charge or control of any shavings, excelsior, rubbish, sacks, bags, litter, straw, or waste-paper, paper boxes or any other flammable material, shall at the close of business on each day cause all such material to be compactly baled or stacked in a safe manner, or stored in non-combustible receptacles having tight fitting, non-combustible lids, which lids shall be kept closed at all times except when refuse is being placed in the containers.

#### **2.65.00 Storage of Combustible Materials**

2.65.01 Every Occupant of a business shall use a non-combustible container with a self-closing lid, to store cleanup rags or shop towels for products subject to spontaneous combustion, until safely removed from the building. Lids of non-combustible containers must be kept closed at all times except when refuse is being placed in the containers.

2.65.02 Hazardous or flammable liquids or gases must be stored in a locker that has been approved by the Fire Chief for such storage.

2.65.03 An occupant shall not hang laundry or other items on balcony rails or use or permit balconies to be used as temporary or permanent storage areas for any item that represents a fire hazard, such as (but not limited to) tires, old appliances, boxes, rags, or chemicals.

2.65.04 Parking stalls must be kept clean and free by the occupant from all debris, including without limitation, oil and automotive fluids. Storage of anything other than a motor vehicle or motorcycle in a parking stall is prohibited. The occupant and/or other user of a parking stall must clean the stall within seven (7) days of being notified of a violation of this section.

#### **2.66.00 Refuse Containers**

2.66.01 An owner of a building used for apartment, commercial, industrial or assembly occupancies shall provide the occupants of the building with one or more non-combustible refuse containers.

2.66.02 Refuse containers may not be placed less than five (5) metres from any combustible construction or material or any unprotected building openings and if the refuse container is stored in an enclosure the enclosure shall be provided with a non-combustible top or ceiling.

### **2.67.00 Outdoor Storage of Tires**

2.67.01 Every Occupant of property on which tires are stored must store tires such that:

- a) piles of tires shall not exceed the maximum dimensions of 1.83 metres high x 15.24 metres long x 4.57 metres wide; and
- b) the accumulation of tires has open aisles wide enough to facilitate firefighter access.

2.67.02 Every Occupant of property upon which tires are stored outdoors shall install a security fence around the property sufficient to prevent unauthorized entry.

### **2.68.00 Chimneys and Heating Appliances**

2.68.01 All chimneys, smokestacks or similar devices for conveying smoke or hot gases to the outer air and the stoves, furnaces, fire boxes or boilers to which they are connected shall be maintained by the occupant in accordance with the *BC Fire Code*.

2.68.02 Fireplaces that are constructed of masonry or fabricated metal must comply with the requirements of the *BC Building Code Part 6* and NFPA 211 and may not be built unless authorized by a permit issued by the Township.

2.68.03 Standalone solid fuel burning appliances are prohibited.

2.68.04 Outdoor attached fireplaces or solid fuel burning appliances that are constructed of masonry or fabricated metal must comply with the requirements of the *BC Building Code Part 6 and NFPA 211*.

2.68.05 Outdoor attached fireplaces or solid fuel burning appliances that are constructed of masonry or fabricated metal may not be built without first obtaining a building permit from the Township.

### **2.69.00 OPEN AIR BURNING**

#### **2.69.01 Burning Permits**

2.69.02 Except as hereinafter specifically provided, a person shall not light, ignite, start or burn any fire in the open air or in any portable incinerator, outdoor fireplace, oven or other portable appliance or device in the open air for any purpose without first obtaining a burning permit issued by the Township.

2.69.03 For the purposes of section 2.69.00, there are three (3) types of burning permits:

- a) an Outdoor Burning Permit in form and substance attached as Schedule 9 to this Bylaw and titled "*Outdoor Burning Permit*";
- b) a Land Clearing Permit in form and substance attached as Schedule 10 to this Bylaw and titled "*Land Clearing Burning Permit*"; and
- c) a Special Burning Permit in form and substance attached as Schedule 11 to this Bylaw and titled "*Special Burning Permit*";  
(collectively known as the "burning permits").

2.69.04 A fee to cover administration costs shall be charged for every burning permit in accordance with the Township of Langley Fees and Charges Bylaw.

2.69.05 No burning permit shall be issued or burning allowed in industrial, commercial, multi-family, institutional and public assembly areas unless the fire is contained within an incinerator approved by the Township.

2.69.06 A person shall not start or maintain a fire upon the land of another person without the written permission of the land owner or their agent.

2.69.07 Burning permits are non-transferable and a person shall not transfer a burning permit for use by any other person and must keep it readily available for inspection at the burning site.

2.69.08 All open air burning must comply with the requirements of the *Environmental Management Act*, R.S.BC 2003, c. 53 or its successor legislation and Metro Vancouver regulations and bylaws.

2.69.09 Failure to follow conditions of any burning permit is subject to Bylaw Offence Notices and/or cost recovery.

## **2.70.00 Exceptions**

2.70.01 The following types of open air fires may be lighted, ignited, started, burned and maintained at any time without a burning permit and are excluded from the regulations of this Bylaw:

- a) charcoal, natural gas or propane fires contained within *Canadian Standards Association* approved appliances; and
- b) fires ignited by a Member for the purpose of training Fire Department personnel in structural fire fighter methods, fire investigation procedures or for the purpose of the elimination of hazards.

## **2.71.00 Outdoor Burning Permit**

2.71.01 Open air burning is permitted when approved by the Fire Chief and the applicant obtains an Outdoor Burning Permit.

- 2.71.02 An Outdoor Burning Permit may only be issued if the Fire Chief is satisfied that the following conditions are or will be met by the applicant:
- a) the applicant owns the property on which the outdoor fire will occur or has the written authority to light, ignite, start or burn a fire on the property from the owner of the property;
  - b) the property on which the burning will occur is a minimum .2 hectare (.5 acres) in size;
  - c) the material to be burned is indigenous to the property, including piled brush, slash, grass or other organic or agricultural material originating from that property and excluding dimensional lumber, construction waste, plastic, waste materials or garbage;
  - d) *a minimum clearance of fifteen (15) metres or fifty (50) feet clearance* will be provided between the fire and all structures and property lines;
  - e) indigenous material to be burned is piled by hand and does not exceed five (5) cubic metres (2m x 2m x 1.2m or 6 feet x 6 feet x 3 feet) at any time during the fire;
  - f) only one (1) burning pile at a time is permitted on a property;
  - g) the person applying for the Outdoor Burning Permit agrees to be responsible for the fire and shall constantly watch over, manage and care for such fire and shall observe every reasonable precaution to prevent the open fire from spreading or from ashes or smoke becoming a nuisance;
  - h) a hose connected to a pressurized water supply and of sufficient length to reach the fire is readily available to extinguish or restrict the fire size; and
  - i) the fire is required to be extinguished by dusk.

2.71.03 An applicant/permit holder shall comply with the conditions set out in paragraphs (a) to (i) of section 2.71.02 and any other conditions as may be set out in the relevant burning permit.

## **2.72.00 Land Clearing Burning Permit**

- 2.72.01 A Land Clearing Burning Permit may only be issued if the Fire Chief is satisfied that the following conditions are or will be met by the applicant:
- a) the applicant owns the property on which the outdoor fire will occur or has the written authority to light, ignite, start or burn a fire on the property from the owner of the property;
  - b) the material to be burned is indigenous to the property, including piled brush, slash, grass or other organic or agricultural material originating from that property and excluding dimensional lumber, construction waste, plastic, waste materials or garbage);
  - c) the property is not less than 1.7 hectares (4.2 acres) in size or consolidated properties of greater than 1.7 hectares (4.2 acres);
  - d) a forced combustion air supply may be required, of not less than 4,700 cubic metres (18,000 cubic feet) per minute, to accelerate the burning to minimize the impact of smoke or ashes on neighbouring properties;



- e) a fire watch is maintained on the fire until it is completely extinguished with sufficient personnel, appliances and equipment to prevent the fire from becoming dangerous to life or property; a qualified machine operator to maintain fire watch is required;
- f) burning will not be carried out within a hundred (100) metres from any neighbouring residences, businesses or highways; five hundred (500) metres from schools in session, hospitals and facilities used for continuing care and thirty (30) metres from any on-site structures;
- g) the pile to be burned shall not exceed the allowable size as determined by the Fire Chief with the intention of reducing the impact of the burning on neighbours;
- h) the fire will only be started when in compliance and accordance with the Metro Vancouver Open Burning Smoke Control Code of Practice the terms of which the permit holder is required to obtain from Metro Vancouver;
- i) no burning shall be carried out when, due to climatic conditions or other hazards, it would be unsafe to do so; and
- j) any other conditions not listed here as may be added to the permit upon issuance if the Fire Chief deems necessary whether due to the property's location, size, amount of material to be burned, time of year and the weather or otherwise.

2.72.02 A permit holder is required to meet all the conditions listed in paragraphs (a) – (j) of section 2.72.01, and any other conditions as may be set out in the relevant burning permit as well as all Metro Vancouver Air Quality Management Bylaws and *Environmental Management Act*.

### **2.73.00 Special Burning Permit**

2.73.01 A Special Burning Permit may only be issued to a person in the following circumstances and conditions:

- a) the purpose of the fire is agricultural in nature, to eradicate grass, weeds, damaged or diseased crops or pests;
- b) the fire is part of a religious or ceremonial event; or
- c) the fire is a camp fire, and is conducted only in the following circumstances:
  - i) in authorized campgrounds holding a valid and subsisting business license;
  - ii) the size of the pile to be burned does not exceed 60cm (23.5 inches) in width and 50cm (19.5 inches) in height;
  - iii) the material to be burned may only be dry wood, branches, twigs and pine cones;
  - iv) the campfire is set and maintained solely for the purpose of cooking food, providing warmth and recreational enjoyment; and
  - v) the campfire is contained within an approved campfire pit as described in Schedule 11;

- 2.73.02. An applicant/permit holder shall comply with the conditions set out in paragraphs (a) to (c) of section 2.73.01 and any other conditions as may be set out in the relevant burning permit.

**2.74.00 Demolition Burning**

- 2.74.01 The burning of construction or demolition materials is prohibited unless authorized in writing by Metro Vancouver and approved by the Fire Chief.

**2.75.00 Prohibited Materials**

- 2.75.01 A person shall not burn in the open air or in any type of enclosed container:

- a) rubber tires, oil, tar asphalt, shingles, battery boxes, plastic materials or any other materials that would produce heavy smoke;
- b) residential household waste;
- c) waste material from construction sites;
- d) noxious, explosive, corrosive or toxic material, pesticide or herbicide;
- e) animal carcass, hides, manure or parts or combinations thereof; or
- f) any materials which are not indigenous (natural growth and vegetation) to the site where the burning occurs.

- 2.75.02 A person shall not transport material of any type into the Township from outside the Township with the intention of burning such material.

- 2.75.03 A person shall not use tires or liquid petroleum based products such as fire starters.

**2.76.00 Suspension of Burning Permits**

- 2.76.01 The Fire Chief may order a total ban on open air burning and may suspend, cancel or restrict for such time as deemed necessary by the Fire Chief any or all burning permits issued pursuant to this Bylaw or the *Forest Act*, R.S.BC 1996, c. 157 within the Township.

- 2.76.02 Officers are hereby authorized and empowered to suspend or revoke any burning permit under this Bylaw where it is determined that the holder of the burning permit has done anything which contravenes any condition of the burning permit, any provision of this Bylaw, the *Fire Services Act*, or any regulations thereto.

### **3.00.00 PART III**

#### **3.01.00 FEES AND CHARGES**

##### **3.01.01 Fire Investigation Information Requests**

3.01.02 The Fire Department may charge a fee to any person seeking information on fire investigations as regulated by the *Freedom of Information and Protection of Privacy Act*.

3.01.03 The Fire Chief may charge for the use of fire services and auxiliary equipment and personnel.

3.01.04 Failure to pay fees and charges for cost recovery of Fire Department time and equipment, including equipment replacement shall result in such costs being applied to the property taxes of the property. If unpaid after December 31 of any calendar year, unpaid fees and charges, and accrued interest are recoverable in the same manner as property taxes.

##### **3.02.01 Cost Recovery**

3.02.02 The Fire Department is authorized to charge for the use of fire services, auxiliary equipment and personnel to an Occupant of any property where the Fire Department provides a service in the following circumstances:

- a) a fire is willfully set that must be brought under control by the Fire Department;
- b) an incident that arises as a result of or in connection with the commission of an indictable offence under the *Criminal Code of Canada*, that must be brought under control by the Fire Department;
- c) an incident where damage is in excess of \$5,000 and for which a fire investigation and fire investigation report must be completed by an Officer in accordance with the *Fire Services Act*;
- d) where a special event is held, including but not limited to gatherings of people and the Fire Department is required to conduct inspections, provide standby time, use equipment and other fire protection services because of the event, whether before, after or during the event;
- e) specialized equipment from another local government, senior level of government or private source is utilized, called out or requested by the Fire Department, and the Township is subsequently charged for the use of the specialized equipment;
- f) where contamination or damage occurs to Fire Department equipment while attending an incident at a property as a result of the presence of a hazardous substance or dangerous good on that property;

- g) burning of any material without a required burning permit results in the Fire Department attending for fire services;
- h) a burning permit issued to the Occupant but revoked by the Fire Chief and the Fire Department has directed that the fire be extinguished and the Occupant refuses to do so resulting in the Fire Department extinguishing the fire; and
- i) a fire education lecture, fire extinguisher demonstration or any other training related to fire and life safety education.

## **4.00.00 PART IV**

### **4.01.00 OFFENCES AND PENALTIES**

- 4.01.01 Contravention of any provision of this Bylaw constitutes an offence and a person who contravenes any of the provisions of this Bylaw may be prosecuted under the *Offence Act*, R.S.B.C. 1996, c. 338 and if found guilty of an offence may be charged a fine of not less than \$2,000 and not more than \$10,000 and in the case of a continuing offence, for each day that the offence continues shall be a separate fine of not less than \$2,000 or more than a fine of \$10,000.
- 4.01.02 In addition to any other penalty provided for in this Bylaw, a person who contravenes any of the provisions of this Bylaw shall be liable to the Township for the cost of the Fire Department's attendance at a fire which causes damage to lands or property as a result of such contravention, and the same may be recovered by action in any Court of competent jurisdiction at suit of the Township.
- 4.01.03 A person who contravenes any of the provisions of this Bylaw may have proceedings brought against them in Supreme Court to enforce, or prevent or restrain the contravention of any provision of this Bylaw.
- 4.01.04 Every person who contravenes a provision of this Bylaw may be subject to fines and/or bylaw notice tickets pursuant to the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 as amended or superseded from time to time.

## **5.00.00 PART V**

### **5.01.00 GENERAL PROVISIONS**

- 5.01.01 If any section, sub-section, clause, part or wording of the Bylaw is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been adopted without the invalid and severed section, sub-section, clause, part or wording.

5.01.02 In this Bylaw words importing the male gender include the female gender and either include the neuter and vice versa, and words importing the singular number include the plural and vice versa.

**5.02.00 Repeal**

5.02.01 Township of Langley Fire Prevention Bylaw 2009 No. 4766 and Fireworks Regulation Bylaw 2004 No. 4344 are hereby repealed in their entirety.

READ A FIRST TIME the	18	day of	November	, 2013
READ A SECOND TIME the	18	day of	November	, 2013
READ A THIRD TIME the	18	day of	November	, 2013
ADOPTED the	02	day of	December	; 2013

“JACK FROESE”

Mayor

“SUSAN PALMER”

Deputy Township Clerk



# Fireworks Sales Permit

## 1 Applicant Information

Applicant's name	
Applicant's mailing address	
City	Postal code
Home phone	Alternate phone
Contact name (if any)	Applicant's business licence number

The applicant hereby applies to sell, offer for sale, or otherwise dispose of fireworks at the following location(s):


## 2 Terms and Conditions

As per Fire Prevention Bylaw 2013 No. 4956, Section 2.50.00.

The Applicant certifies that the Applicant understands and will be governed by the provisions of the Township's Fire Prevention Bylaw and all applicable provincial and federal laws and regulations in force from time to time and any conditions or restrictions imposed in this permit by the Fire Chief.

In consideration of the Township issuing a Fireworks Sales Permit, the Applicant covenants and agrees that the Applicant will indemnify and save harmless the Township and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions or causes of action, damages, costs, loss, or expenses of whatever kind (including, without limitation, legal fees) which the Township or its elected officials, employees, officers, agents, or contractors may sustain, incur, or be put to by reason of or arising out of:

- (1) the issuance of this permit;
- (2) the sale, offering for sale or any other disposal of fireworks to any person by the Applicant; or
- (3) any act or omission of the applicant or any person for whom the Applicant is at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law.

### 3

## Signatures

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Fire Chief's signature

\_\_\_\_\_  
Applicant's printed name

\_\_\_\_\_  
Fire Chief's printed name

\_\_\_\_\_  
Date (mm/dd/yyyy)

\_\_\_\_\_  
Date (mm/dd/yyyy)

#### Office use only

- |                          |                                                                              |
|--------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> | Holds valid business licence                                                 |
| <input type="checkbox"/> | Fireworks Supervisor Licence from ERD Canada Fireworks Certification Program |
| <input type="checkbox"/> | Insurance Form (Schedule 4)                                                  |

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 [foi@tol.ca](mailto:foi@tol.ca) 604.533.6101

**White Copy** - Fire

**Yellow Copy** - Customer

**Pink Copy** - Batch

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Township of  
Langley



Est. 1873



# Fireworks Event Application

## 1 Applicant Information

Applicant name	
Address	
City	Postal code
Home phone	Alternate phone
Fireworks supervisor name	Fireworks Operator Certificate number

Copy of Operator's Certificate (front and back) attached

## 2 Event Details

The applicant hereby applies to fire, set off, or explode fireworks on property within the Township of Langley as follows:

Location		
Date (mm/dd/yyyy)	Start time	End time
Description of event		
Estimated number of spectators		



Type of Fireworks	Quantity of Fireworks
Indicate safety precautions you will use	
Event organizer/sponsor contact name	Phone
Property owner name	Phone

### 3 Signature

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Date (mm/dd/yyyy)

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Township of  
**Langley**



Est. 1873



# Fireworks Event Permit

## 1 Contact Information

Applicant's name	
Applicant's address	
City	Postal code
Home phone	Alternate phone
Fireworks supervisor name	Fireworks Operator Certificate number

## 2 Registered Property Owner

**If the applicant is not the registered owner of the property where the fireworks event will occur, please complete:**

Registered owner's name	
Registered owner's address	
City	Postal code
Home phone	Alternate phone

## 3 Event Details

Fireworks event location	Event date (mm/dd/yyyy)
<b>Type of Fireworks</b>	<b>Quantity of Fireworks</b>

Detailed list attached. List indicates type and quantity of fireworks to be used at event.

**White Copy** - Fire

**Yellow Copy** - Customer

**Pink Copy** - Batch

see next

FD14-231 1 of 2

Indicate safety precautions you will use

## 4 Terms and Conditions

Permission is granted to the applicant to fire, set off, or explode fireworks in the quantity, type, and location as set out in the Fireworks Event Application.

No later than ten (10 days) prior to the fireworks event, the Applicant promises to obtain Comprehensive General Liability insurance policy with an inclusive limit of not less than \$5,000,000 per occurrence for bodily injury and property damage and provide evidence of the same to the Fire Chief.

The applicant certifies that the applicant understands and will be governed by the provisions of the Township's fire prevention bylaw, in force from time to time, and all applicable provincial and federal laws and regulations in force from time to time, and any conditions or restrictions imposed in this permit by the local assistant of the Fire Commissioner.

The applicant further certifies that the applicant is authorized by Natural Resources Canada to possess and fire, set off, or explode fireworks.

In consideration of the Township issuing a Fireworks Event Permit, the applicant covenants and agrees to indemnify and save harmless the Township and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions or causes of action, damages, costs, loss, or expenses of whatever kind (including, without limitation, legal fees) which the Township or its elected officials, employees, officers, agents, or contractors may sustain, incur, or be put to by reason of or arising out of:

- (1) the issuance of this permit;
- (2) the fireworks event, including, without limitation, the handling storage, firing, setting off, exploding or other use of fireworks in connection therewith;
- (3) the applicant's use or occupation of the location upon which the fireworks event is to occur; or
- (4) any act or omission of the applicant or any person for whom the Applicant is at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law.

Applicant's signature

Fire Chief's signature

Applicant's printed name

Fire Chief's printed name

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

*This permit is not transferable. Only the applicant is authorized under this permit to fire, set off, or explode fireworks.*

Office use only	
Received	N/A
<input type="checkbox"/>	<input type="checkbox"/> Agreement of Property Owner for Public Fireworks Event (schedule 5)
<input type="checkbox"/>	<input type="checkbox"/> Agreement of Organizer or Sponsor of Fireworks Event (schedule 6)
<input type="checkbox"/>	<input type="checkbox"/> Fireworks Operators Certificate issued by Natural Resources Canada
<input type="checkbox"/>	<input type="checkbox"/> Insurance Form (schedule 4)

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White Copy - Fire

Yellow Copy - Customer

Pink Copy - Batch

FD14-231 2 of 2





# Insurance Requirements for Fireworks Event

## 1 Event Information

Location of Fireworks Event

Event date (mm/dd/yyyy)

## 2 Terms and Conditions

1. A display permit holder shall, at his or her own expense, for the duration of the fireworks event, secure and maintain a Comprehensive General Liability insurance policy with an inclusive limit of not less than \$5,000,000 per occurrence for bodily injury and property damage.
2. The Comprehensive General Liability insurance policy shall:
  - a. include pyrotechnic operations
  - b. include "Broad Form" Property Damage coverage on an occurrence basis including loss of use of property
  - c. include, but not necessarily be limited to, the following coverages:
    - i Contingent Employers Liability
    - ii Owners and Contractors Protective Liability
    - iii Contractual Liability assumed with respect to the event
    - iv Non-Owned and Hired Auto
    - v Personal Injury Liability
  - d. include the Township, its elected officials, officers, agents and employees, and contractors acting on behalf of the Township, as additional insureds
  - e. be primary and non-contributing with respect to any insurance carried by the Township
  - f. not include a deductible greater than \$5,000 per occurrence (unless the Township advises in writing that it has determined that a greater deductible is acceptable)
  - g. include a Cross Liability clause
  - h. preclude subrogation claims by the insurer against any of the insureds
  - i. include a provision requiring the insurer to give the Township 30 days prior written notice before making any material change to the insurance coverage, or the termination or cancellation thereof
- j. provide that the Township, its elected officials, officers, agents and employees, and contractors acting on behalf of the Township are protected notwithstanding any act, neglect or misrepresentation of the display permit holder which might otherwise result in the avoidance of a claim and that such policy is not affected or invalidated by any act, omission or negligence of any third party which is not within the knowledge or control of the insureds
- k. be underwritten by a responsible insurance company or companies licensed to do business in the Province of British Columbia and that meet with the reasonable approval of the Township
3. Seven days prior to the fireworks event and upon the Township's written requirements from time to time, the display permit holder shall furnish the Township with a certificate or certificates of insurance as evidence that the required insurance is in force.
4. Maintenance of the insurance required herein and the performance by the display permit holder of his or her obligations under this clause shall not relieve the display permit holder from liability under any covenant to indemnify the Township.
5. It shall be the sole responsibility of the display permit holder to determine his or her own additional insurance coverages, if any, including workers' compensation, that are necessary and advisable for his or her own protection or to fulfil his or her obligations with respect to the fireworks event. Any such additional insurance shall be secured and maintained by the display permit holder at his or her own expense.
6. The foregoing insurance provisions shall not limit the insurance the display permit holder is required to secure and maintain by provincial or federal law.
7. If the display permit holder fails to secure or maintain insurance as required herein, then the Township shall have the right, but not the duty or obligation, to secure and maintain such insurance and give evidence thereof to the display permit holder. The display permit holder shall pay the cost thereof to the Township on demand or the Township may deduct such cost from any amount that is due or may become due to the display permit holder from the Township.

see next

# 4

## Signature

I hereby agree to all of the terms and conditions of the Township of Langley Fire Prevention Bylaw 2013 No.4956 (as on page 1 of this form) and agree to have the above insurance requirements.

---

Applicant's signature

---

Applicant's printed name

---

Date (mm/dd/yyyy)

Any personal information collected on this form will be managed in accordance with the Freedom of Information and Protection of Privacy Act. Direct enquiries, questions, or concerns regarding the collection, use, disclosure, or safeguarding of personal information associated with this form to: Supervisor, Information, Privacy, and Records Management, Township of Langley, 20338 – 65 Avenue, Langley, BC V2Y 3J1 [foi@tol.ca](mailto:foi@tol.ca) 604.533.6101

FD14-287



# Agreement of Property Owner for Fireworks Event

## 1 Event Information

Applicant's name	
Fireworks event organizer/sponsor name	
Address of fireworks event	
City	Postal code
Event date	
Event start date	Event end time

## 2 Property Owner Information

Registered owner's name	
Registered owner's address	
City	Postal code
Home phone	Alternate phone
Contact name (if any)	

see next



### 3 Terms and Conditions

The property owner has agreed and consented to the organizer/sponsor holding and the applicant performing a public fireworks event on the date and at the location and time described above. The applicant has completed and submitted to the Township of Langley a "Fireworks Event Application" for a permit to perform such a public fireworks event.

In consideration of \$1 and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the property owner), the property owner hereby remises, releases, and forever discharges the Township of Langley and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions, damages, causes of action, suits, debts, claims, demands, and damages of any nature or kind whatsoever which the property owner may at any time have against the Township of Langley or its elected officials, employees, officers, agents, or contractors arising out of any cause, matter, or thing in respect of or arising out of:

- (1) the issuance of the permit to the applicant
- (2) the fireworks event, including, without limitation, the handling, storage, firing, setting off, exploding, or other use of fireworks in connection therewith
- (3) the use or occupation of the location upon which the fireworks event is to occur
- (4) any act or omission of the applicant or organizer/sponsor or any person for whom either is, at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law

The property owner acknowledges that he or she had the opportunity to seek independent legal advice as to the contents of this agreement and that he or she is not under any legal disability.

### 4 Signatures

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Property owner's signature

\_\_\_\_\_  
Applicant's printed name

\_\_\_\_\_  
Property owner's printed name

\_\_\_\_\_  
Date (mm/dd/yyyy)

\_\_\_\_\_  
Date (mm/dd/yyyy)



## Agreement of Organizer or Sponsor for Fireworks Event

### 1 Event Information

Applicant's name	
Address of fireworks event	
City	Postal code
Event date	Event time

### 2 Organizer/Sponsor Information

Fireworks event organizer/sponsor's name	
Organizer/sponsor's address	
City	Postal code
Home phone	Alternate phone
Contact name (if any)	

see next

FD14-388 1 of 2



### 3 Terms and Conditions

The organizer/sponsor has engaged the applicant to perform a public fireworks event on the date and at the location and time described above. The applicant has completed and submitted to the Township of Langley a "Fireworks Event Application" for a permit to perform such public fireworks event.

In consideration of \$1 and other good and valuable consideration (the receipt and sufficiency of which are hereby acknowledged by the organizer/sponsor), the organizer/sponsor hereby covenants to indemnify and save harmless the Township of Langley and its elected officials, employees, officers, agents, and contractors from and against any and all manner of actions or causes of action, damages, costs, loss, or expenses of whatever kind (including, without limitation, legal fees) which the Township or its elected officials, employees, officers, agents, or contractors may sustain, incur, or be put to by reason of or arising out of:

- (1) the issuance of the permit to the applicant
- (2) the fireworks event, including, without limitation, the handling, storage, firing, setting off, exploding or other use of fireworks in connection therewith
- (3) the use or occupation of the location upon which the fireworks event is to occur
- (4) any act or omission of the applicant or organizer/sponsor or any person for whom either is, at law, responsible, including, without limitation, the non-observance or non-performance of any obligation imposed by federal or provincial law

The organizer/sponsor acknowledges that he or she had the opportunity to seek independent legal advice as to the contents of this agreement and that he or she is not under any legal disability.

### 4 Signatures

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Organizer/sponsor's signature

\_\_\_\_\_  
Applicant's printed name

\_\_\_\_\_  
Organizer/sponsor's printed name

\_\_\_\_\_  
Date (mm/dd/yyyy)

\_\_\_\_\_  
Date (mm/dd/yyyy)



# Fuel Dispensing/Tank Permit page 1

Date (mm/dd/yyyy)	Permit number	Expiry (mm/dd/yyyy)
-------------------	---------------	---------------------

**Permit Conditions**

Removal and installation of fuel tanks must be carried out as per:

- Ministry of Environment's recommendations on tank removal
- Remediation as per MOE Guidelines Part 9 of Environmental Code of Practice for Aboveground and Underground Storage Tank Systems
- BC Fire Code

## 1 Applicant Information

Address of work to be conducted		
Applicant's name		
Applicant's address		
City	Province	Postal code
Home phone	Alternate phone	

**If the applicant is not the registered owner of the property where the work will occur, please complete:**

Registered owner's name	
Home phone	Alternate phone

## 2 Work to be Completed

<input type="checkbox"/> New tank installation	<input type="checkbox"/> Gas station being decommissioned
<input type="checkbox"/> Other; description of work	

White Copy - Fire

Yellow Copy - Customer

Pink Copy - Batch

see next

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# Fuel Dispensing/Tank Permit page 2

## 3 Tank and Fuel Type

<input type="checkbox"/> Underground	<input type="checkbox"/> Gasoline	<input type="checkbox"/> Oil	<input type="checkbox"/> Diesel	<input type="checkbox"/> Jet fuel
<input type="checkbox"/> Above Ground	<input type="checkbox"/> Gasoline	<input type="checkbox"/> Oil	<input type="checkbox"/> Diesel	<input type="checkbox"/> Jet fuel
<input type="checkbox"/> Interior Tanks	<input type="checkbox"/> Gasoline	<input type="checkbox"/> Oil	<input type="checkbox"/> Diesel	<input type="checkbox"/> Jet fuel
<input type="checkbox"/> Other (provide description)				

## 4 Contractor Information

Contractor name			
Address			
City	Province	Postal code	
Email	Phone	Fax	
Business Licence number	Expiry date		
Registered professional/Professional engineer's name overseeing the project			Phone

## 5 Signatures

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Issuer's signature

\_\_\_\_\_  
Applicant's printed name

\_\_\_\_\_  
Issuer's printed name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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Office use only	
<input type="checkbox"/> Site plan c/w all buildings, structures, covenants, and easements	<input type="checkbox"/> Review by P.L.I.
<input type="checkbox"/> Site safety plan	<input type="checkbox"/> Review by Engineering
<input type="checkbox"/> Schedule B from structural engineer	<input type="checkbox"/> Review by Transportation
<input type="checkbox"/> Soil investigation (required)	<input type="checkbox"/> Remediation report forwarded to Development and Planning

White Copy - Fire

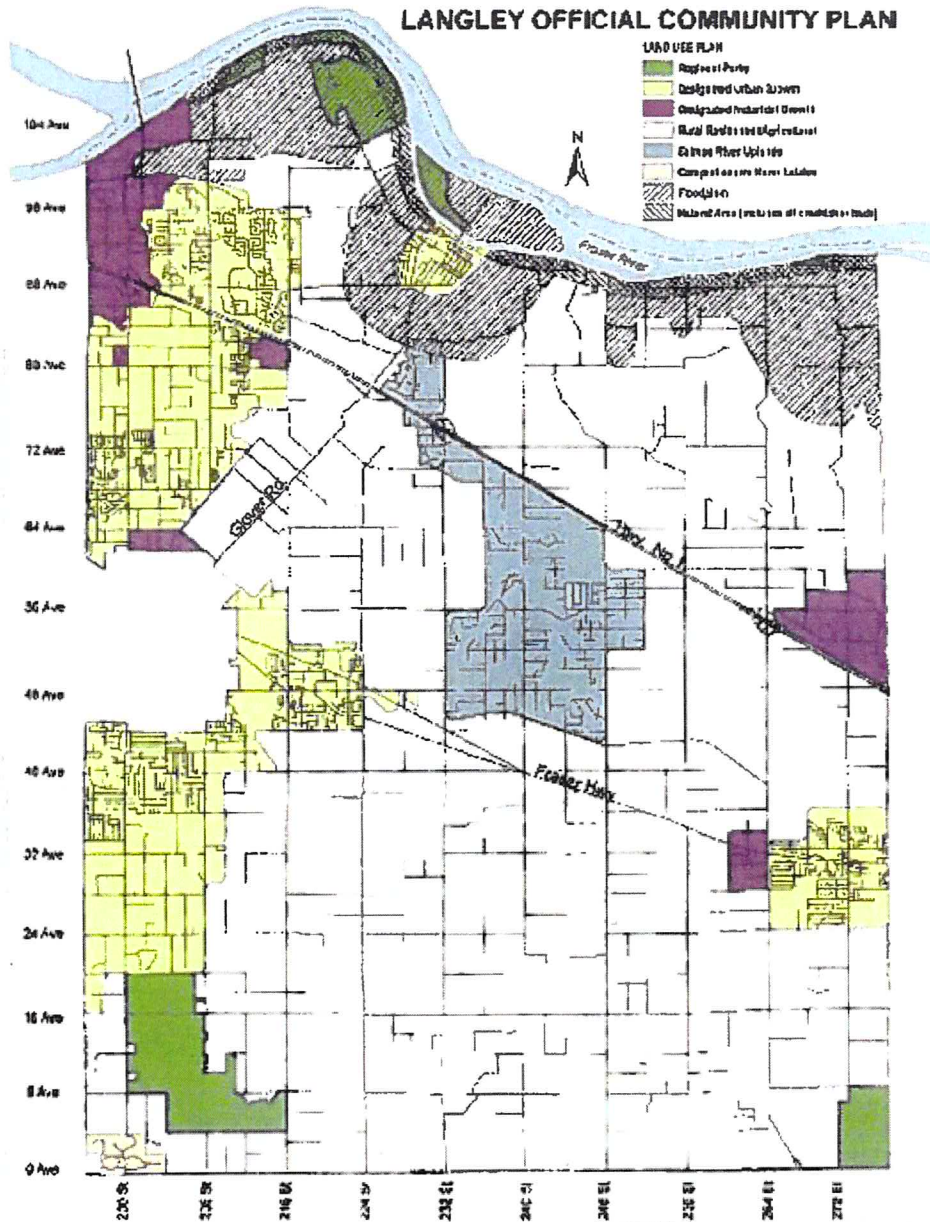
Yellow Copy - Customer

Pink Copy - Batch

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**SCHEDULE 8**  
**MAP OF DESIGNATED AREAS FOR THE PURPOSE**  
**OF PORTABLE FUEL TANKS IN EXCESS OF 25 LITRES.**





# Outdoor Burning Permit

## 1 Contact Information

Address of fire location	
Applicant's name	
Applicant's address	
City	Postal code
Home phone	Alternate phone

**If the applicant is not the registered owner of the property where the fire will occur, please complete:**

Registered owner's name	
Address	
City	Postal code
Home phone	Alternate phone

I have read, understand, and agree to comply with the terms and conditions in the Fire Prevention Bylaw and those set out on the reverse of this permit. I accept full responsibility for any fire started under this permit including all fines, costs, damages, and claims arising from this permit.

Note: This permit must be kept on site and accessible to Fire Department personnel while burning is taking place. Permits are non-refundable.  
**THIS PERMIT IS NOT VALID FOR BURNING LAND CLEARING DEBRIS.**

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Issuer's signature

\_\_\_\_\_  
Applicant's printed name

\_\_\_\_\_  
Issuer's printed name

\_\_\_\_\_  
Issue date

Outdoor Burning Permit in effect from \_\_\_\_\_, 20 \_\_\_\_\_ to \_\_\_\_\_, 20 \_\_\_\_\_

## 2

## Outdoor Burning Permit Terms and Conditions

As per Fire Prevention Bylaw 2013 No. 4956, Section 2.71.02.

**An Outdoor Burning Permit may only be issued if the Fire Chief is satisfied that the following conditions are or will be met by the applicant:**

- a) the applicant owns the property on which the outdoor fire will occur or has the written authority to light, ignite, start, or burn a fire on the property from the owner of the property;
- b) the property on which the burning will occur is a minimum .2 hectare (.5 acres) in size;
- c) the material to be burned is indigenous to the property, including piled brush, slash, grass, or other organic or agricultural material originating from that property and excluding dimensional lumber, construction waste, plastic, waste materials, or garbage;
- d) a minimum clearance of fifteen (15) metres or fifty (50) feet clearance will be provided between the fire and all structures and property lines;
- e) indigenous material to be burned is piled by hand and does not exceed five (5) cubic metres (2 m x 2 m x 1.2 m or 6 feet x 6 feet x 3 feet) at any time during the fire;
- f) only one (1) burning pile at a time is permitted on a property;
- g) the person applying for the Outdoor Burning Permit agrees to be responsible for the fire and shall constantly watch over, manage, and care for such fire and shall observe every reasonable precaution to prevent the open fire from spreading or from ashes or smoke becoming a nuisance;
- h) a hose connected to a pressurized water supply and of sufficient length to reach the fire is readily available to extinguish or restrict the fire size; and
- i) the fire is required to be extinguished by dusk.

Failure to follow conditions of this permit is subject to municipal ticketing and/or cost recovery.

**I have read the above information and accept full responsibility for all conditions of this permit.**

---

Applicant's signature

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Applicant's printed name

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FD13-565





## Land Clearing Burning Permit

### 1 Contact Information

Address of fire location	
Applicant's name	
Applicant's address	
Home phone	Alternate phone
Contractor's name	Contractor's phone

**If the applicant is not the registered owner of the property where the fire will occur, please complete:**

Registered owner's name		
Registered owner's address		
City	Province	Postal code
Home phone	Alternate phone	

I have read, understand, and agree to comply with the terms and conditions in the Fire Prevention Bylaw and those set out on the reverse of this permit. I accept full responsibility for any fire started under this permit including all fines, costs, damages, and claims arising from this permit.

Note: This permit must be kept on site and accessible to Fire Department personnel while burning is taking place. Permits are non-refundable.  
**THIS PERMIT IS ONLY VALID FOR INDIGENOUS MATERIAL.**

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Applicant's signature

---

Applicant's printed name

---

Application date

- 72 hour burn only
- Metro Vancouver air quality approval required
- Machine required on site (as per Fire department)
- Fans required on site

**You must call the Fire Department prior to lighting the fire.**  
**Monday to Friday, 8:30am - 4:30pm: 604.532.7500**  
**After hours: 604.534.3496**

#### Inspection Notes:

---

Issuer's signature

---

Issue date

Land Clearing Burning Permit in effect from \_\_\_\_\_, 20\_\_\_\_ to \_\_\_\_\_, 20\_\_\_\_





# Special Burning Permit

## 1 Contact Information

Address of fire location	
Applicant's name	
Home phone	Alternate phone

**If the applicant is not the registered owner of the property where the fire will occur, please complete:**

Registered owner's name	
Address	
City	Postal code
Home phone	Alternate phone
What is the nature of your special event?	

I have read, understand, and agree to comply with the terms and conditions in the Fire Prevention Bylaw and those set out on the reverse of this permit. I accept full responsibility for any fire started under this permit including all fines, costs, damages, and claims arising from this permit.

Note: This permit must be kept on site and accessible to Fire Department personnel while burning is taking place. Permits are non-refundable. **THIS PERMIT IS NOT VALID FOR BURNING LAND CLEARING DEBRIS.**

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Issuer's signature

\_\_\_\_\_  
Applicant's printed name

\_\_\_\_\_  
Issue date

Special Burning Permit in effect from \_\_\_\_\_, 20\_\_\_\_ to \_\_\_\_\_, 20\_\_\_\_





## 2

## Special Burning Permit Terms and Conditions

As per Fire Prevention Bylaw 2013 No. 4956, Section 2.73.01.

**A Special Burning Permit may only be issued to a person in the following circumstances and conditions:**

- a) the purpose of the fire is agricultural in nature, to eradicate grass, weeds, damaged or diseased crops or pests;
- b) the fire is part of a religious or ceremonial event; or
- c) the fire is a camp fire, and is conducted only in the following circumstances:
  - i) in authorized campgrounds holding a valid and subsisting business licence;
  - ii) the size of the pile to be burned does not exceed 60 cm (23.5 inches) in width and 50 cm (19.5 inches) in height;
  - iii) the material to be burned may only be dry wood, branches, twigs, and pine cones;
  - iv) the campfire is set and maintained solely for the purpose of cooking food, providing warmth, and recreational enjoyment; and
  - v) the campfire is contained within an approved campfire pit as described in Schedule 11.

Failure to follow conditions of this permit is subject to municipal ticketing and/or cost recovery.

**I have read the above information and accept full responsibility for all conditions of this permit.**

\_\_\_\_\_  
Applicant's signature

\_\_\_\_\_  
Applicant's printed name

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