

BYLAW REFERRAL FORM RESPONSE SUMMARY

Approval Recommended for Reasons Outlined Below

X Approval Recommended Subject to Conditions Outlined Below

Interests Unaffected by Bylaw

Approval Not Recommended Due to Reason Outlined Below

- 1) The bylaw should include a provision to insure secondary suites meet current building and fire codes. Life safety code compliance could be accomplished through an initial inspection process or possibly accomplished through self-reporting using a checklist and report form signed by the property owner. The goal of the checklist would be to inform the property owners and ensure they understand their responsibilities to meet the Acts and regulations stated in building and fire codes. The form and checklist could be developed in cooperation with fire department and/or building officials and should be resubmitted at least annually to ensure fire and life safety provisions are maintained.

This condition is proposed to protect the lives and safety of occupants in the suite and residence.

- 2) The bylaw should also include a provision to insure there is adequate access for emergency vehicles and an adequate fire protection water supply readily available at or near the secondary suite. Secondary suites will increase the risk of residential structure fires due to added occupancy, cooking and heating devices. NFPA states that cooking was the largest single cause of structure fires. Structure fires in the summer months can result in wildfires or conflagrations if not quickly contained. Adequate access and water supplies for fire protection allow the fire department to quickly control fires, and protect lives and property when possible.

This condition is proposed to prevent uncontrolled fires that can result in conflagrations, large losses of life, extensive property loss and environmental damage.

North Pender Island Local Trust Area

(Island)



(Signature)

12-03-2018

(Date)

216 & 217

(Bylaw Number)

Charles Boyte, Fire Chief, ECFO

(Name and Title)

Pender Island Fire Rescue

(Agency)