

CITY OF WHITEHORSE
BYLAW NO. 2024-19

A bylaw to regulate vacant and unoccupied buildings in the City of Whitehorse.

WHEREAS the Council of the City of Whitehorse may by bylaw, regulate, prohibit and impose requirements in relation to buildings and other structures; and

WHEREAS the Council deems it appropriate to require property owners to safeguard, secure and protect vacant and unoccupied buildings from property damage, unauthorized entry or occupation for the protection of persons and property;

NOW THEREFORE the Council of the City of Whitehorse in open meeting assembled hereby enacts as follows:

SHORT TITLE

1. This Bylaw may be cited as the **"VACANT AND UNOCCUPIED BUILDINGS BYLAW."**

DEFINITIONS

2. In this Bylaw,

"BUILDING" means any structure used or intended for supporting or sheltering any use or occupancy;

"BUILDING OFFICIAL" means individual(s) designated by the City as a Building Official;

"BYLAW ENFORCEMENT OFFICER" means individual(s) appointed as a Bylaw Enforcement Officer for the City;

"CATASTROPHIC EVENT" means a rare and unforeseeable ecological, environmental, or man-made incident which results in substantial damage or loss to real property, which was outside of the reasonable control of the Owner, but which does not include a loss or unavailability of financial resources of the Owner;

"CITY" means the City of Whitehorse;

"COUNCIL" means the Council of the City;

"DESIGNATE" means and includes:

- a) Deputy Fire Chief for the City;
- b) Fire Prevention Officer for the City;
- c) Chief Training Officer for the City; and
- d) Platoon Chief for the City;
- e) Or any person duly authorized by the Fire Chief to exercise any of the Chief's powers or to carry out any of the Fire Chief's duties under this Bylaw.

"FIRE CHIEF" means the person who is appointed by the City as head of Whitehorse Fire and Protective Services, or their Designate;

“INSPECTOR” means and includes:

- a) Fire Chief;
- b) Deputy Fire Chief for the City;
- c) Fire Prevention Officer for the City;
- d) Building Officials;
- e) Bylaw Enforcement Officers;
- f) regular members of the Royal Canadian Mounted Police (RCMP); and
- g) Any person acting under the direction and authority of an Inspector or the City Manager for the purposes of this Bylaw;

“OWNER” means and includes:

- a) The registered and/or beneficial owner of the real property on which the building is situated;
- b) The owner of a building;
- c) The person managing or receiving the rent of the land or the building, or who would receive the rent if the land and building were let, whether on the person’s own account or as agent or trustee or receiver of any other person;
- d) A vendor of the building under an agreement for sale who has paid any municipal taxes thereon or is required under the agreement for sale to pay municipal taxes, after the effective date of the agreement;
- e) Any person receiving installments of the purchase price if the Building or land is sold under an agreement for sale; and
- f) A lessee or occupant of the property who, under the terms of a lease, is required to repair and maintain the Building;

“SEASONAL BASIS” means a residential dwelling which is occupied by an Owner or a lawful occupant as a part-time residence, and which is not used or intended to be used for year-round occupancy, but which is occupied for at least six months per calendar year.

“VACANT and UNOCCUPIED BUILDING” means any Building which may include vacant, abandoned, or derelict buildings that may have one or more of the following characteristics or conditions:

- a) A Building in respect of which the water and/or electricity service has been intentionally discontinued, other than for temporary maintenance, repair or upgrading, so that the condition of the premises is not suitable for human habitation or other occupancy that is normally permitted;
- b) A Building that is being inhabited by squatters or by persons not lawfully entitled to enter the property for the purpose of temporary shelter;
- c) A Building where the owner or person in care and control of the property has deemed it unoccupied;

- d) A Building or any part of a Building, which has remained unoccupied by the Owner or any occupant lawfully entitled to occupy the Building for a continuous period of over sixty days; or
- e) A Building that is in such condition, by reason of want of repair, environmental damage, age or dilapidated condition, as to pose a danger to public safety, health or welfare, or is a fire hazard.

3. REQUIREMENTS FOR VACANT AND UNOCCUPIED BUILDINGS

- 3.1 Every Owner of an Vacant and Unoccupied Building in the City shall maintain the Vacant and Unoccupied Building in accordance with the requirements of this Bylaw.
- 3.2 No person shall allow a Building to become a Vacant and Unoccupied Building unless the Vacant and Unoccupied Building is in compliance with Section 3.3 of this Bylaw or the vacancy is otherwise authorized under Section 4 of this Bylaw.
- 3.3 Except where exempted under Section 4 of this Bylaw, every Owner of real property that contains a Vacant and Unoccupied Building must:
 - a) secure the Vacant and Unoccupied Building in compliance with all Territorial Building and Fire Code Requirements, Municipal Bylaws, and any other standards or requirements deemed necessary for public safety and fire prevention as directed by an Inspector;
 - b) maintain the Building in compliance with all Territorial Building and Fire Code Requirements, Municipal Bylaws, and any other standards or requirements deemed necessary for public safety and fire prevention as directed by an Inspector; and
 - c) within 30 days of the issuance of an order by an Inspector under section 7 of this Bylaw, provide proof of and maintain \$3,000,000 in general liability insurance for the Vacant and Unoccupied Building, or such other amount or types of insurance as required by the Inspector, and obtain a Vacant and Unoccupied Building Regulation Permit, all in accordance with this Bylaw.

4. EXEMPTIONS

- 4.1 No person shall allow a Building to become a Vacant and Unoccupied Building unless the person is in compliance with Section 3.3 of this Bylaw, or one of the following exemptions applies:
 - a) the Building is the subject of an active and unexpired building permit issued by the City for the construction, repair, rehabilitation, or demolition of the Building, and the Owner, in the opinion of the Inspector, is progressing diligently to complete the construction repair, rehabilitation, or demolition of the Building; and, the Owner is complying with the maintenance standards required under all Territorial Building and Fire Code Requirements, Municipal Bylaws, and any other standards or requirements deemed necessary for public safety and fire prevention as directed by an Inspector while the

Building is being constructed, repaired, rehabilitated or demolished;

- b) the Building meets all applicable codes, bylaws and regulations, has been approved for occupancy by the City and is actively being offered for sale, lease, or rent at fair market value; and the Building is supplied with minimum utilities to maintain the proper functioning of the facilities within the Building, as well as to prevent damage to mechanical and plumbing facilities from freezing. If the Building is classified to have a fire alarm and/or fire suppression system, the Owner must maintain electrical and heating systems to maintain these life safety components. In addition, the Owner of the Building must also ensure at all times:
 - i) that all combustible materials within the Building are removed to reduce any potential fire load;
 - ii) there is no illegal occupancy of the Building; and
 - iii) there are no rodents or any other potential health or safety risks;
- c) The Building is a dwelling unit located on real property occupied by the Owner, or a legal occupant, on a Seasonal Basis, provided that the Building is supplied with minimum utilities to maintain the proper functioning of the facilities within the Building, as well as to prevent damage to mechanical and plumbing facilities from freezing. If the Building is classified to have a fire alarm and/or fire suppression system, the Owner must maintain electrical and heating systems to maintain these life safety components. In addition, the Owner of the Building must also ensure at all times:
 - i) that all combustible materials within the Building are removed to reduce any potential fire load;
 - ii) there is no illegal occupancy of the Building; and
 - iii) there are no rodents or any other potential health or safety risks.

4.2 Owners of Vacant and Unoccupied Buildings are exempt from paying the permit fee where any of the following apply, provided the Owner otherwise complies with this Bylaw, including obtaining a Vacant and Unoccupied Building Regulation Permit from the City in accordance with this Bylaw:

- a) When a Building becomes a Vacant and Unoccupied Building due to a Catastrophic Event, the Owner shall be exempt from the permit fee, as specified in the Fees and Charges Bylaw, for a maximum period of two (2) years following the commencement of vacancy of the Vacant and Unoccupied Building;
- b) When a Building becomes a Vacant and Unoccupied Building due to the Owner being in full-time care in an accredited hospital, hospice, long-term care facility, assisted living residence, or home for special care, and the Vacant and Unoccupied Building was the principal residence of the Owner immediately prior to being in care, the Owner shall be exempt from the permit fee, as specified in the Fees and Charges Bylaw, for a maximum period of

two (2) years following the commencement of vacancy of the Vacant and Unoccupied Building; and

- c) When a Building becomes a Vacant and Unoccupied Building due to the death of the Owner, the Owner's estate, including any authorized representative or executor of the Owner's estate, shall be exempt from the permit fee, as specified in the Fees and Charges Bylaw, for a maximum period of two (2) years following the commencement of vacancy of the Vacant and Unoccupied Building, with any such exemption ending immediately on the transfer or sale of the Vacant and Unoccupied Building or real property on which the Vacant and Unoccupied Building is situated to a new owner.

4.3 The provisions of Section 4 do not apply to any property under an existing order issued under this Bylaw or any order made under the Maintenance Bylaw or The Emergency Measures Bylaw.

5 INSPECTIONS OF THE EXTERIOR OF VACANT AND UNOCCUPIED BUILDINGS WITHOUT NOTICE

- 5.1 An Inspector may enter onto land on reasonable notice, or without notice in the case of an emergency, and without the consent of the Owner in order to investigate a Building that appears to be a Vacant and Unoccupied Building in order to determine, without limitation:
 - a) whether the Building is vacant and unoccupied;
 - b) whether the Building needs to be secured; and
 - c) whether the Building otherwise complies with this Bylaw.

6 OTHER INSPECTIONS

- 6.1 Without limiting the authority set out in Section 5 of this Bylaw, an Inspector is authorized to enter onto real property, including any Building on the real property, on reasonable notice to an Owner, to ascertain whether all regulations, orders, requirements or directions under this Bylaw are being observed.

7 INSPECTOR MAY ISSUE ORDERS AND IMPOSE REQUIREMENTS

- 7.1 Where an Inspector reasonably believes a Building on a real property is a Vacant and Unoccupied Building, the Inspector will notify the Owner in writing and order the Owner to do one or more of the following:
 - a) apply for a Vacant and Unoccupied Building Regulation Permit;
 - b) apply for a Permit from the City to demolish or to renovate a Building so that it is in a state of safe occupancy, and to ensure that it complies with the City's bylaws, including without limitation the City's *Building and Plumbing Bylaw* and the City's *Maintenance Bylaw*; the Inspector may also require the Owner to retain a Professional Engineer licensed or registered to practice in Yukon to perform a field evaluation of the Building and any required remedial work to make the Building safe for occupation or further inspections by the City;

and/or

- c) such further and other requirements as determined by the Inspector to ensure compliance with this Bylaw.

7.2 The Inspector's powers under Section 7.1 are applicable notwithstanding the application of any of the exemptions set out in Section 4 of this Bylaw.

8 VACANT AND UNOCCUPIED BUILDING REGULATION PERMIT

8.1 In order to obtain a Vacant and Unoccupied Building Regulation Permit, an Owner of a building must, in addition to complying with the requirements under section 3.3 of this Bylaw:

- a) apply to the Inspector at least 30 days prior to any intended date on which a Building will be vacant and unoccupied for a Vacant and Unoccupied Building Regulation Permit, including paying all associated fees as set out under the *City's Fees and Charges Bylaw*;
- b) apply to the Inspector for an inspection of the Building within 30 days of receiving an Order by the Inspector under this Bylaw and pay the fee imposed for an inspection as specified in the *Fees and Charges Bylaw* in addition to the fee for the Vacant and Unoccupied Building Regulation Permit;
- c) provide the Inspector with valid contact information for service of notices and orders that may be issued under this Bylaw during the period that the Vacant and Unoccupied Building Regulation Permit is valid and thereafter, provide immediate notice to the Inspector of any change in the contact information given for service;
- d) provide the Inspector with a copy of the Certificate of Insurance demonstrating that the Owner has complied with the insurance requirements in Section 3.3 of this Bylaw;
- e) ensure that all combustible materials within the Vacant and Unoccupied Building are removed to reduce any potential fire load; and
- f) comply with any other requirements of the Inspector to obtain a Vacant and Unoccupied Building Regulation Permit.

8.2 Upon completion of the requirements in Section 8.1, to the satisfaction of the Inspector, a Vacant and Unoccupied Building Regulation Permit may be issued by the City for a period of 12 months from the date it is issued. If the Building remains a Vacant and Unoccupied Building at the time of the expiry of the Vacant and Unoccupied Building Regulation Permit, an Owner must obtain a new Vacant and Unoccupied Building Regulation Permit in accordance with this Bylaw, or, alternatively, remediate and occupy or demolish the Vacant and Unoccupied Building, all in accordance with this Bylaw.

8.3 On the sale or transfer by an Owner of the real property on which a Vacant and Unoccupied Building is situated, the Vacant and Unoccupied Building Regulation Permit is automatically transferred to the new Owner of the real property but for

clarity, it retains its original expiry date. Prior to any sale or transfer of real property with a Vacant and Unoccupied Building, the Owner must provide the City with valid contact information for service of notices and Orders under this Bylaw for the new Owner.

- 8.4 An Owner must display a Vacant and Unoccupied Building Regulation Permit in a prominent location of the Vacant and Unoccupied Building, as determined by the Inspector.
- 8.5 If an Owner fails to apply for a Vacant and Unoccupied Building Regulation Permit in accordance with this Bylaw, the Owner will be required to, prior to the issuance of any Vacant and Unoccupied Building Regulation Permit, pay fees set out in the Fees and Charges Bylaw at the rate of the determined length of the vacancy of the Vacant and Unoccupied Building, which shall be determined by the Inspector.

9 PARTIAL REFUND OF FEES

- 9.1 An Owner who has obtained a Vacant and Unoccupied Building Regulation Permit in accordance with this Bylaw is entitled to a partial refund of the permit fee on a pro-rated basis, as set out in the *Fees and Charges Bylaw*, if the Vacant and Unoccupied Building subject to the permit, is remediated and occupied or demolished, to the satisfaction of an Inspector, within the prescribed time frame set out in the Fees and Charges Bylaw Any outstanding fees, utility charges or penalties imposed on the Owner pursuant to this or another Bylaw shall be deducted from any refund paid.

10 MONITORING INSPECTIONS FOLLOWING ISSUANCE OF A VACANT AND UNOCCUPIED BUILDING REGULATION PERMIT

- 10.1 Every Owner with a Vacant and Unoccupied Building Regulation Permit is responsible for monitoring and inspecting the Vacant and Unoccupied Building, or ensuring the Vacant and Unoccupied Building is monitored and inspected, to ensure compliance with this Bylaw and the terms of the Vacant and Unoccupied Building Regulation Permit at least every 30 days, including without limitation, ensuring:
 - a) the Vacant and Unoccupied Building is secured against unauthorized entry in accordance with all Territorial Building and Fire Code Requirements, Municipal Bylaws, and any other standards or requirements deemed necessary for public safety and fire prevention as directed by an Inspector;
 - b) the Vacant and Unoccupied Building is maintained in accordance with all Territorial Building and Fire Code Requirements, Municipal Bylaws, and any other standards or requirements deemed necessary for public safety and fire prevention as directed by an Inspector;
 - c) that all combustible materials within the Vacant and Unoccupied Building are removed to reduce any potential fire load;
 - d) there is no illegal occupancy; and

- e) there are no rodents or any other potential health or safety risks.
- 10.2 Every Owner with a Vacant and Unoccupied Building Regulation Permit is responsible for ensuring compliance with all of the City's other Bylaws, including but not limited to the City's *Maintenance Bylaw* in relation to graffiti and snow and ice removal.
- 10.3 Every Owner with a Vacant and Unoccupied Building Regulation Permit shall allow for entry by an Inspector, at least every 90 days, or earlier if required by the Inspector, into the Vacant and Unoccupied Building for the purposes of ensuring, without limitation:
- a) the Vacant and Unoccupied Building is secured against unauthorized entry in accordance with all Territorial Building and Fire Code Requirements, Municipal Bylaws, and any other standards or requirements deemed necessary for public safety and fire prevention as directed by an Inspector;
 - b) the Vacant and Unoccupied Building is maintained in accordance with all Territorial Building and Fire Code Requirements, Municipal Bylaws, and any other standards or requirements deemed necessary for public safety and fire prevention as directed by an Inspector;
 - c) that all combustible materials within the Vacant and Unoccupied Building are removed to reduce any potential fire load;
 - d) there is no illegal occupancy; and
 - e) there are no rodents or any other potential health or safety risks.
- 10.4 Once a Vacant and Unoccupied Building Regulation Permit has been issued, no additional or subsequent Vacant and Unoccupied Building Regulation Permits may be issued in respect of the Vacant and Unoccupied Building unless the City Manager or their delegate has approved the issuance of an additional Permit under Section 11 of this Bylaw.

11 CITY MANAGER OR DELEGATE MAY ORDER ADDITIONAL PERMIT TO BE ISSUED

- 11.1 Upon application by an Owner in possession of a valid and unexpired Vacant and Unoccupied Building Regulation Permit and payment of any outstanding fees or penalties imposed under this Bylaw, the City Manager or their delegate may direct an additional Vacant and Unoccupied Building Regulation Permit to be issued in respect of the Vacant and Unoccupied Building, that is effective upon the expiry of the original Vacant and Unoccupied Building Regulation Permit.
- 11.2 In determining whether to approve an additional Vacant and Unoccupied Building Regulation Permit, the City Manager or their delegate may take into account:
- a) whether the Vacant and Unoccupied Building creates a hazard or nuisance, including to adjacent Buildings, the real property where the Vacant and Unoccupied Building is situated, or the surrounding neighbourhood;
 - b) the viability and credibility of the Owner's plans, if any, to have the Vacant

and Unoccupied Building remediated and occupied or demolished and to maintain the Building thereafter in compliance with this Bylaw and other City bylaws;

- c) the Owner's past record of compliance or non-compliance with this Bylaw and other Bylaws of the City;
- d) the number and length of any previous Vacant and Unoccupied Building Regulation Permits issued by the City under this Bylaw; and
- e) Such further and other information as the City Manager or their delegate determine is relevant.

11.3 In approving the issuance of an additional Vacant and Unoccupied Building Regulation Permit, the City Manager or their delegate may impose any terms and conditions they consider are reasonable. The additional Vacant and Unoccupied Building Regulation Permit may be issued for any length of time up to a maximum of 12 months.

11.4 An additional Vacant and Unoccupied Building Regulation Permit issued under Section 11.2 is conditional upon payment as described in the *Fees and Charges Bylaw*, including payment for any additional inspections that the City Manager or their delegate has deemed necessary.

11.5 If an additional Vacant and Unoccupied Building Regulation Permit is not granted in accordance with this Bylaw, the Owner must take all steps to remediate and occupy the Vacant and Unoccupied Building, or demolish the Vacant and Unoccupied Building, including complying with this Bylaw and all other City Bylaws in respect of any such remediation, occupancy or demolition of the Vacant and Unoccupied Building.

12 ADDITIONAL COMPLIANCE ORDERS

12.1 If, in the opinion of the Inspector, an Owner of a Building fails to comply with a requirement of this Bylaw, including any requirement to remediate the Property in accordance with this Bylaw, the Inspector may issue a written order requiring that the Owner bring the Building into compliance with the provisions of this Bylaw within such time as the Inspector considers appropriate in the circumstances.

12.2 Notice of an Order issued by an Inspector under Section 12.1 of this Bylaw must state:

- a) the civic address of the subject property;
- b) the legal description of the subject property;
- c) the particulars of the non-compliance with this Bylaw to be remedied; that the non-compliance with this Bylaw must be remedied within 14 days of the date of delivery of the order, or such other time period as determined by the Inspector; and
- d) that if the Owner fails to comply with the order, the City may, without further notice, proceed to carry out the work required, and the cost of such work will be added to the taxes of the real property, and the Owner may be subject to

prosecution for an offence under this Bylaw.

13 NOTICE BY THE CITY

- 13.1 The Inspector may serve any notice or order under this Bylaw as follows:
- a) by registered mail addressed to the Owner as recorded in the property records of the City;
 - b) by hand-delivering it to the Owner of the real property that is subject to the notice, or by mailing a copy to the registered and records office of the Owner if the Owner is a registered company or society; and
 - c) if the Inspector is unable to effect notice pursuant to either (a) or (b) above, by posting at the real property that is the subject of the notice or order and the notice or order shall then be deemed to be validly and effectively served for the purposes of this Bylaw 5 calendar days immediately following the date the notice or order was posted.
- 13.2 Service of any notice or order under this Bylaw will be considered sufficient if a copy of the notice or order is provided as set out in Section 13.1 of this Bylaw and no liability or responsibility other than that set out in accordance with this Bylaw rests with the City to prove delivery of the notice or order.

14 CITY MAY CARRY-OUT WORK REQUIRED

- 14.1 If an Owner fails to comply with an Inspector's compliance order within the time period specified in the order, the City, including any employee, agent or contractor of the City, may on reasonable notice to the Owner, or immediately in the case of an emergency, enter the real property and take all necessary steps to bring about such compliance at the sole cost of the Owner. The City may recover all costs incurred by the City to achieve compliance with the Bylaw, including, but not limited to, administrative costs, costs to attend property by City employees, agents or contractors, and the costs of any works conducted at the property to bring the property into compliance with this Bylaw, including all removal, clean-up and disposal costs.
- 14.2 If an Owner defaults in paying any costs referred to in Section 14.1 of this Bylaw, to the City may, within 30 days after receipt of a demand for payment from the City, either recover from the Owner, in any Court of competent jurisdiction, the cost as a debt due to the City, or direct that the amount of the cost be added to the real property tax roll as a charge imposed in respect of a work or service provided to the real property of the Owner and be collected in the same manner as property taxes.
- 14.3 Subject to section 14.4 of this Bylaw, when a fire occurs at a Vacant and Unoccupied Building, the Owner of that Vacant and Unoccupied Building must pay, in addition to any other fees, charges or penalties imposed by the City under this Bylaw, a fire protection service fee in accordance with the *Fees and Charges Bylaw*.

- 14.4 The Owner of a Vacant and Unoccupied Building is not required to pay a fire protection service fee if any of the following apply:
- a) the Owner has a valid and unexpired Vacant and Unoccupied Building Regulation Permit for the Vacant and Unoccupied Building and the Vacant and Unoccupied Building is maintained in accordance with this Bylaw;
 - b) the Vacant and Unoccupied Building is exempt from the Bylaw under Section 4 and is maintained in accordance with this Bylaw;
 - c) the fire originates on another real property, and that real property is not owned by the same Owner at the time of the fire;
 - d) the fire is caused by a natural disaster; and
 - e) it is determined by the Fire Chief or their Designate that the fire originated independently of the Vacant and Unoccupied Building's condition of being vacant and unoccupied.

15 REMEDIAL ACTION REQUIREMENTS

- 15.1 Without limiting the foregoing, if at any time an Inspector determines that the Vacant and Unoccupied Building is a nuisance or creates a hazard, the Inspector may issue an order, which may include, without limitation, a requirement that the Owner demolish the Vacant and Unoccupied Building. Any such Order may be appealed in writing to the City Manager by an Owner within 14 days of the City delivering notice of the order to the Owner in accordance with this Bylaw. The City Manager, or their delegate, shall issue a written decision on any appeal within 30 days of receiving the written appeal from an Owner in accordance with this Bylaw. The decision of the City Manager, or their delegate, is final and binding on the Owner.
- 15.2 If an Owner fails to comply with a demolition order within the time period specified in the order, the City, including any employee, agent or contractor of the City, may on reasonable notice to the Owner, or immediately in the case of an emergency, enter the real property and take all necessary steps to complete the demolition of the Vacant and Unoccupied Building at the sole cost of the Owner. The City may recover all costs incurred by the City to complete the demolition, including, but not limited to, administrative costs, costs to attend property by City employees, agents or contractors, and the costs of any works conducted at the property to demolish the Vacant and Unoccupied Building, including all removal, clean-up and disposal costs.
- 15.3 If an Owner defaults in paying any costs referred to in Section 15.2 of this Bylaw, to the City may, within 30 days after receipt of a demand for payment from the City, either recover from the Owner, in any Court of competent jurisdiction, the cost as a debt due to the City, or direct that the amount of the cost be added to the real property tax roll as a charge imposed in respect of a work or service provided to the real property of the Owner and be collected in the same manner as property taxes.

16 OFFENCE

- 16.1 Every person who violates a provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention of or in violation of any provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by any provision of this Bylaw, is guilty of an offence against this Bylaw and is liable to the penalties imposed under this Bylaw.
- 16.2 Each day that a violation continues to exist may be deemed to be a separate and continuing offence against this Bylaw.
- 16.3 Every person who commits an offence against this Bylaw is liable, on summary conviction, to a penalty of not more than \$10,000.00.

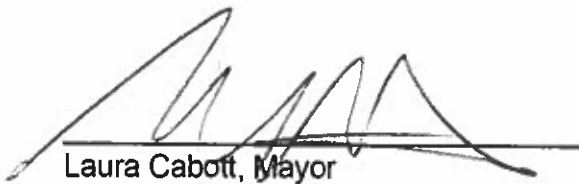
17 SEVERABILITY

- 17.1 If any section, subsection, clause, sub-clause or phrase of this Bylaw is for any reason held to be invalid, unlawful or unenforceable by the decision of any Court of competent jurisdiction, that section, subsection, clause, sub-clause of phrase shall be struck from the Bylaw and its severance shall not affect the validity of the remaining portions of this Bylaw.

18 COMING INTO FORCE

- 18.1 This bylaw shall come into full force on January 1st, 2025.

FIRST READING:	April 8, 2024
PUBLIC NOTICE:	May 8 and May 10, 2024
PUBLIC INPUT SESSION:	May 13, 2024
SECOND READING:	May 27, 2024
THIRD READING and ADOPTION:	May 27, 2024



Laura Cabott, Mayor



Corporate Services

