



District of West Vancouver

**Bylaw Notice Enforcement
Bylaw No. 4368, 2004,
Amendment Bylaw No. 5401, 2025**

Effective Date:

District of West Vancouver

Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5401, 2025

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District of West Vancouver

Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5401, 2025

A bylaw to amend the Bylaw Notice Enforcement Bylaw respecting penalties for Building Bylaw contraventions.

Previous amendments: *Amendment Bylaw 4416, 4429, 4448, 4481, 4482, 4501, 4536, 4559, 4583, 4681, 4700, 4718, 4725, 4762, 4862, 4868, 4872, 4893, 4910, 4976, 4983, 5049, 5063, 5086, 5096, 5099, 5102, 5116, 5121, 5124, 5138, 5146, 5166, 5273, 5274, 5275, 5326, 5315, and 5330.*

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for penalties for Building Bylaw contraventions;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Bylaw Notice Enforcement Bylaw No. 4368, 2004, Amendment Bylaw No. 5401, 2025.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Schedule A – Designated Bylaw Contraventions and Penalties

- 3.1 The Bylaw Notice Enforcement Bylaw No. 4368, 2004, is amended by deleting the Building Bylaw section in “Schedule A – Designated Bylaw Contraventions and Penalties” and replacing it with a new Building Bylaw section attached to this Bylaw as Appendix “A”.

Appendix

Appendix A – Schedule A – Designated Bylaw Contraventions and Penalties

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Appendix A – Schedule A – Designated Bylaw Contraventions and Penalties

Amendment Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>(*Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes")</small>
Building Bylaw No. 5340, 2025						
5340, 2024	5.1	Construct without a permit	\$300.00	\$280.00	\$320.00	YES
5340, 2024	5.2	Occupy without approval	\$300.00	\$280.00	\$320.00	YES
5340, 2024	5.3	Submit false information	\$500.00	\$475.00	\$500.00	YES
5340, 2024	5.4	Alter approved plans	\$500.00	\$475.00	\$500.00	NO
5340, 2024	5.5	Tamper with posted notice	\$500.00	\$475.00	\$500.00	NO
5340, 2024	5.6	Work contrary to approved plans	\$300.00	\$280.00	\$320.00	YES
5340, 2024	5.7	Obstruct building inspector	\$500.00	\$475.00	\$500.00	NO
5340, 2024	5.8	Fail to post a civic address	\$100.00	\$90.00	\$110.00	YES
5340, 2024	5.9	Contravene administrative requirements	\$300.00	\$280.00	\$320.00	YES
5340, 2024	5.10	Change use or occupancy without a permit	\$500.00	\$475.00	\$500.00	YES
5340, 2024	6.2(d)	Fail to obtain necessary tests	\$300.00	\$280.00	\$320.00	YES
5340, 2024	6.3(a)	Fail to comply with district bylaws	\$500.00	\$475.00	\$500.00	YES
5340, 2024	6.3(b)	Fail to stop work	\$500.00	\$475.00	\$500.00	YES
5340, 2024	6.3(c)	Fail to remove or prevent encroachment on public property	\$300.00	\$280.00	\$320.00	YES
5340, 2024	6.3(d)	Fail to remove non-compliant building or structure	\$300.00	\$280.00	\$320.00	YES
5340, 2024	6.3(e)	Fail to inspect work before covering	\$500.00	\$475.00	\$500.00	YES
5340, 2024	6.3(f)	Fail to uncover work	\$500.00	\$475.00	\$500.00	NO
5340, 2024	6.3(g)	Fail to submit an application for a Permit required by building inspector	\$300.00	\$280.00	\$320.00	YES
5340, 2024	6.3(h)	Unlawful occupancy	\$300.00	\$280.00	\$320.00	YES
5340, 2024	6.3(i)	Occupy hazardous building or structure	\$300.00	\$280.00	\$320.00	YES
5340, 2024	6.3(j)	Fail to correct unsafe condition	\$500.00	\$475.00	\$500.00	NO
5340, 2024	6.3(k)	Fail to correct work as directed	\$300.00	\$280.00	\$320.00	YES
5340, 2024	7.3(b)	Fail to keep plans and records on site	\$300.00	\$280.00	\$320.00	YES
5340, 2024	7.3(b)	Fail to post Building Permit	\$300.00	\$280.00	\$320.00	YES
5340, 2024	7.7(a)	Fail to post and maintain contact signage	\$300.00	\$280.00	\$320.00	YES

Amendment Bylaw No.	Section	Description	A1 Penalty	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>(*Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes")</small>
5340, 2024	7.7(b)	Fail to post bylaw signage	\$300.00	\$280.00	\$320.00	YES
5340, 2024	7.7(c)	Fail to provide toilet facilities	\$300.00	\$280.00	\$320.00	YES
5340, 2024	7.7(d)	Fail to secure construction site	\$300.00	\$280.00	\$320.00	YES
5340, 2024	7.7(e)	Fail to erect fence around excavation	\$500.00	\$475.00	\$500.00	YES
5340, 2024	7.7(f)	Fail to submit list of contractors and sub-contractors	\$100.00	\$90.00	\$110.00	YES
5340, 2024	7.7(g)	Fail to contain debris	\$300.00	\$280.00	\$320.00	YES
5340, 2024	7.7(h)	Non-compliance with traffic management plan	\$300.00	\$280.00	\$320.00	NO
5340, 2024	7.10	Fail to obtain street occupancy permit	\$250.00	\$230.00	\$270.00	YES
5340, 2024	7.12	Fail to notify within 24hrs	\$100.00	\$90.00	\$110.00	YES
5340, 2024	7.13	Fail to cease work if engagement with registered professional is terminated	\$500.00	\$475.00	\$500.00	NO
5340, 2024	7.14	Fail to provide 48hrs notice	\$100.00	\$90.00	\$110.00	YES
5340, 2024	9.1	Fail to submit letters of assurance	\$300.00	\$280.00	\$320.00	YES
5340, 2024	11.6	Fail to provide BCLS survey	\$300.00	\$280.00	\$320.00	YES
5340, 2024	11.12	Non-compliance with the <i>Homeowner Protection Act</i>	\$300.00	\$280.00	\$320.00	YES
5340, 2024	12.2	Fail to provide 24hrs notice	\$100.00	\$90.00	\$110.00	YES
5340, 2024	12.4	Conceal without approval	\$500.00	\$475.00	\$500.00	NO
5340, 2024	14.12	Fail to obtain Mechanical Permit	\$500.00	\$475.00	\$500.00	NO
5340, 2024	15.9	Fail to obtain Electrical Permit	\$500.00	\$475.00	\$500.00	NO
5340, 2024	16.1	Fail to obtain a Demolition Permit	\$500.00	\$475.00	\$500.00	NO
5340, 2024	16.4	Fail to comply with conditions of Demolition Permit	\$300.00	\$280.00	\$320.00	YES
5340, 2024	16.8	Fail to ensure dust control measures	\$300.00	\$280.00	\$320.00	YES
5340, 2024	17.7	Fail to comply with condition of Permit	\$300.00	\$280.00	\$320.00	YES
5340, 2024	17.13	Fail to notify of change of ownership	\$250.00	\$230.00	\$270.00	YES
5340, 2024	19.1	Construct retaining wall without permit	\$300.00	\$280.00	\$320.00	YES
5340, 2024	19.3	Occupy non-compliant finished grade	\$300.00	\$280.00	\$320.00	YES
5340, 2024	20.1	Move building without permit	\$500.00	\$475.00	\$500.00	YES
5340, 2024	21.1	Construct swimming pool without permit	\$500.00	\$480.00	\$500.00	YES
5340, 2024	22.3	Fail to post a civic address	\$100.00	\$90.00	\$110.00	YES



District of West Vancouver

**Municipal Ticket Information
System Implementation
Bylaw No. 4383, 2004,
Amendment Bylaw No. 5402, 2025**

Effective Date:

**Municipal Ticket Information
System Implementation
Bylaw No. 4383, 2004,
Amendment Bylaw No. 5402, 2025**

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District of West Vancouver

Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5402, 2025

A bylaw to amend the Municipal Ticket Information System Implementation Bylaw respecting penalties and fines for Building Bylaw contraventions.

Previous amendments: *Amendment Bylaw 4392, 4428, 4449, 4869, 4894, 4911, 4977, 5000, 5097, 5098, 5139, 5163, 5167 and 5304*

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide penalties for Building Bylaw contraventions;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, Amendment Bylaw No. 5402, 2025.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amendment of Schedule A – Designated Bylaw Contraventions and Penalties

- 3.1 The Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, is amended by deleting the words “Building Bylaw No. 4404, 2004” in the Table of Contents and List of Schedules and replacing it with the words “Building Bylaw No. 5340, 2025”.

- 3.2 The Municipal Ticket Information System Implementation Bylaw No. 4383, 2004, is further amended by deleting the Building Bylaw section in Schedule A and replacing it with a new Building Bylaw section attached to this Bylaw as Appendix “A”, and by deleting Schedule B2 and replacing it with amended Schedule B2 attached to this Bylaw as Appendix “B”.

Appendixes

Appendix A – Building Bylaw section of Schedule A of Ticket Information System Implementation Bylaw No. 4383, 2004

Appendix B – Schedule B2 of Municipal Ticket Information System Implementation Bylaw No. 4383, 2004

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date]

Mayor

Corporate Officer

Appendix A

Schedule A – Enforcement Officers

Column 1 Designated Bylaws	Column 2 Designated Bylaw Enforcement Officer
Building Bylaw No. 5340, 2025	Building Inspector Bylaw Enforcement/Compliance Officer Municipal Police Officer

Appendix B

Schedule B2 – Building Bylaw No. 5340, 2025

Column 1 Designated Expression	Column 2 Section	Column 3 Fine
Construct without a permit	5.1	\$1000.00
Occupy without approval	5.2	\$1000.00
Submit false information	5.3	\$1000.00
Alter approved plans	5.4	\$1000.00
Tamper with posted notice	5.5	\$1000.00
Work contrary to approved plans	5.6	\$1000.00
Obstruct Building Inspector	5.7	\$1000.00
Fail to post civic address	5.8	\$1000.00
Contravene administrative requirements	5.9	\$1000.00
Change use or occupancy without a permit	5.10	\$1000.00
Fail to stop work	6.3(b)	\$1000.00
Fail to remove non-compliant building or structure	6.3(d)	\$1000.00
Fail to post Building Permit	7.3(b)	\$1000.00
Fail to secure construction site	7.7(d)	\$1000.00
Fail to provide contractor/sub-contractor list	7.7(f)	\$1000.00
Fail to obtain Street Occupancy Permit	7.10	\$1000.00