

**RESORT MUNICIPALITY OF WHISTLER**

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STAFF REPORT TO COUNCIL

PRESENTED: July 22, 2025
FROM: Protective Services and Building Department
SUBJECT: BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW (BUILDING AND HELIPORT) NO. 2492, 2025; MUNICIPAL TICKET INFORMATION SYSTEM IMPLEMENTATION AMENDMENT BYLAW (ENVIRONMENTAL, TREE PROTECTION, SOLID WASTE, BUILDING AND HELIPORT) NO. 2478, 2025
REPORT: 25-062
FILE: 3900-20-2478/2492

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the Acting General Manager of Corporate Services and Public Safety be endorsed.

RECOMMENDATION(S)

That Council consider first, second and third readings of “Bylaw Notice Enforcement Amendment Bylaw (Building and Heliport) No. 2492, 2025”; and

That Council consider rescinding third reading of “Municipal Ticket Information System Implementation Amendment Bylaw (Environmental, Tree Protection and Solid Waste Fines Update) No. 2478, 2025”, and giving third reading to the renamed “Municipal Ticket Information System Implementation Amendment Bylaw (Environmental, Tree Protection, Solid Waste, Building and Heliport) No. 2478, 2025”.

PURPOSE OF REPORT

The purpose of this report is to present “Bylaw Notice Enforcement Amendment Bylaw (Building and Heliport) No. 2492, 2025” (BNEA Bylaw 2492) for first three readings and to rescind and reread third reading of “Municipal Ticket Information System Implementation Amendment Bylaw (Environmental, Tree Protection, Solid Waste, Building and Heliport) No. 2478, 2025” (MTISI Bylaw 2478).

☐ Information Report

☒ Administrative Report (Decision or Direction)

DISCUSSION

Background

On [June 24, 2025](#), Council adopted the following new bylaws:

- “Environmental Protection Bylaw No. 2426, 2025” (Environmental Bylaw);

- “Tree Protection Bylaw No. 2427, 2025” (Tree Bylaw); and
- “Solid Waste Bylaw No. 2469, 2025” (Solid Waste Bylaw).

These bylaws all require amendments to the Resort Municipality of Whistler (RMOW) enforcement bylaws to ensure RMOW Bylaw Officers have the tools necessary to enforce the bylaw requirements.

On [June 10, 2025](#), the “Bylaw Notice Enforcement Amendment Bylaw (Environmental, Tree Protection and Solid Waste Penalties Update) No. 2477, 2025” (Bylaw 2477) and MTISI Bylaw 2478 received first three readings from Council. On June 24, 2025, Bylaw 2477 was adopted by Council; however, MTISI Bylaw 2478 was not presented to Council for adoption because staff discovered an administrative error that needed correction prior to its adoption.

On [July 8, 2025](#), the “Building Regulation Bylaw No. 2482, 2025” (Building Bylaw) and “Heliport Regulation Bylaw No. 2490 2025” (Heliport Bylaw) received first three readings. The Building Bylaw and Heliport Bylaw are on the July 22, 2025 agenda to request their adoption.

Staff have now drafted BNEA Bylaw 2492 and amended MTISI Bylaw 2478 to include the penalty amounts for the Building and Heliport Bylaws and fixed the administrative error in MTISI Bylaw 2478.

Analysis

BNEA Bylaw 2492 and MTISI Bylaw 2478 include several amendments based on the Building Bylaw and Heliport Bylaw. This section focuses on highlighting the proposed amendments.

Building Bylaw

Several amendments to the “Bylaw Notice Enforcement Bylaw No. 2492, 2025” (BNE Bylaw) and “Municipal Ticket Information System Implementation Amendment Bylaw No. 2478, 2025” (MTISI Bylaw) are necessary upon adoption of the Building Bylaw. The prohibitions section remains largely unchanged from the previous building bylaw; however, some penalties have been added for the following offences:

- Allow loose or blowing debris;
- Damage to Municipal works or property; and
- Construction to extend outside the boundaries of the property.

The Building Bylaw lists 17 prohibitions in Part 6. The BNEA Bylaw 2492 includes these 17 offences and their regular penalty amounts, any discount for paying early and the availability of compliance agreements. Table 1 describes the penalties.

Table 1 – List of Penalty Amounts in BNEA Bylaw 2492

Designated Expression	Section	Regular Penalty	Discounted Penalty	Compliance Agreement Available
Commence work without a valid permit	6.1	\$500	-	No
Occupy or permit to occupy without a valid permit	6.2	\$500	-	Yes
Submit false or misleading information	6.3	\$500	\$400	No
Alter documents filed with building official	6.4	\$500	-	No
Tamper with a posted notice	6.5	\$500	\$400	No

Unauthorized work at variance with valid permit	6.6	\$500	-	Yes
Obstruct entry of authorized official on property	6.7	\$500	\$400	No
Civic address posted on premises	6.8	\$100	\$75	No
Conceal construction without authorization	6.9	\$500	-	No
Violate Stop Work Order	6.10	\$500	-	No
Violate Do Not Occupy Notice	6.11	\$500	-	No
Allow loose or blowing debris	6.12	\$500	\$400	Yes
Damage to Municipal works or property	6.13	\$500	-	Yes
Construction to extend outside the boundaries of the property	6.14	\$500	\$400	Yes
Fill a pool without a fence	6.15	\$250	\$125	No
Direct connection from pool to sewer	6.16	\$500	-	Yes
No approved backflow prevention device for pool	6.17	\$250	-	No

In MTISI Bylaw 2478, Schedule B1 includes all ticketing amounts which have been set at the maximum amount of \$3,000 for MTISI Bylaw fines. Table 2 describes the prohibitions and associated fines.

Staff plan to return to Council later this year with proposed updates to the “Building Fees and Charges Bylaw No. 2483, 2025” with recommendations for a new permit fee structure and will include in this a further review of the compliance penalties in relation to Building Permits and construction.

Table 2: List of Fines in MTISI Bylaw 2478

Designated Expression	Section	Fine
Commence work without a valid permit	6.1	\$3000
Occupy or permit to occupy without a valid permit	6.2	\$3000
Submit false or misleading information	6.3	\$3000
Alter documents filed with building official	6.4	\$3000
Tamper with a posted notice	6.5	\$3000
Unauthorized work at variance with valid permit	6.6	\$3000
Obstruct entry of authorized official on property	6.7	\$3000
Civic address posted on premises	6.8	\$3000
Conceal construction without authorization	6.9	\$3000
Violate Stop Work Order	6.10	\$3000
Violate Do Not Occupy Notice	6.11	\$3000
Allow loose or blowing debris	6.12	\$3000
Damage to Municipal works or property	6.13	\$3000
Construction to extend outside the boundaries of the property	6.14	\$3000
Fill a pool without a fence	6.15	\$3000
Direct connection from pool to sewer system	6.16	\$3000
No approved backflow prevention device for a pool	6.17	\$3000

Heliport Bylaw

The Heliport Bylaw is a new bylaw and so new schedules have been created for both the BNEA Bylaw 2492 and the MTISI Bylaw 2478 for offences related to heliport operations. The penalties and fines relate to the unsafe operation of a helicopter, failure to pay landing and parking fees and adhering to safety requirements.

Environmental, Tree, Solid Waste and other Misc Bylaws

MTISI Bylaw 2478 also includes the schedules for the new Environmental, Tree and Solid Waste Bylaws to replace the outdated schedules plus one minor change to the “Business Licence and Regulation Bylaw No. 2253, 2019”. The explanation of these schedules was presented in [Administrative Report No. 25-048](#). The amounts of the fines have also been increased to relative to the maximum allowable fine under the *Community Charter Bylaw Enforcement Ticket Regulation*.

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

[June 10, 2025, Administrative Report No. 25-048](#): Bylaw Notice Enforcement Amendment Bylaw No. 2477, 2025 and Municipal Ticket Information System Implementation Amendment Bylaw No. 2478, 2025

[July 8, 2025, Administrative Report No. 25-058](#): Building Regulation Bylaw No. 2482, 2025 and Building Permit Fees and Charges Bylaw No. 2483, 2025

2023-2026 Strategic Plan

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

Strategic Priorities

☐ Housing

Expedite the delivery of and longer-term planning for employee housing

☐ Climate Action

Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan

☐ Community Engagement

Strive to connect locals to each other and to the RMOW

☐ Smart Tourism

Preserve and protect Whistler's unique culture, natural assets and infrastructure

☒ Not Applicable

Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs

Community Vision and Official Community Plan

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

Objective 8.7.3: Maintain a safe and enjoyable community by encouraging compliance with bylaws.

Policy 8.7.3.1: Provide core services responding to complaints on all bylaw matters.

Policy 8.7.3.2: Prioritize direct, proactive enforcement of key priority issues.

BUDGET CONSIDERATIONS

The cost of the BNEA Bylaw 2492 and MTISI Bylaw 2478 is included in the Legislative Services and Protective Services budgets.

LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for planning on unceded territories, as currently managed by the provincial government; achieve mutual objectives and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

The community is informed and notified of updates to bylaw penalties through the [Frequently Requested Bylaws](#) section at whistler.ca.

REFERENCES

"Bylaw Notice Enforcement Amendment Bylaw (Building and Heliport) No. 2492, 2025" (*included in Council Package*)

"Municipal Ticket Information System Implementation Amendment Bylaw (Environmental, Tree Protection, Solid Waste, Building and Heliport) No. 2478, 2025 (*included in Council Package*)

SUMMARY

BNEA Bylaw 2492 is presented for first three readings and MTISI Bylaw 2478 is presented for third reading to be rescinded and reread. These bylaws will provide enforcement tools for the RMOW in relation to the new Building and Heliport Bylaws as well as adding fines under the MTISI Bylaw for the Environmental Bylaw, Tree Protection Bylaw, Solid Waste Bylaw, Building and Heliport Bylaws.

SIGN-OFFS

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