

Attachment I

*Fire Notice of Violations from December
2021 to June 2025*



December 8, 2021

TO: Property Owner
Georgetta Donici

Address: **53 4TH ST**
CARNARVON COURT

Inspection Date: **December 3, 2021**

Inspection Type: **Residential Tenant - C**

Business Name:

Is this a Reinspection? **No**

☐ Reinspection invoice attached ☐ Reinspection invoice waived

A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected for IMMEDIATE COMPLIANCE.

Boiler Room/Hot Water Tank

Maintain effective pathway/clearance to boiler room. Remove excess combustible/fuel load from area close to boiler room.

Electrical Room/Electrical Panel

Remove storage from electrical service room.

Electrical receptable on second floor requires replacing.

Exit Corridors & Facilities

Remove all storage from hallways.

Fire & Exit Doors

Repair self closing device on 3rd floor fire door.

Replace laundry room door (see note below).

Replace door handle hardware on rear fire exit door with panic hardware

Fire Alarm Systems

The fire alarm system is missing its service tag. A current tag shall be affixed to the annunciator/control unit by the service contractor.

Fire Safety Plan

A copy of the fire safety plan is to remain on-site in a secure location.

Address: **53 4TH ST**
CARNARVON COURT

Inspection Date: **December 3, 2021**

Inspection Type: **Residential Tenant - C**

Business Name:

Is this a Reinspection? **No**

☐ Reinspection invoice attached ☐ Reinspection invoice waived

A fire safety plan is required to be developed and submitted for review to our office at
fire_fpo@newwestcity.ca.

*** Additional time will be allotted for this deficiency.

Fire Separations

All fire separations/holes in ceilings/walls throughout the entire building are required as to restore a continuity of fire separation.

Replace all material with fire-rated resistant material (i.e. on the electrical room ceiling).

This to be done before the end of December, 2021.

Laundry Rooms

Replace laundry room door with the appropriately rated fire-rated door. Door to have a self-closing device and correct signage on the door.

Other (Specify)

Install proper signage on all service/office doors.

Storage Rooms

NO storage is allowed to accumulate in common areas, egress corridors/ hallways.

This Notice of Violation makes you legally responsible for any consequences arising from this matter. Failure to comply with the above instructions will result in a re-inspection fee of \$100.00 to the Owner/ Occupant, and possible legal action.

This notice contains important information that may affect you. Please ask someone to translate it for you.

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。

ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.

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Ce document contient des renseignements importants qui pourraient vous concerner. Veuillez demander à quelqu'un de vous le traduire.

The Fire Inspector will be attending at this property on or before **December 30, 2021** to ensure all issues listed in this Notice have been corrected.

Inspector: **Christie Bruce**

Phone: **(604) 315-8529**

Signature: 



April 8, 2024

TO: Property Owner
1078062 BC LTD**TO:** Property Owner
Jose Gonzalez [Sent via Email as requested]1105-8 LAGUNA CRT NEW WESTMINSTER BC
V3M 6M6**Address: 53 4TH ST**
CARNARVON COURT**Inspection Date: April 8, 2024****Business Name: CARNARVON COURT****Inspection Type: Residential Tenant - C****Is this a Reinspection? Yes****Inspection # 2**☐ **Inspection invoice waived****A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected for IMMEDIATE COMPLIANCE.****Emergency Lighting**

Test function does not work on emergency light unit on 1st floor, yet service tag indicates 'PASS' result. Unit may require repair.

Fire & Exit Doors

Rear exit door cannot be locked, and must operable with only one single action for a occupant to be able to exit the building.

Fire Alarm Systems

1. Fire alarm panel service tag appears to be out of date, ensure service is completed and the system achieves a 'PASS' result. Provide copy of service report by date listed on rear of this notice to the undersigned inspector to ensure compliance.

2. Suite smoke alarm in unit 2 is due for replacement.

Fire Safety Plan

A fire safety plan for the building must be submitted to the Fire Prevention Office for review and approval. Kindly send the plan via email to fire-fpo@newwestcity.ca. Despite prior notices, non-compliance persists.

PER FIRE PROTECTION BYLAW 6940:

38 FIRE SAFETY PLAN REQUIREMENTS

38.1 Every occupier of a building, site, storage area or other area for which a Fire Safety Plan is required by the Fire Code shall submit a Fire Safety Plan to the Fire and Rescue Services for approval.

38.2 Every occupier submitting a Fire Safety Plan to the Fire and Rescue Services for review shall pay the applicable fee prescribed in Schedule "A".

38.3 Every Fire Safety Plan shall conform to the requirements of the Fire Code and shall be submitted in a form acceptable to the Director of Fire and Rescue Services.

38.4 Every occupier of premises where a Fire Safety Plan is required, shall review the Fire Safety Plan annually

Address: **53 4TH ST
CARNARVON COURT**

Inspection Date: **April 8, 2024**
Inspection Type: **Residential Tenant - C**

Business Name: **CARNARVON COURT**

Is this a Reinspection? **Yes**
Inspection # 2 ☐ Inspection invoice waived

and either submit an updated plan to the Fire and Rescue Services for review or provide notification to the Fire and Rescue Services that no updated plan is required. Where changes are to be made to a Fire Safety Plan, the revised plan shall first be submitted to the Fire and Rescue Services for review and approval.

38.5 If an occupier fails to submit a Fire Safety Plan as required by this Bylaw, they may be issued a Municipal Ticket Information under the City's Municipal Ticket Information Bylaw for a fine in the amount specified in that bylaw

Fire Separations

Plastic type ceiling covers in electrical room are not permitted, must be replaced with 5/8" TYPE X fire rated gypsum board.

Lockbox

The City of New Westminster's Fire Protection Bylaw 6940, 2004 requires that a lockbox is installed at all premises where a fire alarm system or an automatic fire sprinkler system are installed. The only lockbox acceptable to the "Authority Having Jurisdiction" per the City of New Westminster's Fire Protection Bylaw (Section 39), is the TRAC-Vault BT Smart lockbox.

It appears that your building does not have a lockbox on site and as such will require one to be installed. **Please contact one of the following two authorized installers to begin the process within 30 days of the date on this notice:**

- Accurate Lock & Safe Co. LTD. Tel. 604-777-3888

- Action Lock & Safe LTD. Tel. 604-325-7996

The process will follow these steps:

1. The selected contractor will order you a lockbox at your expense.
2. The selected contractor will install the lockbox at your expense [NOTE: It MAY be acceptable to install your own lockbox if desired, please confirm with the inspector]
3. The selected contractor will drop off the face plate at 1 East 6th Ave, New Westminster (Fire Hall 1) so it can be programmed into our system.
4. An inspector will contact you to schedule an appointment to install the faceplate. At this appointment you will need to provide a set of keys for the building that allow Fire Department access to: main entrance, fire alarm panel, fire safety plan, service rooms [sprinkler, hvac, boiler, mechanical, elevator, etc], storage, and any other pertinent areas. **Please ensure your keys are organized and are confirmed to be working.** The inspector will bring the face plate, and provide a set of labeled key chains for your applicable keys.

For more information regarding the City of New Westminster Fire and Rescue Services Lockbox Program, please visit us at the following website: <https://www.newwestcity.ca/services/public-safety/fire-and-rescue-services/lockbox-program>

This Notice of Violation makes you legally responsible for any consequences arising from this matter. Failure to comply will result in a re-inspection fee to the Owner and possible legal action. Please refer to our fee schedule at www.newwestcity.ca/services/public-safety/fire-and-rescue-services/fire-prevention-and-education/articles

Address: **53 4TH ST
CARNARVON COURT**

Business Name: **CARNARVON COURT**

Inspection Date:

April 8, 2024

Inspection Type:

Residential Tenant - C

Is this a Reinspection?

Yes

Inspection # 2

☐ Inspection invoice waived

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The Fire Inspector will be attending at this property on or before **May 8, 2024** to ensure all issues listed in this Notice have been corrected.

Inspector: **Cory Paterson**

Email: cpaterson@newwestcity.ca

Phone: **(604) 841-0956**

Signature: 



February 3, 2022

TO: Property Owner
Georgeta Donici**Address:** 53 4TH ST
CARNARVON COURT**Business Name:****Inspection Date:** February 3, 2022**Inspection Type:** Residential Tenant - C**Is this a Reinspection?** Yes☐ Reinspection invoice attached ☒ Reinspection invoice waived

A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected for IMMEDIATE COMPLIANCE.

Fire & Exit Doors

Laundry room door still requires a self-closing device.

Rear fire exit door still requires panic hardware.

BCFC Div B, 2.2.2.2. Damage to Closures

1) Where closures are damaged so as to affect the integrity of their fire-protection rating, they shall be repaired so that their integrity is maintained in conformance with Article 2.2.2.1.

Fire Safety Plan

There has not been any attention put towards developing the fire safety plan. Property Owner is being given the FPOABC Guidelines.

A Fire Safety plan is required to be developed and submitted to our office at: fpo-fire@newwestcity.ca for review. **BCFC Div. B Article 2.8.2.1**

Fire Separations

Noted: boiler room ceiling repairs require further considerations.

Provide consultation recommendations or quotes for work to be done in regards to repair the fire separations not yet completed.

Laundry Rooms

Laundry room door to be labeled and closed at all times. ***

Will provide you with "FIRE DOOR KEEP CLOSED" stickers.

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Address: **53 4TH ST**
CARNARVON COURT

Inspection Date:

February 3, 2022

Inspection Type:

Residential Tenant - C

Business Name:

Is this a Reinspection?

Yes

☐

Reinspection invoice attached

☒

Reinspection invoice waived

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The Fire Inspector will be attending at this property on or before **February 17, 2022** to ensure all issues listed in this Notice have been corrected.

Inspector: **Christie Bruce**

Phone: **(604) 315-8529**

Signature: 



July 22, 2024

TO: Property Owner
1078062 BC LTD**TO:** Property Owner
Jose Gonzalez1105-8 LAGUNA CRT NEW WESTMINSTER BC
V3M 6M6**Address: 53 4TH ST**
CARNARVON COURT**Business Name: CARNARVON COURT****Inspection Date:****July 22, 2024****Inspection Type:****Residential Tenant - C****Is this a Reinspection?****Yes****Inspection # 2.1**☐ **Inspection invoice waived****A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected for IMMEDIATE COMPLIANCE.****Emergency Lighting**

Test function does not work on emergency light unit on 1st floor, yet service tag indicates 'PASS' result. Unit may require repair.

***Can not gain access to confirm if repaired.

Fire & Exit Doors

Rear exit door cannot be locked, and must operable with only one single action for a occupant to be able to exit the building.

***Can not gain access to confirm if rectified.

Fire Alarm Systems

1. Fire alarm panel service tag appears to be out of date, ensure service is completed and the system achieves a 'PASS' result. Provide copy of service report by date listed on rear of this notice to the undersigned inspector to ensure compliance.

2. Suite smoke alarm in unit 2 is due for replacement.

***Can not gain access to confirm if repaired.

Fire Safety Plan

Still have not received a fire safety plan.

***Despite prior notices, non-compliance persists.

Kindly send the plan via email to fire-fpo@newwestcity.ca.

Address: **53 4TH ST
CARNARVON COURT**

Business Name: **CARNARVON COURT**

Inspection Date:

July 22, 2024

Inspection Type:

Residential Tenant - C

Is this a Reinspection?

Yes

Inspection # 2.1

☐ Inspection invoice waived

Fire Separations

Plastic type ceiling covers in electrical room are not permitted, must be replaced with 5/8" TYPE X fire rated gypsum board.

***Can not gain access to confirm if repaired.

Lockbox

Lock box was installed but the property representative did not show up for a scheduled appointment.

***To avoid any penalties, please ensure all deficiencies are rectified on or before August 7th 2024. Please email the undersigned inspector to schedule an appointment between August 7th and August 9th 2024.

khlina@newwestcity.ca

This Notice of Violation makes you legally responsible for any consequences arising from this matter. Failure to comply will result in a re-inspection fee to the Owner and possible legal action. Please refer to our fee schedule at www.newwestcity.ca/services/public-safety/fire-and-rescue-services/fire-prevention-and-education/articles

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The Fire Inspector will be attending at this property on or before **August 7, 2024** to ensure all issues listed in this Notice have been corrected.

Inspector: **Kyle Hlina**

khlina@newwestcity.ca
Phone: (604) 519-1000

Signature: 



November 13, 2024

TO: Property Owner
1078062 BC LTD**TO:** Property Owner
Jose Gonzalez1105-8 LAGUNA CRT NEW WESTMINSTER BC
V3M 6M6

14711 - 80 A AVE SURREY BC V3R 9T9

Address: 53 4TH ST
CARNARVON COURT**Inspection Date: November 13, 2024****Inspection Type: Residential Tenant - C****Business Name: CARNARVON COURT****Is this a Reinspection? Yes****Inspection # 3** ☐ *Inspection invoice waived***A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected for IMMEDIATE COMPLIANCE.****Fire Safety Plan**

Still have not received a fire safety plan.

***Despite prior notices, non-compliance persists.

Kindly send the plan via email to fire-fpo@newwestcity.ca.

A fire safety plan for the building must be submitted to the Fire Prevention Office for review and approval. Kindly send the plan via email to fire-fpo@newwestcity.ca. Despite prior notices, non-compliance persists.

PER FIRE PROTECTION BYLAW 6940:**38 FIRE SAFETY PLAN REQUIREMENTS**

38.1 Every occupier of a building, site, storage area or other area for which a Fire Safety Plan is required by the Fire Code shall submit a Fire Safety Plan to the Fire and Rescue Services for approval.

38.2 Every occupier submitting a Fire Safety Plan to the Fire and Rescue Services for review shall pay the applicable fee prescribed in Schedule "A".

38.3 Every Fire Safety Plan shall conform to the requirements of the Fire Code and shall be submitted in a form acceptable to the Director of Fire and Rescue Services.

38.4 Every occupier of premises where a Fire Safety Plan is required, shall review the Fire Safety Plan annually and either submit an updated plan to the Fire and Rescue Services for review or provide notification to the Fire and Rescue Services that no updated plan is required. Where changes are to be made to a Fire Safety Plan, the revised plan shall first be submitted to the Fire and Rescue Services for review and approval.

38.5 If an occupier fails to submit a Fire Safety Plan as required by this Bylaw, they may be issued a Municipal Ticket Information under the City's Municipal Ticket Information Bylaw for a fine in the amount specified in that bylaw

Lockbox

A key is required for the locked office space.

Other (Specify)

Please provide a sign on laundry room door indicating "Fire Alarm Panel."

Address: **53 4TH ST
CARNARVON COURT**

Business Name: **CARNARVON COURT**

Inspection Date:

November 13, 2024

Inspection Type:

Residential Tenant - C

Is this a Reinspection?

Yes

Inspection # 3

☐ Inspection invoice waived

This Notice of Violation makes you legally responsible for any consequences arising from this matter. Failure to comply will result in a re-inspection fee to the Owner and possible legal action. Please refer to our fee schedule at www.newwestcity.ca/services/public-safety/fire-and-rescue-services/fire-prevention-and-education/articles

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The Fire Inspector will be attending at this property on or before **December 13, 2024** to ensure all issues listed in this Notice have been corrected.

Inspector: **Kyle Hlina**

khlina@newwestcity.ca

Phone: **(604) 519-1000**

Signature:

KHlina



September 4, 2024

TO: Property Owner
1078062 BC LTD**TO:** Property Owner
Jose Gonzalez1105-8 LAGUNA CRT NEW WESTMINSTER BC
V3M 6M6

14711 - 80 A AVE SURREY BC V3R 9T9

Address: 53 4TH ST
CARNARVON COURT**Inspection Date:** September 4, 2024**Inspection Type:** Residential Tenant - C**Business Name:** CARNARVON COURT**Is this a Reinspection?** Yes**Inspection #** 2.5☐ Inspection invoice waived

A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected for IMMEDIATE COMPLIANCE.

Fire & Exit Doors

Rear exit door cannot be locked, and must operable with only one single action for a occupant to be able to exit the building.

Fire Safety Plan

Still have not received a fire safety plan.

***Despite prior notices, non-compliance persists.

Kindly send the plan via email to fire-fpo@newwestcity.ca.

Fire Separations

Plastic type ceiling covers in electrical room are not permitted, must be replaced with 5/8" TYPE X fire rated gypsum board.

Holes in basement hallway need to covered with appropriate fire rated dry wall.

Lockbox

A key is required for the locked office space.

Other (Specify)

Please provide a sign on laundry room door indicating fire alarm panel.

Also provide sig on office door.

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Address: **53 4TH ST
CARNARVON COURT**

Business Name: **CARNARVON COURT**

Inspection Date:

September 4, 2024

Inspection Type:

Residential Tenant - C

Is this a Reinspection?

Yes

Inspection # 2.5

☐ Inspection invoice waived

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The Fire Inspector will be attending at this property on or before **October 4, 2024** to ensure all issues listed in this Notice have been corrected.

Inspector: **Kyle Hlina**

khlina@newwestcity.ca

Phone: (604) 519-1000

Signature: KHlina



NOTICE OF VIOLATION



April 24, 2025

TO: Property Owner
1078062 BC LTD

TO: Property Owner
Jose Gonzalez

1105-8 LAGUNA CRT NEW WESTMINSTER BC
V3M 6M6

14711 - 80 A AVE SURREY BC V3R 9T9

Address: **53 4TH ST**
CARNARVON COURT

Business Name: **CARNARVON COURT**

Inspection Date:

April 24, 2025

Inspection Type:

Residential Tenant - C

Is this a Reinspection?

Yes

Inspection # 4

☐ Inspection invoice waived

A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected for IMMEDIATE COMPLIANCE.

Fire Safety Plan

Still have not received a fire safety plan.

*****Despite prior notices, non-compliance persists.**

Kindly send the plan via email to fire-fpo@newwestcity.ca.

A fire safety plan for the building must be submitted to the Fire Prevention Office for review and approval. Kindly send the plan via email to fire-fpo@newwestcity.ca. Despite prior notices, non-compliance persists.

PER FIRE PROTECTION BYLAW 6940:

38 FIRE SAFETY PLAN REQUIREMENTS

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38.3 Every Fire Safety Plan shall conform to the requirements of the Fire Code and shall be submitted in a form acceptable to the Director of Fire and Rescue Services.

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Address: **53 4TH ST**
CARNARVON COURT
Business Name: **CARNARVON COURT**

Inspection Date: **April 24, 2025**
Inspection Type: **Residential Tenant - C**
Is this a Reinspection? **Yes**
Inspection # **4** ☐ Inspection invoice waived

This notice contains important information that may affect you. Please ask someone to translate it for you.

此通告刊載有可能影響閣下的重要資料。請找人為你翻譯。

ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲਥਾ ਕਰਨ ਲਈ ਆਖੋ।

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.

Este aviso contiene información importante que puede afectarle personalmente. Pídale a alguien que se lo traduzca.

Ce document contient des renseignements importants qui pourraient vous concerner. Veuillez demander à quelqu'un de vous le traduire.

The Fire Inspector will be attending at this property on or before **May 24, 2025** to ensure all issues listed in this Notice have been corrected.

Inspector: **Kyle Hlina** khlina@newwestcity.ca
Phone: **(604) 519-1000** Signature: *KHlina*

Fire Reinspection Invoice

Invoice Number: FRI00571
Invoice Date: Apr 25, 2025
DUE DATE: May 26, 2025



INVOICE TYPE: FIRE REINSPECTIONS
NAME(S): 1078062 B C LTD
ADDRESS: 53 FOURTH ST
FIRE FILE #: Reinspection cost recovery
Invoice Reference: NOV Re-Inspection Fee
Previous False Alarms:

| DATE | DESCRIPTION | FEES | PAYMENTS | AMOUNT DUE |
|-------------------|-----------------------|--------|----------|-----------------|
| Apr 25, 2025 | FIRE-INSPECTION FEE 4 | 300.00 | 0.00 | 300.00 |
| Apr 25, 2025 | GST | 15.00 | 0.00 | 15.00 |
| TOTAL AMOUNT DUE: | | | | \$315.00 |

New Westminster Fire and Rescue Services Invoice

- The above location is assessed a cost recovery fee on the date stated pursuant to Bylaw No. 6940, 2004, section 43:
- All inquiries regarding this Invoice should be directed to the New Westminster Fire and Rescue Services, Fire Protection Division, at 604-519-1004.
- Payment Instructions: DO NOT SEND CASH IN THE MAIL.
BY MAIL: Return bottom portion of this form with cheque or money order.
IN PERSON: Present this form with your payment to a cashier at City Hall, Queensborough Community Centre, Centennial Community Centre, Century House or the Animal Shelter at 231 Ewen Ave.
ONLINE: at <http://www.newwestcity.ca>
- Failure to pay this invoice will result in these charges being transferred to the property tax account. Section 258 of the Community Charter provides that "fees imposed under this Act or the Local Government Act, for work done or services provided to land or improvements, may be collected in the same manner and with the same remedies as property taxes, and is due and payable by December 31st, and if unpaid on that date is deemed to be taxes in arrears".

DUE DATE: May 26, 2025

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

AMOUNT DUE: **\$315.00**

MAKE CHEQUES PAYABLE TO:
CITY OF NEW WESTMINSTER

AMOUNT PAID

ADDRESS: 53 FOURTH ST



FOLDER NO.: FRI00571

1078062 B C LTD
1105-8 LAGUNA CRT
NEW WESTMINSTER BC V3M 6M6



June 13, 2025

TO: Property Owner
1078062 BC LTDTO: Property Owner
Jose Gonzalez1105-8 LAGUNA CRT NEW WESTMINSTER BC
V3M 6M6

14711 - 80 A AVE SURREY BC V3R 9T9

Address: **53 4TH ST**
CARNARVON COURTBusiness Name: **CARNARVON COURT**Inspection Date: **June 13, 2025**Inspection Type: **Residential Tenant - C**Is this a Reinspection? **Yes**Inspection # 5 ☐ Inspection invoice waived**A fire inspection of the above premises disclosed violations which may constitute a hazard to life or property in the event of fire and must be corrected for IMMEDIATE COMPLIANCE.****Fire Safety Plan****Still have not received a fire safety plan.*******Despite multiple prior notices, non-compliance persists.****Kindly send the plan via email to fire-fpo@newwestcity.ca.**

A fire safety plan for the building must be submitted to the Fire Prevention Office for review and approval. Kindly send the plan via email to fire-fpo@newwestcity.ca. Despite prior notices, non-compliance persists.

PER FIRE PROTECTION BYLAW 6940:
38 FIRE SAFETY PLAN REQUIREMENTS

38.1 Every occupier of a building, site, storage area or other area for which a Fire Safety Plan is required by the Fire Code shall submit a Fire Safety Plan to the Fire and Rescue Services for approval.

38.2 Every occupier submitting a Fire Safety Plan to the Fire and Rescue Services for review shall pay the applicable fee prescribed in Schedule "A".

38.3 Every Fire Safety Plan shall conform to the requirements of the Fire Code and shall be submitted in a form acceptable to the Director of Fire and Rescue Services.

38.4 Every occupier of premises where a Fire Safety Plan is required, shall review the Fire Safety Plan annually and either submit an updated plan to the Fire and Rescue Services for review or provide notification to the Fire and Rescue Services that no updated plan is required. Where changes are to be made to a Fire Safety Plan, the revised plan shall first be submitted to the Fire and Rescue Services for review and approval.

38.5 If an occupier fails to submit a Fire Safety Plan as required by this Bylaw, they may be issued a Municipal Ticket Information under the City's Municipal Ticket Information Bylaw for a fine in the amount specified in that bylaw

This Notice of Violation makes you legally responsible for any consequences arising from this matter. Failure to comply will result in a re-inspection fee to the Owner and possible legal action. Please refer to our fee schedule at www.newwestcity.ca/services/public-safety/fire-and-rescue-services/fire-prevention-and-education/articles

Address: **53 4TH ST
CARNARVON COURT**

Business Name: **CARNARVON COURT**

Inspection Date:

June 13, 2025

Inspection Type:

Residential Tenant - C

Is this a Reinspection?

Yes

Inspection # **5**

☐ Inspection invoice waived

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ਇਸ ਨੋਟਿਸ ਵਿਚ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ ਹੈ ਜੋ ਕਿ ਤੁਹਾਡੇ ਲਈ ਜ਼ਰੂਰੀ ਹੋ ਸਕਦੀ ਹੈ। ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਇਸ ਦਾ ਉਲੱਥਾ ਕਰਨ ਲਈ ਆਖੋ।

Thông báo này có tin tức quan trọng có thể ảnh hưởng đến quý vị. Xin nhờ người phiên dịch hộ.

Este aviso contiene información importante que puede afectarle personalmente. Pídale a alguien que se lo traduzca.

Ce document contient des renseignements importants qui pourraient vous concerner. Veuillez demander à quelqu'un de vous le traduire.

The Fire Inspector will be attending at this property on or before **December 2, 2025** to ensure all issues listed in this Notice have been corrected.

Inspector: **Kyle Hlina**

khlina@newwestcity.ca

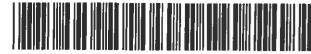
Phone: **(604) 519-1000**

Signature:

KHlina

Fire Reinspection Invoice

Invoice Number: FRI00576
Invoice Date: Jun 16, 2025
DUE DATE: Jul 16, 2025



INVOICE TYPE: FIRE REINSPECTIONS
NAME(S): 1078062 B C LTD
ADDRESS: 53 FOURTH ST
FIRE FILE #: Reinspection cost recovery
Invoice Reference: NOV Re-Inspection Fee
Previous False Alarms:

| DATE | DESCRIPTION | FEES | PAYMENTS | AMOUNT DUE |
|-------------------|-----------------------|--------|----------|-----------------|
| Jun 16, 2025 | FIRE-INSPECTION FEE 5 | 446.67 | 0.00 | 446.67 |
| Jun 16, 2025 | GST | 22.33 | 0.00 | 22.33 |
| TOTAL AMOUNT DUE: | | | | \$469.00 |

New Westminster Fire and Rescue Services Invoice

- The above location is assessed a cost recovery fee on the date stated pursuant to Bylaw No. 6940, 2004, section 43:
- All inquiries regarding this Invoice should be directed to the New Westminster Fire and Rescue Services, Fire Protection Division, at 604-519-1004.
- Payment Instructions: DO NOT SEND CASH IN THE MAIL.
BY MAIL: Return bottom portion of this form with cheque or money order.
IN PERSON: Present this form with your payment to a cashier at City Hall, Queensborough Community Centre, Centennial Community Centre, Century House or the Animal Shelter at 231 Ewen Ave.
ONLINE: at <http://www.newwestcity.ca>
- Failure to pay this invoice will result in these charges being transferred to the property tax account. Section 258 of the Community Charter provides that "fees imposed under this Act or the Local Government Act, for work done or services provided to land or improvements, may be collected in the same manner and with the same remedies as property taxes, and is due and payable by December 31st, and if unpaid on that date is deemed to be taxes in arrears".

DUE DATE: Jul 16, 2025

DETACH THIS PORTION AND RETURN WITH YOUR PAYMENT

AMOUNT DUE: **\$469.00**

MAKE CHEQUES PAYABLE TO:
CITY OF NEW WESTMINSTER

AMOUNT PAID

ADDRESS: 53 FOURTH ST



FOLDER NO.: FRI00576

1078062 B C LTD
1105-8 LAGUNA CRT
NEW WESTMINSTER BC V3M 6M6