

# Memorandum

---

Date: October 25, 2022  
Submitted by: Community Development Department – Policy Planning Division  
Subject: Deconstruction Waste Management Bylaw, 2022, No. 3381

---

At the July 12, 2022, Regular Council meeting, the following resolutions were passed:

## RC22/227

THAT the staff be directed to amend the Waste Management Bylaw, 2011, No. 2822 to increase the percentage of recycling or reuse required for recyclable construction materials to 100% for clean wood and 85% for other recyclable materials to receive the maximum refund of the waste management fee, as outlined in the report dated, June 6, 2022, from the Community Development Department – Building, Bylaw and Licensing Division regarding Report Back on Banning Demolition;

AND THAT the Waste Management Bylaw, 2011, No. 2822 be amended to require that a minimum of 70% of recyclable construction materials overall be recycled or reused in order to be eligible for a refund of any portion of the waste management fee;

AND THAT staff be directed to update the Waste Management Bylaw, 2011 No. 2822 with a definition for 'deconstruction' and that 'deconstruction' be used in place of 'demolition' where feasible;

AND THAT staff be directed to increase the waste management fees as indicated in this report during the 2022 annual fees update;

AND THAT staff be directed to update all related communication materials with the term 'deconstruction' in place of 'demolition' where feasible and that these materials include a goal statement that the City is aiming to achieve 100% recycling or reuse of all recyclable materials from deconstruction of buildings;

AND THAT staff be directed to send a letter to Metro Vancouver encouraging the banning of clean wood from land fills.

## Deconstruction Waste Management Bylaw

A new Deconstruction Waste Management Bylaw, 2022, No. 3381 is included as **Attachment 1**. Bylaw No 3381 incorporates the changes directed by Council and replaces Waste Management Bylaw, 2011, No. 2822.

## Other Updates

The annual Fees Bylaw update is underway and will reflect the increase in waste management fees approved by Council on July 12, 2022. Communications material including information on the City's website and related brochures will be updated with the term "deconstruction" following adoption of the new proposed bylaw. A letter to Metro Vancouver to support the ban of clean

## Considered at the Regular Council Meeting of November 8, 2022

186

wood from land fills has been prepared and will also be sent following adoption of Deconstruction Waste Management Bylaw, 2022, No. 3381 included with this memo.

### **Recommendation:**

**THAT City of Port Moody Deconstruction Waste Management Bylaw, 2022, No. 3381 be given first, second, and third readings as recommended in the memo dated October 25, 2022 from the Community Development Department – Policy Planning Division regarding Deconstruction Waste Management Bylaw, 2022, No. 3381.**

### Attachment

1. Draft City of Port Moody Deconstruction Waste Management Bylaw, 2022, No. 3381.

## Considered at the Regular Council Meeting of November 8, 2022

187

### Report Approval Details

Document Title:	Deconstruction Waste Management Bylaw, 2022, No. 3381.docx
Attachments:	- Attachment 1 - Draft City of Port Moody Deconstruction Waste Management Bylaw, 2022, No. 3381.pdf
Final Approval Date:	Oct 31, 2022

This report and all of its attachments were approved and signed as outlined below:

Robyn MacLeod, Manager of Building, Bylaw, and Licensing - Oct 26, 2022 - 3:40 PM

Kate Zanon, General Manager of Community Development - Oct 26, 2022 - 4:06 PM

Tim Savoie for Stephanie Lam, City Clerk and Manager of Legislative Services -  
Oct 27, 2022 - 6:43 AM

Rosemary Lodge, Manager of Communications and Engagement - Oct 27, 2022 - 9:30 AM

Paul Rockwood, General Manager of Finance and Technology - Oct 27, 2022 - 9:33 AM

Tim Savoie, City Manager - Oct 31, 2022 - 2:43 PM



# City of Port Moody

## Bylaw No. 3381

A Bylaw to regulate and minimize the amount of waste generated by new construction or deconstruction of structures and sent to landfills for disposal.

The Council of the City of Port Moody enacts as follows:

### 1. Citation

- 1.1 This Bylaw may be cited as "City of Port Moody Deconstruction Waste Management Bylaw, 2022, No. 3381".

### 2. Repeal

- 2.1 City of Port Moody Waste Management Bylaw, 2011, No. 2822 and all amendments thereto are hereby repealed.

### 3. Definitions

- 3.1 In this Bylaw,

"Building Official" means Building Inspectors, Plan Checkers, and Plumbing Inspectors designated by the City of Port Moody;

"Building Permit" means a permit to construct a building or temporary building issued in accordance with City of Port Moody Building Bylaw, 2018, No. 3200 and all amendments thereto;

"Deconstruction Permit" means a permit to deconstruct or demolish a building or temporary building issued in accordance City of Port Moody Building Bylaw, 2018, No. 3200 and all amendments thereto;

"Fees Bylaw" means the City of Port Moody Fees Bylaw; and

"Permit" means permission or authorization in writing by the Building Official to perform work regulated by this Bylaw.

### 4. Permits

- 4.1 The following items are required for issuance of a Deconstruction Permit:

- a) a Hazardous Materials Report, as prescribed by the Building Official;
- b) a completed Waste Management Plan, as prescribed by the Building Official; and

## Considered at the Regular Council Meeting of November 8, 2022

189

- c) a Waste Management Fee, as prescribed in the City of Port Moody Fees Bylaw.
- 4.2 At the discretion of the Building Official, some projects may be exempted from all or some of the requirements of this bylaw. These exemptions may include:
  - a) buildings under 50m<sup>2</sup> in area; and
  - b) developments certified to LEEDS standard.
- 4.3 A full portion of the Waste Management Fee may be returned to the applicant upon completion of the project if the following recycling thresholds are met:
  - a) 100% of clean wood and 85% of other recyclable materials are recycled or reused for recyclable construction materials.
- 4.4 A partial portion of the Waste Management Fee may be returned to the applicant upon completion of the project if the following recycling threshold is met:
  - a) a minimum of 70% of recyclable construction materials overall is recycled or reused.
- 4.5 A Compliance Report must be submitted to the Building Official with attached receipts from recycling facilities and landfills indicating the amounts of each material recycled and disposed of. The Compliance Report must be submitted within 90 days after the completion of the project to receive the Waste Management Fee return.

### 5. Severability

- 5.1 If a portion of this Bylaw is found invalid by a court, it will be severed and the remainder of the Bylaw will remain in effect.

**Read a first time** this \_\_\_ day of \_\_\_\_, 2022.

**Read a second time** this \_\_\_ day of \_\_\_\_, 2022.

**Read a third time** this \_\_\_ day of \_\_\_\_, 2022.

**Adopted** this \_\_\_ day of \_\_\_\_, 2022.

---

M. Lahti  
Mayor

---

S. Lam  
City Clerk

## Considered at the Regular Council Meeting of November 8, 2022

190

I hereby certify that the above is a true copy of Bylaw No. 3381 of the City of Port Moody.

---

S. Lam  
City Clerk