

**CITY OF PITT MEADOWS  
SECURITY ALARM SYSTEMS  
BYLAW NO. 3018, 2025**

A bylaw to set rules for the use of security alarm systems in Pitt Meadows  
and to establish fees for false alarms

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**WHEREAS** the Community Charter enables a municipality to regulate and impose requirements in relation to buildings and other structures, and to impose fees in relation to false alarms of a security alarm system;

**NOW THEREFORE** the Council of the City of Pitt Meadows enacts as follows:

**Citation/Title**

1. This Bylaw may be cited as the "Security Alarm Systems Bylaw No. 3018, 2025".

**Interpretation**

2. If a portion of this Bylaw is held invalid by a court of competent jurisdiction, then the invalid portion will be severed and the remainder of the bylaw is deemed valid.
3. A reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.
4. Schedule A is attached to and forms part of this Bylaw.
5. In this bylaw:
  - a) "**Alarm Incident**" means the activation of a Security Alarm System and the direct or indirect reporting of the activation to the Police Department;
  - b) "**City**" means the City of Pitt Meadows;
  - c) "**False Alarm**" means an Alarm Incident where there is no evidence that an unauthorized entry or unlawful act has been attempted or made into, on, or in respect of a building, structure or premise and includes, without limitation:
    - i. the activation of a Security Alarm System during its testing;
    - ii. a Security Alarm System activated by mechanical failure, malfunction, or faulty equipment;
    - iii. a Security Alarm System activated by atmospheric conditions, vibrations, or power failure; or
    - iv. a Security Alarm System activated by user error;

- d) **“Monitoring Service”** means a person, partnership or company engaged in the business of monitoring alarm systems and reporting the occurrence of alarms to the Police Department;
- e) **“No Alarm Status”** refers to those properties that will be subject to the fees established by Schedule A of this Bylaw;
- f) **“Police Department”** means the Royal Canadian Mounted Police (RCMP);
- g) **“Security Alarm System”** means a device or devices installed on real property and designed to warn of criminal activity or unauthorized entry by activating an audible alarm signal and/or alerting a Monitoring Service.

### **Owners and Monitoring Services Responsibilities**

- 6. The owner or occupier of real property will be responsible for the proper installation, maintenance, and operation of any Security Alarm System installed on or in the real property in order to ensure the prevention of False Alarms.
- 7. Every owner or occupier of real property who uses a Security Alarm System must keep the Monitoring Service informed by notice, in writing, of names, addresses, and telephone numbers of at least three persons who will be known as Property References who may be contacted in the event of an Alarm Incident.
- 8. The Property References whose names are provided pursuant to section 7 must be persons who are:
  - a) available to receive telephone calls from the Police Department in the event of an Alarm Incident;
  - b) able to attend at the address of the Alarm Incident within thirty (30) minutes of being requested to do so by the Police Department;
  - c) capable of providing the Police Department access to the premises where the Alarm Incident is located; and
  - d) capable of operating the Alarm System and able to safeguard the premises.
- 9. Prior to reporting an Alarm Incident to the Police Department, other than a hold-up alarm, the Monitoring Service will first place a telephone call to the premises from which the alarm was sent to verify that the Alarm Incident is not a False Alarm. If verification cannot be made from the premises, the Monitoring Service must make every effort to reach a Property Reference prior to calling the Police Department. The Monitoring Service will advise the Police Department of the person they have made contact with, or that they were not successful in reaching the owner or Property Reference.

## **Fees**

10. The owner of real property to which the services of the Police Department are provided in response to a False Alarm will pay to the City the fees as set out in Schedule A of this Bylaw.
11. The owner of real property can apply for a reinstatement to "No Alarm Status" within thirty (30) days of issuance of the fee invoice by paying the applicable fee for the False Alarm and an additional reinstatement fee, as set out in the Schedule of Fees. The total amount paid will be applied to the outstanding fee amount and by providing evidence to the Police Department that a certified alarm service company has reviewed the alarm system, identified the cause(s) of the False Alarm and then taken steps to rectify the cause of the False Alarm(s).
12. The owner of real property must also have had twelve (12) continuous months of no False Alarms at the property at which services were previously provided in order to be considered for reinstatement to "No Alarm Status".
13. If "No Alarm Status" is granted, the application fee will constitute payment in full.

## **Invoicing**

14. Where a fee is charged to the owner of property, the City will invoice the owner of the real property for the response service.
15. Any invoice issued under this Bylaw is due and payable within thirty (30) days from the date of the invoice.
16. Any fees outstanding over 30 days at December 31<sup>st</sup> will be added to and form part of the taxes payable on the real property as taxes in arrears.
17. All fees collected become the property of the City.

## **Repeal**

18. District of Pitt Meadows Security Alarm Bylaw No. 2284, 2006, and its amendments, are hereby repealed.

**READ** a FIRST, SECOND and THIRD time on July 8, 2025.

**ADOPTED** on July 22, 2025.

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Nicole MacDonald  
Mayor

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Kate Barchard  
Corporate Officer

**Schedule A – False Alarm Fees**

	<b>Fee</b>
First False Alarm	\$150
Second False Alarm within a twelve (12) month time period from the date of the first alarm	\$300
Third False Alarm within a twelve (12) month time period from the date of the first alarm	\$600
Fourth False Alarm within a twelve (12) month time period from the date of the first alarm	\$1,200
Fifth and subsequent False Alarm within a twelve (12) month time period from the date of the first alarm	\$2,400
Reinstatement Fee for "No Alarm Status"	\$150