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Item No. 15.1.4
Halifax Regional Council
December 2, 2025

TO: Mayor and Members of Halifax Regional Council

SUBMITTED BY: Brad Anguish, Acting Chief Administrative Officer

DATE: August 26, 2025

SUBJECT: Amendments to By-law B-400, *Respecting Burglary, Robbery and Fire Alarm Systems*

ORIGIN

This report has been initiated by staff to recommend amendments to By-law B-400, the “Alarm By-law”, to change the fees for false alarms by removing the tiered fee structure and other minor amendments, as outlined in the Discussion section below.

EXECUTIVE SUMMARY

Halifax Regional Council is recommended to approve amendments to By-law B-400, known as the *Respecting Burglary, Robbery and Fire Alarm Systems* By-law, to implement a flat fee of \$300 per false alarm rather than the current tiered structure for false alarms.

This amendment results from reports of inequity for multi-tenant commercial properties as the tiered fee structure can result in a tenant being billed by their landlord the highest tier even though it may be the first false alarm they initiated. The tiered fees also create an administrative burden for staff as the tiers are based on a rolling 12-month period, requiring complex system configurations. The rolling period also creates issues when tickets are not provided in order of issuance to finance staff, or in a timely manner.

The new false alarm fee of \$300 would not apply to any residential property with three units or fewer. The fee applies to all commercial properties regardless of the use. This definition is consistent with the definition used in the Capped Assessment Program (CAP) as outlined in the *Nova Scotia Assessment Act*. For clarity, all references to single-family residences in this report should be read as referring to those properties with three or fewer units.

Emergency services have concerns that residential property owners as defined herein will attempt to mitigate false alarm fees by rendering alarm systems inoperable. This creates substantial risks to both property and lives. By limiting the false alarm fee for residences with three units or less to \$50, there is a lower likelihood of property owners taking on such risks.

It is further recommended that other amendments to By-law B-400 be adopted including the definitions of a false alarm, what constitutes an emergency situation, and the removal of references to alarm permits.

RECOMMENDATION

It is recommended that Halifax Regional Council adopt the amendments to By-law B-400, *Respecting Burglary, Robbery and Fire Alarm Systems*, as set out in Attachment 2 to this report.

BACKGROUND

By-law B-400, *Respecting Burglary, Robbery and Fire Alarm Systems*, was put into effect in April 1999. The intent of the By-Law was to impose a level of accountability and responsibility on owners of alarm systems and recover some of the costs incurred by Police & Fire Services when responding to false alarms. The fees are currently tiered based on the incidents of false alarms over a rolling 12-month period, as shown in the schedule below.

1 st false alarm offense:	NIL
2 nd false alarm offense:	\$200
3 rd false alarm offense:	\$300
4 th or subsequent false alarm offense:	\$500

DISCUSSION

Proposed By-law Change

By-law B-400, *Respecting Burglary, Robbery and Fire Alarm Systems*, intends to impose accountability on owners of alarm systems that malfunction and result in emergency services responding unnecessarily. Further, the By-law attempts to recover some costs incurred by Police and Fire Services when responding to false alarms.

As currently defined in the By-law, a false alarm is “a response by the Halifax Regional Police or the Royal Canadian Mounted Police or the Halifax Regional Fire & Emergency Service resulting from the activation of an alarm system where an emergency situation does not exist”. When such a response occurs as the result of a false alarm, either a warning or a fine is issued to the property owner depending on the number of false alarms that have occurred at the property over a 12-month period. As noted above, the fees can range from \$200 to \$500 once the initial warning has been issued in the previous 12 months.

Current Issues

The By-law as currently written does not clearly define when a false alarm should be charged. Emergency services will often write a notification with some notes, leaving the interpretation of applicability of a false alarm fee to staff in Finance. This results in numerous appeals for staff to process adding to the level of effort required to administer the program. To reduce the number of appeals, HRFE has produced a specific list of events that should not attract a fee to be included in the By-law to provide clarity for the public as well as HRM staff and ensure consistency in issuing false alarm tickets. Halifax Regional Police have fewer issues with false alarm appeals as policies are in place to ensure false alarm tickets are issued only when appropriate.

False alarms are billed at the Assessment Account Number (AAN) level and in the case of commercial properties, many tenants can have individual alarm systems associated with one AAN. Commercial landlords generally pass along the cost of the false alarm to the respective tenant. This creates inequities as the current tiered fee structure will see a tenant charged at the top tier fee of \$500 based on the fourth offense for the property, even if that individual tenant has not had a false alarm in the past 12 months.

The option to invoice tenants directly instead of the property owner has been considered; however, this is not a practical solution as HRM staff rely upon property owner information provided by PVSC. The level of

granularity required to support individual tenant billing is not provided, nor available, for most commercial properties. Staff would then rely on address and location information provided on the false alarm ticket that is often incomplete, creating additional billing and collection issues.

In addition to the inequity of false alarm fees noted above for commercial properties, there are also administrative complexities to support the current fee structure. For example, a successful appeal for one false alarm fee may result in a change to the amount of the fees issued for a subsequent false alarm before the appeal was finalized. In this instance, staff sends out another invoice for the lower amount. This creates confusion for customers and can require a refund if the invoice billed at the higher tier was subsequently paid before the adjustment was made.

Staff have encountered numerous collections issues because of the current fee structure. Recipients of a false alarm fine will often request details of each false alarm incident and statement to demonstrate the timeline of the tickets before paying the fee. As noted above, staff are contacted frequently by commercial tenants who have been invoiced for a false alarm that falls into the scenario noted above: the tenant has not had a false alarm in the prior 12 months but nonetheless, is fined under the By-law.

Jurisdictional Scan

In 2023, the Corporate Planning and Performance staff completed a jurisdictional scan of false alarm processes across North America and where applicable, the fees. Revenue staff have also reviewed the practices of Nova Scotia municipalities regarding false alarm fees.

Most false alarm procedures in North America aim to decrease the frequency of false alarms. This is done through the model of “Verified Response” associated with a monitoring station of the private alarm companies. Verification can take the form of:

- listening to live audio from the alarm location
- viewing live video from the location of the alarm
- making multiple contacts with alarm owners
- confirmation from an individual at the site of the alarm, or
- activation of multiple sensors at the alarm site.

The jurisdictional scan confirms that verification of alarms before responding is instrumental in reducing the number of false alarms. However, it also assumes alarm monitoring companies are responsible for the false alarm fees whereas HRM's model is to apply the fee to the property owner, which is consistent with other municipalities in the province.

Although alarm verification is shown to decrease the frequency of false alarms when monitored, there are also associated risks with that approach. As an alternative, HRM uses false alarm fees to provide incentive to ensure alarms are working properly and precautions are taken to avoid false alarms to the extent possible. Further, the fees provide a minimum amount of cost recovery for HRM.

The following graph outlines fees levied by various Canadian jurisdictions.

Jurisdiction	1st false alarm	2nd false alarm	3rd false alarm	Malicious alarm	Notes
Municipality of the District of Chester (By-law 141)	Nil	\$100	\$100	\$1000 or up to 2 months imprisonment	If nuisance alarms are not paid within 14 days, fines are \$500 to \$5000 and up to 1 month imprisonment
Municipality of East Hants (By-law F-500)	Nil	\$100	\$150	\$200 to \$5000	Failure to pay alarm fees (malicious or nuisance) could result in imprisonment of up to 90 days

Jurisdiction	1 st false alarm	2 nd false alarm	3 rd false alarm	Malicious alarm	Notes
Municipality of Colchester (False Alarm By-law - Chapter 10)	Nil (warning)	\$150	\$175	\$500 to \$1000	Fourth false alarm is \$200. Failure to pay alarm fees could result in fines of \$300 to \$1000 and up to 30 days imprisonment
Town of Antigonish (By-law Respecting False Alarms)	Nil	Nil	\$200	Not defined	Fourth false alarm fee is \$250. Fifth and subsequent false alarm fee is \$300.
Hamilton Police Services Board (By-law 14-001)	\$170	\$170	\$170	Not defined	No response to monitored alarms if not verified. If alarm is cancelled, fee is \$85
Durham Region Police Service (By-law 11-2022)	\$175	\$175	\$175	Not defined	If alarm is cancelled, fee is \$100
Winnipeg Police Service (By-law 4676/87)	Nil	\$300	\$300	Not defined	
City of Regina (By-law 2004-24)	Nil	Nil	\$75	Not defined	Response to alarm is suspected after 4 th instance except for panic alarms. \$100 fee for unregistered or suspended alarms. If fee is unpaid, response is suspended to alarms
Toronto (Municipal Code Chapter 441)	\$1,141	\$1712	\$1712	\$570.50 per dispatched vehicle	Separate fee for non-residential response of \$1712 for any occurrence.

The results of the jurisdictional scan indicate approaches to false alarm fees vary across the country. However, the By-laws reviewed in these jurisdictions indicate that many municipalities require registration of all alarms with separate fees levied for non-compliance, and the bulk of the responsibility is placed on alarm monitoring companies to reduce false alarms. There is consistency with respect to specific exclusions for false alarm similar to the proposed amendments in this report to clarify when a false alarm should not be issued.

Financial Analysis

Fiscal 2024/25 recorded payments of over \$1.3 million in false alarm fees. The Land Use Classification type (LUC) with the highest false alarm revenue is apartment buildings, with shopping centres and plazas, warehouses, and office buildings in total representing 43% of all false alarm revenue. Of the 69 different classifications, less than 10% are associated with residential homes including buildings with up to three residential units. The following table lists the ten most frequent building types that are issued false alarm fees and excludes any non-billed (first) false alarms:

<i>Building Type</i>	<i>Total Billed</i>	<i>Number of False Alarms</i>	<i>Percentage of False Alarms</i>
Apartment buildings	\$142,400	419	12.3%
Shopping centres and plazas	\$144,300	350	10.3%
Warehouse	\$122,300	348	10.2%
Office buildings	\$121,300	327	9.6%
Residential/commercial mix	\$112,400	281	8.2%
Educational	\$96,800	254	7.5%
Residential (single family homes)	\$53,800	228	6.7%
Power centre	\$78,200	181	5.3%
Retail/office	\$32,300	96	2.8%
Industrial	\$27,500	81	2.4%
TOTAL	\$931,300	2565	75.3%

The remaining 59 building type classifications represent a total billing amount of \$296,500 and 24.7% of

the total billed false alarms. Examples include gas stations, sports facilities, lounges, grocery stores, and small businesses.

The intent of the False Alarms By-law is twofold: reduce the number of false alarms that are responded to by emergency services (HRP and HRFE) and recover some of the costs associated with the response to false alarms. In the 2024/25 fiscal year, there were a total of 3,140 first-time false alarms (non-billable), with 44% associated with residential homes and 56% representing all other classifications. Analysis shows that of the total properties with subsequent alarms, 16% of residential properties will have a subsequent false alarm in that 12-month period whereas 84% of all other property types will have a subsequent alarm. Of the \$1.2 million in false alarm fees, \$90,200 (7.35%) was collected from single-family residences. The statistics for the 12-month period ending July 31st, 2025 from Halifax Regional Police indicate that 75% of all false alarms are associated with non-residential properties. Staff notes that for the calendar year of 2024, it is estimated 47% of all relevant fire calls were considered false alarms. 2025 data (to date) shows similar results.

In discussion with Halifax Regional Fire and Emergency (HRFE), concerns were raised that homeowners might take steps to reduce false alarm incidents when a significant fine will be levied on false alarms. This could mean disabling alarm systems or delaying calling 911 for small kitchen fires for example. This is not the intent of the By-law and it is these risks that need to be considered when assessing the appropriateness of fines for false alarms. By charging minimal false alarm fees for single family residences, and clearly defining when a false alarm fee is appropriate, the risk is reduced of property loss or personal injury in an effort to avoid the cost of a false alarm. Furthermore, homeowners who have qualified for low-income tax relief in the current fiscal year will have their fees waived.

In addition to the administrative overhead associated with false alarm fees, outstanding amounts are difficult to collect with our average days outstanding exceeding 150 days. Currently, we engage a third-party collection service for many of the unpaid fees. Over the past two years (since May 2023), accounts with an approximate total value of \$132,000 have been assigned to the collection service. This has resulted in a success rate of 66% but at a cost of roughly 20% of the amounts collected, totaling \$17,000. Staff believe that a change in the fee structure as well could reduce the accounts receivable expense as well.

On November 18th, Regional Council unanimously approved the HRM User Fee Policy & Guidelines to reduce reliance on property tax revenue, recognizing the need to implement cost-recovery guidelines for user fees. As noted above, the fees associated with false alarms are firstly designed to reduce the number of false alarms as a matter of public safety: response times can be impacted when fire equipment, for example, is dispatched to a false alarm when another call comes in for an emergency in the same area. It is also difficult to assess the costs associated with a false alarm as the staff and equipment costs will not vary greatly whether there is a dispatch to a false alarm or not. However, we believe that the fees outlined herein provide partial cost recovery of the variable costs associated with responding to a false alarm.

Transition Plan

To implement these changes, there will be a requirement for changes to the existing logic for false alarms. Staff anticipate the change will not be significant as it substantially decreases the complexity in the existing logic. However, time will be needed to fully test and implement the changes. We conservatively estimate four to six months before the changes are ready for implementation.

New stock of false alarm notification booklets will be required for HRFE and HRP to ensure it reflects the nature of the false alarm by using checkboxes. This will also reduce the number of issues staff encounters with billing. The exact lead time for these tickets is unknown but we anticipate a minimum of six weeks.

Communication of the changes to the By-law is also required. A complete communication plan will be needed but staff recommend providing at least three months' notice to ensure that any property owners that are subject to the new fees will have time to implement changes to assist in the reduction of false alarm fees.

Billing under the new regulations is anticipated to begin approximately six months after the amended By-law B-400 is approved by Council.

Summary of Other Amendments to By-law B-400

- Criteria when a false alarm notice may not be issued such as:
 - Alarms resulting from power interruption or re-connection
 - Alarms activated because of water damage from flooding
 - Alarms activated because of detectors functioning as designed such as burnt food, smoke, or cooking (excludes improper use of cooking equipment such as barbequing indoors)
- Remove the “permit required” section (3) as HRM staff no longer issue alarm system permits
- Clarify services that would respond to a false alarm

Communications Plan

Finance staff will work closely with Corporate Communications to ensure the changes to the By-law are communicated to the public. Some examples of public communication would be via social media channels as well as inserts with invoices during the transition period.

FINANCIAL IMPLICATIONS

The recommendation is expected to provide a small increase in revenue in 2026/27 of 5.6% over 2024/25 revenue. While each false alarm will be billed, the clarification in the definition of false alarm is anticipated to reduce the number of false alarm tickets issued. An estimated 6,200 false alarms are expected to be billed for a total of \$1,456,300. The 2024/25 fiscal year generated revenue of \$1,379,500.

RISK CONSIDERATION

The continuation of the program in its current form is a credibility risk to the Municipality because of the billing issues outlined herein. Risks to the public have been considered and are mitigated through the elimination of false alarm fees for residential properties.

COMMUNITY ENGAGEMENT

No community consultation has taken place.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Halifax Regional Council could refuse to adopt amendments to By-law B-400, the result of which would maintain status quo.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, S.N.S. 2008, c. 39

- 7A The purposes of the Municipality are to
- (a) provide good government;
 - (b) provide services, facilities and other things that, in the opinion of the Council, are necessary or desirable for all or part of the Municipality; and
 - (c) develop and maintain safe and viable communities.
- 58 (1) The Council shall make decisions in the exercise of its powers and duties by resolution, by policy or by by-law.
[...]
- (3) The Council may exercise by by-law any of the duties and powers that it may exercise by resolution or policy.
- 60 (1) The Council may make policies
- (c) setting and amending the fees to be paid for
[...]
 - (ii) an inspection required or conducted pursuant to a by-law of the Municipality or an enactment,
[...]
 - (d) establishing the amount that may be accepted by the Municipality in lieu of prosecution for breach of a by-law and setting out procedures to be followed for such acceptance.
- 188 (1) The Council may make by-laws, for municipal purposes, respecting
[...]
- (b) the safety and protection of property;
- 192 Without limiting the generality of Section 188, the Council may make by-laws respecting
[...]
- (b) the prevention and fighting of fires;
[...]
 - (d) fire and burglar alarms;

ATTACHMENTS

Attachment 1 – Proposed Amendments to By-law B-400, *Respecting Burglary, Robbery and Fire Alarm Systems*

Attachment 2 – Amending By-law B-403

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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902-817-1479

HALIFAX REGIONAL MUNICIPALITY

BY-LAW NUMBER B-400

Respecting Burglary, Robbery and Fire Alarm Systems

SHORT TITLE

1. This By -Law may be cited as the “Alarm By-law”.

INTERPRETATION

2. In this By-law:
 - (a) “Alarm Coordinator” means the person appointed by the Treasurer to administer the alarm By-law.
 - (b) “Alarm System” - ~~means any mechanical or electrical device which is designed or used for the detection of heat, smoke or fire or an unauthorized entry into a building, structure or facility or for alerting others of the commission of an unlawful act, or both, and which emits a sound or transmits a signal or message when activated, but does not include~~ means a coordinated set of mechanical or electrical components designed to function together for the purpose of detecting and alerting occupants or external parties of heat, smoke, fire, or unauthorized entry of a building, structure, or facility, and includes both the detection elements (e.g., sensors, detectors) and the alerting mechanisms (e.g., sounders, signal transmitters), operating as an integrated system, but does not include:
 - (i) ~~personal alerting devices~~ wearable safety devices used to signal distress or immobility, not connected to an Alarm System;
 - (ii) a device that is installed in a vehicle; and
 - (iii) standalone smoke or carbon monoxide alarms, including interconnected devices that activate simultaneously but do not form part of an Alarm System as defined in 2(b).
 - (c) “Audible Alarm” - means an alarm system which generates an audible sound on the premises where it is activated;
 - (d) “Automatic Calling Device” - means any device, or combination of devices, that will upon activation, either mechanically, electronically or by any other automatic means, initiate a telephonic or recorded message which is designed to be transmitted over regular telephone lines;

- (e) “False Alarm” – means the activation of an alarm system followed by a response by from a First Responder ~~the Halifax Regional Police or the Royal Canadian Mounted Police or the Halifax Regional Fire and Emergency Service~~ resulting from the activation of the alarm system where, in the opinion of the First Responder, an emergency situation does not exist;
- (ea) “First Responder” – means the Halifax Regional Police, the Royal Canadian Mounted Police or the Halifax Regional Fire & Emergency;
- (f) “Monitored Alarm System” - means an alarm system where the signal of an activation or intrusion or the commission of an unlawful act is received by a third party;
- (g) “Municipality” - means the Halifax Regional Municipality;
- (h) ‘Owner’- includes as it refers to the owner of property:
 - (i) a part owner, joint owner, tenant in common or joint tenant of the whole or any part of land or a building,
 - (ii) in the case of the absence or incapacity of the person having title to the land or building, a trustee, an executor, a guardian, an agent, a mortgagee in possession or a person having the care or control of the land or building,
 - (iii) in the absence of proof to the contrary, the person assessed for the property;
- (i) Repealed
- (j) Repealed
- (ja) “Residential Property” – means, for the purposes of this By-law, a property which is used or intended to be used for residential purposes and contains three (3) or less dwelling units;
- (k) “Treasurer” - means the Treasurer of the Halifax Regional Municipality or ~~their~~ **his** designate.

PERMIT REQUIRED

- 3. (1) ~~Repealed. No owner shall install, keep, use, permit or suffer the installation, keeping or use of an alarm system unless there is a valid and subsisting alarm system permit for that system.~~
- (2) ~~Repealed. An applicant for an alarm system permit shall apply to the Treasurer on a form as prescribed by the Treasurer and shall pay the prescribed fee as set out in Administrative Order 15.~~

- (3) **Repealed.** ~~Alarm system permits shall be issued by the Treasurer.~~
- (4) **Repealed.** ~~An alarm system permit shall be issued in the name of the owner of the building or property which the alarm is intended to protect.~~
- (5) **Repealed.** ~~An alarm system permit is required for each alarm system that is installed in any one location.~~
- (6) **Repealed.** ~~An alarm system permit may be transferred or assigned to a new owner of the property on submission to the Treasurer of a fully completed permit application form as prescribed by the Treasurer.~~
- (7) **Repealed.** ~~The owner shall be responsible for informing the Treasurer or his designate of any and all changes in the information contained in the permit application.~~

AUDIBLE ALARM SYSTEMS

4. (1) Except for an alarm system designed or used to detect heat, smoke or fire, no person shall install, maintain or use an audible alarm that is capable of being sounded outside of the premises continually for a period of greater than fifteen minutes after each separate activation.

FALSE ALARMS

5. (1) **Repealed.** ~~An owner shall not cause, permit, suffer or allow more than one (1) false alarm to emanate from a location during any consecutive twelve month period.~~
- (2) Alarms activated in the following manner are hereby deemed **not** to be false alarms;
 - (a) any alarm which the owner can demonstrate was caused by the action of some other person other than:
 - (i) the owner or the owner officers, agents, employees, independent contractors or any other person subject to the direct or indirect control of the owner,
 - (ii) the person who installed, connected, operated maintained or serviced the alarm system, or
 - (iii) the manufacturer of the alarm system, including the manufacturer's officers, agents, employees, independent contractors or any person subject to the direct or indirect control of the manufacturer;
 - (b) Where the owner can demonstrate that the alarm was caused by a storm, lighting, earthquake or other violent act of nature; and
 - (c) Where the Alarm Coordinator is satisfied that the occurrence is isolated and due to

a mechanical or electrical failure that has since been corrected by a qualified contractor or installer, proof of which has been provided.

- (3) Claims by an owner that an alarm is not a false alarm pursuant to subsection (2) must provide the Alarm Coordinator with proof no later than sixty (60) days after the date of notification.

5A. For greater certainty, the following occurrences may not, in the opinion of the Alarm Coordinator, be considered a False Alarm for the purposes of this bylaw:

- (a) where a separate alarm device (e.g. additional carbon monoxide detector, battery-operated smoke detector) is not connected to an alarm system;
- (b) where the cause of an alarm is related to a power interruption, connection or reconnection;
- (c) where the cause of an alarm is related to a change in water pressure (e.g. unintentional trigger of fire sprinkler);
- (d) where an alarm device functions for the purpose for which it was designed, unless the alarm was caused by an improper use;
- (e) where an alarm is caused by a smoke detector in a residential property which is connected to a security system;
- (f) where an alarm is caused by water damage resulting from flooding, or water leaks resulting in activation of the detector;
- (g) where an alarm pull station was activated by an unknown individual; or
- (h) where a smoke alarm is unmonitored and was reported by a tenant, bystander or other unrelated party.

NOTIFICATION TO OWNERS

6. (1) Upon the **first** occurrence of a false alarm, ~~a notice~~ an invoice including the amount of the false alarm fee and information relating to the alleged false alarm will be provided to the owner of the subject real property as notification that a false alarm has occurred ~~and the fees to be imposed for any subsequent false alarms.~~
- (2) (a) The ~~notice~~ invoice required by this section shall be in writing and may be served personally, by mailing it to the person at the latest address shown on the assessment roll, by electronic mail or by facsimile.

(b) ~~A notice~~ An invoice sent in accordance with this section is deemed to have been served on the third day after it was sent.

FEE FOR FALSE ALARMS

7. (1) On the occurrence of a ~~second and each subsequent~~ false alarm ~~during any consecutive twelve month period~~, there shall be a fee charged ~~to the owner for each such occurrence~~ as follows:
- (a) ~~For a second false alarm a fee of \$200.00~~ For a non-residential property a fee of ~~\$300.00~~;
 - (b) ~~For a third false alarm a fee of \$300.00; and~~ For a residential property a fee of ~~\$50.00, unless the property owner is in receipt of low-income tax relief in the current fiscal year; and~~
 - (c) ~~Repealed. For a fourth or subsequent false alarm a fee of \$500.00.~~
- (2) Where a fee is charged in accordance with this By-law, the Municipality shall invoice the owner of the real property.
- (3) An invoice issued under this By-law shall be due upon receipt and payable to the Municipality.
- (4) Interest shall accrue on any fees remaining unpaid and outstanding for more than 30 days at a rate as set from time to time by Council.
- (5) All fees collected become the property of the Municipality.

AUTOMATIC CALLING DEVICES

8. (1) No person shall use, maintain or install, or permit the use, maintenance or installation of any automatic calling device which is programmed to transmit a message to any telephone number assigned to the Halifax Regional Police, the Royal Canadian Mounted Police or any dispatch or communication centre responsible for the receiving and dispatching of alarm calls to these agencies.

MONITORED ALARM SYSTEMS

9. (1) When a third party is responsible for monitoring an alarm system for intrusions only, that third party shall verify that the alarm activation is not accidental by contacting the premise where the alarm is installed prior to notifying the appropriate police agency. If a police agency is dispatched prior to verification, there will be no waiver of fee if the call is cancelled subsequent to police being dispatched.
- (2) ~~Repealed. Where the original alarm activation signal is received by a third party who then notifies the Halifax Regional Police or the Royal Canadian Mounted Police or any dispatch or communication center responsible for the receiving and dispatching of alarm calls of the alarm, the third party shall supply the alarm~~

~~permit number to the police dispatcher receiving the call.~~

PENALTY

10. (1) A person who contravenes any provision of this By-law shall upon summary conviction be liable to a minimum penalty of \$100.00 and a maximum penalty of \$10,000.00, and in default of payment, to imprisonment for a term of not more than two months.
- (2) Every day during which a contravention of or failure to comply with the by-law continues is a separate offence.
- (3) **Repealed.** ~~A party alleged to have violated this By-law and given notice of the alleged violation, may pay a penalty in the amount of \$100.00 to the Treasurer at the place of payment specified on the notice; provided that said payment is made within a period of fourteen (14) days following the date of the notice, and such payment shall be in full satisfaction, releasing and discharging all penalties and imprisonment incurred by the party for said violation, but does not extinguish any debts arising pursuant to section 7 of the By-law.~~

REPEAL OF BYLAWS AND ORDINANCES

11. The City of Halifax Ordinance No. 185, "Alarms Ordinance"; and Town of Bedford By-law 22103, "Alarm Systems By-law" as amended are hereby repealed.

APPLICATION

12. This By-law applies to all alarms in use within the Municipality whether installed before or after the coming into force of this By-law.

Done and passed by Council this 9th day of March, A.D., 1999.

SIGNED _____

Mayor

SIGNED

Municipal Clerk

I, Vi Carmichael, Municipal Clerk of the Halifax Regional Municipality, hereby certify that the above- noted by-law was passed at a meeting of the Halifax Regional Council held on March 9, 1999.

SIGNED

Vi Carmichael, Municipal Clerk

BY-LAW B-400

Notice of Motion:	February 9, 1999
First Reading:	February 23, 1999
ANotice of Intent@ Publication:	February 26, 1999
Second Reading:	March 9, 1999
Third Reading:	March 9, 1999
Approval of Minister of Housing & Municipal Affairs:	N/A
Effective Date:	April 10, 1999

Amendment No. 1 (By-Law B-401) Subsection (1) of Section 7

Notice of Motion:	March 30, 1999
First Reading:	April 13, 1999
ANotice of Intent@ Publication:	April 17, 1999
Second Reading:	May 4, 1999
Approval of Minister of Housing & Municipal Affairs:	N/A
Effective Date:	May 8, 1999

Amendment No. 2 (By-law B-402)

Notice of Motion:	June 13, 2017
Firs Reading:	June 20, 2017
Public Hearing Publication:	July 1, 2017
Second Reading:	July 18, 2017
Approval by Service Nova Scotia and Municipal Relations:	N/A
Effective Date:	August 1, 2017

HALIFAX REGIONAL MUNICIPALITY BY-LAW B-403
RESPECTING AMENDMENTS TO BY-LAW B-400
The Alarm By-law

BE IT ENACTED by the Council of the Halifax Regional Municipality that By-law B-400, the *Alarm By-law*, is amended, as follows:

1. Clause 2(b) is amended by striking out all words and punctuation after the words and punctuation “Alarm System” - ’ and adding the words and punctuation “means a coordinated set of mechanical or electrical components designed to function together for the purpose of detecting and alerting occupants or external parties of heat, smoke, fire, or unauthorized entry of a building, structure, or facility, and includes both the detection elements (e.g., sensors, detectors) and the alerting mechanisms (e.g., sounders, signal transmitters), operating as an integrated system, but does not include.”.
2. Subclause 2(b)(i) is amended by striking out the words “personal alerting devices” and adding the words and punctuation “wearable safety devices used to signal distress or immobility, but not connected to an Alarm System;”.
3. Subclause 2(b)(ii) is amended by adding the punctuation and word “; and” after the word vehicle.
4. Clause 2(b) is amended by adding an additional subclause after subclause 2(b)(ii) as follows:
 - (iii) standalone smoke or carbon monoxide alarms, including interconnected devices that activate simultaneously but do not form part of an Alarm System as defined in 2(b).
5. Clause 2(e) is amended by:
 - a. Striking out the word “by” after the word “response” and striking out the words “the Halifax Regional Police or the Royal Canadian Mounted Police or the Halifax Regional Fire and Emergency Service” before the word “resulting”;
 - b. Adding the words “the activation of an alarm system followed by” after the word “means”, adding the words “from a First Responder” after the newly struck out word “by”, and adding the punctuation and words “, in the opinion of the First Responder,” after the word “where” and before the word “an”.
6. Section 2 is amended by adding a new clause after clause 2(e) and before clause 2(f) as follows:
 - (ea) “First Responder” – means the Halifax Regional Police, the Royal Canadian Mounted Police or the Halifax Regional Fire and Emergency Service;
7. Section 2 is amended by adding a new clause after clause (j) and before clause (k) as follows:
 - (ja) “Residential Property” – means, for the purposes of this By-law, a property which is used or intended to be used for residential purposes and contains three (3) or less dwelling units;

8. Clause 2(k) is amended by striking out the word “his” and adding the word “their” after the word “or” and before the word “designate”.
9. The subtitle “PERMIT REQUIRED” before section 3 is struck out.
10. Section 3 is repealed.
11. Subsection 5(1) is repealed.
12. A new section is added after section 5 as follows:
 - 5A. For greater certainty, the following occurrences may not, in the opinion of the Alarm Coordinator, be considered a False Alarm for the purposes of this bylaw:
 - (a) where a separate alarm device (e.g. additional carbon monoxide detector, battery-operated smoke detector) is not connected to an alarm system;
 - (b) where the cause of an alarm is related to a power interruption, connection or reconnection;
 - (c) where the cause of an alarm is related to a change in water pressure (e.g. unintentional trigger of fire sprinkler)
 - (d) where an alarm device functions for the purpose for which it was designed, unless the alarm was caused by an improper use;
 - (e) where an alarm is caused by a smoke detector in a residential property which is connected to a security system;
 - (f) where an alarm is caused by water damage resulting from flooding, or water leaks resulting in activation of the detector;
 - (g) where an alarm pull station was activated by an unknown individual; or
 - (h) where a smoke detector is unmonitored and was reported by a tenant, bystander or other unrelated party.
13. Section 6 is amended by:
 - a. Striking out the word “first” before the word “occurrence”, striking out the words “a notice” after the word and comma “alarm, “ and striking out the words “and the fees to be imposed for any subsequent false alarms” in subsection 6(1);
 - b. Adding the words “an invoice including the amount of the false alarm fee and information relating to the alleged false alarm” before the words “will be” and adding the words “as notification” after the words “real property” in subsection 6(1);
 - c. Striking out the word “notice” after the word “The” and replacing with the word “invoice” in clause 6(2)(a); and
 - d. Striking out the words “A notice” and replacing with the words “An invoice” in clause 6(2)(b).

14. Section 7 is amended by:

- a. Striking out the words "second and each subsequent", the words "during any consecutive twelve month period", and the words "for each such occurrence" in subsection 7(1);
- b. Adding the words "to the owner" after the word "charged" in subsection 7(1);
- c. Striking out all words, numbers and symbols in clause 7(1)(a) and replacing with the words, numbers and symbols "For a non-residential property a fee of \$300.00;";
- d. Striking out all words, numbers and symbols in clause 7(1)(b) and replacing with the words, numbers and symbols "For a residential property a fee of \$50.00, unless the property owner is in receipt of low-income tax relief in the current fiscal year; and"
- e. Repealing clause 7(1)(c).

15. Subsection 9(2) is repealed.

16. Subsection 10(3) is repealed.

Done and passed in Council this ____ day of _____ 202__ .

MAYOR

MUNICIPAL CLERK