



## REQUEST FOR DECISION

**TO:** Council **MEETING DATE:** April 2, 2025  
**FROM:** James Nyhus Chief Building Official  
**SUBJECT:** Request for Variance to Noise Bylaw No. 519, 2012  
**FILE NO:** 3900

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### RECOMMENDATION

That Council approves a request for a variance to Section 4.(1)(d) of Noise Bylaw No. 519, 2012

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### PURPOSE

The general contractor for the Community Services Building being constructed at 5638 Inlet Avenue is requesting a variance to the permitted hours of construction under the Noise Bylaw. The variance would allow the contractor to exceed permitted hours (Noise Bylaw No. 519, 2012 ) in order to complete a large concrete pour for one day during the week of April 28<sup>th</sup> to May 2<sup>nd</sup>.

### OPTIONS

1. That Council denies the variance.
2. That Council approves the variance and directs that written notice is given by the contractor to residents within a 100 m radius of the building.

### DISCUSSION

For the structural integrity of two concrete floors of this building, the Structural Engineer has determined that a monolithic slab is the best solution. In order to pour that volume of concrete and finish it properly, the work will extend past 9:00 PM on the day of the pour. The noise itself will come from the concrete trucks, the concrete pumper and the power trowels that will be finishing the concrete into a smooth semi-finished surface. The work may continue to 1:00AM in the morning on the day after the pour began.

The request for the variance is for one day of the week starting April 28<sup>th</sup>. As pouring concrete in an exposed situation is weather dependent, a specific date for the pour is quite difficult to determine other than the week of the intended pour.

Staff will notify the local First Responders of the variance, if granted.

Staff anticipates that another variance to the Noise Bylaw will be requested for the third floor four weeks after this pour is complete.

## **POLICY AND BYLAW IMPLICATIONS**

The Noise Bylaw.

## **SUSTAINABILITY PLAN IMPLICATIONS**

1. Social Sustainability and Community Well Being
6. Sustainable Community Growth and Development

## **STRATEGIC PLAN IMPLICATIONS**

1. Effective Growth
2. Housing
3. Community Safety and Wellbeing

## **FINANCIAL IMPLICATIONS**

None.

## **COMMUNICATIONS**

The variance will be published on Sechelt.ca if approved. If Council approves the variance with Option 2, the contractor will be required to notify neighbouring households with a written notice.

Respectfully submitted,

James Nyhus

Chief Building Official