

DATE OF MEETING March 1, 2018

AUTHORED BY DARCY FOX, MANAGER, BUILDING INSPECTIONS

SUBJECT BYLAW CONTRAVENTION NOTICE – CONSTRUCTION NOT COMPLETED AS PER CONDITIONS OF BUILDING PERMIT – 1451 BOWEN ROAD

OVERVIEW

Purpose of Report

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 1451 Bowen Road.

Recommendation

That Council direct the Corporate Officer to file a Bylaw Contravention Notice at the Land Title and Survey Authority of British Columbia under Section 57 of the *Community Charter* for the property located at 1451 Bowen Road for construction not completed as per the conditions of the building permit.

BACKGROUND

Building Permit No. 118207 (BP118207) was issued 2013-JAN-29 and work started to renovate the existing building and add additional floor area on the second floor. The building permit was renewed once and cannot be renewed again. The building permit has now expired with inspections and deficiencies remaining outstanding. A new building permit has not been obtained to complete the deficiencies outstanding. Pursuant to Section 57 of the *Community Charter*, it is recommended that a notice be registered on the property title to reflect the incomplete work that remains outstanding.

DISCUSSION

The purpose of registering a Bylaw Contravention Notice (Section 57 of the *Community Charter*) on the title of the affected property is to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.

SUMMARY POINTS

- Construction was not completed as per the conditions of the permit.
- The building permit was renewed once and cannot be renewed again.
- Registration of a Bylaw Contravention Notice is required on the title of the affected property to advise those with an interest in the property of the regulations contravened, to provide disclosure to future owners and to protect taxpayers against potential claims with regard to the regulations contravened.

Submitted by:

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Concurrence by:

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