

DATE OF MEETING March 1, 2018

AUTHORED BY DARCY FOX, MANAGER, BUILDING INSPECTIONS

SUBJECT BYLAW CONTRAVENTION NOTICE - CONSTRUCTION STARTED WITHOUT A BUILDING PERMIT – 1716 KIDSON ROAD

OVERVIEW

Purpose of Report

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 1716 Kidson 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 1716 Kidson Road for construction started without a building permit in contravention of "Building Bylaw 2016 No. 7224".

BACKGROUND

During the course of a business licence application inspection, the Building Inspector discovered that an additional Commercial Rental Unit (CRU) had been constructed within the building without a building permit and required inspections. A building permit (BP122133) for 1716 Kidson Road had already been issued for the installation of plumbing in the existing CRU. The owner was requested to either revise the current building permit, or submit a new building permit application to include the additional CRU by 2017-NOV-06. To date, neither a complete revision for BP122133, nor a new application has been received. Therefore, a notice on title pursuant to Section 57 of the *Community Charter* is recommended to reflect the construction undertaken without a permit. This matter will be referred to Bylaw Services for removal of the additional CRU.

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 requiring a building permit was undertaken without first obtaining a permit.
- 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:

Dale Lindsay
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