

Staff Report for Decision

DATE OF MEETING |SEPTEMBER 6, 2018|

AUTHORED BY |DARCY FOX, MANAGER, BUILDING INSPECTIONS|

SUBJECT |BYLAW CONTRAVENTION NOTICES – SECONDARY SUITES|

OVERVIEW

Purpose of Report

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of the property listed within this report. |

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 following property:

1. 1115 St Patrick Crescent – authorized secondary suite|

BACKGROUND

As determined through an inspection, the secondary suite located at the following address was constructed prior to 2005. As per Council's Secondary Suite Enforcement Policy adopted on 2005-FEB-07, the suite is permitted to remain if upgrades are completed, through the issuance and completion of a building permit as per "Building Bylaw 2016 No. 7224", to ensure that life-safety issues are addressed.

Authorized Suites

A building permit application has been received to upgrade and authorize the secondary suite located at the following property:

- 1115 St Patrick Crescent

As such, the Building Inspection Section, with the assistance of the Bylaw Enforcement Section, will seek further action and/or removal of the secondary suite. |

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.

As per the Secondary Suite Enforcement Policy, a Bylaw Contravention Notice is required to be registered on the title of the affected property in order to identify construction that was originally

completed without a building permit and it is, therefore, unknown if the completed works are compliant with the standards of the BC Building Code.

SUMMARY POINTS

- A Bylaw Contravention Notice is being registered in compliance with the Secondary Suite Enforcement Policy.
- 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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