

DATE OF MEETING January 3, 2019

AUTHORED BY DARCY FOX, MANAGER, BUILDING INSPECTIONS

SUBJECT BYLAW CONTRAVENTION NOTICE – CONSTRUCTION NOT COMPLETED AS PER CONDITIONS OF BUILDING PERMIT – 108-5854 TURNER ROAD

OVERVIEW

Purpose of Report

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 108-5854 Turner 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 108-5854 Turner Road for construction not completed as per the conditions of the building permit.

BACKGROUND

During the course of an inspection on 2016-MAY-13, the inspector discovered that a veranda and set of stairs were under construction without a building permit. A Stop Work Order was posted on the job site and correspondence was forwarded to the owner advising that a building permit application was required by 2016-MAY-31. The deadline passed without the required application and the matter was brought before Council at their meeting at 2016-AUG-08, at which time the matter was referred back to Staff. A further deadline of 2016-AUG-30 was given for a building permit application. An application was eventually received on 2016-NOV-07 and issued 2017-APR-26. To date, no inspections have been called under this permit and the permit has now expired. Therefore, pursuant to Section 57 of the *Community Charter*, a notice on title is recommended to reflect the construction undertaken without a permit.

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 deadline to renew the permit has passed.
- 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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