

DATE OF MEETING March 5, 2020

AUTHORED BY DARCY FOX, MANAGER, BUILDING INSPECTIONS

**SUBJECT BYLAW CONTRAVENTION NOTICE – CONSTRUCTION NOT COMPLETED AS PER CONDITIONS OF BUILDING PERMIT – 740 HALIBURTON STREET**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 740 Haliburton Street.

### **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 740 Haliburton Street for construction not completed as per the conditions of the building permit.

## **BACKGROUND**

A building permit (BP124674) for the renovation of the dwelling and the construction of a secondary suite was issued 2018-OCT-02. During the course of an inspection, the inspector observed that the work had gone beyond the scope of the permit in that the dwelling had been fully reconstructed. A Stop Work notice was issued and correspondence was forwarded to the owner advising that a complete and detailed revision to the existing permit was required by 2020-JAN-08, but to date, a complete revision application has not been received. Pursuant to Section 57 of the *Community Charter*, it is recommended a notice be registered on the property title to reflect the contravention of “Building Bylaw 2016 No 7224”.

## **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 outside the scope of the permit was completed.
- The deadline to submit a revision to 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.

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