

DATE OF MEETING November 19, 2020

AUTHORED BY DARCY FOX, MANAGER, BUILDING INSPECTIONS

**SUBJECT BYLAW CONTRAVENTION NOTICE – CONSTRUCTION NOT COMPLETED AS PER CONDITIONS OF BUILDING PERMIT – 2340 HIGHLAND BOULEVARD**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 2340 Highland Boulevard.

### **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 2340 Highland Boulevard for construction not completed as per the conditions of the building permit.

## **BACKGROUND**

An inspection was completed on 2016-MAY-30 in response to a complaint received regarding illegal construction. The inspection confirmed work had been completed to enclose the existing carport without a building permit. Correspondence was forwarded to the owner advising a building permit was required for the work. A building permit was subsequently received and issued 2016-JUL-14, but expired with deficiencies remaining outstanding. Another building permit to complete the first was received and issued 2019-JAN-07, but has also expired with deficiencies remaining outstanding. Pursuant to Section 57 of the *Community Charter*, it is recommended a notice be registered on the property title to reflect the work completed without permit or inspections in 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 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.

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