

DATE OF MEETING | December 15, 2022 |

AUTHORED BY | DARCY FOX, MANAGER, BUILDING INSPECTIONS |

SUBJECT | BYLAW CONTRAVENTION NOTICE - CONSTRUCTION STARTED WITHOUT A BUILDING PERMIT – 124 HAIDA TRAIL |

OVERVIEW

Purpose of Report

To obtain Council authorization to proceed with the registration of a Bylaw Contravention Notice on the property title of 124 Haida Trail. |

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 124 Haida Trail for construction started without a building permit in contravention of “Building Bylaw 2016 No. 7224”. |

BACKGROUND

An inspection was completed on 2022-AUG-05 in response to a complaint received regarding illegal construction. The inspection confirmed the construction of the two roof structures and a deck without a building permit. A Stop Work Order was posted on the jobsite and correspondence was forwarded to the owner advising that a building permit was required for this work. The deadline for a building permit application was 2022-OCT-19. To date, a building permit application has not been received.

In a follow up inspection on 2022-SEP-02, the front structure was in the process of being removed. The inspector followed up again on 2022-OCT-19 and it was confirmed that the structure at the front of the dwelling had been completely removed. At the rear of the dwelling, the deck and roof structure remain unchanged.

Pursuant to Section 57 of the *Community Charter*, it is recommended that a notice be registered on the property title to reflect the work undertaken without a permit or inspections in contravention of “Building Bylaw 2016 No 7224”

Further to the registration of this notice, the matter will be forwarded to Bylaw Services for enforcement of Zoning Bylaw compliance. |

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.
- The deadline to submit a building permit application 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.
- Further to the registration of the notice, this matter will be referred to Bylaw Services for further enforcement.

Submitted by:

Darcy Fox
Manager, Building Inspections

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services /
Deputy CAO