

DATE OF MEETING | May 10, 2018 |

AUTHORED BY | DARCY FOX, MANAGER, BUILDING INSPECTIONS |

SUBJECT | REMEDIAL ACTION ORDER – 432 STABLE PLACE |

OVERVIEW

Purpose of Report

To obtain Council authorization to pursue remedial action to remove the structure at the right side at the rear of the main dwelling at 432 Stable Place. |

Recommendation

That Council:

1. Issue a Removal Order at 432 Stable Place pursuant to Sections 72 and 73 of the *Community Charter*; and,
2. Advise the owner that he may request that Council reconsider the Remedial Action Order by providing written notice within 14 days of the date on which notice of the remedial action requirement was sent; and,
3. Direct Staff or its authorized agents to take action in accordance with Section 17 of the *Community Charter* without further notice and at the owner's expense if the said remedial action is not undertaken within 30 days of Council's resolution. |

BACKGROUND

An inspection was completed on 2018-FEB-28 in response to a complaint received regarding illegal construction. The inspection confirmed that a structure on the right side at the rear of the main dwelling had been illegally constructed. As the structure cannot remain in its current location, a deadline of 2018-MAR-29 was given to remove the structure. An inspection 2018-MAR-29 confirmed that the structure was still in place. As such, the City is seeking a Removal Order pursuant to Sections 72 and 73 of the *Community Charter*. |

DISCUSSION

The illegally-constructed addition is located within the setback area in violation of the Zoning Bylaw, and does not conform to building code in violation of the Building Bylaw. As such, the City is seeking removal of the structure.

SUMMARY POINTS

- The structure was built without permit and is located in the setback area.
- Staff recommend that Council issue a Remedial Action Order to remove the illegal structure pursuant to Sections 72 and 73 of the *Community Charter*.
- If the removal has not been completed within 30 days, the City will pursue removal at the owner's expense.

ATTACHMENTS

ATTACHMENT A: Photos

Submitted by:

Darcy Fox
Manager, Building Inspections

Concurrence by:

Dale Lindsay
Director, Community Development