

City Staff Report

Original signed by: City Manager Johnson

Report Date: September 26, 2018

Meeting Date: November 20, 2018

To: City Manager

From: Chief Building Official (CBO)

Subject: Notices on Title for City of Quesnel Properties noted below

Purpose

Obtain Council direction regarding placement of a Notice on Title of:

- a) 1261 Smith Avenue – bulk plant facility
- b) 721 Shepherd Avenue – single family dwelling
- c) 2000 Woodridge Road – single family dwelling

Summary

Subject Properties identified by the Chief Building Official as being in contravention of the City of Quesnel Building Regulations.

- All property owners have been given reasonable time to bring the properties into compliance.
- The Building Dept. is not aware of any life safety issues that place the occupants in immediate danger, however, the contraventions could result in third party risk should the property be sold at some time in the future.

Recommendation

THAT COUNCIL receives the following report prepared by the CBO outlining deficiencies with respect to the following properties:

- a) 1261 Smith Avenue is in contravention of Section 7 of Bylaw No. 1550, 2003;
- b) 721 Shepherd Avenue is in contravention of Section 7 of Bylaw No. 1550, 2003;
- c) 2000 Woodridge Road is in contravention of Section 7 of Bylaw No. 1550, 2003;

AND THAT COUNCIL directs the Corporate Officer to file notices with the Land Title Office stating:

- a) A resolution relating to the lands has been made under Division 8, Section 57, of the Community Charter, and
- b) Information about the conditions may be inspected at City Hall.

Statutory Requirements

Section 57 Community Charter

Council Policy

Building Bylaw

Strategic Objective

NA

Financial Implications

\$71.58 Notice Filing Fee per each charge.



Filing fees and Notice Removal fees recovered when property owner obtains permission to remove notice.

Background

1261 Smith Ave Lot 5 Plan BCP41144 District Lot 346

Owner: Suncor Energy Inc. No. A77905

150 – 6th Avenue SW, Calgary, AB T2P 3E3

This project was originally issued in July of 2013 to construct rail off-loading racks and stairs at bulk plant facility. Correspondence sent to owner in November 2015 advising that geotechnical report was outstanding and that no inspections have been conducted; Registered Professional confirmed receipt on Nov 4, 2015 and agreed to provide final documentation; no response to date.

2000 Woodridge Rd. Lot A Plan EPP546 District Lot 6682

Owner: Anthony & Nancy Atchison

2407 Bouchie Lake Rd, Quesnel, BC V2J 7C7

This project was issued to new owner in May of 2011 (from 2008 BP in previous owner's name) to repair fire-damaged house, and renewed again in May of 2014. Correspondence sent to owner in September of 2015 advised the permit could not be renewed again as it had been open since 2008 with only one inspection conducted since 2011.

721 Shepherd Ave. Lot 1 Block 1 Plan 17000 District Lot QUESNEL

Owner: Jason Kozuchar

721 Shepherd Ave., Quesnel, BC V2J 2G3

This project was originally issued in July of 2014 to enclose deck as living space; inspections for framing & insulation conducted in 2014; no final inspection to date, despite correspondence sent to owner on May 30, 2017 and again on April 26, 2018.

Attachments

NA

Concurrence

NA

Options

NA