

TO: CITY MANAGER
FROM: DIRECTOR FINANCE
SUBJECT: AUTOMOTIVE REPAIRS AT 6563 NEVILLE STREET
PURPOSE: To provide information to Council.

1996 SEPTEMBER 04
File: L34

RECOMMENDATION:

1. **THAT** Council receive this report for information.

REPORT

Appearing under *Correspondence* on the 1996 August 26 Council Agenda, Council received a letter from citizens of Neville and Hedley Streets concerned with auto repair activities at 6563 Neville Street. This report provides Council with information on this situation.

In 1996 March, staff received a complaint about auto repairs being conducted from the carport at 6563 Neville Street. The investigation found that auto repairs were being conducted on the property but we were unable to determine if a business was being operated. The residents of the property were advised of the residential zoning regulations which permit auto repair for personal vehicles and storage of one wrecked vehicle for 30 days only.

Follow up visits to the property have found marginal bylaw compliance and little or no activity in the carport. Staff have also been in regular contact with area residents over the summer months and responded to their concerns. As with the initial investigation, staff are unable to find evidence of any business activity.

In addition to Licence Office inspections, staff from the Building, Health and Fire Departments and the R.C.M.P. have been involved. Building Department inspections found the carport/garage was constructed without permits. After discussions with property owner representatives, agreement was reached to remove the structure by mid October. Current tenants were not involved in the unauthorized construction of the carport, but currently use the structure.

Staff will continue to work with area residents to monitor the situation and, where necessary, take action to ensure compliance with City bylaws.



Rick Earle
DIRECTOR FINANCE

CMC:vm

cc: Director Planning & Building
Chief Environmental Health Officer
Chief Building Inspector
Fire Chief
O.I.C., R.C.M.P.