

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2005 SEPTEMBER 12

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: 4835 SHEPHERD STREET, BURNABY, B.C.
LOT 36, D.L. 32, PLAN 14427

PURPOSE: To have Council direct the City Clerk to file a Notice in the Land Title Office, pursuant to Section 57 of the Community Charter, with respect to a property observed to be in contravention of City Bylaws.

RECOMMENDATIONS:

- 1) **THAT** Council direct the City Clerk to file a Notice in the Land Title Office stating that:
 - (a) A resolution relating to the land at 4835 Shepherd Street, Burnaby B.C. Lot 36, D.L. 32, Plan 14427, has been made under Section 57 of the Community Charter, and
 - (b) Further information respecting the resolution may be inspected at the offices of the City Clerk, City of Burnaby.
- 2) **THAT** a copy of this report be sent to the following homeowners:
 - (a) Manjit and Surrinder Lally
4835 Shepherd Street
Burnaby, B.C. - V5H 1L6

R E P O R T**1.0 SUMMARY**

In 2002, the homeowners obtained a building permit for basement finishing and a rear deck addition previously built without permit. To-date, the work included in this permit has not been completed and the appropriate sub trade permits have not been obtained.

To: City Manager
From: Director Planning & Building
Re: 4835 Shepherd Street, Burnaby, B.C.
Lot36, D.L. 32, Plan 14427
2005 September 12 Page 2

A Notice registered on Title will encourage the owners to comply with Building Department requirements to complete the work authorized under permit or remove the partially completed work, while protecting potential third party purchasers.

2.0 CONTRAVENTION OF BYLAWS

The owners are currently occupying the addition without a valid occupancy certificate. This is in violation of Burnaby Building Bylaw No. 11729 Section 7(3). In addition, there is plumbing and electrical work that has been completed without permit. This is in violation of Burnaby Building Bylaw No. 11729 Section 9(1).


3.0 CONCLUSION

The Building Department has provided the owners with ample opportunity to bring the property into compliance with City Bylaws. The owners, Manjit and Surrinder Lally have indicated that they are planning to place the property for sale. Staff recommends registering a Notice on Title to alert any potential purchasers of outstanding issues.

The City Clerk, in keeping with Section 57.2 of the Community Charter, will notify the property owners to provide the opportunity to appear before Council to address this staff report.

JS:ap
Attach
q:\bylaw\shepherdrep.doc

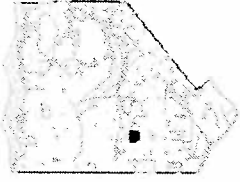

fo J.S. Belhouse, DIRECTOR
PLANNING & BUILDING

cc: Deputy City Manager
City Solicitor
Director Finance – (Attn: Marie Baldonero)
City Clerk
 Chief Building Inspector



4835 Shepherd Street

September 12, 2005



- Selected Features
- Boundary
- Strata Units
- Skytrain Stations
- Skytrain Lines
- Addresses
- Lot
- Street Intersections
- Traffic Signal
- Speed Humps
- Speed Humps
- Roads
- Local
- Collector
- Arterial
- Freeway
- Hydrology
- Colour 2004
- Parks
- Parkland To Be Acquired
- Parkland



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Map Scale
1 : 2500

