

Report

City of Merritt
REGULAR Council Meeting
May 26, 2020

File Number: 3800

To: Scott Hildebrand, Chief Administrative Officer
From: Don McArthur, Planning Manager
Date: May 21, 2020
Subject: Agreement to Remove or Demolish, 1550 Williams Cres., PID 003-963-934

RECOMMENDATION:

THAT Council accepts the Agreement to remove or demolish the mobile home at 1550 Williams Crescent, following the issuance of an occupancy permit for the new dwelling;

AND THAT the Mayor and Director of Corporate Services be authorized to execute the Agreement on behalf of the City.

Background:

Robert and Valerie Cox, the owners of 1550 Williams Crescent would like to build a new single family dwelling on the subject property and have indicated to staff that they will be submitting a building permit application. There is an existing mobile home located on the property. The owners want to live in the existing dwelling while the new house is under construction. They have agreed to demolish or remove the existing dwelling subsequent to receiving final occupancy of the new house (See Figure 1 below).

The subject property is zoned Low Density Residential (R2) which does not permit two single family dwellings on one lot. Staff is obliged to reject the building permit application because it does not comply with the Zoning Bylaw No. 2187, 2015.



Figure 1: Subject Property and Dwelling to be Removed
Staff developed the attached agreement to:

- ensure compliance with City bylaws; and
- enable the owner to proceed with the construction of their new home.

As the property is within Development Permit Area No. 6 Environmentally Sensitive Areas, a development permit application would have to be submitted by the applicant prior to approval of the building permit.

The owner has signed the agreement (see Attachment A) and agreed to provide the financial security subsequent to Council approval of the agreement.

Options

1. THAT Council accepts the Agreement to remove or demolish the mobile home at 1550 Williams Crescent, following the issuance of an occupancy permit for the new dwelling;

AND THAT the Mayor and Director of Corporate Services be authorized to execute the Agreement on behalf of the City.

2. THAT Council receive this report for information

Others Consulted:

N/A

Attachments:

A: Draft Agreement

Respectfully submitted,

Don McArthur
Planning and Development Services Manager