

Report

City of Merritt
REGULAR Council Meeting
October 13, 2020

File Number: 2240-20

To: Sean Smith, Chief Administrative Officer
From: Don McArthur, Planning Manager
Date: October 8, 2020
Subject: Agreement to Remove or Demolish (2082 Aspen Street)

RECOMMENDATION:

THAT Council accepts the Agreement to remove or demolish the mobile home at 2082 Aspen Street, following the issuance of an occupancy permit for the new dwelling

And

THAT Council authorizes the Mayor and CAO to execute the Agreement on behalf of the City.

Background:

The property owners of 2082 Aspen Street would like to situate a new modular home 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 home (See Figure 1 below).



Figure 1: Subject Property and Dwelling to be Removed

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. 2284, 2020.

Staff developed the attached agreement to:

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

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

Options / discussion

1. THAT Council accepts the Agreement to remove or demolish the mobile home at 2082 Aspen Street, following the issuance of an occupancy permit for the new dwelling and authorizes the Mayor and CAO to execute the Agreement on behalf of the City; or
2. THAT Council receives this report as information.

Financial / Risk Implications:

N/A

Others Consulted:

N/A

Attachments:

Attachment A: Agreement to Remove or Demolish – 2082 Aspen Street

Respectfully submitted,

Don McArthur
Planning and Development Services Manager