



TOWN OF MINTO

DATE: May 11, 2017
REPORT TO: Mayor and Council
FROM: Terry Kuipers, Chief Building Official
SUBJECT: Property Standards Order – 450 Victoria St

STRATEGIC PLAN:

Implement short form wording and streamline by-law enforcement practices where possible to efficiently allocate resources to minor offences, and continue enforcing by-laws based on complaints keeping in mind available resources.

BACKGROUND:

In November of 2016, the dwelling on the subject property was damaged by fire and the owner passed away. From November to March 2017, the Building Department worked with the insurance company to resolve the status of the building to have it repaired or demolished and the site restored.

Due to the circumstance of fire, the insurance company has not yet settled the matter and has not been able to proceed on the property. Due to the lack of action, this department issued an Order to Comply under the Property Standards By-law March 29, 2017. The service of the Order was completed in consultation with our lawyers due to this unusual circumstance. No person has made contact with the Town regarding the Order.

COMMENTS:

The appeal period and compliance date have passed Order to Comply so the Building Department can now commence action to rectify the status of the property.



The Order contains two options to achieve compliance, the first is repairing the dwelling and the second is demolition and site restoration. A meeting is scheduled with an engineer next week to review the property and confirm which method of compliance is to

be undertaken. The review will assess the cost to repair the structure versus the value of the property once the renovations are complete. If the cost exceeds the value, then the only option is to demolish the house. It is important that this process be rational and justifiable in the event of future legal action in this regard.

Neighbours have been extremely understanding of the situation. Timelines required to achieve compliance were communicated. They are concerned about the loose debris that flies around in heavy winds, and the odour starting to come out of the house.



This report is to make Council aware of the unbudgeted expense that this department will be encountering, and the timing around the work. These expenses will be recovered in a like manner to taxes. Cost estimates will be confirmed by the engineer, but staff expects \$250,000 is needed to complete minimal renovations (repairing water, smoke and structural/cosmetic damage) and \$30,000 to demolish and restore the site.

FINANCIAL CONSIDERATIONS:

There will be no final costs to the Municipality, but the Town will pay contractors up front and then place the same amount owing on taxes.

RECOMMENDATION:

That Council receives as information the Chief Building Official's report dated May 11, 2017 Property Standards Order – 450 Victoria Street.

Terry Kuipers, C.B.C.O
Chief Building Official