



Staff Report

Report Title: Inspection of Potential Occupancy Violation

Prepared By: Matt Farrell, Manager of Building and Planning/CBO

Department: Building and Planning

Date: Nov. 2, 2020

Report Number: BLDG-2020-11-22

File Number: 400 Reports

Attachments:

Recommendation:

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information Report Number BLDG2020-11-21 prepared by Matt Farrell, Building and Planning Manager/CBO.

Background:

On October 15th, 2020, the Township received an email complaining about a real estate listing for the property located at 1582 Bruce Road 1. The email suggested that misleading information was provided in that listing and that it was advertising that three dwellings existed on that property.

I was also received written information from an individual who communicated with the listing agent on October 16th, 2020 to inquire on the status/condition of the three buildings. That person was told by the agent that "both (upper) buildings have bedrooms, a furnished kitchens and a bathroom." The furnishing of the bedrooms and kitchens would contradict the direction that followed the 2013 Ontario Municipal Board given to both the previous and recently to the new owners of the property that there was to be no cooking, eating, living, sleeping and household sanitary facilities within those buildings.

Discussion:

I contacted the owner on October 21st, 2020 and advised him that the Township had received this new information and that a violation may be occurring. I requested the opportunity to inspect the two upper buildings as the information I received would indicate that the buildings were prepared to be used as dwellings. The owner responded and an inspection was performed on Friday October 23rd at 3:00 pm.

During the inspection, I found that the condition of the two buildings had changed very little since my previous inspection was performed in 2013. Both buildings had cabinetry and a sink in what could be potentially be used as a kitchen but no appliances. The old motorcycle shop has a bath room that was in existence in its previous commercial use. There was no furniture in either building. There were no laundry facilities in either building.

There has been the additions of bathroom plumbing fixtures in the shed building but there no additional items in that room that would indicated it has been recently used. The washroom facilities had been previously roughed in but they have since been installed. The current owner stated that they have not changed anything in either building since it was purchased in August of this year and the current conditions would support that statement.

Even with the fixtures being installed in the shed building, the current state of both buildings would not allow them to be occupied and used for habitable purposes.

I have confirmed with both the owner and the Bruce County Planning Department that initial inquiries have been made to begin the zoning amendment process. The owner has also stated that they will allow staff on the property at any time in the future to inspect all buildings to ensure compliance.

I will be asking the owner to allow me to make regular but unscheduled inspection going forward. Once the planning amendment process is complete, we will then have to re-assess the construction of these buildings to ensure they are in a form appropriate for the use permitted.

Financial Impacts:

None at this time

Strategic Alignment / Link:

We are an accessible community by being open and transparent

Respectfully Submitted By:

Matt Farrell, Manager of Building and Planning/CBO

Approved By:

Mary Rose Walden, Chief Administrative Officer