Section:	Legislative and Regulatory Affairs	9
Sub-Section:	Inspections - Building	3800
Title:	TEMPORARY OCCUPANCY OF EXISTING DWELLING WHILE NEW DWELLING UNDER CONSTRUCTION	1

POLICY

In any case where a building permit for a single-family dwelling cannot be issued by reason of the fact that there is already an existing dwelling on the subject property, the Building Inspector is authorized to issue the permit subject to the following conditions:

1. **The owner files with the Building Inspector an undertaking to remove the existing dwelling within 30 days after the issuance of an occupancy certification for the new dwelling or, in any event, within 12 months after the issuance of the building permit for the new dwelling;**

2. **The owner files with the aforesaid undertaking an authorisation to the District by its servants or agents to enter upon the said lands for the purpose of removing or demolishing the existing dwelling at the cost and expense of the owner in accordance with his undertaking; and**

3. **The owner, prior to the issuance of the building permit, deposits a bond acceptable to the D.O.F.S., or certified cheque, in the sum of not less than $1,000, or in such additional amount as in the opinion of the Building Inspector may be necessary, indemnifying the District against costs incurred by the District in the removal or demolition of the existing structure by reason of the default of the owner in his undertaking in that behalf.**

REASON FOR POLICY

To allow occupancy of an existing dwelling while a new replacement dwelling is being constructed on a single family lot and to ensure that the original building will subsequently be removed in compliance with zoning regulations.

AUTHORITY TO ACT

Delegated to Staff

Approval Date:	January 25, 1982	Approved by:	Policy & Planning Committee
1. Amendment Date:	December 11,1995	Approved by:	Regular Council
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	