



# Memo

**TO:** Chair, Finance and Administration Committee

**SUBJECT:** Relocation of Buildings and Structures

**DATE:** December 7, 2020

**FROM:** Chief Administrative Officer

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Over the years, Council has made various changes with respect to the relocation of recycled homes into Lake Cowichan. The intent was to always restrict older housing stock.

The housing stock of Lake Cowichan consists of a large percentage homes of that were built before 1990 when controls on materials used for construction were less stringent.

We have had instances of renovations and demolitions occurring without the required clearance certificates on hazardous materials. In addition, some of these were surreptitiously undertaken. The Town personnel only became aware of these infractions after complaints were lodged with WorkSafe.

It became prudent to require Clearance Certificates on buildings that were constructed prior to 1990 and when renovations are undertaken. The safety of Town personnel and its residents should be of primary concern to Council.

The current building bylaw does permit the relocation of recycled homes so long as they were built after 1990. The relocation of pre-1990 homes bring risks that we can ill-afford to take. However, we still require the post-1990 homes to be provided with detailed hazardous materials reports that state that these are in compliance with WorkSafe guidelines.

Note: Recycled homes require major renovations and, in some instances, do take considerable time to be completed.

A handwritten signature in blue ink, appearing to read "Joseph A. Fernandez".

Joseph A. Fernandez  
Chief Administrative Officer