



Friday, December-20-13

Mayor and Council
City of Port Alberni
4850 Argyle Street
Port Alberni, BC
V9Y 1V8

Re: Bylaw 4826, City of Port Alberni Building Standards

Dear Honourable Mayor Douglas & Councillors:

The Civic Affairs Committee of the ALBERNI VALLEY CHAMBER OF COMMERCE has reviewed the subject Bylaw in some detail. The Chamber of Commerce supports this initiative of Council to establish building standards for occupied buildings and establish a process to either improve or demolish vacant buildings. There may indeed be court challenges ahead as this Bylaw becomes effective, but we believe the benefits to the community outweigh the risks.

We wish to list a few concerns:

- Will a property owner be forced to surrender the property for a tax sale when financially unable to repair the building only to be then faced with the weight of the Bylaw to repair, board or demolish the building?
- At section 8.1 a) an owner has 30 days from the issuance of the permit to repair the building. Is that sufficient time?
- At section 8.8 a vacant building is to be inspected every 30 days. Does the City have the resources to accomplish this requirement?
- The penalties as described in section 9 of the Bylaw seem excessive; we wonder if the courts will support such seemingly harsh penalties?

In conclusion, the ALBERNI VALLEY CHAMBER OF COMMERCE supports this Bylaw and remains available to assist in any way deemed appropriate.

Yours truly,

A handwritten signature in black ink, appearing to read "Teresa Bird".

Teresa Bird
President