

December 2004 – revised

To: All Builders of Dwellings with Detached Garages

One of the most pressing issues for new home occupants is the availability of parking.. Until detached garages are complete, many residents have difficulty finding parking that is secure and legal. Apart from the considerable inconvenience, concerns have been raised that access for emergency vehicles and snow clearing is impeded.

The Building Standards Department is requesting that one of the following options be in place at the time of occupancy.

1. The detached garage is complete at the time of occupancy.
2. Where the detached garage is incomplete at the time of occupancy, the builder has submitted to the building inspector a copy of an acknowledgement addressed to the home purchaser containing the following clause;

The municipality has requested that we inform you that the attached garage of your new home shall not be complete on closing. The garage is expected to be completed within 60 days of the date of possession or closing.

Option no. 1 is the preferred method to be met by all builders. Option no. 2 is the next method of choice, as the disruption for the homeowner should not exceed 60 days.

Option no. 2 requires the builder provides an alternative parking arrangement suitable to the home purchaser. Please note that the parking arrangement must not include parking on municipal property, including the boulevard portion of the property fronting the street.

I am asking for your co-operation regarding the safety and well being of those families who are and will be occupying your site.

Sincerely,

John Wright,
Director Building Standards

“Raising Standards - Meeting Needs”