

## DEMOLITION OF EXISTING STRUCTURES WHEN BUILDING NEW SINGLE OR TWO FAMILY DWELLING

The purpose of this bulletin is to inform owners, developers, architects, designers, builders and contractors the requirement to demolish all existing structures on the property prior to building new single family or two family dwelling.

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*"This information is provided for convenience only and is not in substitution of applicable City Bylaws or Provincial or Federal Codes or laws. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws."*

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Effective immediately **all** existing structures on the property that are required to be demolished must be removed before starting construction of any new single or two family dwelling. This includes all concrete foundations and walls, as well as swimming pools.

The Building Inspector will check that demolition is complete at the time of the required forms inspection for the new single or two family dwelling. If existing structures have not been removed, the form inspection will be rejected and a stop work order will be issued by the Building Inspector.

This is to ensure that construction follows Section 6.1 (1) of the Burnaby Zoning Bylaw:

"No residential use building shall be located on the same lot as any other residential use building, except as otherwise provided for in this Bylaw."

Should you have any further questions please contact the Building Department at (604) 294-7130.