

**Legislative &  
Regulatory  
Services  
Department**

Bylaw & Licensing  
Services Division

#1 Centennial Square

Victoria

British Columbia

V8W 1P6

Tel (250) 361-0577

Fax (250) 361-0205

[jkitson@victoria.ca](mailto:jkitson@victoria.ca)

[www.victoria.ca](http://www.victoria.ca)

March 4, 2019

John Byrne  
73 Kingham Pl.  
Victoria, B.C. V9B 1L9

**RE: 1551 Bay St, Victoria BC/ Bylaw File # 71170**

Dear Mr. Byrne,

The purpose of this letter is to advise you that more than 31 months has now elapsed since you were directed to take the action necessary to bring the property at 1551 Bay Street into compliance with City bylaws. We have reached the point where we need to see positive action being taken to bring this property into compliance or we need to commence enforcement action to compel compliance with our bylaws.

The garage has been converted into a bedroom with a bathroom without any permits. An inspection was conducted on June 1, 2016, which revealed that work had been done on the garage had been converted into a residence. This work was done without the required building, plumbing, and/or electrical permits.

My findings were explained to you in a letter dated June 9, 2016 (see enclosed), and you were directed to make application for and obtain the permits required to bring this property into compliance. There were two emails with Alyssa Byrne in June 2016. As well there were several phone conversations with John Byrne between October 28, 2016 and January 26, 2017 about how to bring the building into compliance. As of March 1, 2019 no work was done to bring your former garage into compliance with the City's bylaws.

Unless you take action within the next 90 days, I will take further enforcement action, including the issuance of fines, the placing of a notice on land title, and/or or additional legal action through the courts. If you have any questions or require additional information please don't hesitate to contact me at 250.361.0577 or by email at [jkitson@victoria.ca](mailto:jkitson@victoria.ca).

Yours truly,

John Kitson  
Bylaw Officer  
Bylaw & Licensing Services  
City of Victoria