

# Report

Date August 20, 2025

File:

Subject Remedial Action update for 2961 Sherman Road

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## **PURPOSE**

To provide Council with background information on a Remedial Action Requirement for 2961 Sherman Road and to provide options to address the outstanding requirements.

## **BACKGROUND**

At the January 15, 2025, Council meeting, staff presented a report to Council (Attachment 1) recommending that a remedial action requirement be applied to 2961 Sherman Road due to a collapsed building on the property and the danger that it posed to the public.

Staff had worked with the property owner for a year to address the collapsed structure with little success.

At that meeting, Council passed the following motion:

1. THAT Council declares the subject property at 2961 Sherman Road a nuisance and determines that the partially collapsed structure is in and creates an unsafe condition.
2. THAT Council imposes the following remedial action requirements on the property owner or their representative:
  - a. Fence Installation: Erect a fence around the entire perimeter of the derelict structure within 30 days.
  - b. Demolition Permit Application: Submit a demolition permit application within 90 days of receiving a "Notice to Affected Persons" regarding the partially collapsed structure on the property.
  - c. Demolition Permit Compliance: Ensure all requirements of the demolition permit are satisfied within 60 days of the permit's issuance.

The property owner has completed the first step of the remedial action requirement (fence installation). The two remaining requirements (demolition permit and demolition and removal of the structure) have not been completed by the property owner, and the deadlines to complete the work have passed.

Staff have been in regular contact with the property owners, advising them of the need to undertake the work or informing them that the municipality will complete the work at its own cost and recover the costs by having them added to the owners' property taxes.

The property owners attended the July 16, 2025, Council meeting, requesting an extension of the remedial action deadline until such time as water and sewer servicing capacity is available for a multi-family development on the property.

## DISCUSSION

Remedial Action Requirements are imposed where there is a nuisance property or an imminent threat to public safety. The house has collapsed and no longer poses a safety hazard as the owner has erected a fence around the structure to keep the public out. It remains unsightly and could be viewed as a nuisance by the public. Staff would recommend that action be taken to address the nuisance.

Council can provide an extension of the existing timelines or can direct staff to complete the work and recover the costs from the property owners. These two options are outlined in the recommendations below.

The property owner has asked that the remedial requirements be deferred until servicing is available for the property to support the construction of a multi-family development. As Council is aware, there are considerable servicing challenges in this area of North Cowichan, and the necessary water and sewer improvements are several years away. If Council wishes to take this approach, staff recommend rescinding the remedial action requirement from January 15, 2025, and allow the collapsed structure to remain on the property for the foreseeable future.

## OPTIONS

1. **(Recommended Option)** That Council amends the remedial action requirement from January 15, 2025, requiring the property owner or their representative to:
  - Demolition Permit Application: Submit a demolition permit application by September 30, 2025.
  - Demolition Permit Compliance: Ensure all requirements of the demolition permit are satisfied by December 15, 2025.
  - This option enables the property owner sufficient time to complete the demolition permit and remove the hazard and nuisance in a timely manner.
2. That Council directs staff to immediately complete the work outlined in the January 15, 2025 Council meeting and to recover the costs from the property owner.
  - This option will remove the hazard and nuisance in a timely manner and address the issues noted in the original remedial action requirement. This option will help set a precedent for other nuisance properties in the community.
3. That Council rescinds the remedial action requirement from January 15, 2025.
  - Under this option Council would revoke the remedial action requirement imposed on 2961 Sherman Road. The collapsed structure would remain on the property, and the owner could defer removing it until such time as their redevelopment plans materialize.

## RECOMMENDATION

THAT Council amends the remedial action requirement from January 15, 2025, requiring the property owner or their representative to:

- Demolition Permit Application: Submit a demolition permit application by September 30, 2025.
- Demolition Permit Compliance: Ensure all requirements of the demolition permit are satisfied by December 15, 2025.

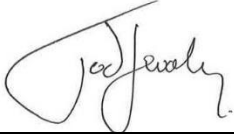
Report prepared by:



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Bill Corsan  
General Manager, Corporate Services and Community Relations

**Approved to be forwarded to Council:**



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Ted Swabey  
Chief Administrative Officer

Attachment:

(1) Staff Report 2025-JAN-15 Remedial Action for 2961 Sherman Road