



## Case Summary

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**Respondent's Name:** Kenneth Bruce MacKay, registered as Bruce MacKay

**Forum:** Discipline Committee

**Decision:** In violation of the Code of Ethics  
Fine of \$6,000.00

**Date of Decision:** February 11, 2021

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### Summary

MacKay represented buyers who were seeking a building lot or a home which could be torn down or rebuilt. The buyers became interested in a home which backed onto a creek. They noted their concern to MacKay that homes backing onto the creek did not appear to have been torn down while homes across the street had. They indicated that they would look into this, and also asked MacKay to look into it. MacKay indicated he would ask the listing representative. The buyers ultimately purchased the home. Before the transaction closed, the Complainants learned of impediments to their ability to rebuild or significantly expand the size of the home due to permitting requirements and restrictions pertaining to the creek. MacKay did not take reasonable steps to determine the material facts and appropriately advise the Complainants about issues which could impact their ability to rebuild and/or expand the home.

MacKay was found to have violated sections 4, 5 and 21(1) of the Code of Ethics.

[Read the complete Discipline Committee decision.](#)