



# MEMO

To: Tyra Henderson, Corporate Officer

Date: April 23, 2020

From: Devon Bacon, Building Inspector

Subject: Notice on Title- PID- 009-627-359.

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## RECOMMENDATION:

That a notice be filed in the Land Title Office, in accordance with Section 57 (1)(b) of the *Community Charter* and Section 302 c) of the *Local Government Act*, against the title of SE ¼, Section 12, Township 84, Range 18, W6M, PRD (The Property) disclosing that a shop on the property was constructed without a building permit, contrary to PRRD building bylaw regulations.

## BACKGROUND/RATIONALE:

**911 Civic:** 5740 242 Rd; **PID:** 009-627-359; **Folio:** 760-008670.000; **Landowner(s):** [REDACTED]; **Legal Land Description:** SE ¼, Section 12, Township 84, Range 18, W6M, PRD.

**September 25, 2017-** The Bylaw Enforcement Officer received a complaint that an industrial construction company was operating on agriculturally zoned land. Investigation revealed that a large truck shop had been constructed without the mandatory building permit. The landowner stated that the shop was constructed in 2013. A photo of this structure has been attached to this memo.

**October 8, 2020-** The Agricultural Land Commission refused the landowner's application for an exclusion.

**March 10, 2020-** The landowner made an application to the Agricultural Land Commission (ALC) for a non-farm use.

**April 23, 2020-** The PRRD Board refused to forward the Non-Farm Use application to the ALC. The Bylaw Enforcement Officer will work with the ALC Compliance and Enforcement Officer to achieve compliance with zoning.

## Attachments:

1. Photo of the accessory structure that is the subject of this memo.
2. Map showing property location.

PID 009-627-359





# Peace River Regional District

17-Apr-2020

**PID:** 009627359

**Roll Number:** 760-008670.000

**Legal Description:** THE SOUTH EAST 1/4 OF SECTION 12 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT

**Parcel Size**

64.93 Hectares      160.45 Acres



This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Peace River Regional District should be contacted for information regarding other conditions such as easements, rights-of-way or covenants.