



MEMO

To: Tyra Henderson, Corporate Officer

Date: April 23, 2020

From: Devon Bacon, Building Inspector

Subject: Notice on Title- PID- 029-201-535.

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 PID 029-201-535 (The Property) disclosing that an accessory building on the property was constructed contrary to the conditions of Building Permit No. 0189 and the PRRD building bylaw regulations.

BACKGROUND/RATIONALE:

911 Civic: 9473 River Dr.; PID: 029-201-535; Folio: 760-007994.750; Landowner(s): [REDACTED]

[REDACTED]; Legal Land Description: [REDACTED]
[REDACTED].

February 21, 2017- The Bylaw Enforcement Officer (BEO) received a complaint that an accessory building contained a dwelling. A photo of this structure has been attached to this memo.

A search of the building permit file shows a Stop Work Notice was issued on June 5, 2000 and Building Permit No. 0189 was issued on July 7, 2000 for a storage garage. On October 17, 2000 more plans were submitted for an addition to the garage. This addition was authorized as part of Building Permit No. 0189. There was no indication of a dwelling on the plans and no dwelling was authorized by the building permit.

On June 8, 2005 the building inspector made a note in the file that the storage garage was finished and that there was a suite at the back although he could not find drawings with the building permit. It was determined that there were no drawings because the suite was not approved in the building permit. A building permit could not have been approved that included a suite because it was not permitted in the zoning bylaw regulations.

March 2, 2018- The BEO spoke to the landowner who had taken out the building permit. He stated the building inspector had done the inspections and had seen the suite. The BEO told him the suite was not approved by the building permit, that the building inspector had questioned the suite when he saw it and that the building inspector may recommend a notice on title.

Attachments:

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

PID 029-201-535





Peace River Regional District

20-Apr-2020

PID: 029201535
Roll Number: 760-007994.750
Legal Description: [REDACTED]

Parcel Size

1.05 Hectares 2.60 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.