



Memo

To: Tyra Henderson, Corporate Officer

From: Devon Bacon, Building Inspector I

Date: November 9 2023

Subject: Notice on Title - PID: 013-138-898

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 LOT 1 SECTION 4 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 19989 EXCEPT PLAN 26457 (The Property) disclosing that multiple structures were constructed, renovated and additions constructed without building permits, contrary to PRRD Building Bylaw No. 2131, 2014.

Background/Rationale:

911 Civic Address: 13033 219 Road;

PID: 013-138-898

Folio: 759-003664.005

Landowners: Tanya Clary

Legal Land Description: LOT 1 SECTION 4 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 19989 EXCEPT PLAN 26457

October 16, 2023: Complaint received regarding the placement of a tiny home (sea can) on the subject property.

October 16, 2023: Property owner enquired about a building permit for a sea can and was advised that a permit was required prior to any structures being placed or constructed on the property.

- October 17, 2023: Site inspection conducted confirming that a sea can was on a trailer on the subject property. Owner was contacted and advised again that placing the structure on the property was not permitted without a valid building permit.
- October 23, 2023: A second site inspection was conducted which confirmed a tiny home (sea can) had been placed on the subject property. At this time it was also noted that an addition had been constructed on the existing principal dwelling. A file review indicated that no building permits were issued for the existing principal dwelling, or the addition, which appears to have been constructed between 2017 & 2019.
- October 24, 2023: The tiny home (sea can) was removed from the subject property and the bylaw enforcement file was closed.
- October 25, 2023: The property owner was advised that staff would be recommending a S.57 Notice on Title unless the property owner could provide a report from a Professional Engineer stating that the existing principal dwelling and any additions/renovations are safe for the intended use.