



OUR FILE: 9058

October 10, 2023

Peace River Regional District
Box 810, 1981 Alaska Highway
Dawson Creek, BC V1G 4H8

Attention: Tyra Henderson

Dear Ms. Henderson:

Re: Notice on Title – PID: 003-915-336

We have been retained by 0988854 BC Ltd. ("0988854") and its directors in order to assist with ensuring the Peace River Regional District's (the "PRRD") does not place a notice on the title of 10502 Alder Road, Fort St. John, BC.

The PRRD's notice to 0988854 dated September 6, 2023 states that 0988854 completed the construction of self storage buildings in contravention of the BC Building Code and PRRD Building Bylaw No. 2131, 2014.

Our clients began construction of this project in 2014 and did not do so until they had received a development permit from the PRRD. Once this development permit was received, they requested a building permit from the PRRD as they were unsure of all the requirements, but sought to ensure that they adhered to any and all applicable requirements of the PRRD.

However, as the PRRD had made building permits voluntary in 2014, they were informed by staff of the PRRD that no building permit would be issued to them. Our clients wanted to be sure, so they checked again with the PRRD a few weeks later and were told the same thing – no building permit would be issued to them.

Our clients proceeded to construct the engineered non-combustible metal self storage buildings they had discussed with the PRRD.

Therefore, it is simply not the case that 0988854 contravened the PRRD's Building Bylaw No. 2131, 2014.

Further, I note that our clients constructed engineered non-combustible metal self storage buildings from 2014 to 2016 – over a period of approximately two years. The PRRD was fully aware of our clients' project throughout these nearly two years, but communicated no concerns and had no unfulfilled requirements for our clients until this letter dated September 6, 2023 – 7 years after completion of the project.

Please be advised that, if the PRRD decides to proceed with the registration of a notice on title, this registration will negatively impact the value of the property and will be actionable in court by our clients. Our clients hereby provide you with formal notice of their intent to pursue any and all legal options available to them to protect the value of their property.

Yours truly,

GIESBRECHT LAW CORPORATION



JARED P. GIESBRECHT

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