



Memo

To: Tyra Henderson, Corporate Officer

From: Cody Roberts, Building Inspector III

Date: July 5, 2023

Subject: Notice on Title- PID 003-915-336

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 7, Block 2, Section 2, Township 84, Range 19, W6M, PRD, Plan 9723 (The Property) disclosing that 7 Self Storage Buildings on the property were constructed without a building permit contrary to PRRD Building Bylaw No. 2131, 2014.

BACKGROUND/RATIONALE:

911 Civic: 10502 Alder Road; **PID:** 003-915-336; **Folio:** 760-009905.000; **Landowners:** 0988854 BC LTD;
Legal Land Description: Lot 7, Block 2, Section 2, Township 84, Range 19, W6M, PRD, PL 9723

September 17, 2014- A Development permit was issued by the PRRD for the construction of Mini Storage Buildings

September 2014 thru to 2017- The construction of 7 Self Storage buildings was completed without valid building permits.

January 16, 2023- A meeting with the land owner to discuss options for bringing the building into compliance was completed. Due to the buildings size and usage the services of an Engineer and Architect were required to review the structures and provide a building code review.

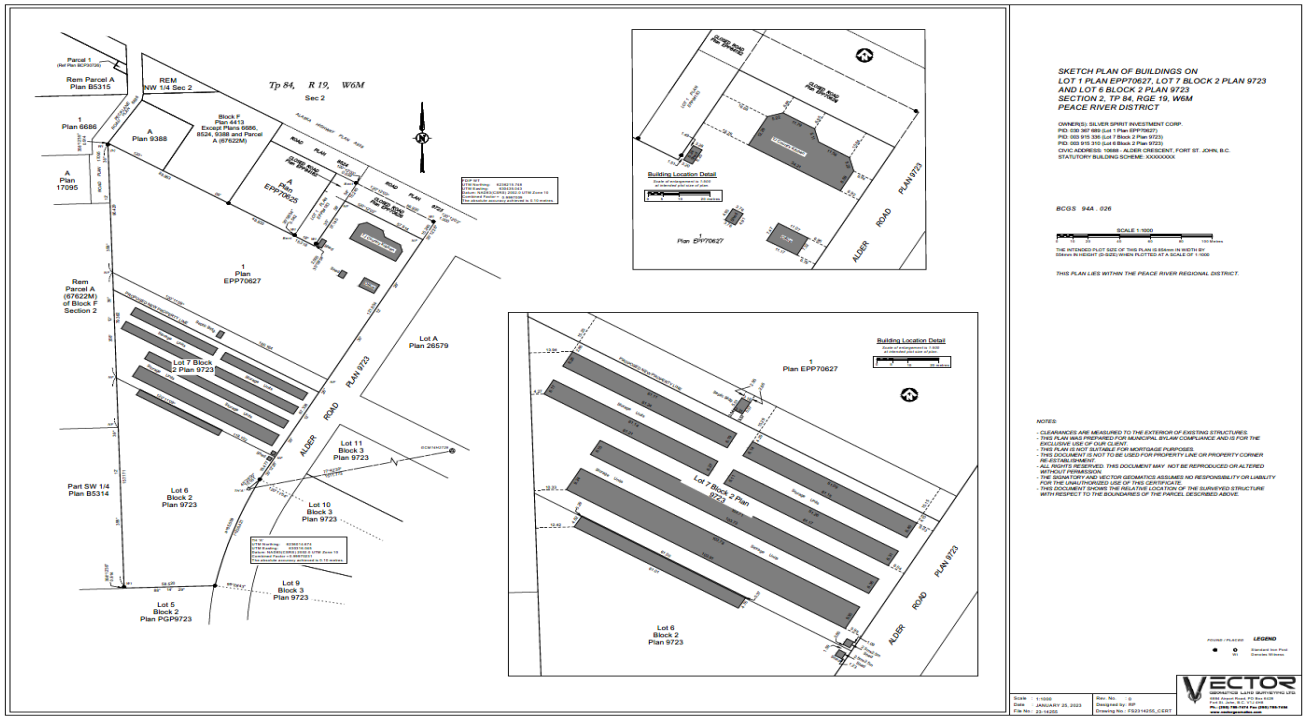
February 10, 2023- An Engineer review was completed with concerns with the critical life safety features, the fire separation and spatial separations of the construction. It was the direction of the engineer to discuss options with a Registered Architect as it was outside the scope of work for the Engineer.

February 17, 2023- A letter was sent to the registered land owners outlining the deficiencies in the construction and the requirements to bring the buildings into compliance with the Architects Act and BC Building code.

For a building permit to have been issued for the original construction a building design and layout would have been certified by a Registered Professional in all disciplines including: Architectural, Structural, Electrical, Mechanical and Fire Suppression System.

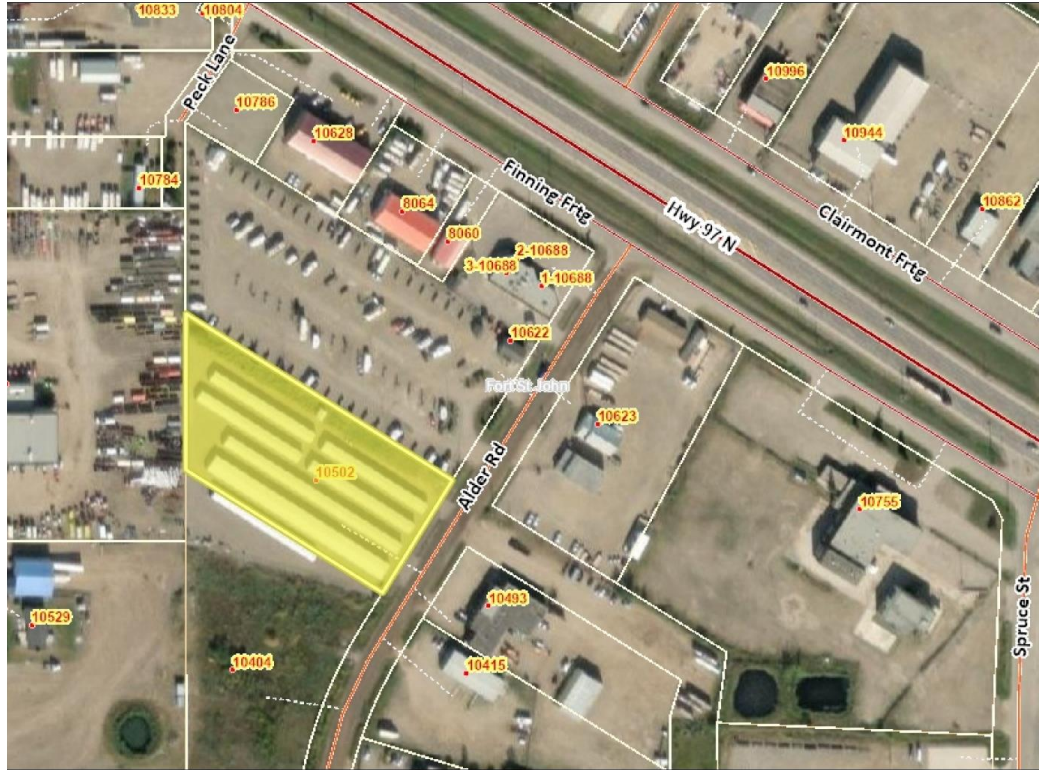
Attachments:

1. Survey plan of property
2. Photo of the buildings that are the subject of this report
3. Map of Property





Peace River Regional District



Legend

- Evacuation Orders Currently Is
- Alert
 - Order
- Regional District Boundary
- Hwy Mile Marker
 - Rural Community
 - 911 Civic Address-Label
 - 911 Civic Address Rural
 - 911 Civic Address Municipal
 - Parcel / District Lot
- Highway
- Municipal Road
- Hard Surface
 - Gravel
 - Seasonal
- Driveway
- PRRD Water Utility Feature
- Flow Meter Chamber
 - Plug
 - Shut Off
 - Shut Off - Gate Valve
 - Tee
- PRRD Sewer Utility Features
- Air Valve
 - Blow Off
 - Curb Stop
 - End Cap
 - Flow Meter

1:4,514



229.3 0 114.66 229.3 Meters

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Notes