



# MEMO

To: Tyra Henderson, Corporate Officer

Date: May 11, 2020

From: Devon Bacon, Building Inspector

Subject: Notice on Title- PID 024-899-283

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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 Lot A, Section 36, Township 83, Range 18, W6M, PRD, Plan PGP 46205. (The Property) disclosing that 3 dwellings, 2 additions to an accessory structure and 20 storage containers on the property were constructed without building permits.

## BACKGROUND/RATIONALE:

**911 Civic:** 5943 242 Road; **PID:** 024-899-283; **Folio:** 760-008308.010; **Landowner:** [REDACTED];

**Legal Land Description:** Lot A, Section 36, Township 83, Range 18, W6M, PRD, Plan PGP 46205.

**November 23, 2018-** an application for a building permit for a modular on pilings was submitted. Landowner authorization was also received.

**November 27, 2018-** the BEO sent an email to the applicant requesting more information required as part of the application. The information that was submitted indicated there was another dwelling on the property and that the intention was to convert the existing dwelling to a greenhouse. A second building permit would be required for this change of occupancy.

**November 2018- September 2019-** attempts by the BEO and the NP Land Use Planner to obtain more information required for the applications were not successful, the applicant did not return calls or emails.

**May 14, 2019-** Building Inspection and Bylaw Enforcement staff began a review structures that require a Notice on Title- *Community Charter Section 57*. The focus was on construction that had an expired building permit or had commenced without a permit and landowners either were not co-operating with staff to correct the situations or the construction has progressed such that inspections are no longer possible.

**November 4, 2019-** The BEO became aware that the modular home that was the subject of the application in 2018 was now on the property. Further investigation by the BEO found that a second manufactured home had been placed on the property without a building permit, several storage containers were placed without building permits, 2 additions were constructed on a shop used for a business called S & S Turbine Services without a building permit and that the initial construction of this shop was subject to a Stop Work Notice on January 8, 1999. DVP No. 30.00 was issued on November 23, 2000 for 3200ft<sup>2</sup> of accessory building floor area. This was to correct the excess square footage that was caused when Lot 2 and Lot 3, Block 2 Section 36, Township 83, Range 18, W6M, PRD PI 12215 were consolidated to create Lot A, Section 36, Township 83, Range 18, W6M, PRD, Plan PGP 46205.

Building permits would not have been issued for all the dwellings, additions and storage containers as they exceed the maximum number of dwellings and/or accessory building floor area permitted on the property. In addition the business is not permitted on the property as it does not meet the regulations of a Home Based Business. The BEO issued Bylaw Notice Enforcement Ticket No. PRRD 00159 for the failure to obtain building permits.

**November 2019-April 2020-** attempts by the BEO and the NP Land Use Planner to obtain more information required for the applications were not successful, the applicant did not submit all the required information.

**April 30, 2020-** sent an email giving until May 8, 2020 to submit all the information required to be able to issue the building permit for his modular home.

**May 11, 2020-** A Section 57 is recommended as staff are unable to issue the required building permits due to restrictions imposed by the zoning and building bylaw regulations.

Attachments:

1. Photos of the dwellings and accessory buildings that are the subject of this report.
2. Map showing location of this property.

PID 024-899-283



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# Peace River Regional District

8-May-2020

**PID:** 024899283  
**Roll Number:** 760-008308.010  
**Legal Description:** LOT A SECTION 36 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN  
PEACE RIVER DISTRICT PLAN PGP46205

## Parcel Size

2.41 Hectares      5.96 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.