



MEMO

To: Tyra Henderson, Corporate Officer

Date: May 8, 2020

From: Devon Bacon, Building Inspector

Subject: Notice on Title- PID 012-097-624

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 5, Block 5, Section 2, Township 84, Range 19, W6M, PRD, Plan 15012. (The Property) disclosing that the dwelling and 3 accessory buildings on the property were constructed without building permits.

BACKGROUND/RATIONALE:

911 Civic: 12268 Oak Ave; **PID:** 012-097-624; **Folio:** 760-010044.000; **Landowner:** [REDACTED]; **Legal Land Description:** Lot 5, Block 5, Section 2, Township 84, Range 19, W6M, PRD, Plan 15012.

October 29, 2018- The BEO received a complaint about a shed located within the mandatory parcel line setback on the west side.

November 6, 2018- The BEO spoke to BC Land Surveyors from McElhaney who confirmed that corner pins on the West side of this property had been recently placed and are considered accurate to within millimeters.

January 25, 2019- The BEO and the BI located the pins with a metal detector and determined that the shed was 20.5 inches into the mandatory interior side parcel line setback.

May 14, 2019- Building Inspection and Bylaw Enforcement staff began a review of 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.

June 29, 2019- The landowner received a letter giving a July 31, 2019 deadline to move the shed out of the parcel line setback. The landowner refused and contacted the Director of Electoral Area "C" resulting in the BEO being asked to put enforcement on hold.

July 17, 2019- Conducting further investigation of PRRD records, the BEO determined that there were no building permits for any of the 4 structures on this property and that each of the structures required a building permit.

April 16, 2020- The Electoral Area "C" Director authorized the file to be re-activated.

May 8, 2020- A Section 57 is recommended as staff have confirmed that none of the structures (3 sheds and a dwelling) on the property were constructed or placed with a building permit. One of the sheds was placed between April 13, 2018 and November 6, 2018. Building permits for some of the accessory structures may have been refused had they been applied for, as it appears that the existing structures may exceed the maximum accessory building floor area permitted on this parcel.

Attachments:

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

PID 012-097-624



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Peace River Regional District

8-May-2020

PID: 012097624
Roll Number: 760-010044.000
Legal Description: LOT 5 BLOCK 5 SECTION 2 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 15012

Parcel Size

0.20 Hectares 0.50 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.