



Memo

To: Tyra Henderson, Corporate Officer

From: Cody Roberts, Building Official III

Date: February 7, 2024

Subject: Notice on Title- PID 024-883-212

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 EXCEPT PART IN PLAN BCP2745, SECTION 29, TOWNSHIP 84, RANGE 19, W6M, PEACE RIVER DISTRICT PLAN, PGP46064 (The Property) disclosing that a Detached Accessory Building was constructed without a building permit contrary to PRRD Building Bylaw No. 2131, 2014.

BACKGROUND/RATIONALE:

911 Civic: 12744 Aitchinson Rd; **PID:** 024-883-212; **Folio:** 760-010658.010; **Landowners:** AITCHISON KEVIN G; **Legal Land Description:** LOT A EXCEPT PART IN PLAN BCP2745, SECTION 29, TOWNSHIP 84, RANGE 19, WEST OF THE 6TH MERIDIAN, PEACE RIVER DISTRICT, PLAN PGP46064

February 5, 2024: A site inspection was conducted based on a complaint that was received. It was observed that a 30'x30'x12' tall, detached accessory building had been constructed on the property without a building permit. Google Earth shows the construction taking place between May 2015 and October 2018.

The construction of a pole structure would have required an Engineered Design for the foundation/walls and roof trusses to obtain a building permit.

PRRD Zoning Bylaw 1343, 2001" ACCESSORY means a use, building or structure which is incidental and subordinate to and located on the same parcel as a PRINCIPAL USE, building or structure;"

February 6, 2024: The Bylaw Enforcement Officer sent a letter to the landowner via registered mail. This letter outlined the contravention and contact information for PRRD Staff. To bring the property into compliance the landowner must first provide a compliant principal structure. They must also submit a professionally stamped comprehensive report from an engineer, attesting that the building, in its entirety, is in compliance with the BC Building Code.

March 6, 2024: A registered letter was sent to the landowner advising them of the Notice on Title along with the board meeting date and requirements. There has been no further contact with the landowner.

Attachments:

1. Map of Property
2. Photo of the Building

