



Date: 17/12/2020

To: Chair and Directors, Cariboo Regional District Board

And To: John MacLean, Chief Administrative Officer

From: Virgil Hoefels, Chief Building Official

Date of Meeting: Cariboo Regional District Board_Jan15_2021

File: 3120-20-C140253

Short Summary:

Area D - Notice on Title - Block A, District Lot 3696, Cariboo Land District

Voting:

Stakeholder Vote – Weighted – Electoral Areas A, B, C, D, E, F, G H, I and L

Memorandum:

On February 18, 2011, during a drive-by inspection to confirm that demolition of a mobile home had taken place, it appeared that a newer mobile home had been installed without a permit. As the property was snow bound, a Stop Work Notice was not posted until June 7, 2011. During a discussion with the property owner on June 17, 2011, it was revealed that the original mobile had not been demolished but that substantial renovations had been completed without a permit. After repeated letters and calls to the property owner about the requirement for a building permit, an application was submitted on June 10, 2014. However, because of the extent of the renovations, the property owner was informed that an HPO (now referred to as a NHRF) would need to be submitted. Since then, repeated attempts to reach the property owner have been unsuccessful. All letters have been returned by Canada Post and the property owner's phone has been disconnected.

Staff is recommending placing a Notice of Bylaw Contravention on the Title of this property.

Filing a Notice on Title will alert any interested third parties, including potential purchasers or lending institutions, to the contraventions of the CRD Building Bylaw. In accordance with the requirements of Section 57 of the *Community Charter*, the registered owner has been advised that this issue is being considered by the Board at today's meeting.

Attachments:

C140253 - Stop Work Notice Checklist

Financial Implications:

Cost to file a Notice in the Land Title Office is \$74.87. Once deficiencies are rectified, the Notice may be removed by the Cariboo Regional District upon receipt of a \$350.00 fee per the current Building Bylaw.

Policy Implications:

Although there are no policies relating to filing of Notices, the Board has dealt with a number of building bylaw contraventions by filing Notices. It has proven successful over time in resolving many of these situations.

Alignment with Strategic Plan:

- Communication:** Facilitate communication strategies throughout the entire Cariboo Regional District that meet the needs of residents, community stakeholders, and other levels of government.
- Planning:** Intentionally plan services and activities of the CRD to prepare for future needs of residents and community stakeholders.
- Economic Sustainability:** Foster an environment to ensure the economic sustainability of CRD communities and the region.
- Governance:** Ensure that CRD governance policy and practices are intentional, transparent, and respectful.

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CAO Comments:

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Options:

1. Endorse filing Notice on Title;
2. Reject recommendation for filing Notice on Title and archive file (refer to archive procedure); or
3. Defer.

Recommendation:

That the agenda item summary from Virgil Hoefels, Chief Building Official, dated December 17, 2020, regarding Notice on Title - Block A, District Lot 3696, Cariboo Land District, be received. Further, that the Manager of Corporate Services of the Cariboo Regional District be directed to file Notice in the Land Title Office, in accordance with Section 57 of the *Community Charter*. Further, that upon confirmation from the Chief Building Official that the matter has been resolved and an approved final inspection issued, the Notice may be discharged from the title upon receipt of the fee stipulated in the Building Bylaw.