



Corrective Enforcement - Summary Report

Today's Date: Jun 13, 2025

File Number: 20210087 / CE23-186

Legal Description: Lot 1 District Lot 434 Lillooet District Plan KAP52989 Except Plan KAP57697

PID: 018-903-240

Electoral Area: G

Description of Project: Addition to existing building

Number of Renewals to Date: 0

Original Date Issued: STOP WORK NOTICE – February 18, 2021

Date Expired: n/a

Last Inspection Completed: n/a

Date: n/a

Last Inspection Approved: n/a

Date: n/a

File / Enforcement Summary:

1. SWN notice posted Feb 2021. Work to create individual rooms with independent light and heating systems observed.
2. BP App submitted Feb 22, 2021 – Initial plan review confirmed application was incomplete.
3. Basic Code analysis completed in March 2022 – Applicant was informed of the outstanding BP application requirements.
4. Various discussions occurred with owners in March 2022. One question posed to the Building Department was related to the requirements regarding Cannabis production. Building department then asked owner if their construction plans included the production of cannabis. The answer to this was no and that it was being fixed up to put back on the market as an investment
5. Site visit on April 20, 2021, occurred to determine scope of work of minor renovations to allow for the resale of the building. At this time stated that they were using the building as a recreation building for friends and family.
6. Early January 2022 site visit showed MAJOR electrical service upgrades being completed. Confirmed with Technical Safety BC of active permit. Permit was issued and a copy is on file.
7. Property for sale in March 2022
8. Detailed email to owner summarizing the file to date – March 2022
9. Various site visits completed from March through November 2022. No access to building occurred during this time as building was locked and no one on site.
10. August 17, 2023 – Complaint received regarding Cannabis production on site. Part of this package included confirmation from Ministry of Public Safety and Solicitor general that a Federal Permit to operate a grow facility was issued to this property.
11. Various visits have occurred over 2023 trying to find a resident on site.

Non-Compliance Issues

1. Outstanding SWN – never completed BP app or respond to requested info.
2. Ignored SWN and proceed with further work outside of original Building Permit Application
3. Land Use zoning does not permit Cannabis Production facility – regardless of federal permits

Enforcement

1. Building without a valid permit fine issued
2. Failure to obtain a building permit fine issued
3. Failure to obtain inspections fine issued

4. Alter or remove posting notice fine issued
5. Disobey Stop Work Notice fine issued
6. Non-Permitted used fine issued

Applicant has continued to ignore all correspondence.

Action Required:

- ☐ Continue with Bylaw Enforcement
- ☒ Recommend for Notice on Title
- ☐ Recommend for Notice on Title and Continue with Bylaw Enforcement
- ☐ Other: _____

VIRGIL HOEFELS
Chief Building Official

7/23/25
Date

☒ Yes ☐ No
Send to Board

AUGUST 15, 2025
Meeting Date

Corrective Enforcement – Inspection Summary

File Number: 20210087 / CE23-186

Expired: STOP WORK NOTICE

<input checked="" type="checkbox"/> NO INSPECTIONS ON FILE			
Date	Inspection	Status (pass/fail)	Notes
	FOOTING FORMS		
	FOUNDATION FORMS		
	ROUGH-IN FOR RADON		
	PRE-BACKFILL		
	FRAMING		
	UNDER SLAB PLUMBING		
	ROUGH-IN PLUMBING		
	WOOD APPLIANCE CHIMNEY		
	INSULATION VAPOUR BARRIER		
	COMPLETION FINAL		
	OTHER		