

District of Barriere
REPORT TO COUNCIL

Date: August 16, 2021	File: 530.20/Rpts
To: Council	From: Gerald Allgaier, Building Inspector, Tasha Buchanan, Corporate Officer
Re: Section 57 Community Charter re: 713 Barriere Lakes Road	

Background:

Section 57 of the Community Charter was provided to local governments by the Province of British Columbia as a tool to administer and enforce the BC Building Code and local building bylaws. It enables local governments to register a notice, via the Land Title Office registrar, on the title of a property where there is or has been a building code or bylaw infraction, including where a permit is not held in good standing. For example, notices may be registered where:

- a building permit is lapsed but work has not been completed and/or inspections are outstanding
- work proceeded with no permit, or
- there is a dangerous condition.

The Bylaw requires that building construction be carried out with a building permit. Under the Bylaw, permits are valid for a period of 2 years from the date of issue. Owners of building construction projects that do not obtain a permit, do not complete the work in accordance with the Bylaw and the BC Building Code, or do not complete the work within the required time (without permit renewal), are in violation of the Bylaw and can be subject to a notice being filed on their property title. In order to disclose the status of deficiencies and code violations to prospective purchasers or other persons involved with these properties (insurers, mortgage companies, etc.), local governments are authorized to register a notice on the subject property title. Full remediation is required, which may include removal and/or demolition of non-permitted or non-compliant structures, in order for a Section 57 Notice to be removed from a title and for the property to be further developed.

Discussion:

The following property has proceeded with placement of numerous accessory structures, storage of vehicles as well as is occupying the property prior to obtaining a valid building permit for a Residential Dwelling as required. The *Residential* zoned property currently has a *Stop-Work* order in place, is not serviced by town water and has no wastewater disposal system installed.

- i. Failure to obtain a valid building permit prior to occupying and placing materials and structures on the property prior to obtaining a valid building permit for a Residential Dwelling - LOT 11 DISTRICT LOT 1482 KAMLOOPS DIVISION YALE DISTRICT PLAN 20740 EXCEPT PARCEL A, SHOWN ON PLAN E14280
PID 007-741-065

The property owner received formal notification of this potential resolution at tonight's meeting and has been invited to attend to address Council on this issue.

Recommendation:

That a notice be filed on the Title of 713 Barriere Lakes Road, Lot 11, District Lot 1482 KDYD, PLAN 20740 EXCEPT Parcel A, shown on PLAN E14280, PID 007-741-065 in accordance with Section 57 of the Community Charter.

Prepared by: Gerald Allgaier, Building Inspector & Tasha Buchanan, Corporate Officer
Reviewed by: Bob Payette, CAO



DRAFT Property Information Report

Report Generated on: August 09, 2021 10:30:10 PM

Thompson-Nicola Regional District

300 - 465 Victoria St

Kamloops, BC V2C 2A9

T (250) 377-8673

F (250) 372-5048

E gisinfo@tnrd.ca

713 Barriere Lakes Rd

Parcel Description & Location [More Details](#)

Legal Description:

LOT 11 DISTRICT LOT 1482 KAMLOOPS DIVISION YALE DISTRICT PLAN 20740 EXCEPT PARCEL A SHOWN ON PLAN E14280

Plan Number:

KAP20740

Parcel Type (Class):

SUBDIVISION

Owner Type:

PRIVATE

Lot Size(Calculated)(+/-5%):

Square Meter:	Acre:	Hectare:
3519.9	0.87	0.352

Community: Barriere

Local Authority: District of Barriere

School District: Kamloops/Thompson



TNRD Services [More Details](#)

(Contact the Local Authority for services provided by other jurisdictions)

Water Service: N/A

Sewer Service: N/A

Fire Protection: N/A

Future Debt (Loan Authorization) [More Details](#) (For enquiries, contact the Local Authority)

Future Debt: Unknown - contact District of Barriere for any future debt.

Planning & Zoning [More Details](#) (For enquiries, contact the Local Authority)

Zoning Bylaw: 111

Zoning: R

Lakeshore Development Guidelines (Intersect): No

Lake Name: N/A

Lake Classification: N/A

Fringe Area: N/A

Floodplain Information: Refer to Local Government floodplain regulation.

Site Specific Zoning: N/A

Development Permit Area: N/A

Official Community Plan Name: DISTRICT OF BARRIERE

OCP Designation: RESIDENTIAL

Agriculture Land Reserve (Intersect): No

Riparian Area (Source: TRIM)(Intersect): No

Post-Wildfire Geohazard Risk Restrictions: Unknown

Development Applications & Permits [More Details](#) - from July 2009 to Present (For enquiries, contact the Local Authority)

Folio:	Development Application Number:	Development Application Type:	Status:		
Folio:	File Number:	Application Date:	Issued Date:	Completion Date:	Status:
Type of Construction:					

BC Assessment [More Details](#) (For enquiries, contact BC Assessment Authority)

Folio:	Land Title PID:	Assess Year:	Land:	Improvement:	Property Class:
345.01465.150	007-741-065	2021	\$63,500.00	\$85,100.00	1-Res
345.01465.150	007-741-065	2020	\$57,900.00	\$0.00	1-Res
Folio:	Actual Use:	Manual class:			
345.01465.150	SINGLE FAMILY DWELLING	1 STY RECR HOME - ALL - FAIR			

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