



Peace River Regional District REPORT

R-4

To: Chair and Directors

From: Faye Salisbury, Corporate Officer

Date: October 19, 2011

Subject: Construction Without a Building Permit

Darrell and Barbara Williams

Legal Description: Lot 1, Block 2, Sec 18, TWP 83, Rge 18, W6M, Plan 14194

RECOMMENDATION:

That the Corporate Officer be directed to file a notice in the Land Title Office that a notice be placed against the title to Lot 1, Block 2, Sec 18, TWP 83, Rge 18, W6M, Plan 14194 PRD, pursuant to Section 57 of the Community Charter. The notice would indicate that a building permit was not obtained for the placement of a mobile home and construction of two accessory buildings on this property pursuant to Peace River Regional District Building By-law No. 1189, 1999.

BACKGROUND/RATIONALE:

Attached is the August 29, 2011 report from Gordon Johnson, Building Inspector, with background information.

Notification of this proposed action was sent to Mr. & Mrs. Williams by letter dated September 16, 2011, as attached. We have not received a response from them.

Staff Initials:

Dept. Head:

A handwritten signature in blue ink, appearing to read "fes", is written over the "Dept. Head:" label.

CAO:

A handwritten signature in blue ink, appearing to read "Faye Salisbury", is written over the "CAO:" label.



PEACE RIVER REGIONAL DISTRICT

FS

R-4

Office of Administration

September 16, 2011

Mr. Darrell Williams
Mrs. Barbara Williams
P. O. Box 6098
Fort St. John, BC V1J 4H6

By Registered Mail

Dear Mr. and Mrs. Williams:

Re: Construction without a Building Permit

Legal Description: Lot 1, Block 2, Section 18, Township 83, Range 18, W6M Plan 14194 PRD

This letter is notification of the intent to have the Regional Board consider placing a notice on your land title pursuant to Section 57 of the Community Charter (see attached). The notice is to advise that a building permit has not been obtained for placement of a mobile home and construction of two accessory buildings, as required by Peace River Regional District Building By-Law No. 1189, 1999. Attached for your information is the report that will be considered by the Board.

The Board will consider this action at its meeting on October 27, 2011. Pursuant to the Community Charter you may be heard by the Board on or before this time, at a regular meeting of the Board. If you wish to attend please contact the Regional District office in Dawson Creek to schedule a time for inclusion on either the October 13th (Dawson Creek) or October 27th (Fort St. John) Regional Board agendas. If at any time before October 27, 2011, you meet the requirements of the Building By-law, this action will be discontinued. If you have any questions please contact Gordon Johnsen, Building Inspector, or Bruce Simard, General Manager of Development Services.

Yours truly,

Faye Salisbury
Corporate Officer

Cc: Arthur Hadland, Director of Electoral Area "C"
Gordon Johnsen, Building Inspector
Brue Simard, General Manager of Development Services

PLEASE REPLY TO:

☒ BOX 810, DAWSON CREEK, BC V1G 4H8, TELEPHONE: (250) 784-3200 or 1-800-670-7773 FAX: (250) 784-3201
EMAIL: prrd.dc@prrd.bc.ca

October 27, 2011

☐ 9505 - 100 STREET, FORT ST. JOHN, BC V1J 4N4, TELEPHONE: (250) 785-8084 FAX: (250) 785-1125
EMAIL: prrd.fsj@prrd.bc.ca

(4) A building inspector may issue a building permit in accordance with subsection (5) if a qualified professional certifies that the land may be used safely for the use intended if the land is used in accordance with the conditions specified in the professional's report.

(5) A building permit under subsection (4) may only be issued on the following conditions:

(a) the owner of the land covenants with the municipality to use the land only in the manner certified by the qualified professional as enabling the safe use of the land for the use intended;

(b) the covenant contains conditions respecting reimbursement by the owner for any expenses that may be incurred by the municipality as a result of a breach of a covenant under paragraph (a);

(c) the covenant is registered under section 219 of the *Land Title Act*.

(6) If a building inspector is authorized to issue a building permit under subsection (4) but refuses to do so, the council may, on application of the owner, direct the building inspector to issue the building permit subject to the requirements of subsection (5).

2003-28-56; 2003-52-537

Note against land title that building regulations contravened

57. (1) A building inspector may recommend to the council that it consider a resolution under subsection (3) if, during the course of carrying out duties, the building inspector

(a) observes a condition, with respect to land or a building or other structure, that the inspector considers

(i) results from the contravention of, or is in contravention of,

(A) a municipal bylaw,

(B) a Provincial building regulation, or

(C) any other enactment

that relates to the construction or safety of buildings or other structures, and

(ii) that, as a result of the condition, a building or other structure is unsafe or is unlikely to be usable for its expected purpose during its normal lifetime, or

(b) discovers that

(i) something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit or an inspection under a bylaw, regulation or enactment referred to in paragraph (a) (i), and

(ii) the permit was not obtained or the inspection not satisfactorily completed.

(2) A recommendation under subsection (1) must be given in writing to the corporate officer, who must

(a) give notice to the registered owner of the land to which the recommendation relates, and

(b) after notice under paragraph (a), place the matter before the council.

(3) After providing the building inspector and the owner an opportunity to be heard, the council may confirm the recommendations of the building inspector and pass a resolution directing the corporate officer to file a notice in the land title office stating that

(a) a resolution relating to that land has been made under this section, and

(b) further information about it may be inspected at the municipal hall.

(4) The corporate officer must ensure that all records are available for the purpose of subsection (3) (b).

(5) If the registrar of land titles receives a notice under subsection (3) and payment of the prescribed fee, the registrar must make a note of the filing against the title to the land that is affected by the notice.

(6) The note of a filing of a notice under this section is extinguished when a new title to the land is issued as a result of the deposit of a plan of subdivision or a strata plan.

(7) In the event of any omission, mistake or misfeasance by the registrar or an employee of the registrar in relation to the making of a note of the filing under subsection (5), or a cancellation under section 58, after the notice is received by the land title office,

(a) the registrar is not liable and neither the Provincial government nor the Land Title and Survey Authority of British Columbia is liable vicariously,

Am
Jan. 20/05



- (a.1) the assurance fund or the Land Title and Survey Authority of British Columbia as a nominal defendant is not liable under Part 19.1 of the *Land Title Act*, and
- (b) the assurance fund or the minister charged with the administration of the *Land Title Act* as a nominal defendant is not liable under Part 20 of the *Land Title Act*.

(8) Neither the building inspector nor the municipality is liable for damage of any kind for the doing of anything, or the failure to do anything, under this section or section 58 that would have, but for this subsection, constituted a breach of duty to any person.

(9) The authority under this section is in addition to any other action that a building inspector is authorized to take in respect of a matter referred to in subsection (1).

2003-26-57; 2004-68-49

Cancellation of note against land title

58. (1) On receiving a report from a building inspector that the condition that gave rise to the filing of the notice under section 57 (3) has been rectified, the corporate officer must file a cancellation notice and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.

(2) An owner of land with respect to which a notice has been filed under section 57 (3), may apply to the council for a resolution that the note be cancelled.

(3) After hearing an applicant under subsection (2), the council may pass a resolution directing the corporate officer to file a cancellation notice.

(4) If a resolution has been passed under subsection (3), the corporate officer must file a cancellation notice in the land title office and, on receiving the notice, the registrar of land titles must cancel the note against the title to which it relates.

(5) If the council does not pass a resolution under subsection (3), the owner may apply to the Supreme Court and notify the municipality to attend before the court to show cause why the note should not be cancelled.

(6) On an application under subsection (5), after reviewing any evidence that the owner and the municipality may adduce, the court may make an order directing the registrar to cancel the note made under section 57 (5) and, on receiving the order, the registrar of land titles must cancel the note accordingly.

2003-26-58

Division 9 – Business Regulation

Powers to require and prohibit

59. (1) A council may, by bylaw, do one or more of the following:

- (a) require operators of premises in which rooms or suites are let for living purposes to maintain, in accordance with the bylaw, a register of persons living there;
 - (b) in relation to persons engaged in the business activity of purchasing, taking in barter or receiving used or second hand goods,
 - (i) require such persons, after purchasing, taking in or receiving used or second hand goods, to notify the chief constable who has jurisdiction in the municipality within the time period established by the bylaw, and
 - (ii) prohibit such persons from altering the form of, selling, exchanging or otherwise disposing of those goods during the time period established by the bylaw;
 - (c) require manufacturers and processors to dispose of the waste from their plants in the manner directed by the bylaw;
 - (d) prohibit the operation of a public show, exhibition, carnival or performance of any kind or in any particular location;
 - (e) prohibit the operation of places of amusement to which the public has access, including halls and other buildings where public events are held;
 - (f) prohibit professional boxing, professional wrestling and other professional athletic contests.
- (2) Before adopting a bylaw under subsection (1) or section 8 (6) [*business regulation*], a council must
- (a) give notice of its intention in accordance with subsection (3), and
 - (b) provide an opportunity for persons who consider they are affected by the bylaw to make representations to council.



Peace River Regional District REPORT

R-4

To: Chair and Directors

From: Faye Salisbury, Corporate Officer

Date: October 19, 2011

Subject: Construction Without a Building Permit

Darrell and Barbara Williams

Legal Description: Lot 1, Block 2, Sec 18, TWP 83, Rge 18, W6M, Plan 14194

RECOMMENDATION:

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BACKGROUND/RATIONALE:

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Notification of this proposed action was sent to Mr. & Mrs. Williams by letter dated September 16, 2011, as attached. We have not received a response from them.

Staff Initials:

Dept. Head:

CAO:

October 27, 2011



Peace River Regional District REPORT

R-4

To: Faye Salisbury, Corporate Officer
From: Gordon Johnsen, Building Inspector
Date: August 29, 2011
Subject: Construction without a Building Permit

RECOMMENDATION: As the Peace River Regional District Building Inspector I recommend the Regional Board move forward with placing a notice on title to Lot 1, Block 2, Section 18, Township 83, Range 18, W6M Plan 14194 PRD (Darrell and Barbara Williams, P.O. Box 6098, Fort St. John, BC, V1J 4H6) pursuant to Section 57 of the Community Charter, as the owner has not complied with the registered letters sent to him, regarding the ongoing unpermitted construction of a structure.

BACKGROUND/RATIONALE:

October 11, 2007 – formal letter sent from the office of the General Manager of Development Services, outlining the need for Development permits and building permit requirements.

November 26, 2007 – Stop work order posted, owner was present, he indicated he would be contacting the PRRD for Development permit and Building permit.

December 13, 2007 – Letter from Mr. Williams stating he will provide engineering for the buildings atop existing foundation.

February 1, 2008 – Received Fax letter from Mr. Williams stating he would have engineering done during the week of February 5th.

October 14, 2008 – Stop work Order posted.

May 17, 2010 – Registered letter sent from the office of the building inspector, to Mr. Williams, stating the PRRD has reviewed his Building Permit application and a permit will not be issued.

Staff Initials:

Dept. Head:

CAO:

October 27, 2011

July 6, 2010 – Letter sent to Mr. Williams reviewing necessary information as discussed in meeting.

November 25, 2010 – Received letter from Mr. Williams.

November 29, 2010 – Received incomplete Building Permit applications from Mr. Williams.

February 18, 2011 – Letter from General Manager of Development Services to Mr. Williams explaining why his application for Development permit has been refused.

October 27, 2011



PEACE RIVER REGIONAL DISTRICT

R-4

CE

October 11, 2007

Darrell and Barbara Williams
P.O. Box 6098
Fort St John, BC
V1J 4H6

**Re: Development Permit Requirements and Building Permit Requirements for
Lot 1, Block 2, Plan 14194 Section 18, Township 83, Range 18, W6M.**

Dear Mr. and Mrs. Williams,

It has been brought to our attention that you have recently moved onto this property and are residing in the mobile home. Building Permit No. 0128 was obtained January 24, 2000, for placement of the building. This permit was issued subject to conditions and requirements of a geotechnical review and development permit that have been registered on the land title. This letter is provided to advise you that inspection of the mobile home was not completed prior to expiry of the building permit, January 24, 2003, and it has not been shown that the requirements of the geotechnical review have been met.

This would require that you make application and that inspections be conducted under a new building permit. A building permit application is included for your convenience. The application can be brought to our Fort St John office for review by our building inspector. Also enclosed are inspection reports and geotechnical recommendations made under the previous building permit before it expired. The requirements of those reports must still be met for safe use of the building.

I would also advise you that there is a Development Permit in effect on the property including a restrictive covenant that sets out specific geotechnical requirements for use of the property for a single family dwelling. Copies are attached for your information.

I would encourage you to review this information carefully as it sets out a number of requirements that will need to be addressed in order to successfully complete installation and occupancy of the mobile home.

It is required that you submit a building permit application immediately so that your situation can be reviewed and successfully resolved through completion of inspections under a valid building permit. Upon review of the application and payment of the required fee, a new building permit can be issued and inspections can be conducted.

→ over

October 27, 2011

PLEASE REPLY TO:

☒ BOX 810, DAWSON CREEK, BC V1G 4H8, TELEPHONE: (250) 784-3200 or 1-800-670-7773 FAX: (250) 784-3201
EMAIL: prrd_dc@peacerrrd.bc.ca

☐ 9912 - 106 AVENUE, FORT ST. JOHN, BC V1J 2N9, TELEPHONE: (250) 785-8084 FAX: (250) 785-1125
EMAIL: prrd_fs@peacerrrd.bc.ca



I look forward to working through this with you and trust that this matter can be successfully resolved.

Yours truly,

A handwritten signature in black ink that reads "Bruce Simard". The signature is written in a cursive, flowing style.

Bruce Simard
General Manager of Development Services

cc. Fred Banham, CAO
Larry Houley, Director of Electoral Area 'C'
Building Inspector

w:\wpdocs\prrd\dev-serv\blw-enforcement\williams\williams_notification_ltr1.doc

October 27, 2011



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PEACE RIVER REGIONAL DISTRICT

1981 Alaska Avenue
Dawson Creek, BC. V1G 4H8
(250) 784-3200 or
1-800-670-7773
Fax(250)784-3201

Branch Office
9912 - 106th Avenue
Fort St. John, BC. V1J 2N9
(250) 785-8084
1-800-670-7773
Fax (250) 785-1125

BUILDING INSPECTION REPORT

FOOTING	FOUND.	FRAME	INSUL.	PLBG.	FINAL	OTHER
						<input checked="" type="checkbox"/>

OWNER DARRELL WILLIAMSLOCATION OLD FORT / RIVER ROAD

PERMIT No. _____

- STOP WORK ORDER POSTED ON
NOV 26/07

- WORK BEING DONE WITHOUT
BUILDING PERMIT ON
MOBILE HOME AND SHOP/
GARAGE

- SPOKE WITH DARRELL WILLIAMS
ABOUT THIS, HE SAID HE
WILL BE CONTACTING PRRD.

DATE NOV 26/07

BUILDING INSPECTOR

October 27, 2011



Peace River Regional District Building By-Law No.1189, 1999

STOP WORK NOTICE

Regarding Construction,
Or Work Situated At:

Lot: 1 Bk: 2 Plan: 14194 Dist. Lot: _____

Section: 18 Township: 83 Range: 18

Notice is hereby given that under the By-Laws of the Peace River
Regional District all further work is prohibited, unless
authorized in writing by the Regional District Building Inspector.

**Reason: Pursuant to covenant on land title
and no building permit for temporary
building, please refer to land title for covenant
details**

Building Inspector: Gordon Johnsen

Date: November 26, 2007

G. Johnsen

IT IS UNLAWFUL FOR ANY PERSON TO ALTER OR REMOVE THIS NOTICE

HEAD OFFICE - Grande Cache
Box 440, 1001 Alaska Avenue
Grande Cache, B.C. V1G 4B9
Tel: (250) 784-2200 Fax: (250) 784-2201
Toll Free: 1-800-491-7771

BRANCH OFFICE - Fort St. John
9912 136th Avenue
Fort St. John, B.C. V1J 2V9
Tel: (250) 785-8084 Fax: (250) 785-1123

R-4

October 27, 2011

BS
Gordon

R-4

Darrell and Barbara Williams
Box 6098
Fort St John, BC V1J 4H6
Phone: (250) 785 1925 Fax: (250) 785 1935
Cell: (250) 788 6912

December 13, 2007

Peace River Regional District
Box 810, 1981 Alaska Avenue
Dawson Creek, BC V1G 4H8
Phone: (250) 784 3200
Fax: (250) 784 3201



Attention: Bruce Simard

Re: Lot 1, Block 2, Plan 14194, Section 18
Township 83, Range 18, W6M

I have moved the existing mobile to deal with drainage and sewer problems.

I've built a shop about 1600 sq. feet. This has been done at my own risk and cost.

I've talked to an Engineer about the supposed problem hill sliding/moving, etc.

For the past 30 plus years, I've consulted and built large structural buildings and dealt with a lot of structural problems.

First of all, hills just don't move/slide, etc. People without proper knowledge do cause erosion, undermining, over excavating, improper drainage/sloping, etc.

In the case of this property, the previous owners in 1989, used a cat-dozer to excavate in front of the existing home, trying to make a road/path to the river edge thus causing under mining of the 2 foot concrete foundation, exposing the bottom of the grade beam and the fronts of the piles.

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That year, frost caused sewer lines to break and washout under the concrete slab which was improperly cast in place. The slab should have been connected to the grade beam with angle dowels.

The existing foundation is very good structurally to withstand the harsh, extreme conditions over the past 18 years.

The existing foundation is still plumb and level.

My proposal is to build using as much of the existing concrete slab up top and foundation below. I will provide stamped Engineer Drawings for this project.

The Engineer for this project will be Henry J. Scheunhage of Scheunhage, Popck, & Associates, Ltd.

Yours truly,

A handwritten signature in black ink, appearing to read "Darrell Williams", with a long horizontal flourish extending to the right.

Darrell Williams

October 27, 2011

PO Box 8098, Fort St John, BC V1J4H6
 Cell: (250) 788 6912
 Phone: (250) 785 1925
 Fax: (250) 785 1935

Williams Holdings

R-4

ATT GORDON JOHANSEN

Fax

feb/01/08
 To: PARD From: DARRELL WILLIAMS
 Fax: 785 1125 Pages:
 Phone: 785 8084 Date: FEB 01/08
 Re: SHOP NO PERMIT. CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments: RE 9813 RIVER DR.

HI GORDON

I HAD TO LIEK THE LAST 2 BIG PROJECTS
 I HAVE DONE, AND AM HAVING MONEY PROBLEMS
 NEXT WEEK FEB 5/08 I CAN PAY THE
 ENGINEER AND GET THE BALL ROLLING.

MY SON HIS WIFE & CHILDREN HAVE MOVED
 OUT OF THEIR TRAILER.

MY FORMER IS OUT ON A PROJECT FOR
 A MONTH OR SO.

THE TRAILERS ARE STILL IN THE SHOP
 AND I HAVE 2 ELTC HEATER RUNNING
 TO KEEP THEM FROM FREEZING.

I AM SORRY THIS IS ALL TAKING SO LONG.

Darrell Williams

October 27, 2011



PEACE RIVER REGIONAL DISTRICT

1981 Alaska Avenue
Dawson Creek, BC. V1G 4H8
(250) 784-3200 or
1-800-670-7773
Fax(250)784-3201

Branch Office
9912 - 106th Avenue
Fort St. John, BC. V1J 2N9
(250) 785-8084
1-800-670-7773
Fax (250) 785-1125

R-4

BUILDING INSPECTION REPORT

FOOTING	FOUND.	FRAME	INSUL.	PLBG.	FINAL	OTHER
						<input checked="" type="checkbox"/>

OWNER DARREN WILLIAMS

LOCATION LOT 1 OLD FORT ROAD

PERMIT No. _____

STOP WORK NOTICE
POSTED OCT 14/08

- PLEASE CONTACT PRRD FOR
BUILDING PERMIT APPLICATION

DATE OCT 14/08
BUILDING INSPECTOR GEORGE J. JENSEN

October 27, 2011



R-4

STOP WORK NOTICE

**Regarding Construction,
Or Work Situated At:**

Lot: 1__ Bk: 2 Plan: 4194 Dist. Lot: __

Section: 18 Township: 83 Range: 18

**Notice is hereby given that under the By-Laws of the Peace River
Regional District all further work is prohibited, unless
authorized in writing by the Regional District Building Inspector.**

**Reason: All work within PRRD inspection
area requires a building Permit**

Building Inspector:

Date: October 14.08

October 27, 2011

IT IS UNLAWFUL FOR ANY PERSON TO ALTER OR REMOVE THIS NOTICE

HEAD OFFICE - Dawson Creek
Box 810, 1981 Alaska Avenue
Dawson Creek, B.C. V1G 4H8
Tel: (250) 784 - 3200 Fax: (250) 784 - 3201

BRANCH OFFICE - Fort St. John
9912 106th Avenue
Fort St. John BC V1J 2N9

R-4

STOP WORK NOTICE
 Regarding Construction,
 On Work Situated At:
 Lot 1, Blk 1, Plan 1, Dist. 1st
 Section 28, Town of Los Angeles, County 1st
 Notice is hereby given that under the provisions of the Public Health Act, Chapter 11, Section 11.01, the City of Los Angeles Department of Building and Safety has determined that the construction work being performed at the above location is in violation of the Building Code, and that the work requires a Building Permit.
 Building Information:
 Date Issued: 10/27/11
 The contractor has the owner informed of this notice.

October 27, 2011

R-4

STOP WORK NOTICE
 Regarding Construction,
 On Work Situated At:
 Lot 1, Blk 1, Plan 1, Dist. Lot 1
 Section 11, Town of 11, Range 11
 Notice is hereby given that under the provisions of the Public Health Act, Chapter 143, Section 143.01, the undersigned has been notified by the Health Department, Building Department, that the work shown on the plans is not in accordance with the requirements of the Building Code, and that the work is being stopped until the work is brought into compliance with the Building Code.
 Building Department
 Date: October 27, 2011
 By: [Signature]

October 27, 2011



PEACE RIVER REGIONAL DISTRICT

R-4

May 17, 2010

Darrell Williams
Barbara Williams
Box 6098
Fort St. John BC V1J 4H6

R		Registered Domestic	Recommandé Régime intérieur	CANADA POSTES POST CANADA
To Name	Destinataire 642495 FORT ST JOHN P.O.		FOR DELIVERY CONFIRMATION 1 888 550-6333 www.canadapost.ca www.postescanada.ca	
Address	2010 -02- 11		POUR CONFIRMER LA LIVRAISON	
City	Ville	Province	Postal Code, Code postal	Declared Value Valeur déclarée \$
V1J 2H0		BC		Item No. N° de l'article 79 162 843 110
CUSTOMER RECEIPT		REÇU DU CLIENT		

Dear Mr. & Mrs. Williams:

RE: Building Permit Application for 2500 sqft Shop/Storage
Lot 1 Block 2 Plan 14194 Section 18 Township 83 Range 18 W6M

The building inspector's office of the Peace River Regional District has reviewed your building permit application and concluded that a permit will not be issued for the following reasons:

- Placement of the proposed buildings on the existing foundation is contrary to Development Permit No. 99-01-DP and Restrictive Covenant PP1173;
- Engineering certification is insufficient in scope since it does not include the foundation or geotechnical considerations;
- Moving and placing the mobile home in a new location is not included and is contrary to Development Permit No. 99-01-DP and Restrictive Covenant PP1173;
- Total area of the proposed accessory buildings exceeds the maximum accessory building floor area permitted by Zoning Bylaw No. 1343, 2001.

To be considered further, the following would be required, before a building permit application could be reviewed:

- Compliance with Development Permit No. 99-01-DP and Restrictive Covenant PP1173;
- Compliance with maximum accessory building floor area permitted by Zoning Bylaw No. 1343, 2001.

OR

- Application and approval for a new Development Permit;
- Application and approval for a Development Variance permit for accessory building floor area; and
- Engineering certification that includes the foundations for the accessory buildings and mobile home and geotechnical considerations of the site.

Please note that an application for new permits does not guarantee approval.

October 27, 2011

PLEASE REPLY TO:

☐ BOX 810, DAWSON CREEK, BC V1G 4H8, TELEPHONE: (250) 784-3200 or 1-800-670-7773 FAX: (250) 784-3201
EMAIL: prrd_dc@peacerriverrrd.bc.ca

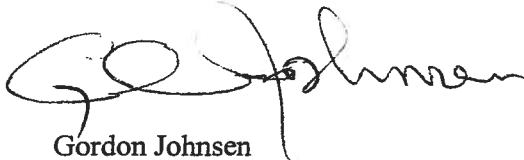
☐ 9912 - 106 AVENUE, FORT ST. JOHN, BC V1J 2N9, TELEPHONE: (250) 785-8084 FAX: (250) 785-1125
EMAIL: prrd_fs@peacerriverrrd.bc.ca



Since development on this site remains in contravention to the Peace River Regional District bylaws, your prompt attention to this matter is required. You are required to contact me by May 24, 2010, to advise me of your intention on this matter. Enforcement action will resume after May 24, 2010, if you have not responded to this letter.

Please feel free to contact myself or Bruce Simard, General Manager of Development Services should you require any assistance.

Regards,

A handwritten signature in black ink, appearing to read 'G. Johnsen', written over a horizontal line.

Gordon Johnsen
Building Inspector

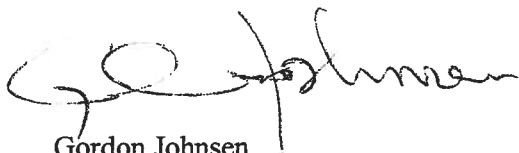
Cc: Bruce Simard, General Mgr of Development Services
Arthur Hadland, Director Area C

October 27, 2011

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Gordon Johnsen
Building Inspector

Cc: Bruce Simard, General Mgr of Development Services
Arthur Hadland, Director Area C

October 27, 2011



M. MILLIGAN & ASSOCIATES LTD.

• Engineering • Site Planning & Development • Project Management •

R-4

203 - 655 Victoria Street
Kamloops, B.C. V2C 2B3
Phone: (250) 374-5433
Fax: (250) 374-7022

204 - 10139-100 Street
Fort St. John, B.C. V1J 3Y6
Phone: (250) 262-3259
Fax: (250) 262-3269

e-mail: mail@mulligan.com
website: www.mulligan.com

August 13, 2008

Mr. Darrell Williams
Box 6098
Fort St. John, BC V1J 4H6

Dear Mr. Williams:

Re: Site Inspection and Findings

M. Milligan & Associates Ltd. (MMA) was retained by Darrell Williams to complete an inspection of his shop and surrounding landscaping located at 9813 River Drive, Old Fort Road, BC.

On March 26, 2008, Michael Harper, of MMA, met with Darrell Williams, at the site of his residence, which was under construction at the time. The purpose of this visit was to determine the structural stability of the residence and provide recommendations on how to move forward with the site. Upon MMA's review of the site landscaping and the Geotechnical Report from a previous Project, we found the following situation to be present:

- ▶ We are of the opinion that the shop at the top of the hill, will likely be suitable at the current location however, we do not recommend building a second floor on top of the existing shop despite the fact the shop's walls are strong enough to hold the loads a second floor will bring forth.
- ▶ Without knowing the actual sizes of the existing concrete piles with regards to the depth, the diameter of the piles and their actual condition, we cannot be certain the structure will be able to sustain the resulting load conditions.
- ▶ Unfortunately with the surrounding area being in a slide area and some areas being slightly unstable, we do not recommend digging down beside the building to determine this information as it could destabilize the exiting structure and cause a failure to happen.
- ▶ On the lower half of the site, there is currently a large concrete slab which is broken in several areas and fallen down the slope that has eroded away over the years.

October 27, 2011

M. Milligan & Associates Ltd.

R-4

- ▶ The soil in that area has slid away and will continue to slide in time. Because of this fact we cannot recommend building on the slab or reconstructing anything at the base of the hill beneath the shop.

In conclusion, MMA is of the opinion that if the client is to follow our recommendation, he should not have any issues with the structure in the future.

Yours truly,
M. Milligan & Associates Ltd.

Michael Harper

Prepared by:
Michael Harper
Civil Engineering Technologist



MH/df

F:\Client Data\Projects Current\10,451 - 10,500\10461 Williamus, Darrell\reports\10461 Rpt.wpd



PEACE RIVER REGIONAL DISTRICT

1981 Alaska Avenue,
Dawson Creek, BC V1G 4H8
Telephone: (250) 784.3201
Fax: (250) 784.3201
Toll Free: 1.800.670.7773

Receipt #: _____

Application for Development R-4

1.

FEES

- | | |
|---|------------|
| <input type="checkbox"/> Official Community Plan Amendment | \$1,000.00 |
| <input type="checkbox"/> Zoning Amendment | \$ 650.00 |
| <input type="checkbox"/> Official Community Plan and Zoning Amendment combined | \$1,050.00 |
| <input type="checkbox"/> Temporary Commercial Use / Temporary Industrial Use Permit | \$ 350.00 |
| <input type="checkbox"/> Development Permit | \$ 165.00 |
| <input type="checkbox"/> Development Variance Permit | \$ 165.00 |

2. **Please print**

Property Owner's Name	Authorized Agent of Owner (if applicable):
Address of Owner	Address of Agent
City / Town / Village	City / Town / Village
Postal Code	Postal Code
Telephone Number: Fax Number:	Telephone Number: Fax Number:
e-mail address:	e-mail address:

3.

Full legal description of each property under application	Area of each lot
	ha./ acres
	ha. / acres
	ha./ acres
	Total area ha./ acres

The following information is required. Failure to provide any of the following may delay the application.

R-4

1. A copy of the **proof of ownership**. [For example: Certificate of Title or recent Tax Assessment] for the subject property or properties.
2. A **Sketch Plan** of the subject property, showing:
 - the legal boundaries and dimensions of the subject property;
 - boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - the location of permanent buildings and structures on the subject property, with distances to property lines;
 - the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - the location of any existing sewage disposal systems;
 - the location of any existing or proposed water source; and
3. Additional or more detailed information may be requested by the Regional District following review of your application.

If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

I / We hereby declare that the information provided in this application is, to the best of my / our knowledge, true and correct in all respects, and I / we enclose the required fee with this application.

Signature of Owner/s:	
Signature of Owner/s:	
Date:	

Agent's Authorization

Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by **all property owners**.

I / We	and	hereby authorize
(name)	to act on my/our behalf in respect of this application.	
Address of agent:		
Telephone:	Fax:	Email:

Signature of Owner/s:

Date

Signature of Owner/s:

Date



PEACE RIVER REGIONAL DISTRICT

R-4

July 6, 2010

VIA REGISTERED MAIL

Darrell Williams
Barbara Williams
Box 6098
Fort St. John BC V1J 4H6

COPY

Dear Mr. Williams:

I look forward to receiving the following information as discussed in the meeting:

1. Engineering certification regarding the geotechnical considerations for the property;
2. a completed development permit application;
3. a completed development variance permit application for overage on the maximum allowable square footage of accessory buildings;
4. copy of the sewerage permit; and
5. Engineering certification for the foundations for all accessory buildings and the mobile home.

You had indicated that you could provide this information within two (2) weeks. As yet we have not received any information, or any indication of when it would be forthcoming. Should the required documentation not be submitted by July 16th, 2010, further enforcement of regulations will be commence. Please contact the undersigned if you have any questions.

Regards

Gordon Johnsen
Building inspector

Cc: Bruce Simard, General Mgr of Development Services
Arthur Hadland, Director Area C

Please note new email addresses:

prrd.dc@prrd.bc.ca or prrd.fsj@prrd.bc.ca

October 27, 2011

PLEASE REPLY TO:

☐ BOX 810, DAWSON CREEK, BC V1G 4H8, TELEPHONE: (250) 784-3200 or 1-800-670-7773 FAX: (250) 784-3201
EMAIL: prrd_dc@peacerriverrd.bc.ca

☐ 9912 - 106 AVENUE, FORT ST. JOHN, BC V1J 2N9, TELEPHONE: (250) 785-8084 FAX: (250) 785-1125
EMAIL: prrd_fsj@peacerriverrd.bc.ca



Darrell Williams
Box 6098, Fort St John, BC V1J 4H6
Phone: 250 785 1925

Peace River Regional District
9912 – 106 Ave, Fort St John, BC
V1J 2N9
Phone: 250 785 8084

November 25, 2010

Attention: Gordon Johnsen, Building Inspector

Dear Mr. Johnsen:

Listed below is the information you requested in response to your letter dated July 06, 2010, (copy of letter enclosed).

1. Engineering Report enclosed.
2. Completed Development Permit Application enclosed.
3. Completed Development Variance Permit Application for square footage overage enclosed.
4. Copy of Sewage Permit
 - 4.1 Dose sewage fall under the Building Bylaw Act?
 - 4.2 Northern Health Officer, Jennifer Jeyes, had made a lot of site visits to our place and never found any sewage smell nor any sewage on the ground surface or in contact with drinking water or river.
 - 4.3 Northern Health letter of September 01, 2009, A Stay of Proceedings.
 - 4.4 The Restrictive Covenant placed on our property dose not allow for a sewage system other than closed system holding tank. Holding tanks are a waste of money, very costly to maintain monthly.

October 27, 2011

Page two

- 4.5 As far as I know, all my neighbours are using an underground filtering system of one type or another. My dad installed water and sewage systems for years in towns, farms, etc. I started helping him 48 years ago at the age of 15. I am a qualified professional person. I have designed and constructed many types of sewage systems over the years as well as town/city water and sewage connections.
- 4.6 Once PRRD Restriction is removed from our property, I can and will apply for a sewage permit.
5. Engineering Certification for the foundation, all building and mobile home, enclosed.

Yours truly,

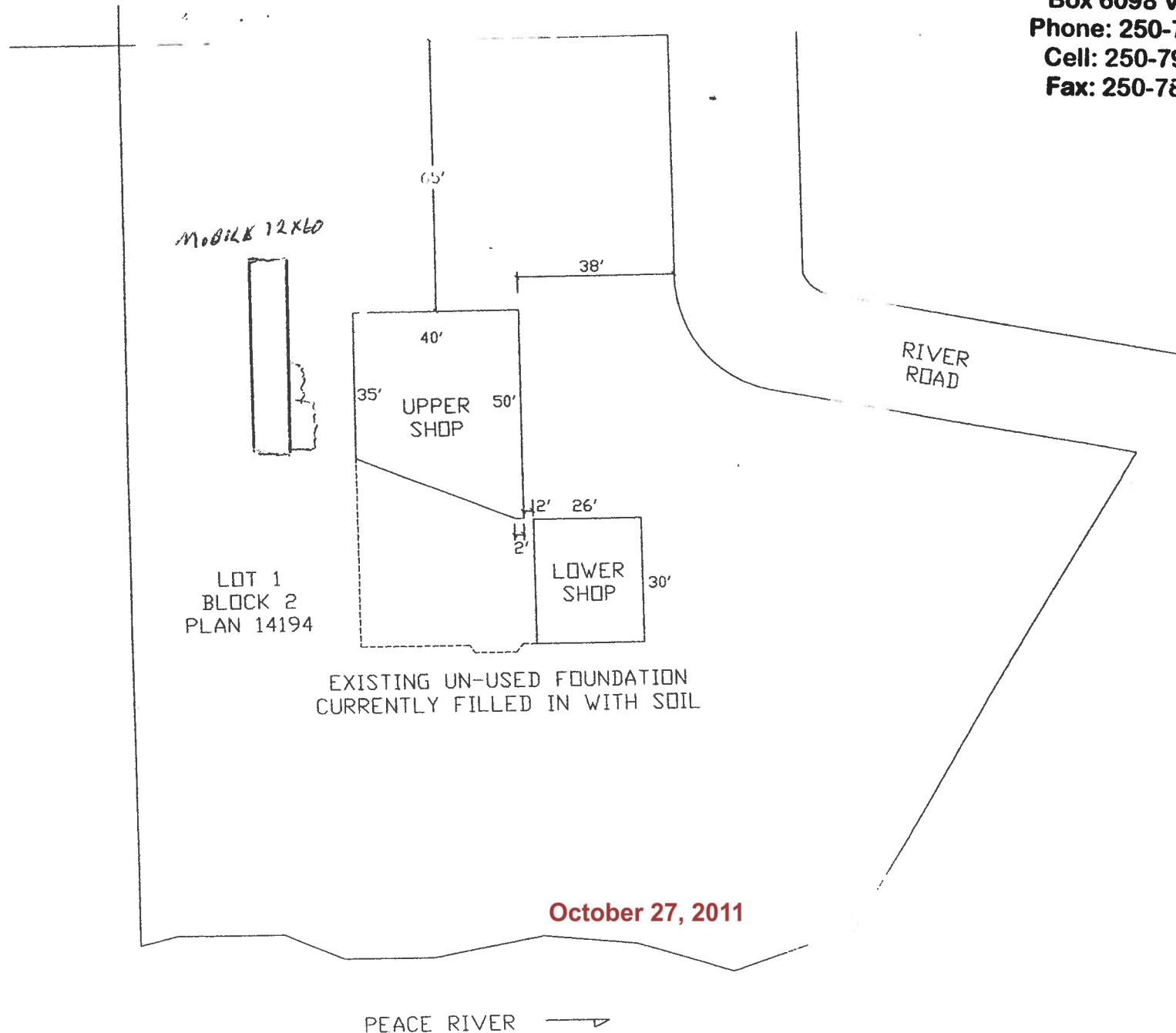
A handwritten signature in black ink, appearing to read 'Darrell Williams', with a long horizontal flourish extending to the right.

Darrell Williams

October 27, 2011

R-4

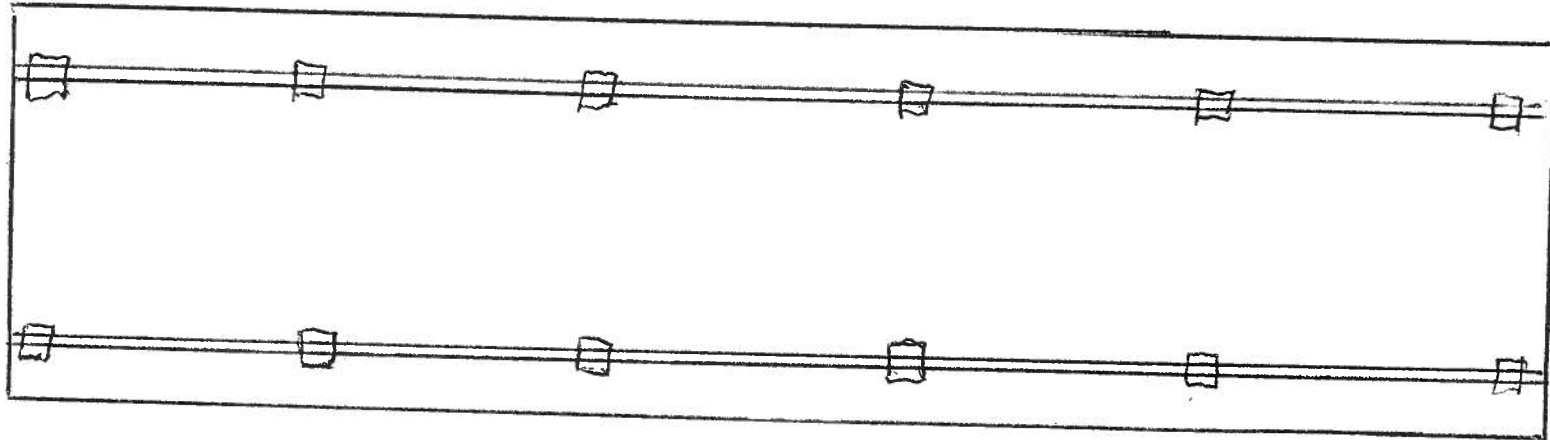
Williams Holdings
Box 6098 V1J 4H6
Phone: 250-785-1925
Cell: 250-793-5844
Fax: 250-785-1935



Williams Holdings
Box 6098 V1J 4H6
Phone: 250-785-1925
Cell: 250-793-5844
Fax: 250-785-1935

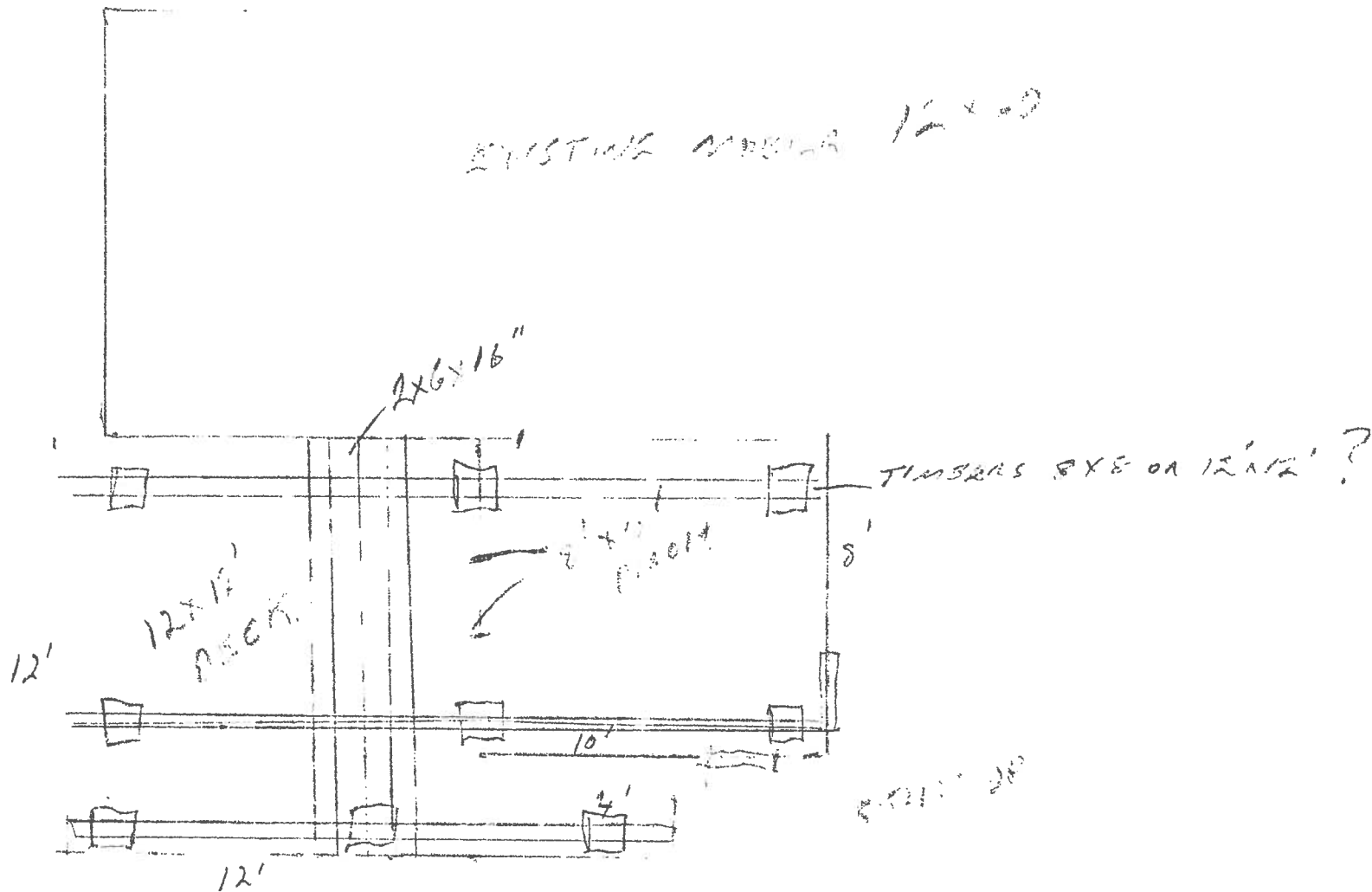
R-4

*EXISTING MOBILE HOME
STEEL FRAME*



October 27, 2011

R-4



October 27, 2011

R-4

ALTEC INSPECTION LTD.
ALTEC INSPECTION LTD.
ALTEC INSPECTION LTD.

PHONE: (250) 785-6296
FAX: (250) 785-4385
Box 283, Charlie Lake, B.C.
V0C 1H0
INSPECTION & ENGINEERING

November 26, 2010

Darrel Williams, Williams Holdings

Re: Lot 1, Block 2, Plan 14194, PRD; 9813, River Road, Old Fort, Fort St. John. Consideration of an
Agra Report, filed in 1999 regarding soil stability for this location.

Dear Sir:

I have been requested to consider the referenced report as to cause for any re-consideration of my statement and conclusions arrived at in my letter to the Building Inspector of November 9 2009. I have also been asked to comment on the existing foundation provided for the 12' x 60' mobile home situated on the referenced lot.

The Agra report appears to corroborate the contention that the original instability experienced on this lot sometime toward the latter part of the 1980's was due, in the main, to water transport within the soil. The report concluded that a ruptured sewer pipeline was the likely source of the water. The report also described the condition of ground around the remaining foundation, as it was in 1999. The report also indicated that there was potential for both local and large scale slides to occur at nearly any time but that there was no evidence of any recent indication of soil movement. The report concluded that the impetus for any future slide activity would most likely be water mediated (very high precipitation rates or leakage from the sewage lagoon, located above the property).

The Altec Inspection Ltd. investigation in 2009 found virtually no change in the ground condition around the original building foundation from that described in the 1999 Agra report. No evidence of any new soil movement was noted in 2009 and the structure was found to be level and plumb. While it is recognized that there is potential for either a local slide or a large scale slide or both, the likelihood of any slides is low. The main road to the Old Fort area and the properties up-slope from this property are in the same potential large scale slide area and may, one day, be subject to a large block movement of soil. As long as pooling of water is limited or prevented above the property, ground instability should not be a concern.

The foundation for the 12' x 60' mobile home is located on 12 x 3-ply 2"x8" treated timber pads with 4" x 4" stools to the mobile home frame. The design stress on the soil is less than 3000 psf for the timber pads. The dry soil capacity for the lot area will exceed 4000 psf. In my opinion, the mobile home foundation is adequate for the support of the dead and live loads that are anticipated for this area.

Prepared by: R.J.(Ron) Baker, P.Eng.



October 27, 2011

Peace River Regional District

Fax Cover Sheet



Box 810, 1981 Alaska Avenue,
Dawson Creek, BC V1G 4H8
Phone: (250) 784-3200 Fax: (250) 784-3201
Toll Free: 1.800.670.7773
Email: prrd.dc@prrd.bc.ca

TO:	Gordon.
OF:	
FAX #:	
FROM:	Bruce.
DATE:	
Number of pages <u>6</u> including cover sheet.	

COMMENTS:
Danell Williams Develop Permit application w/ engineers letter.

Urgent: ☐

Confidential: ☐

Originals will not be sent: ☐

Originals will be sent under separate cover: ☐

If you do not receive a clear copy or the correct number of pages please call _____ at (250) 784-3200.

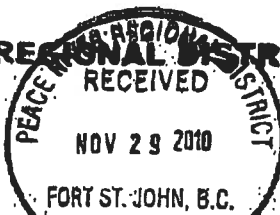
****This facsimile transmission is intended only for the person or entity named below, and may contain information that is privileged and/or confidential. If the reader of this message is not the person named above or an employee or agent responsible for delivering this transmission to the intended recipient, please be advised that any dissemination, distribution or copying of this facsimile transmission or the information contained herein is strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone and destroy the original facsimile transmission.**

October 27, 2011

R-4



PEACE RIVER REGIONAL DISTRICT



1981 Alaska Avenue,
Dawson Creek, BC V1G 4H8
Telephone: (250) 784.3201
Fax: (250) 784.3201
Toll Free: 1.800.670.7773

Receipt #: _____

Application for Development

1.

	FEES
<input type="checkbox"/> Official Community Plan Amendment	\$1,000.00
<input type="checkbox"/> Zoning Amendment	\$ 650.00
<input type="checkbox"/> Official Community Plan and Zoning Amendment combined	\$1,050.00
<input type="checkbox"/> Temporary Commercial Use / Temporary Industrial Use Permit	\$ 350.00
<input checked="" type="checkbox"/> Development Permit	\$ 165.00
<input checked="" type="checkbox"/> Development Variance Permit	\$ 165.00

2. Please print

Property Owner's Name DARRELL D. WILLIAMS BARBARA A. WILLIAMS	Authorized Agent of Owner (if applicable):
Address of Owner Box 6028, Fort St John BC V1J 4H6 9813 RIVER DRIVE	Address of Agent
City / Town / Village FORT ST JOHN BC.	City / Town / Village
Postal Code Y1J 4H6	Postal Code
Telephone Number: 250 785 1925 Fax Number:	Telephone Number: Fax Number:
e-mail address: willie 33@telus.net	e-mail address:

3.

Full legal description of each property under application	Area of each lot
Lot 1 Block 2 Plan 14194 Section 18	1.87 ha. (acres)
TOWNSHIP 8.3 RANGE 18 WEST OF THE	ha. / acres
SIXTH MERIDIAN, PEACE RIVER DISTRICT	ha. / acres
	Total area ha. / acres

4. Civic address or location of property: 9813 RIVER DRIVE, OLD FORT AREA
FORT ST JOHN, BC

5. **Particulars of proposed amendment**
Please "check" the box(es) that apply(ies) to your proposal.

- ☐ Official Community Plan (OCP) amendment:
Existing OCP designation: _____
Proposed OCP designation: _____
Text amendment: _____
- ☐ For a Zoning amendment:
Existing zone: _____
Proposed zone: _____
Text amendment: _____
- ☒ Development Variance Permit: - describe proposed variance request:
FOR PERMANENT BUILDING TOTAL SQ. FOOTAGE -
2480 SQ FT.
- ☐ Temporary Commercial Use Permit (describe proposed use):

- ☐ Temporary Industrial Use Permit (describe proposed use):

- ☒ For a Development Permit: By-law No. _____ Section: _____

6. Describe the existing use and buildings on the subject property:

- MOBILE HOME - TEMPORARY DWELLING
- UPPER SHOP / HOUSE
- LOWER SHOP / WAREHOUSE STORAGE

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

a) North ONE NEW DWELLING ABOUT 200' AWAY
b) East ROAD & TURN AROUND TREE LOTS
c) South RIVER
d) West LARGE TILLED AREA

8. Describe the proposed development of the subject property, attach a separate sheet if necessary:

FAMILY HOME & SHOP

9. Reasons and comments in support of the application, attach a separate sheet if necessary:

PLEASE SEE COPY OF PROFESSIONAL ENGINEER STAMPED
SCHEDULE - B1 B2, C ALSO SUPPORT LETTER
FROM ENGINEER

The following information is required. Failure to provide any of the following may delay the application.

1. A copy of the proof of ownership. [For example: Certificate of Title or recent Tax Assessment] for the subject property or properties.
2. A Sketch Plan of the subject property, showing:
 - the legal boundaries and dimensions of the subject property;
 - boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - the location of permanent buildings and structures on the subject property, with distances to property lines;
 - the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - the location of any existing sewage disposal systems;
 - the location of any existing or proposed water source; and
3. Additional or more detailed information may be requested by the Regional District following review of your application.

If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.

I / We hereby declare that the information provided in this application is, to the best of my / our knowledge, true and correct in all respects, and I / we enclose the required fee with this application.

Signature of Owner/s:	<i>Darrell Miller</i>
Signature of Owner/s:	<i>B. Sullivan</i>
Date:	<i>Nov. 24/2010</i>

Agent's Authorization

Should the property owners elect to have someone act on their behalf in submission of this application, the following must be signed by all property owners.

I / We	and	hereby authorize
(name)	to act on my/our behalf in respect of this application.	
Address of agent:		
Telephone:	Fax:	Email:

Darrell Miller
Signature of Owner/s:

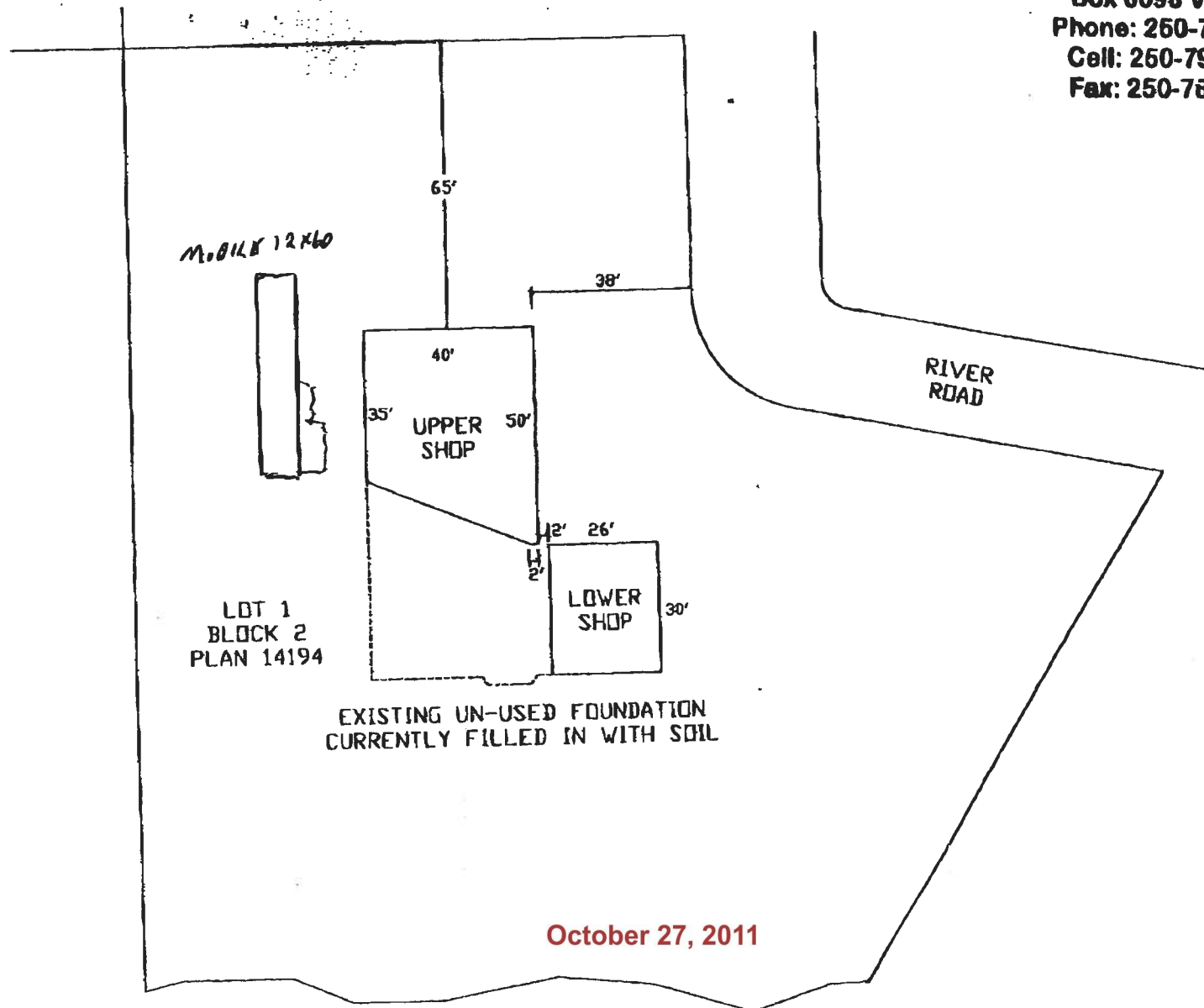
Nov. 24/2010
Date

B. Sullivan
Signature of Owner/s:

Nov. 24/2010
Date

R-4

Williams Holdings
Box 6098 V1J 4H6
Phone: 250-785-1925
Cell: 250-793-5844
Fax: 250-785-1935

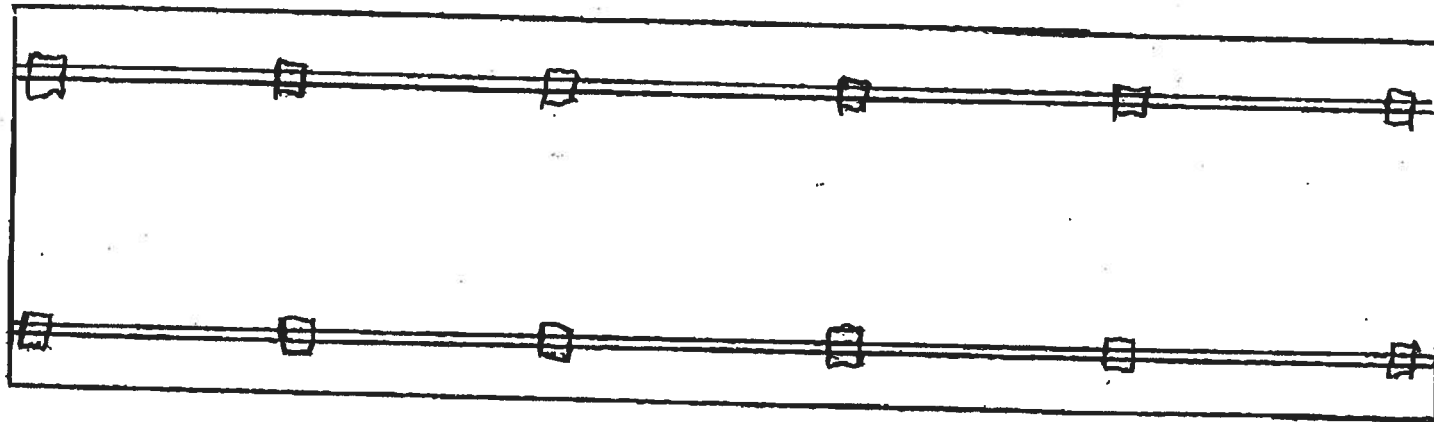


PEACE RIVER →

Williams Holdings
Box 6098 V1J 4H6
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Cell: 250-793-5844
Fax: 250-785-1935

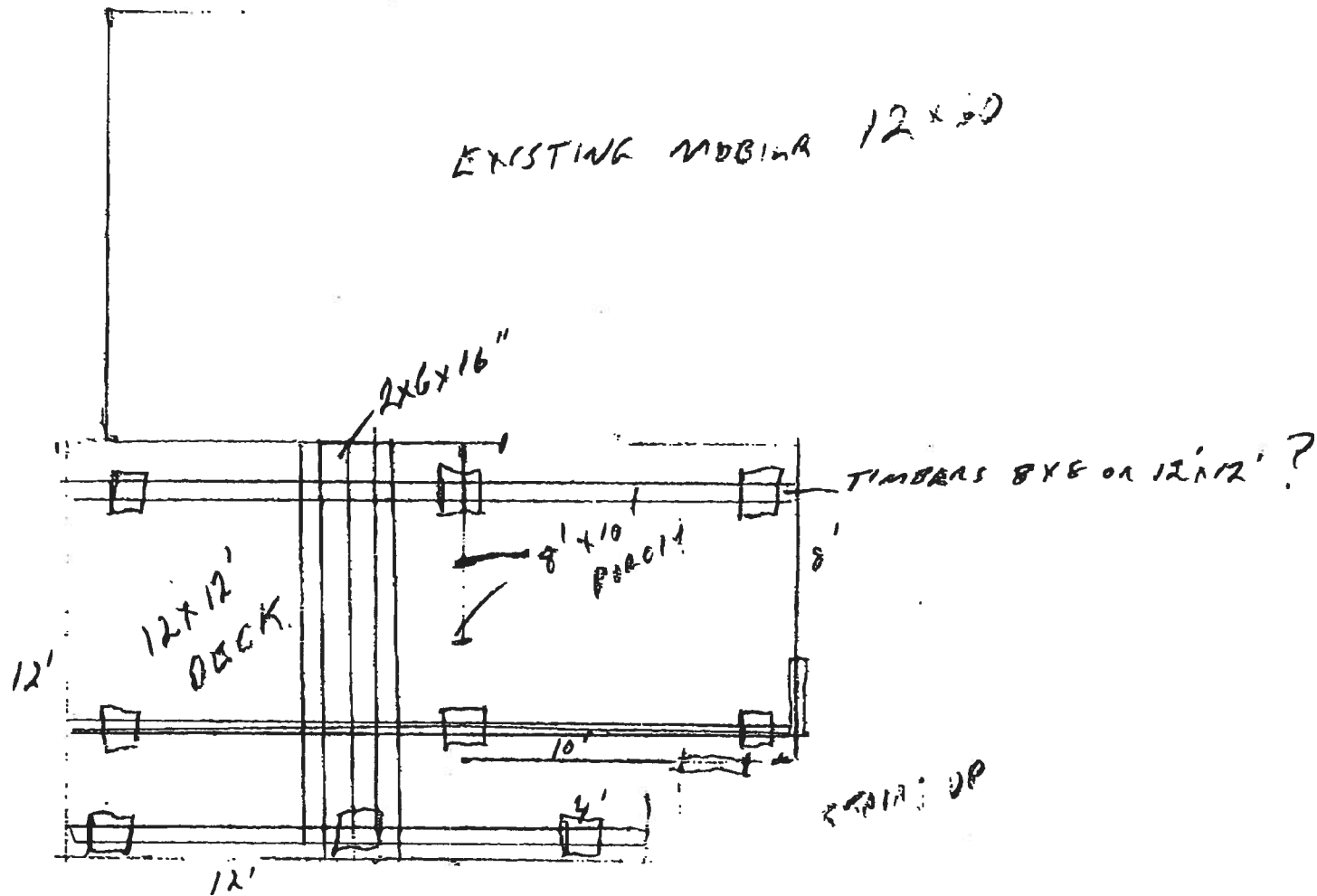
R-4

EXISTING MOBILE HOME
STEEL FRAME



October 27, 2011

R-4



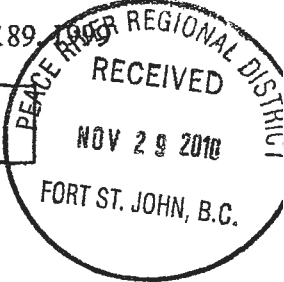
October 27, 2011

R-4



PEACE RIVER REGIONAL DISTRICT BUILDING BY-LAW NO.1189

BUILDING PERMIT APPLICATION



NOV 20/2010

APPLICATION INFORMATION (to be filled out by the applicant or authorized agent)

Owner's Name: DARRELL & BARBARA WILLIAMS Home Phone: 250 785 1925Mailing Address: Box 6098 Fort St John BC V1J 4H6 Work Phone: 0House Number and road name of construction site: 9813 RIVER DRIVEContractor's Name: WILLIAMS HOLDINGS DARRELL WILLIAMS Phone: 250 785 1925Legal description: Lot: 1 Block: 2 Plan: 14194 Section: 18 Township: 83 Range: 18
W6mLot size / acres: 1.27 Building size: 2480 sq ft Zoning designation R1 RESIDENTIALPROJECT DESCRIPTION: SHOP STORAGE HOMEAre there any other buildings occupying the property: Yes: ☒ / No: ☐ if yes, indicate on the site plan.Are there any steep grades exceeding 15% or any unstable conditions: Yes: ☐ / No: ☒

Class of work will be			Type of Construction		
New: <input checked="" type="checkbox"/>	Addition: <input checked="" type="checkbox"/>	Demolition: <input type="checkbox"/>	Wood Frame: <input checked="" type="checkbox"/>	Concrete: <input checked="" type="checkbox"/>	Steel: <input type="checkbox"/>
Repair: <input checked="" type="checkbox"/>	Alteration: <input checked="" type="checkbox"/>	Placing a Home: <input type="checkbox"/>	Masonry: <input type="checkbox"/>	Timber: <input type="checkbox"/>	Logs: <input type="checkbox"/>
Chimney: <input type="checkbox"/>	Wood Stove: <input type="checkbox"/>	Plumbing: <input type="checkbox"/>	Other: <input type="checkbox"/>		

ESTIMATED CONSTRUCTION VALUE : please use the table on the back for calculating value : \$ 200,000.00

SIGNATURE OF OWNER OR AUTHORIZED AGENT

DATE: Nov. 24/2010

The applicant agrees that construction will be in accordance with the BC Building Code and all other regulations which are applicable to the proposed work and that a failure to request inspections does not relieve the applicant from the obligations to comply with the required standards and regulations and that the Peace River Regional District assumes no responsibility for the design, construction, safety or suitability of the building or structure subject to this application.

PLEASE SEE THE CHECKLIST ON THE BACK
FOR ADDITIONAL INFORMATION REQUIRED WITH THIS APPLICATION

HEAD OFFICE - Dawson Creek
1981 Alaska Avenue Box 810
Dawson Creek, BC V1G 4H8
Tel: (250) 784-3200
Fax: (250) 784-3201
Toll Free: 1-800-670-7773

BRANCH OFFICE - Fort St. John
9912 106th Avenue
Fort St. John, BC V1J 2N9
Tel: (250) 785-8084
Fax: (250) 785-1125

October 27, 2011

2010 Property Assessment Notice

This Notice provides you with an estimate of your property value, its classification and your entitlement to exemptions from taxation, if any apply. For most properties (eg., homes), the value is based on sales in your area between January 1, 2009 and October 31, 2009. Property values are determined by local real estate market conditions.

PROPERTY DESCRIPTION	9813 RIVER DR Lot 1, Block 2, Plan 14194, Section 18, Township 83, Range 18, Meridian W6, Peace River Land District PID: 012-191-728																	
IMPORTANT DATES	<table><tr><td></td><td>VALUE</td><td>CLASS</td></tr><tr><td>LAND</td><td>92,700</td><td></td></tr><tr><td>BUILDINGS</td><td>130,000</td><td></td></tr><tr><td>ASSESSED VALUE</td><td>\$222,700</td><td>RESIDENTIAL</td></tr><tr><td>TAXABLE VALUE</td><td>\$222,700</td><td></td></tr></table>				VALUE	CLASS	LAND	92,700		BUILDINGS	130,000		ASSESSED VALUE	\$222,700	RESIDENTIAL	TAXABLE VALUE	\$222,700	
	VALUE	CLASS																
LAND	92,700																	
BUILDINGS	130,000																	
ASSESSED VALUE	\$222,700	RESIDENTIAL																
TAXABLE VALUE	\$222,700																	
ADDITIONAL INFORMATION	<p>Please refer to the enclosed Assessment Insert for more information about property assessments and their relation to property taxes.</p> <ul style="list-style-type: none">• Your assessment has increased significantly more than most properties in your class. This will likely result in a tax increase in 2010.• 2009 assessed value was \$145,000.																	

YOUR ASSESSMENT OFFICE FOR THIS PROPERTY IS:

Peace River Assessment Area
1112 - 103rd Ave
Dawson Creek BC V1G 2G7
27-60-760-007985.000

Local Office 250-782-8515 Or 1-800-990-1160
Fax 250-782-9647
Email peaceriver@bcassessment.ca

THE OWNER/LESSEE OF THIS PROPERTY IS:

0013878

DARRELL DAYTON WILLIAMS
BARBARA ANNIE WILLIAMS
PO BOX 6098 STN MAIN
FORT ST. JOHN BC V1J 4H6

P1 (L)

October 27, 2011

QUESTIONS? CONTACT US

If you have questions about your 2010 property assessment, please call your assessment office.

During January, offices will be open 8:30 am to 5:00 pm Monday through Friday.

DEADLINE FOR FILING A COMPLAINT IS FEBRUARY 1, 2010

Because the normal deadline of January 31 falls on a weekend this year, this date has been extended to Monday **February 1, 2010**. If you disagree with your property assessment, submit the Notice of Complaint (Appeal) form, available at www.bcassessment.ca. Or, mail, fax or deliver your written request for review to your assessment office.

Mailed-in requests must be postmarked by **February 1, 2010**.

* Before using information in the Property Description box for non-assessment purposes please verify records with the Land Title and Survey Authority of British Columbia (www.ltsa.ca).



PEACE RIVER REGIONAL DISTRICT

R-4

February 18, 2011

VIA REGISTERED MAIL

Darrell Williams
Barbara Williams
Box 6098
Fort St. John BC V1J 4H6

Dear Mr. & Mrs. Williams:

RE: Development Permit Application for Mobile Home, Upper Shop/House, and Lower Shop/Water Storage
Lot 1 Block 2 Plan 14194 Section 18 Township 83 Range 18 W6M

Your application for a Development Permit for the above noted proposal has been reviewed. Your application has been considered with reference to:

1. application form dated November 24, 2010, including schematic site plan, mobile home footing layout, and letter from R.J.(Ron) Baker, P.Eng of Altec Inspections Ltd.
2. the guidelines of Section 13.8 (Old Fort Development Permit No. 5) of North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009;
3. the existing Development Permit;
4. restrictive covenants on title pertaining to geotechnical reports as prepared by Agra Earth & Environmental and dated August 19, 1999 and December 2, 1999 (the "Agra Reports")

Based on review of this material and with advice from counsel, your application for a development permit is **refused** for the following reasons:

1. The report from R.J.(Ron) Baker, P.Eng of Altec Inspections Ltd. is not sufficient to meet the development permit guidelines of Bylaw No. 1870, 2009. It cannot be determined that Altec Inspections Ltd. is engaged in the practice of geotechnical engineering.
2. The report from R.J.(Ron) Baker, P.Eng of Altec Inspections Ltd. is not sufficient to meet the requirements of s. 56 of the Community Charter, wherein it is not clearly stated that the lands may be safely used for the uses intended.
3. As the primary supporting documentation, the report from R.J.(Ron) Baker, P.Eng of Altec Inspections Ltd. is not sufficient to displace the requirements of the Agra Reports contained in the existing restrictive covenants.

Since the development permit is refused, review of the companion application for a development variance permit has been suspended. In addition, the building inspector will be responding to your building permit application under separate letter, and you should know that a building permit cannot be issued unless a development permit and development variance permit are successfully obtained.

The existing development that you have performed on the property remains in contravention of the PRRD regulations, and you are required to bring the use and development into compliance with the regulations and covenants currently in effect.

PLEASE REPLY TO:

- ☐ BOX 810, DAWSON CREEK, BC V1G 4H8 TELEPHONE: (250) 784-3200 OR (800) 670-7773 FAX: (250) 784-3201
EMAIL: prrd.dc@prrd.bc.ca
- ☐ 9505 – 100 Street, Fort St. John, BC V1J 4N4 Telephone: (250) 785-8084 Fax: (250) 785-1125
EMAIL: prrd.fs@prrd.bc.ca

October 27, 2011



R-4

Please contact the undersigned if you have any questions.

Yours truly,

A handwritten signature in black ink that reads "Bruce Simard". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Bruce Simard, MCIP
General Manager of Development Services

Cc: Arthur Hadland, Director of Electoral Area 'C'
Gordon Johnsen, Building Inspector
Tim Donegan, North Peace Land Use Planner

October 27, 2011