

**To:** Mayor and Council  
**From:** Paul Gipps, CAO

**Meeting Date:** July 15, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Greg Price, Manager of Building and Bylaw Services  
**Department:** Planning and Development

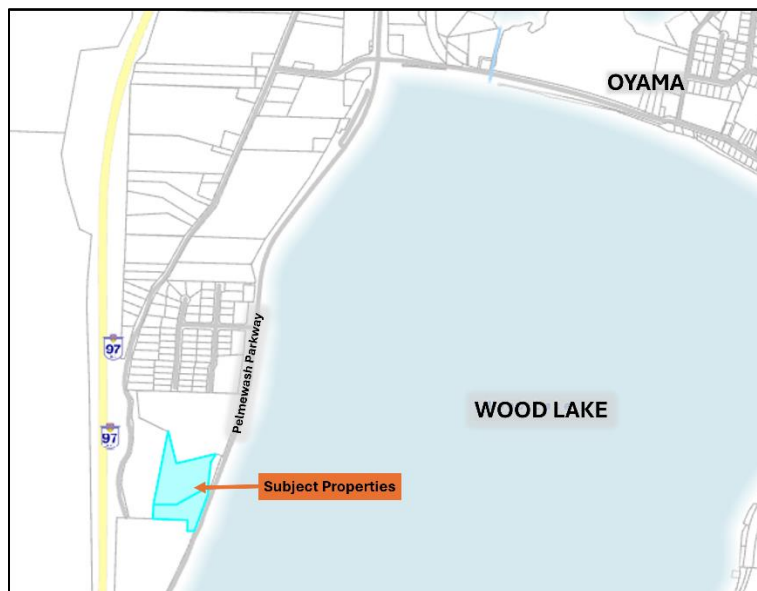
**Title:** Notice on Title | 14810 and 14814 Pelmewash Parkway | Teddy Bear Lodge and Wood Lake Terrace  
**Description:** To consider placing a notice on title in accordance with section 57 of the Community Charter

## RECOMMENDATION

THAT a Notice on Title be filed in the land title office for the properties 14810 Pelmewash Parkway PID: 002-923-980 and 14814 Pelmewash Parkway PID: 008-401-314 pursuant to section 57 of the Community Charter.

## EXECUTIVE SUMMARY

To achieve compliance on two properties located on Pelmewash staff is recommending Council consider registering a notice on title on two properties, 14810 Pelmewash Parkway (Teddy Bear Lodge property) and 14814 Pelmewash Parkway.



## BACKGROUND

Notice on Title 2			
Application Information			
Application Type	Notice on Title	Owner:	MDK ENTERPRISES INC
Property Information			
Folio/Roll #:	01736.001		
Legal Description	LOT 1 SECTION 2 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP17414 TOWNSHIP 14 EXCEPTPLAN 34991		
PID	008-401-314		
Civic Address:	14814 PELMEWASH PARKWAY		

Property Information: Land Use	
<b>OCP Designation:</b>	Tourist Commercial
<b>Zoning Designation:</b>	C9 – Tourist Commercial
<b>Land Use Contract</b>	n/a
<b>ALR:</b>	n/a
<b>Parcel Size:</b>	Property 1: ~ 1.1 ha / 2.6 ac      Property 2: ~2.2 ha / 5.5 ac
<b>Development Permit Areas:</b>	Agricultural, Drainage Corridor Hazard, Wildland Fire, Natural Environment

## DISCUSSION/ANALYSIS

On both properties there are outstanding bylaw and zoning infractions. Neither property is compliant with building or fire codes, water and septic are also problematic. The current state of both properties jeopardizes the safety of current residents and the community. Despite past efforts with previous owners to bring the property into compliance, including stop work notices being placed, the infractions remain unresolved, and the properties are currently being used contrary to current C9 zoning and building bylaws.

Placing a Notice on Title will serve as a formal record of the non-compliance and ensure that future owners or interested parties are aware of outstanding health and life safety issues that exist on the properties. This step aligns with the District's commitment to upholding community standards and protecting public interest.

## Infractions

### Land Use & Bylaws

- Unauthorized residential use;
- Land alterations and vegetation removal without permits (DP's);
- Construction without Building Permits;
- Expired Building Permits without final approval;
- Building code safety infractions;
- Lack of smoke alarms, fire extinguishers and emergency evacuation plans;
- No posted civic addresses;
- Water connection issues; and
- No business license for either property.

### Other

- Electrical Code infractions (BC Safety Authority; 2007);
- Sewerage complaints and Interior Health Authority Order (Attachment A);
- For both properties combined, there were 37 RCMP calls between June 2024 to June 2025 ranging from Unspecified Assistance, Bylaw Noise Complaints, Cause a Disturbance, Mental Health and Breaches.
- Bylaw concerns for officer safety attending the site. Staff only attend when accompanied as recommended by the RCMP; and
- Concerns from the fire department regarding the ability to manage fire risk. This was evident with recent structure fire at 14814 Pelmeash Parkway.

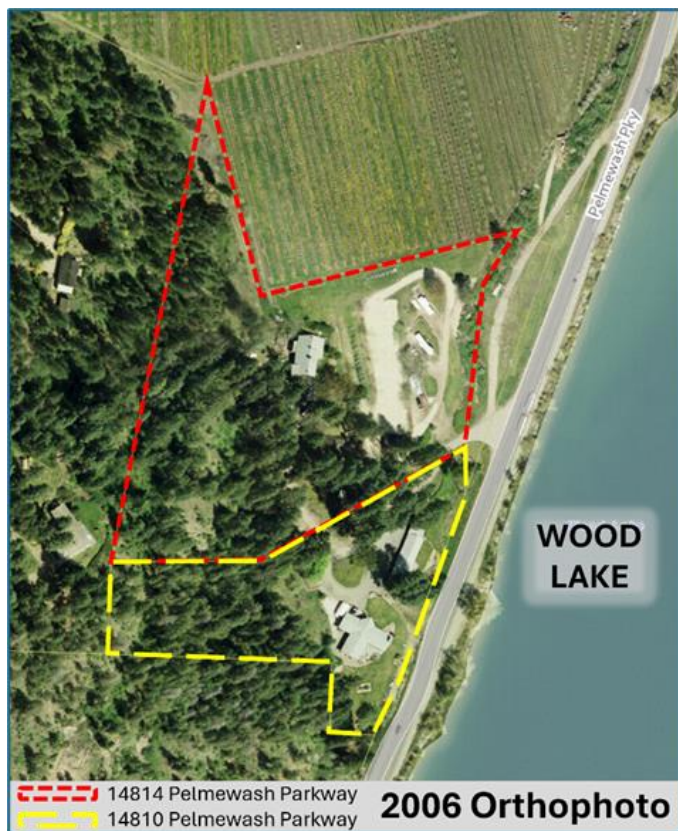
For reference the 2006 orthophoto compared to the 2024 orthophoto (see next page) illustrates construction and addition of structures on the property. Current photos of 14814 Pelmeash Parkway are included in Attachment B, and current photos of 14810 Pelmeash Parkway are included as Attachment C.

Staff will continue to work with the two separate property owners to determine a reasonable path forward to bringing both properties into compliance. Once the properties are compliant, the Notice on Title would be able to be released from the property titles.

The process for issuing a Notice on Title is as follows:

- Letters (Attachment D) were sent to property owners on June 26<sup>th</sup> advising them of the July 15<sup>th</sup> Regular Council Meeting, informing owners that they have the opportunity to address Council.

- Should Council resolve to place the notice on title, a follow up letter would be provided to the owner informing them of Council's decision.
- Staff would register the notice on title with the Land Title and Survey Authority (LTSA).



#### FINANCIAL IMPLICATIONS

☒ None      ☐ Budget Previously Approved      ☐ Other (see below)

#### ALTERNATE RESOLUTION OPTION(S)

1. THAT staff not proceed with placing a Notice of Title on 14810 Pelmewash Parkway and 14814 Pelmewash Parkway.

Respectfully Submitted.

**Greg Price, Manager of Building and Bylaw Services**

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**Report Approval Details**

Document Title:	Notice on Title-14810 and 14814 Pelmewash Parkway.docx
Attachments:	- Attachemnt A - IHA.pdf - Attachment B - 14814 Pelmewash Photos.pdf - Attachment C - 14810 Pelmewash Photos.pdf - Attachment D - Letters to Property owners_Redacted.pdf
Final Approval Date:	Jul 10, 2025

This report and all of its attachments were approved and signed as outlined below:

**Carie Liefke, Manager of Current Planning - Jul 4, 2025 - 9:38 AM**

**Jeremy Frick, Director of Development Approvals - Jul 4, 2025 - 10:45 AM**

**Reyna Seabrook, Director of Corporate Services - Jul 7, 2025 - 5:02 PM**

**Paul Gipps, Chief Administrative Officer - Jul 10, 2025 - 7:30 AM**

**Makayla Ablitt, Legislative & FOI Coordinator - Jul 10, 2025 - 9:58 AM**