
MEETING TYPE AND DATE: REGULAR COUNCIL MEETING, MARCH 1, 2022
AUTHOR: ZARA ROCKWELL, CHIEF BUILDING INSPECTOR
SUBJECT: **18251 COMMONAGE ROAD – NOTICE ON TITLE REQUEST**

KEY ISSUE AND ESSENTIAL QUESTION:

Does Council wish to place a Notice on Title for the property located at 18251 Commonage Road for the outstanding building permit for construction of a single-family dwelling and for a mobile home, to protect the District from any liability regarding the property and to inform any potential purchasers of the deficiencies?

OPTIONS:

- A. THAT Notice on Title be placed on the property at 18251 Commonage Road legally described as Lot 3, Plan KAP23583, Section 21, Township 14, ODYD, P.I.D. 006-326-561 pursuant to Section 57 of the Community Charter and that the building permit file be closed.
- B. THAT a Notice on Title not be placed on the property at 18251 Commonage Road legally described as Lot 3, Plan KAP23583, Section 21, Township 14, ODYD, P.I.D. 006-326-561 pursuant to Section 57 of the Community Charter and that the building permit file be closed.
- C. THAT a Notice on Title not be placed on the property at 18251 Commonage Road legally described as Lot 3, Plan KAP23583, Section 21, Township 14, ODYD, P.I.D. 006-326-561 pursuant to Section 57 of the Community Charter and that the building division continue to work with property owner to bring the property into compliance.
- D. THAT Notice on Title be placed on the property at 18251 Commonage Road legally described as Lot 3, Plan KAP23583, Section 21, Township 14, ODYD, P.I.D. 006-326-561 pursuant to Section 57 of the Community Charter and that the building division start remedial action pursuant to Section 73 of the Community Charter.

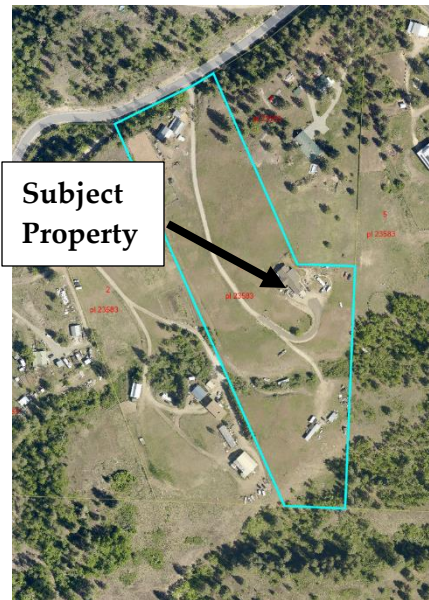
EXECUTIVE SUMMARY:

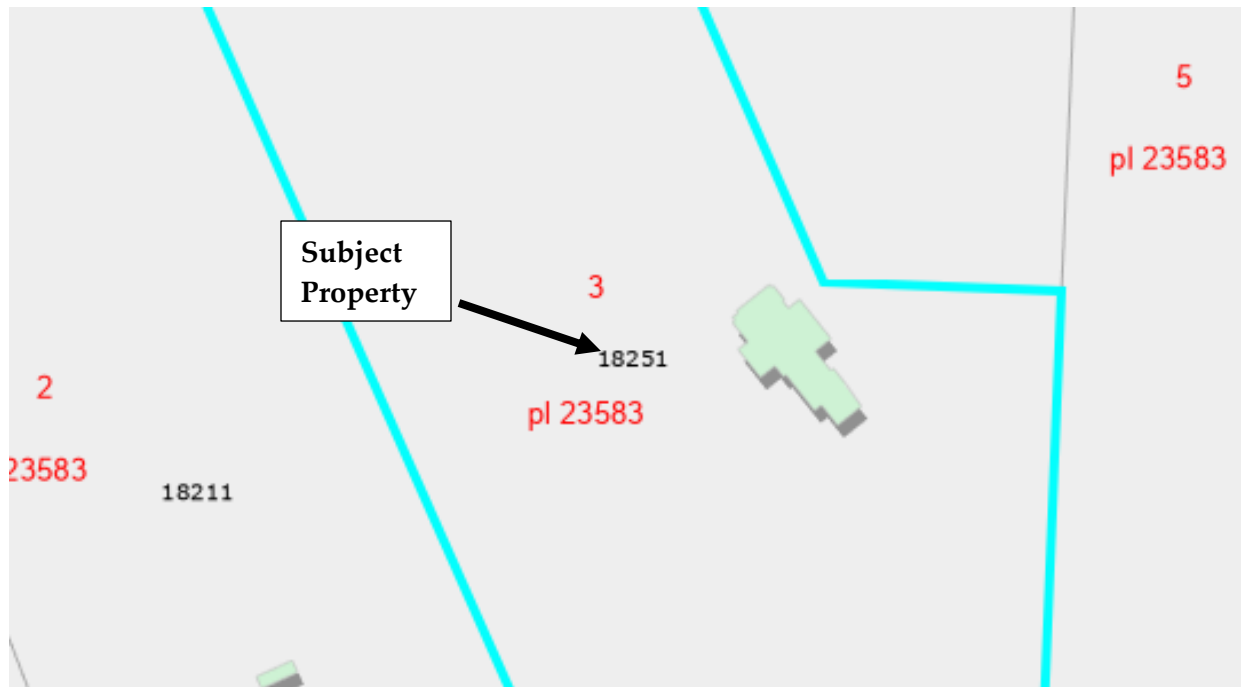
A routine review of District files show there is an outstanding building permit for construction of a single-family dwelling and placement of a mobile home. The owner has not completed the building permits at this time. The last inspection report for the single-family dwelling was dated May 31, 2006 was for insulation. Occupancy approval has not been granted. The last inspection date for the mobile home was September 7, 2021. Deficiencies noted were the requirement for the stair and landing in the garage to have guards and handrails. The property is a concern with respect to the BC Building Code 1998 Edition, and the District of Lake Country Building Regulation Bylaw, 435, 2002. As such, staff is recommending a that a Notice on Title be placed on the property and that the building permit file be closed.

Key Information:

File Number:	NOT2022-001
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Roll Number:	02031.012		
Property Owner:	Sheila & Ronald Coombs		
Legal Description:	Lot 3, Plan KAP23583, Section 21, Township 14, ODYD		
PID	006-326-561		
Civic Address:	18251 Commonage Road, Lake Country, BC V4V 1B6		
OCP Designation:	Agricultural		
Zoning Designation:	A1; Agricultural 1		
Land Use Contract	No		
ALR:	Yes		
Parcel Size:	10.92 acres		
DP Area(s):	Greenhouse Gas Reduction; Multiple Unit; Commercial; Industrial; Hillside; Natural Environment; Drainage; Agri-Tourism		
Water Supply:	Private		
Sewer:	Septic System		
Site Summary:		Zoning:	Use:
	<i>North:</i>	RLP; Rural Large Parcel 1	Residential
	<i>East:</i>	A1; Agricultural 1	Residential
	<i>South:</i>	A1; Agricultural 1	Residential
	<i>West:</i>	A1; Agricultural 1	Residential





Relevant Observations:

Numerous attempts to grant occupancy and to close the building permits have been unsuccessful to date, and so the placement of a Notice on Title may aid in protecting the District from liability. The placement of a Notice on Title may make it difficult to obtain a mortgage or sell the property. The placement of the Notice on Title will lower the liability of the District if there is public exposure to the potential health and safety risks posed by not having the deficiencies corrected, occupancy granted, and the file closed.

Strategic Questions:

Will placing a Notice on Title achieve the desired outcome of being in compliance with the Building Regulation Bylaw and mitigating liability to the District?

Strategic Relevance and Community Sustainability:

The placement of the Notice on Title and the closing of the file will enable staff to work more closely on strategic priorities of Council and to ensure liability is minimized to the District.

Key Result:

Ultimately, District staff would prefer that the structure be brought into compliance with the District of Lake Country Building Regulation Bylaw and BC Building Code with the deficiencies corrected, occupancy granted, and the file closed. However, the placement of a Notice on Title on the property will limit the liability of the District of Lake Country if members of the public are exposed to the risk posed by non-compliant buildings.

Desired Benefit of Key Result:

Adherence to the District of Lake Country Building Regulation Bylaw and BC Building Code.

Unintended Outcomes:

That the single-family dwelling continues to be used without the required occupancy approval, placing the District in a position of potential liability.

Preferred Strategy:

That the proposed Notice on Title be placed, that the owner completes the deficiencies, occupancy approval is granted, and the file is closed and that the Notice on Title be removed.

Background/History:

A building permit to place a mobile home was issued on August 5, 2004. An application for a single-family dwelling was made on July 12, 2005. Building Permit to construct a single-family dwelling was issued on December 16, 2005. Both building permits have expired without final approval.

- January 19, 2006 - Footings
 - Survey Certificate required to show correct setbacks at foundation forms,
 - P. Eng to specify grade beams between garage and house,
 - 16" x 8" c/w 2-10M
 - Ok to cast concrete subject to:
 - Structural Engineer's and Geotechnical Engineer's Approval,
 - Concrete not to drop below 10 C for 72 hours
- January 26, 2006 – Foundation
 - Require P.Eng Field Report including grade beam requirements
 - Ok to cast concrete subject to:
 - Structural Engineer's Approval
 - Survey Certificate showing correct setbacks
 - Concrete Temperature not dropping below 10 C for 72 hours
- February 2/2006 – Dampproofing
 - Foundation walls damp proofed
 - 4" Big O Perimeter drain c/w drain rock and paper
 - Must terminate 15' from building in rock pit
- February 3/2006 – underslab DWV
 - Water test on – no leaks detected
- March 10/2006 – slab prep
 - 6 mil poly c/w 1.5" DOW Syrospan R7.5 and 10 M Grid @ 24" o/c
 - ½' infloor heating tube
 - Ok to proceed
- May 5/2006 – plumbing above slab
 - DWV Under Test (No Leaks)
 - Service Lines are test @ 110 PSI
 - Ok to Proceed
- May 19/2006 – framing
 - P. Eng to address point load or post on deck that supports ridge beam
 - Increase headers over 9' garage openings adding one more ply to each header
 - Will check at insulation inspection
 - Ok to insulate and apply poly
- May 31, 2006 – Insulation
 - R20 in walls c/w protrusions sealed
 - 6 mil poly vapour/air barrier
- November 2/2008 - District of Lake Country Building Official sends a letter to property owner requesting that they call for an occupancy and final inspection as the permit had expired.
- January 25/2011 - District of Lake Country Building Official sends a letter requesting an occupancy inspection and warns of further legal action including the possibility of registration of a Notice on Title.
- November 4/2019, January 3/2020, February 3, 2020 - District of Lake Country Building Official sends a letter to property owner requesting that they call for an occupancy and final inspection as the permit had expired.
- March 4/2020 – A 3 month extension was granted.
- January 13, 2021 - District of Lake Country Building Official sends a letter to property owner requesting that they call for an occupancy and final inspection as the permit had expired.

- April 1, 2021 - District of Lake Country Building Official sends a letter to property owner requesting that they call for an occupancy and final inspection as the permit had expired.
- August 23/2021 - District of Lake Country Building Official sends a letter requesting an occupancy inspection and warns of further legal action including the possibility of registration of a Notice on Title.

This single-family dwelling and the mobile home have not received a final approval and the property owner has not brought the property into compliance with relevant District bylaws and the BC Building Code. The lack of occupancy approval is a concern to staff and as such, staff recommend a Notice on Title be placed on the property and that the building permit file be closed.

Discussion/Analysis

Legislation & Applicable Policies:

- District of Lake Country Building Regulation Bylaw, 435, 2002
 - 18.2 An occupancy permit shall not be issued unless:
 - 18.2.2 all aspects of the work requiring inspection and acceptance pursuant to section 17.4 of this bylaw have both been inspected and accepted or the inspections and acceptance are not required in accordance with section 17.5 of the bylaw.
- Community Charter Section 57 (*Note Against Land Title that Building Regulations Contravened*)
- Community Charter Section 73 (*Remedial Action Requirements – Hazardous Conditions*)

Impact on Staff Capacity and Financial Resources (Cost/Benefit Analysis):

Significant staff time has been used attempting to bring this property into compliance.

Registering a Notice On Title is a small fee that will allow staff to direct their attention elsewhere. If in the future the property owner wishes to have the Notice On Title removed there is a \$300 fee for staff processing time.

Legal Implications:

Council has the authority to pass a resolution to file a Notice against the land title through the Community Charter. Courts tend to defer to the expertise of municipal Building Officials advice, and local Council decisions with respect to Notice against the land title.

A municipality owes a duty of care to subsequent owners of a building, which was made clear in *Kamloops vs. Nielsen* [1984]. The Court held that once the municipality had made a policy decision to regulate building construction, the municipality owed a duty to enforce the bylaw provisions to prevent injury to persons such as third-party purchasers. As the Building Regulation Bylaw requires the property owner to obtain a building permit and it is unknown to what extent the building meets or does not meet the requirements of the BC Building Code, placing a Notice on Title will at minimum inform potential purchasers of the risk.

Analysis of Option for Consideration:

- Option A - This option will allow staff to place the Notice on Title. This will limit liability to the District and will allow staff to close enforcement file and to direct their attention to other tasks.
- Option B – This option will allow staff to close the enforcement file and to direct their attention to other tasks. However, this option does not limit liability to the District.
- Option C – This option will require staff to direct more staff time to attempt to bring this property into compliance and will reduce the time allocated to other tasks. This option does not limit the liability to the District.
- Option D – This option will allow staff to place the Notice on Title, and to investigate the remedial action process to bring the property into compliance. This will limit liability to the District and will allow staff to start actions that will bring the property into compliance.

Respectfully Submitted,

Zara Rockwell, RBO
Chief Building Inspector
Planning and Development Department

This report has been prepared with the collaboration of the following individuals:

COLLABORATORS	
TITLE	NAME

This report has been prepared in consultation with the following departments:

CONCURRENCES	
DEPARTMENT	NAME
Chief Administrative Officer	Tanya Garost
Director of Corporate Services	Reyna Seabrook

ATTACHMENTS:

Attachment A – Inspection Reports - Single Family Dwelling Permit

Attachment B – Previous Correspondence to Owner

ADDRESS OF PROJECT: 18251 COMMONAGE WEATHER CLOUD

OWNER: COOMBS LEGAL DESCRIPTION: LOT 3 PL 23583

INSPECTION: FOOTING

- SURVEY CERTIFICATE REQUIRED TO SHOW CORRECT SETBACKS AT FOUNDATION FORMS.

- PENK TO SPECIFY GRADE BEAMS BETWEEN GARAGE & HOUSE

- 16" x 8" c/w 2-10M

- OK TO CAST CONCRETE SUBJECT TO:

1. STRUCTURAL ENGINEER'S & GEOTECHNICAL ENGINEER'S APPROVAL

2. CONCRETE NOT TO DROP BELOW 10°C FOR 72 Hrs

INSPECTOR: Rain DATE: 19 Jan 06

24 hour notice required for inspections: 1. Soil, Footings 2. Foundation Forms 3. Damp Proofing/Drain Tile 4. RI Plumbing 5. Framing 6. Water & Sewer Services 7. Insulation/Air Barrier 8. Before Occupancy 9. Final

ADDRESS OF PROJECT: 18251 COMMONWEALTH

WEATHER: CLOUD

OWNER: CDMBS

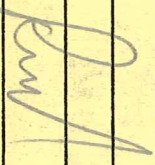
LEGAL DESCRIPTION: LOT 3 PL 23583

INSPECTION: FOUNDATION WRTS.

* REQUIRE P. ENG FIELD REPORT INCLUDING GRADE BEAM REQUIREMENTS.

OK TO CAST CONCRETE SUBJECT TO:

- 1. STRUCTURAL ENGINEER'S APPROVAL
- 2. SURVEY CERTIFICATE SHOWING CORRECT SETBACKS
- 3. CONCRETE TEMP NOT DROPPING BELOW 10°C FOR 72 HRS

INSPECTOR: 

DATE: 26 Jan 06

24 hour notice required for inspections: 1. Soil, Footings 2. Foundation Forms 3. Damp Proofing/Drain Tile 4. RI Plumbing 5. Framing 6. Water & Sewer Services 7. Insulation/Air Barrier 8. Before Occupancy 9. Final

ADDRESS OF PROJECT: 18251 COMMUNDAVE RD WEATHER CLOUD

OWNER: COOMBS LEGAL DESCRIPTION: LOT 3 PL 23583

INSPECTION: DAMP PROOFING

FOUND ACTION WAS DAMP PROOFED

- 4" BLK 0' PERIMETER DRAIN c/w DRAM ROCK AND PAPER

* MUST TERMINATE 15' FROM BUILDING IN ROCK PIT.

INSPECTOR:

DATE:

2 FEB 06

24 hour notice required for inspections: 1. Soil, Footings 2. Foundation Forms 3. Damp Proofing/Drain Tile 4. RI Plumbing 5. Framing 6. Water & Sewer Services 7. Insulation/Air Barrier 8. Before Occupancy 9. Final

ADDRESS OF PROJECT:

~~COOMBS~~ COMMUNITE

WEATHER

CLOUD

OWNER:

COOMBS

LEGAL DESCRIPTION:

LOT

INSPECTION:

UPPER SLABS DWV

WATER TEST ON - NO LEAKS DETECTED

INSPECTOR:

DATE:

3 FEB 06

24 hour notice required for inspections: 1. Soil, Footings 2. Foundation Forms 3. Damp Proofing/Drain Tile
4. RI Plumbing 5. Framing 6. Water & Sewer Services 7. Insulation/Air Barrier 8. Before Occupancy 9. Final



DISIRICI OF LAKE COUNTRY

BUILDING INSPECTION REPORT

TELEPHONE: 766-5650
FAX: 766-0200

PERMIT NO. 2005 2088

ADDRESS OF PROJECT: 18251 COMMOMANTHIE

WEATHER: SUN

OWNER: COOMBS LEGAL DESCRIPTION: LOT 3 PL 23583

INSPECTION: SLAB PREP

- 6mil poly c/w 1.5" Dow STYROSPAN R 7.5
AND 10M GRID @ 24"oc

- 1/2" IN FLOOR HEATING TUBE

OK TO PROCEED

INSPECTOR: [Signature]

DATE: 10 MAR 06

24 hour notice required for inspections: 1. Soil, Footings. 2. Foundation Forms 3. Damp Proofing/Drain Tile
4. RI Plumbing 5. Framing 6. Water & Sewer Services 7. Insulation/Air Barrier 8. Before Occupancy 9. Final



DISTRICT OF LAKE COUNTRY

BUILDING INSPECTION REPORT

TELEPHONE: 766-5650

FAX: 766-0200

PERMIT NO. 2005/2088

ADDRESS OF PROJECT: 18251 Comynvale Dr WEATHER: Sun

OWNER: COOMBS LEGAL DESCRIPTION: 2053 R 23583

INSPECTION: PLUMBING ABOVE GAB

DRY UNDER TEST (NO LEAKS)
SERVICE LINES AIR TEST @ 110 PSI

OK TO PROCEED

INSPECTOR: Tom Jones DATE: May 5/06

24 hour notice required for inspections: 1. Soil, Footings. 2. Foundation Forms 3. Damp Proofing/Drain Tile
4. RI Plumbing 5. Framing 6. Water & Sewer Services 7. Insulation/Air Barrier 8. Before Occupancy 9. Final



BUILDING INSPECTION REPORT

FAX: 766-0200

ADDRESS OF PROJECT: 18251 Longmeade

PERMIT NO. 20052058

WEATHER: Sunny

OWNER: Loomas

LEGAL DESCRIPTION: Lot 3 R 23583

INSPECTION: #5

Repair inspection inspections.

1. Line to address front hood for fog on deck that supports knee beam.

2. Increase headers over 9 panels (2x10) apply one more ply to trim headers (2x10) will check at insulation inspection

OK to install 5' above deck.
OK to install for home.

INSPECTOR: _____ DATE: Aug 19 2006

24 hour notice required for inspections: 1. Soil, Footings. 2. Foundation Forms 3. Damp Proofing/Drain Tile
4. RI Plumbing 5. Framing 6. Water & Sewer Services 7. Insulation/Air Barrier 8. Before Occupancy 9. Final

ADDRESS OF PROJECT: 18251 COMMONWEALTH RD WEATHER

PERMIT NO. 2005 0000

OWNER: COOMBS, LEGAL DESCRIPTION: LOT 3 PL 23583

INSPECTION: INSULATION

R 20 IN WALLS f/w PROTRUSIONS SEALED.
GML POLY VAPOR/WR BARRIER.

INSPECTOR: [Signature] DATE: 31 MAY 06

24 hour notice required for inspections: 1. Soil, Footings 2. Foundation Forms 3. Damp Proofing/Drain Tile
4. RI Plumbing 5. Framing 6. Water & Sewer Services 7. Insulation/Air Barrier 8. Before Occupancy 9. Final



District of Lake Country,

*10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1
E-mail: dskublen@lakecountry.bc.ca
Telephone: (250)766-6675 Fax: (250)766-0200*

November 03, 2008

**Ronald & Sheila Coombs
18251 Commonage Road
Lake Country, BC
V1V 1B6**

**Re: Building Permit 2005 – 2088
Single Family Dwelling**

**Building Permit 2004 – 1662
Mobile Home Placement**

The above two permits have not been approved for occupancy to date. The building permit is under review and requires an updated inspection status. The District of Lake Country Zoning Bylaw #176 does not permit no person to use any building or structure unless a valid and subsisting occupancy permit has been issued. Please contact the office to make arrangements for an updated inspection to complete the building permit requirements.

If you need further assistance please do not hesitate to contact me.

Thank you,

Dwayne Skublen

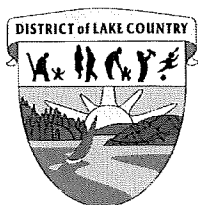
Deputy Chief Building Inspector

District of Lake Country, BC

V4V 2M1

Phone: 250-766-6675 Ext:225

Email: dskublen@lakecountry.bc.ca



District of Lake Country,

10150 Bottom Wood Lake Road
Lake Country, British Columbia V4V 2M1
E-mail: diskublent@lakecountry.bc.ca
Telephone: (250)766-6675 Fax: (250)766-0200

January 25, 2011

RONALD & SHEILA COOMBS
18251 Commonage Road
Lake Country, BC
V4V 1B6

Re: Ronald Coombs
Building Permit 2005-2088 Single Family Dwelling
Building Permit 2004-1662 Placement of Mobile Home

On August 5, 2004 a building permit was issued for a mobile home at the above address. The last inspection on record for the above building permits was May 14, 2004. We have no record of a final inspection or Occupancy Inspection of the above dwelling unit.

On December 21, 2005 a building permit was issued for a single family dwelling at the above address. The last inspection completed was on May 31, 2006. An Occupancy Permit has not been granted for the Single Family Residence.

The District of Lake Country Building Bylaw 435 does not permit persons to use any building or structure unless a valid and subsisting occupancy permit has been issued. Please contact the office to make arrangements for an updated inspection to complete the building permit requirements. Failure to respond by February 15, 2011 will result in a recommendation to council of a Notice on Title be placed on your residence.

If you need further assistance please do not hesitate to contact me.

Thank you,

Dwayne Skublen

Deputy Chief Building Inspector



LAKE COUNTRY
Life. The Okanagan Way.

Municipal Hall
Development Services Department
Building Inspections
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-6675
Fax: 250-766-0200
building@lakecountry.bc.ca

November 4, 2019

COPY

Ronald & Sheila Coombs
12008 Pretty Road
Lake Country, BC
V1V 1H9

Roll No. 2031.012
BP2004-1662 and BP2005-2088

Dear Sir/Madam:

Re: Building Permit #2004-1662 – Mobile Home Placement at #2005-2088 - Single Family Dwelling at 18251 Commonage Road

A recent review of your file indicates that the building permit issued for the above permit has expired without final approval. The District of Lake Country Building Regulation Bylaw 709,2011 states: "19) Every permit is upon condition that the permit shall expire and the rights of the owner under the permit shall terminate if: c) work requiring a permit is started and not completed within three years of the original date of the permit."

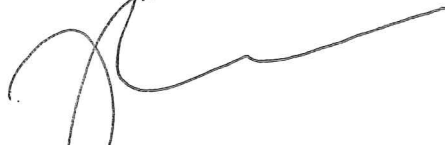
In order to close this file we will require the following:

- Approved Final Access Permit Inspection (contact Engineering Department for further details).
- Final Inspection.

Please call 250-766-6676 to book a final inspection prior to December 20, 2019. Please ensure that all required submission are received by our office no later than 1 calendar day prior to the required inspection date.

For further information, contact the building division at building@lakecountry.bc.ca

Yours truly,



Zara Rockwell, RBO
Chief Building Inspector



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Municipal Hall
Development Services Department
Building Inspections
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-6675
Fax: 250-766-0200
building@lakecountry.bc.ca

COPY

January 3, 2020

Ronald & Sheila Coombs
18251 Commonage Road
Lake Country, BC
V4V 1B6

Roll No. 2031.012
BP2004-1662 and BP2005-2088

Dear Sir/Madam:

Re: Building Permit #2004-1662 – Mobile Home Placement at #2005-2088 - Single Family Dwelling at 18251 Commonage Road

A recent review of your file indicates that the building permit issued for the above permit has expired without final approval. The District of Lake Country Building Regulation Bylaw 709,2011 states: "19) Every permit is upon condition that the permit shall expire and the rights of the owner under the permit shall terminate if: c) work requiring a permit is started and not completed within three years of the original date of the permit."

In order to close this file we will require the following:

- Approved Final Access Permit Inspection (contact Engineering Department for further details).
- Final Inspection.

Please call 250-766-6676 to book a final inspection prior to February 5, 2020. Please ensure that all required submission are received by our office no later than 1 calendar day prior to the required inspection date.

For further information, contact the building division at building@lakecountry.bc.ca

Yours truly,



Zara Rockwell, RBO
Chief Building Inspector



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Municipal Hall
Development Services Department
Building Inspections
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-6675
Fax: 250-766-0200
building@lakecountry.bc.ca

February 3, 2020

COPY

Ronald & Sheila Coombs
18251 Commonage Road
Lake Country, BC
V4V 1B6

Roll No. 2031.012
BP2004-1662 and BP2005-2088

Dear Sir/Madam:

Re: Building Permit #2004-1662 – Mobile Home Placement at #2005-2088 - Single Family Dwelling at 18251 Commonage Road

This letter is a follow up to the letter sent on November 4, 2019. To date we have not been able to finalize the file.

In order to avoid enforcement action this file needs to be extended or closed. In order to close this file we will require:

- Approved Final Access Permit (Contact Engineering Department for further details).
- Final inspection.

OR, if more time is required to complete the work an extension will be required. In order to extend this permit we will require:

- An inspection to determine the extent of work required and timeline for completion.
- Payment of the \$100 extension fee.

Please call 250-766-6676 to book a final inspection or to arrange for a permit extension, prior to March 3, 2020.

For further information, contact the building division at building@lakecountry.bc.ca

Yours truly,



Zara Rockwell, RBO
Chief Building Inspector

75216203. debit



LAKE COUNTRY
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PAID
MAR 04 2020

**DISTRICT OF
LAKE COUNTRY**

Municipal Hall
Development Services Department
Building Inspections
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-6675
Fax: 250-766-0200
building@lakecountry.bc.ca

BUILDING PERMIT EXTENSION OR CHANGE REQUEST

Building Permit No: 2005-2088 2004-1662 Roll No.: 02031.012
 Owner: Coombs Phone: 250-766-3199
 Address: 18251 Commonage 250-212-8799
 Email (Optional): _____

- RE-INSPECTION FEE - \$50
- PERMIT EXTENSION REQUEST - \$100

Original Expiry Date: _____ Date Extension Requested: _____
 Reason(s) for Extension: _____

New Expiry Date: 3 mo extension

- OWNER TRANSFER REQUEST - \$50

Current Owner Information:

Name(s): _____
 Address: _____ Phone: _____

New Owner Information:

Name(s): _____
 Address: _____ Phone: _____

Request Prepared by: Donna

Approved by (Manager/Building Inspector): _____

PAID (date): _____

**** Please Post to General Ledger: 10-1517-0200 Building Permit Fees**



LAKE COUNTRY
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Municipal Hall
Development Services Department
Building Inspections
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-6675
Fax: 250-766-0200
building@lakecountry.bc.ca

January 13, 2021

COPY

Ronald & Sheila Coombs
18251 Commonage Road
Lake Country, BC
V4V 1B6

Roll No. 2031.012
BP2004-1662 and BP2005-2088

Dear Sir/Madam:

Re: Building Permit #2004-1662 – Mobile Home Placement at #2005-2088 - Single Family Dwelling at 18251 Commonage Road

A recent review of your file indicates that the building permit issued for the above permit has expired without final approval. The District of Lake Country Building Regulation Bylaw 709,2011 states: "19) Every permit is upon condition that the permit shall expire and the rights of the owner under the permit shall terminate if: c) work requiring a permit is started and not completed within three years of the original date of the permit."

In order to close this file we will require the following:

- Approved Final Access Permit Inspection (contact Engineering Department for further details).
- Final Inspection.

Please call 250-766-6676 to book a final inspection prior to February 5, 2021. Please ensure that all required submission are received by our office no later than 1 calendar day prior to the required inspection date.

For further information, contact the building division at building@lakecountry.bc.ca

Yours truly,



Zara Rockwell, RBO
Chief Building Inspector



Municipal Hall
Development Services Department
Building Inspections
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-6675
Fax: 250-766-0200
building@lakecountry.bc.ca

April 1, 2021

COPY

Sheila & Ronald Coombs
18251 Commonage Road
Lake Country, BC
V4V 1B6

Roll No. 02031.012
BP2005-2088 & 2004-1662

Dear Sir/Madam:

Re: Second Notice - Building Permit #2005-2008 – Single Family Dwelling & 2004-1662 – Mobile Home at 18251 Commonage Road

This letter is a follow up to the letter sent on January 13, 2021. To date we have not received a request for final inspection.

In order to avoid enforcement action this file needs to be extended or closed. In order to close this file we will require:

- ✓ Approved Final Access Permit (contact Engineering Department for further details),
- Final inspection.

OR, if more time is required to complete the work an extension will be required. In order to extend this permit we will require:

- An inspection to determine the extent of work required and timeline for completion.
- Payment of the \$100 extension fee.

Please call 250-766-6676 to book a final inspection or to arrange for a permit extension, prior to April 12, 2021.

For further information, contact the building division at building@lakecountry.bc.ca

Yours truly,

Zara Rockwell, RBO
Chief Building Inspector



LAKE COUNTRY

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Municipal Hall
Development Services Department
Building Inspections
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
Tel: 250-766-6675
Fax: 250-766-0200
building@lakecountry.bc.ca

August 23, 2021

COPY

Sheila & Ronald Coombs
18251 Commonage Road
Lake Country, BC
V4V 1B6

Roll No. 2031012
BP2005-2088 & BP2004-1662

Via: Registered Mail

Dear Sir/Madam:

Re: Building Permit #2005-2088, Single Family Dwelling and #2004-1662, Mobile Home Placement at 18251 Commonage Road

A building permit to place a mobile home was issued on August 5, 2004 and expired on August 5, 2007. A building permit to construct a single family dwelling was issued on December 21, 2005 and expired on December 21, 2008.

November 2, 2008, January 25, 2011, November 4, 2019, February 3, 2020, January 3, 2020, January 13, 2021, and April 1, 2021 letters were sent to you reminding you to call for Access Permit Final Inspection and a Building Permit Final Inspection.

The deadline of April 12, 2021 to call for a final inspection has passed and we will be asking the District of Lake Country Council to place a Notice On Title for a building bylaw infraction.

Please feel free to contact our office should you require any further information.

Yours truly,

Zafa Rockwell, RBO
Chief Building Inspector