
MEETING TYPE: Regular Council Meeting
MEETING DATE: Tuesday, July 05, 2022
AUTHOR: Zara Rockwell, Chief Building Inspector
DEPARTMENT: Planning and Development
ITEM TITLE: NOT2022-006 13598 Townsend Drive
DESCRIPTION: To place a Notice on Title for construction of a single-family dwelling.

QUESTION

Does Council wish to place a Notice on Title of the property to protect the District from further liability regarding the property and to inform any potential purchasers of the deficiencies?

OPTIONS

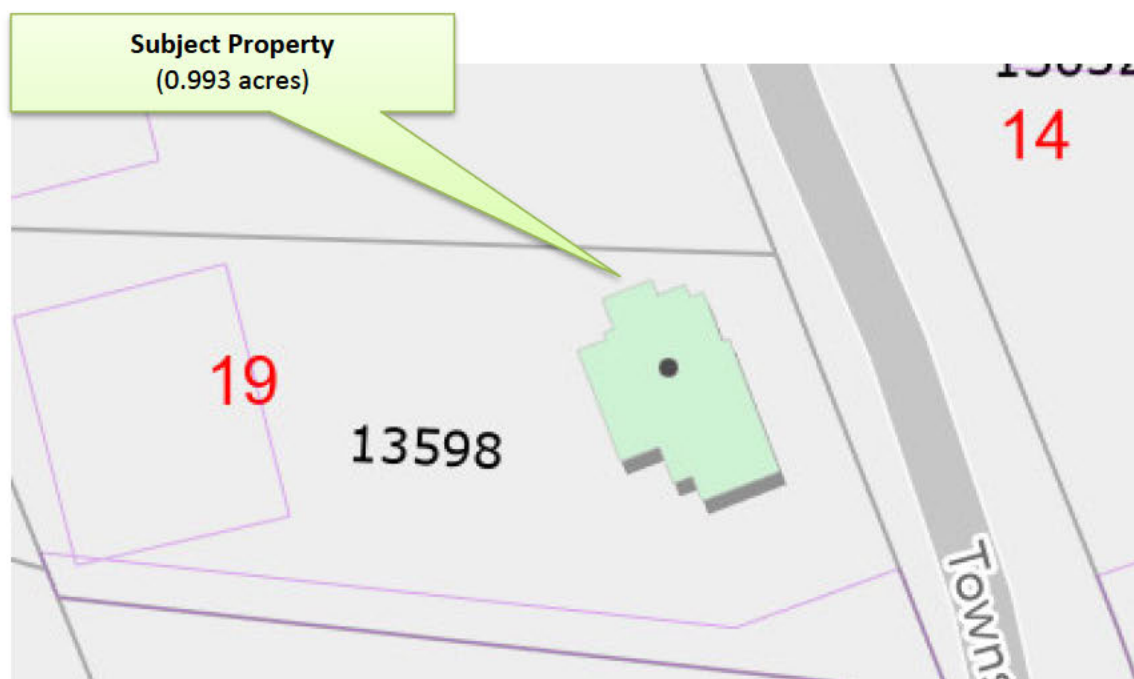
- A. THAT Notice on Title be placed on the property at 13598 Townsend Drive legally described as Lot 19, Plan KAP91604, Section 33, Township 20, ODYD, P.I.D. 028-403-550 pursuant to Section 57 of the Community Charter and that the building permit file be closed.
- B. THAT a Notice on Title not be placed on the property at 13598 Townsend Drive legally described as Lot 19, Plan KAP91604, Section 33, Township 20, ODYD, P.I.D. 028-403-550 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 13598 Townsend Drive legally described as Lot 19, Plan KAP91604, Section 33, Township 20, ODYD, P.I.D. 028-403-550 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 13598 Townsend Drive legally described as Lot 19, Plan KAP91604, Section 33, Township 20, ODYD, P.I.D. 028-403-550 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

District files show that there is an outstanding building permit for construction of a single-family dwelling. The owner has not completed the building permit at this time. The last inspection report dated March 5, 2015 states: "No use of garage until closure in place and spring loaded close, subject to approval of access, place registers in place prior to occupancy, subject to completion of exterior envelope, basement unfinished, remove cover of smoke alarms prior to occupancy; occupancy authorized." A drive by on May 2, 2018 noted that the exterior was still incomplete and temporary deck guards are still in place. At the time the Access Permit had not received final approval. Access Permit received final approval on July 19, 2018. 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: | NOT2022-006 | | |
| Roll Number: | 3017129 | | |
| Property Owner: | Droettboom, Kurt & Kirsten | | |
| Legal Description: | Lot 19, Plan KAP91604, Section 33, Township 20, ODYD | | |
| PID | 028-403-550 | | |
| Civic Address: | 13598 Townsend Drive, Lake Country, BC V4V 2S8 | | |
| OCP Designation: | Rural Residential | | |
| Zoning Designation: | RR1; Rural Residential 1 | | |
| Land Use Contract | Yes - 231 | | |
| ALR: | No | | |
| Parcel Size: | 0.993 acres | | |
| DP Area(s): | Greenhouse Gas Reduction; Multiple Unit; Commercial; Industrial; Agri-Tourism; Hillside; Drainage; Wildfire; Natural Environment | | |
| Water Supply: | Lake Pine | | |
| Sewer: | Septic System | | |
| Site Summary: | | Zoning: | Use: |
| | <i>North:</i> | RR1; Rural Residential 1 | Residential |
| | <i>East:</i> | RR1; Rural Residential 1 | Residential |
| | <i>South:</i> | RR1; Rural Residential 1 | Residential |
| | <i>West:</i> | RR1; Rural Residential 1 | Residential |





DESIRED BENEFIT

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

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.

UNINTENDED OUTCOMES

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

BACKGROUND/HISTORY

An application for a single-family dwelling was made on July 16, 2013. Building Permit to construct a single-family dwelling was issued on August 6, 2013. This building permit has expired without final approval.

- October 25, 2013 – Footings Inspection
- December 2, 2013 – Foundation Inspection
- December 20, 2013 – Backfill Inspection
- December 23, 2013 – Water Service Inspection
- April 23, 2014 – DWV Under Inspection
- May 13, 2014 – Radon Rough-In and Underslab Poly Inspection
- May 16, 2014 – Underslab Poly Re-Inspection
- May 22, 2014 – Water Service Re-inspection
- July 3, 2014 – DWV Over and Water Distribution Inspection
- August 18, 2014 – Exterior Sheathing Inspection
- October 21, 2014 – Framing Inspection
- October 22, 2014 – Framing Re-Inspection
- October 31, 2014 – Insulation Inspection
- November 7, 2014 – Spray Foam Insulation Inspection
- March 5, 2015 – Occupancy Inspection
 - No use of garage until closure in place and spring loaded close,
 - Subject to approval of access,
 - Place registers in place prior to occupancy,

- Subject to completion of exterior envelope,
- Basement unfinished,
- Remove cover of smoke alarms prior to occupancy,
- Occupancy Authorized.
- June 9, 2016 – Letter sent advising Building Permit would be expiring on August 6, 2016
- July 29, 2016 – Permit Extension Application Received
 - New Expiry date of February 6, 2017
- July 5, 2017 – Letter sent advising building permit had expired
- August 25, 2017 – Permit Extension Inspection
 - Permit extension subject to completion and payment of fees
 - Permit Extension Application and Fee Payment Received on August 28, 2017
- September 6, 2017 - Email Sent advising of new expiry date of February 25, 2018
- April 9, 2018 – Letter sent advising building permit had expired
- May 1, 2018 – Email regarding requirement to get final inspection for Access Permits.
- May 2, 2018 – Email regarding Building Permit Extension.
- June 20, 2018 – Letter sent advising of building permit expired and process to extend explained
- July 24, 2018 - Permit Extension Application and Fee Payment Received on August 28, 2017
 - New Expiry date of January 31, 2019
- May 1, 2019 – Letter sent advising building permit has expired
- September 10, 2019 – Letter sent advising building permit has expired
- November 27, 2019 and January 13, 2021 – District of Lake Country Building Official sends a letter to property owner advising that they will be asking District of Lake Country council to pass a motion to place a Notice On Title for a building bylaw infraction.

This single-family dwelling has 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 permanent guards on the deck 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.

APPLICABLE LEGISLATION AND 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*)

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.

IMPACT ON STAFF CAPACITY AND FINANCIAL RESOURCES

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.

ANALYSIS OF OPTIONS FOR CONSIDERATION

Option A - This option will allow staff to place the Notice on Title, Close the Building Permit file. This will limit liability to the District and will allow staff to close building permit file and to direct their attention to other tasks.

Option B – This option will allow staff to close the building permit 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 start remedial action 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, Chief Building Inspector,

This report has been prepared on consultation with the following:

(author to request inclusion of initials to show concurrence)

| | |
|--|----|
| Tanya Garost, Chief Administrative Officer | TG |
| Reyna Seabrook, Director of Corporate Services | RS |
| Jared Kassel, Director of Planning and Development | JK |

Attachments

| | |
|----|--|
| A. | Inspection Reports |
| B. | Correspondence to Property Owner and Permit Extension Requests |

Building Inspection Report

Attachment A - Inspection Reports

District of Lake Country

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

LAKE COUNTRY

Life. The Okanagan Way.

OWNER:

DROETT BOOM

PERMIT #

2013-4871

ADDRESS OF PROJECT:

13598 TOWNSEND DR.

LEGAL:

WEATHER:

INSPECTION:

Footings

- ☒ OK to proceed
☐ OK to proceed subject to correction of items listed
☐ REJECTED - Please call office
☐ RE-INSPECTION required after correction of items listed

- Received Structural + Geo. Eng. report.

- As per plan.

- Steps OK

Acceptable.

☐ Occupancy Authorized

☐ Final Inspection Complete

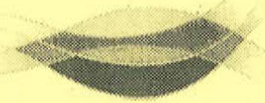
Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR:

D. Skubben

DATE:

Oct. 25/13



LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

OWNER: Proctor Bros PERMIT # 2013-4871

ADDRESS OF PROJECT: 13598 TOLINGRD DR

LEGAL: 1 of 19 MAP 91604 WEATHER: OK

INSPECTION: FOUNDATION

☒ OK to proceed
☐ OK to proceed subject to correction of items listed

☐ REJECTED - Please call office
☐ RE-INSPECTION required after correction of items listed

Requires structural steel floor
Approval OK

15m BAR in all walls

10" SOND TUBES

OK TO POUR SUBJECT TO A SURVEY
CERTIFICATE SHOWING CORRECT
SET BACKS

Provide A Copy of Survey Before
Backfill Inspection

☐ Occupancy Authorized

☐ Final Inspection Complete

Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR: 21

DATE: Dec 02/13

Building Inspection Report

LAKE COUNTRY

Life. The Okanagan Way.

District of Lake Country

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

OWNER: DROBT BOOM

PERMIT # 2013-4871

ADDRESS OF PROJECT: 13598 TOWNSEND DR

LEGAL: Lot 19 - MAP 91604

WEATHER: OTC

INSPECTION: BAK RILL

☒ OK to proceed
☐ OK to proceed subject to correction of items listed

☐ REJECTED - Please call office
☐ RE-INSPECTION required after correction of items listed

DAMP PROOFING - ON

DRAINAGE - POOL BIG O C/L
DRAINAGE & PAPER

TERMINATE INTO A ROCK PIT MIN 5m (16)
FROM FOOTINGS

IF STORM WATER / DOWNSPOUTS CONNECTED TO
SOLID PIPE TERMINATE INTO A
SEPARATE ROCK PIT

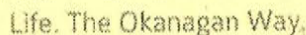
☐ Occupancy Authorized

☐ Final Inspection Complete

Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR: [Signature]

DATE: Dec 20/13



lakecountry.bc.ca

RE-INSPECTION required after correction of items listed

1" Rex P. R.
on sm of c/w

DATE:

LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

OWNER:

DROTT BOOM

PERMIT # 2013-4871.

ADDRESS OF PROJECT:

13598

TOWNSEND DR.

LEGAL:

WEATHER:

INSPECTION:

Plumbing

☒ OK to proceed

☐ OK to proceed subject to correction of items listed

☐ REJECTED - Please call office

☐ RE-INSPECTION required after correction of items listed

DWV lay out OK

DWV water test OK

Acceptable

☐ Occupancy Authorized

☐ Final Inspection Complete

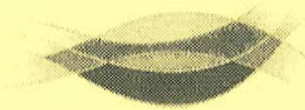
Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR:

Dwayne Skullen

DATE:

April 23, 2014.



LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

OWNER:

DROETT BOOM

PERMIT #

2013-4871

ADDRESS OF PROJECT:

13598 TOWNSEND DR.

LEGAL:

WEATHER:

INSPECTION:

UNDER SLAB R4 / RADON

☒
☐

OK to proceed

OK to proceed subject to correction of items listed

☐
☐

REJECTED - Please call office

RE-INSPECTION required after correction of items listed

- Radon Pipe Complete

- 4" round rock

☐

Occupancy Authorized

☐

Final Inspection Complete

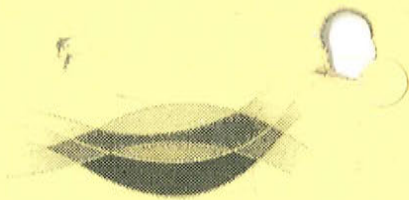
Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR:

D. Shuber

DATE:

May 13, 2014



LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

OWNER:

Duoett Room

PERMIT # 2013-4871

ADDRESS OF PROJECT:

13598 TOWNSEND DR

LEGAL:

Lot 19 154891604

WEATHER:

Sunny

INSPECTION:

u/s Porch

☒

OK to proceed

☐

REJECTED - Please call office

OK to proceed subject to correction of items listed

RE-INSPECTION required after correction of items listed

6 mil Poly
Rapex R/I installed
on to cover.

☐

Occupancy Authorized

☐

Final Inspection Complete


Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act

INSPECTOR:

al

DATE:

May 16/14



LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

OWNER: DOETTBROOM

PERMIT # 2013 4871

ADDRESS OF PROJECT: 13598 TOWNSEND DR

LEGAL: LOT 19 MAP 91604

WEATHER: OK

INSPECTION: WATER LING

☒ OK to proceed
☐ OK to proceed subject to correction of items listed

☐ REJECTED - Please call office
☐ RE-INSPECTION required after correction of items listed

1" WATER LING

ON SAND & C/W

TEST NOTED

☐ Occupancy Authorized

☐ Final Inspection Complete

Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR: al

DATE: MAY 22/14

LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
t: 250-766-6675 f: 250-766-0200
Inspection Request Line: 250-766-6676
lakecountry.bc.ca

OWNER:

DROETT BOOM

PERMIT #

2013-4871

ADDRESS OF PROJECT:

13598 Townsend Drive

LEGAL:

WEATHER:

INSPECTION:

Plumbing

☒ OK to proceed

☒ OK to proceed subject to correction of items listed

☐ REJECTED - Please call office

☐ RE-INSPECTION required after correction of items listed

DWV layout OK

DWV water test OK

Potable water test 120 psi

Water lines must be anchored.
900mm

☐ Occupancy Authorized

☐ Final Inspection Complete

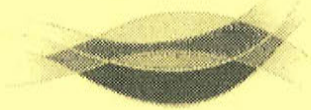
Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR:

Dwayne Stiller

DATE:

July 3, 2014



LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

OWNER: PROETT BOOM

PERMIT # 2013-4871

ADDRESS OF PROJECT: 13598 TOWNSEND DR

LEGAL: _____ WEATHER: _____

INSPECTION: EXTERIOR FRAM

☒ OK to proceed
☐ OK to proceed subject to correction of items listed

☐ REJECTED - Please call office
☐ RE-INSPECTION required after correction of items listed

- ANCHOR BOLTS REQUIRED

- BLOCKING

- PT LOADINGS

- Subject to review of trusses + beams

OK to side

☐ Occupancy Authorized

☐ Final Inspection Complete

Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR: D. Skulder

DATE: August 18, 2014

Building Inspection Report

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
t: 250-766-6675 f: 250-766-0200
Inspection Request Line: 250-766-6676
lakecountry.bc.ca

OWNER: DROETH BOOM PERMIT # 2013-4871
ADDRESS OF PROJECT: 13548 TOWNSEND DR
LEGAL: LOT 19 MAP 91604 WEATHER: OK
INSPECTION: BUILT-IN SHOWER

☒ OK to proceed ☐ REJECTED – Please call office
☐ OK to proceed subject to correction of items listed ☐ RE-INSPECTION required after correction of items listed

SHOWER LINER

TEST NOTED

☐ Occupancy Authorized

☐ Final Inspection Complete

Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR: [Signature]

DATE: NOV 21/14

LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country

10150 Bottom Wood Lake Road

Lake Country, BC V4V 2M1

t: 250-766-6675 f: 250-766-0200

Inspection Request Line: 250-766-6676

lakecountry.bc.ca

OWNER:

D ROTT BOM

PERMIT #

2013-4871

ADDRESS OF PROJECT:

13598 TOWNSEND ROAD.

LEGAL:

WEATHER:

INSPECTION:

Framing.

☐
☐

OK to proceed

OK to proceed subject to correction of items listed

☐
☒

REJECTED - Please call office

RE-INSPECTION required after correction of items listed

① Landings require joist hangers.

② Major Paint loads followed to foundation. in joist spaces.

Complete above call for inspection.

☐

Occupancy Authorized

☐

Final Inspection Complete

Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR:

Shuler

DATE:

Oct. 21, 2014

LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
t: 250-766-6675 f: 250-766-0200
Inspection Request Line: 250-766-6676
lakecountry.bc.ca

OWNER:

DROTT Boom

PERMIT #

2013-4871

ADDRESS OF PROJECT:

13598 TOWNSEND DR.

LEGAL:

WEATHER:

INSPECTION:

Framing

☒ OK to proceed

☐ OK to proceed subject to correction of items listed

☐ REJECTED - Please call office

☐ RE-INSPECTION required after correction of items listed

Complete.

Bearing under garage in progress

☐ Occupancy Authorized

☒ Final Inspection Complete

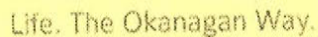
Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR:

D. Smith

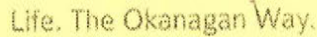
DATE:

Oct 22/14



lakecountry.bc.ca

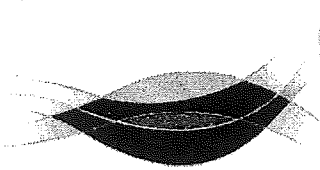
Oct 31/14



lakecountry.bc.ca

DATE:

Nov 07/14



LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
t: 250-766-6675 f: 250-766-0200
Inspection Request Line: 250-766-6676
lakecountry.bc.ca

OWNER: _____

PERMIT # 20134871

ADDRESS OF PROJECT: 13598 Townsend

LEGAL: _____

WEATHER: _____

INSPECTION: Occupancy

- ☐ OK to proceed
☐ OK to proceed subject to correction of items listed

- ☒ REJECTED – Please call office
☐ RE-INSPECTION required after correction of items listed

Kurt@woodtime.ca

- ✓ checked - No use of garage until closure in place and spring loaded close.
- * Subject to approval of ACCESS.
- Place registers in place prior to occupying.
- * Subject to completion of exterior envelope
- Basement Unfinished.
- ✓ Remove Cover of Smoke Alarms prior to occupancy.

☒ Occupancy Authorized

☐ Final Inspection Complete

Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR: D. Skubler

DATE: Apr 5/2015



LAKE COUNTRY

Life. The Okanagan Way.

Building Inspection Report

District of Lake Country
10150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1
t: 250-766-6675 f: 250-766-0200
Inspection Request Line: 250-766-6676
lakecountry.bc.ca

OWNER: DROETT BOOM, K + K

PERMIT # 2013-4871

ADDRESS OF PROJECT: 13598 TOWNSEND DR.

LEGAL: LOT 19, PLAN KAP91604

WEATHER: _____

INSPECTION: PERMIT EXTENSION INSPECTION

☐ OK to proceed
☐ OK to proceed subject to correction of items listed

☐ REJECTED – Please call office
☐ RE-INSPECTION required after correction of items listed

PERMIT EXTENSION SUBJECT TO COMPLETION OF APPLICATION AND PAYMENT OF FEES.

☐ Occupancy Authorized

☐ Final Inspection Complete

Inspections made by the Building Inspector shall not in any way relieve the owner or builder from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of the Building Code and relevant by-laws. Any information contained in this form will be subject to the Freedom of Information and Protection of Privacy Act.

INSPECTOR: [REDACTED]

DATE: August 25, 2017



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

June 9, 2016

Kurt & Kristen Droettboom
13598 Townsend Drive
Lake Country, BC
V4V 2S8

Roll No. 3017.129
BP2013-4871

COPY

Dear Sir/Madam:

Re: Building Permit #2013-4871, Single Family Dwelling at 13598 Townsend Drive

A recent review of your file indicates that the building permit issued for the single family dwelling will expire on August 6, 2016. 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:

- A final inspection.

Please call 250-766-6676 to book a final inspection, prior to August 6, 2016.

For further information, contact the undersigned at 250-766-5650, Extension 239 or zrockwell@lakecountry.bc.ca

Yours truly,

Zara Rockwell, RBO
Chief Building Inspector



FILE COPY

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 REQUEST

☒ Please Post \$100 to General Ledger: 10-1517-0200, Building Permit Fees for BP Extension
☐ Please Post \$50 to General Ledger: 10-1517-0200, Building Permit Fees for Reinspection Fee

Building Permit No: 2013-4871
Original Expiry Date: Aug 6 / 16
New Expiry Date: Feb 6 / 17
Roll No.: 3017.129
Owner: DROETT BOOM (864-0550)
Address: 13598 TOWNSEND DR
Date Extension Requested: 6 mo's
Amount Owing: (\$100) / \$50
Date Amount Paid on: _____
Request Prepared by: Donna
Request Approved by (Manager/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

July 5, 2017

COPY

Kurt & Kirsten Droettboom
13598 Townsend Drive
Lake Country, BC
V4V 2S8

Roll No. 3017.129
BP2013-4871

Dear Sir/Madam:

Re: Building Permit #2013-4871, Single Family Dwelling at 13598 Townsend Drive

A recent review of your file indicates that the building permit issued for a Single Family Dwelling 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:

- Final Inspection.
- Submission of:
 - Geotechnical Engineer Schedule C-b,
 - Structural Engineer Schedule C-b,
 - Mechanical/Ventilation Checklist

Please call 250-766-6676 to book a final inspection prior to August 8, 2017. 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 undersigned at zrockwell@lakecountry.bc.ca

Yours truly,



Zara Rockwell, RBO
Chief Building Inspector



District of
Lake Country

AUG 28 2017

PAID

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 REQUEST

☒ Please Post \$100 to General Ledger: 10-1517-0200, Building Permit Fees for BP Extension
☐ Please Post \$50 to General Ledger: 10-1517-0200, Building Permit Fees for Reinspection Fee

Building Permit No: 2013-4871
Original Expiry Date: 25-FEB-2018
New Expiry Date: 25-AUG-2017
Roll No.: 03017-129
Owner: Kurt and Kirsten Droeftboom
Address: 13598 Townsend drive
Date Extension Requested: Aug 8, / Aug 25/2017
Amount Owng: \$100 / \$50
Date Amount Paid on: 28-Aug-2017
Request Prepared by: Kurt Droeftboom
Request Approved by (Manager/Building Inspector): [Redacted]



Shanon Bossy

From: Shanon Bossy
Sent: Wednesday, September 6, 2017 12:40 PM
To: [REDACTED]
Cc: Zara Rockwell
Subject: Building Permit Extension (BP2013-4871)

Hi Kurt, further to your application to extend your building permit, this is a reminder to you that you have until February 25, 2018 in order to complete the outstanding item(s) – exterior finishing – and close the permit.

Please contact our office in advance of the above-date in order to schedule a final inspection for staff to conduct the inspection.

If you have any questions/concerns, please contact our office.

Thank you kindly,

Shanon Bossy
Plan Checker/Building Official
District of Lake Country
OFFICE: (250)766-6675 ext. 228
INSPECTION REQUESTS: (250)766-6676



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

April 9, 2018

COPY

Kurt & Kirsten Droettboom
13598 Townsend Drive
Lake Country, BC
V4V 2S8

Roll No. 30171.129
BP2013-4871

Dear Sir/Madam:

Re: Building Permit #2013-4871, Single Family Dwelling at 13598 Townsend Dr

A recent review of your file indicates that the building permit issued for a Single Family Dwelling 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:

- Final Inspection.

Please call 250-766-6676 to book a final inspection prior to May 1, 2018. 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 undersigned at zrockwell@lakecountry.bc.ca

Yours truly,



Zara Rockwell, RBO
Chief Building Inspector

Zara Rockwell

From: Zara Rockwell
Sent: Wednesday, May 2, 2018 3:40 PM
To: [REDACTED]
Subject: RE: Building Permit - BP2013-4871

Good afternoon,

I was by the site this afternoon. I noted that the temporary deck guards are still in place as well as some exterior work is still required to be complete.

Prior to authorizing an extension, we will require a copy of the signed final inspection for the access permit, as the access is required for fire department and other emergency vehicle access.

Once we have the signed off access permit we will be in a position to extend the building permit once the applicable fee is paid. How long of an extension will be required?

Regards,

Zara Rockwell
Chief Building Inspector
District of Lake Country
24 Hour notice required for Inspection Requests
INSPECTION REQUESTS: (250)766-6676
NEW!! BOOK ON-LINE: <https://forms.lakecountry.bc.ca/Administration/Building-Inspection-Request>

[SUBSCRIBE to community news, events & emergency notifications](#)



LAKE COUNTRY

Life. The Okanagan Way.

From: Wood Time [REDACTED]
Sent: Wednesday, May 2, 2018 2:32 PM
To: Zara Rockwell
Subject: Re: Building Permit - BP2013-4871

Confirming and inspection is still taking place today?

On Tue, May 1, 2018, 4:20 PM Zara Rockwell <zrockwell@lakecountry.bc.ca> wrote:

Kurt,

Just reviewing your file for your single family dwelling. I note that the access permit has not yet been approved. Prior to permitting and further extensions we will require the final approval of your access permit. For further details contact Aron at 250-766-5650 ext 219.

Regards,

Zara Rockwell

Chief Building Inspector

District of Lake Country

24 Hour notice required for Inspection Requests

INSPECTION REQUESTS: (250)766-6676

NEW!! BOOK ON-LINE: <https://forms.lakecountry.bc.ca/Administration/Building-Inspection-Request>

[SUBSCRIBE to community news, events & emergency notifications](#)





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

June 20, 2018

COPY

Kurt & Kirsten Droetboom
13598 Townsend Road
Lake Country, BC
V4V 2S8

Roll No. 30171.129
BP2013-4871

Dear Sir/Madam:

Re: Building Permit #2013-4871, Single Family Dwelling at 13598 Townsend Road

This letter is a follow up to the letter sent on April 9, 2015. To date we have not received the request for a 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 a 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:

- Final Approval of Access Permit A2013-027.
- Payment of the \$100 extension fee.

Please submit required paperwork and call 250-766-6676 to book a final inspection or to arrange for a permit extension, prior to July 20, 2018.

For further information, contact the undersigned at zrockwell@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

BUILDING PERMIT EXTENSION REQUEST

☒ Please Post \$100 to General Ledger: 10-1517-0200, Building Permit Fees for BP Extension

☐ Please Post \$50 to General Ledger: 10-1517-0200, Building Permit Fees for Reinspection Fee

Building Permit No: 2013-4871

Original Expiry Date: August 16, 2016

New Expiry Date: January 31, 2019

Roll No.: 3017129

Owner: Kurt Drottman

Address: 13598 Townsend Dr

Date Extension Requested: July 23/18

Amount Owing: \$100 / \$50

Date Amount Paid on: _____

Request Prepared by: Zara Lockney

Request Approved by (Manager/Building Inspector): _____

District of
Lake Country

JUL 2 2018

PAID

LAKE COUNTRY

75007004/0



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

May 1, 2019

COPY

Kurt & Kirsten Droettboom
13598 Townsend Drive
Lake Country, BC
V4V 2S8

Roll No. 30171.129
BP2013-4871

Dear Sir/Madam:

Re: Building Permit #2013-4871 – Single Family Dwelling at 13598 Townsend Drive

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:

- Final Inspection.

Please call 250-766-6676 to book a final inspection prior to May 31, 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



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

COPY

September 10, 2019

Kurt & Kirsten Droettboom
13598 Townsend Drive
Lake Country, BC
V4V 2S8

Roll No. 30171.129
BP2013-4871

Dear Sir/Madam:

Re: Building Permit #2013-4871 – Single Family Dwelling at 13598 Townsend Drive

This letter is a follow up to the letter sent on May 1, 2019. 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:

- Final inspection.

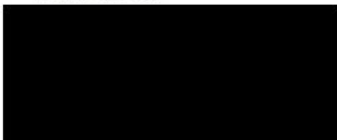
OR, if more time is required to complete the work an extension will be required. In order to extend this permit we will require:

- 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 September 30, 2019.

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

November 27, 2019

COPY

Kurt & Kirsten Droettboom
13598 Townsend Drive
Lake Country, BC
V4V 2S8

Roll No. 30171.129
BP2013-4871

Via: Registered Mail

Dear Sir/Madam:

Re: Building Permit #2013-4871, Single Family Dwelling at 13598 Townsend Drive

On July 16, 2013 you applied for a building permit to construct a Single Family Dwelling. This permit was issued on August 6, 2013. This permit expired August 6, 2016. Several extensions have been granted.

May 1, 2019 and September 10, 2019 letters were sent to you reminding you to call for final inspection in regard to the latest extension expiration.

The deadline of September 30, 2019 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,



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

January 13, 2021

COPY

Kurt & Kirsten Droettboom
13598 Townsend Drive
Lake Country, BC
V4V 2S8

Roll No. 30171.129
BP2013-4871

Via: Registered Mail

Dear Sir/Madam:

Re: Building Permit #2013-4871, Single Family Dwelling at 13598 Townsend Drive

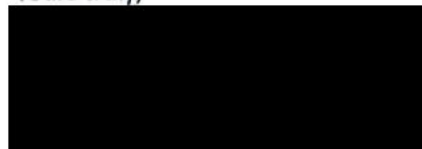
On July 16, 2013 you applied for a building permit to construct a Single Family Dwelling. This permit was issued on August 6, 2013. This permit expired August 6, 2016. Several extensions have been granted.

May 1, 2019, September 10, 2019 and November 27, 2019 letters were sent to you reminding you to call for final inspection in regard to the latest extension expiration.

The deadline of September 30, 2019 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,



Zara Rockwell, RBO
Chief Building Inspector