



Notice of Meeting and Meeting Agenda Electoral Areas Committee

Wednesday, July 12, 2023

11:00 AM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

Hearing Session

P. Brent (Chair), G. Holman (Vice Chair), A. Wickheim, C. Plant (Board Chair, ex-officio)

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. Territorial Acknowledgement

2. Hearing Under Section 57 of the Community Charter Regarding Notices Against Title

This hearing is being convened pursuant to section 57 of the Community Charter. The Electoral Areas Committee has been delegated the power of the Regional Board to consider a recommendation of the Building Inspector to file a notice on land title of properties that contravene building safety standards and applicable building regulations.

Anyone who considers their interest in property will be affected by a notice on title shall be provided an opportunity to speak before the Committee. Speakers should focus their remarks on the issue under consideration and to address all comments to the Committee Chair.

Once the property owner has been heard, the committee shall determine whether to confirm the recommendation of the Building Inspector, to file a notice against title of the subject property.

During the course of this hearing, this committee is sitting as a quasi-judicial body and in that capacity should only consider the facts brought before it by the Building Inspector and the affected property owners. In making a decision, committee members should refrain from considering facts that are extraneous to the hearing process.

3. Approval of Agenda

4. Adoption of Minutes

- 4.1. [23-433](#) Minutes of the Hearing Session of the June 14, 2023 Electoral Areas Committee Meeting

Recommendation: That the minutes of the Hearing Session of the Electoral Areas Committee meeting of June 14, 2023 be adopted as circulated.

Attachments: [Minutes - June 14, 2023](#)

5. Comments by Property Owners on the Recommended Notices on Title

**6. Properties to be Considered for Filing Notice against Land Title and Comments by the Building Inspector or Designated Municipal Officer
- Salt Spring Island [2]**

- 6.1. [23-425](#) File Notice on the Land Title of 304 Cranberry Road, Lot A, Section 15, Range 4 East, North Salt Spring Island, Cowichan District, Plan 37637, PID 001-031-074, File NT000391

Recommendation: That the Corporate Officer file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the Community Charter relating to land legally described as: Lot A, Section 15, Range 4 East, North Salt Spring Island, Cowichan District, Plan 37637, PID 001-031-074 or any subdivision of said lands as may be affected by the contravention(s).

Attachments: [Staff Report: Notice on Title - 304 Cranberry Road, SSI](#)
[Appendix A: History](#)
[Appendix B: Photos](#)

- 6.2. [23-426](#) File Notice on the Land Title of 142 Old Divide Road, Lot 1, Section 16, Range 4 East, North Salt Spring Island, Cowichan District, Plan EPP2878, PID 028-040-384, File NT000379

Recommendation: That the Corporate Officer file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the Community Charter relating to land legally described as: Lot 1, Section 16, Range 4 East, North Salt Spring Island, Cowichan District, Plan EPP2878, PID 028-040-384 or any subdivision of said lands as may be affected by the contravention(s).

Attachments: [Staff Report: Notice on Title - 142 Old Divide Road, SSI](#)
[Appendix A: History](#)
[Appendix B: Photos](#)

7. Adjournment

Meeting Minutes

Electoral Areas Committee

Wednesday, June 14, 2023

11:00 AM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

Hearing Session

PRESENT

Directors: P. Brent (Chair), G. Holman (Vice Chair), A. Wickheim, C. Plant (Board Chair, ex-officio)

Staff: T. Robbins, Chief Administrative Officer; N. Chan, Chief Financial Officer; K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; K. Campbell, Senior Manager, Salt Spring Island Administration; S. Carby, Senior Manager, Protective Services; R. Smith, Senior Manager, Environmental Resource Management; J. Starke, Manager, Service Delivery, Southern Gulf Islands Electoral Area; M. Taylor, Manager, Building Inspection; M. Greeno, Community Energy Specialist, Environmental Services; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Committee Clerk (Recorder)

The meeting was called to order at 11:01 am.

1. Territorial Acknowledgement

Chair Brent provided a Territorial Acknowledgement.

2. Hearing Under Section 57 of the Community Charter Regarding Notices Against Title

This hearing is being convened pursuant to section 57 of the Community Charter. The Electoral Areas Committee has been delegated the power of the Regional Board to consider a recommendation of the Building Inspector to file a notice on land title of properties that contravene building safety standards and applicable building regulations.

Anyone who considers their interest in property will be affected by a notice on title shall be provided an opportunity to speak before the Committee. Speakers should focus their remarks on the issue under consideration and to address all comments to the Committee Chair.

Once the property owner has been heard, the committee shall determine whether to confirm the recommendation of the Building Inspector, to file a notice against title of the subject property.

During the course of this hearing, this committee is sitting as a quasi-judicial body and in that capacity should only consider the facts brought before it by the Building Inspector and the affected property owners. In making a decision, committee members should refrain from considering facts that are extraneous to the hearing process.

3. Approval of Agenda

MOVED by Director Wickheim, **SECONDED** by Director Holman,
That the agenda for the Hearing Session of the June 14, 2023 Electoral Areas
Committee meeting be approved.

CARRIED

4. Adoption of Minutes

- 4.1. [23-403](#) Minutes of the Hearing Session of the May 10, 2023 Electoral Areas Committee Meeting

MOVED by Director Holman, **SECONDED** by Director Wickheim,
That the minutes of the Hearing Session of the Electoral Areas Committee meeting of May 10, 2023 be adopted as circulated.
CARRIED

5. Comments by Property Owners on the Recommended Notices on Title

There were no comments from property owners.

6. Properties to be Considered for Filing Notice against Land Title and Comments by the Building Inspector or Designated Municipal Officer - Salt Spring Island [4]

- 6.1. [23-371](#) File Notice on the Land Title of 217 Frazier Road, Lot 3, Section 85, South Salt Spring Island, Cowichan District, Plan 38998, PID 000-139-173, File NT000364

M. Taylor spoke to Item 6.1.

MOVED by Director Holman, **SECONDED** by Director Brent,
That the Corporate Officer file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the Community Charter relating to land legally described as: Lot 3, Section 85, South Salt Spring Island, Cowichan District, Plan 38998, PID 000-139-173 or any subdivision of said lands as may be affected by the contravention(s).
CARRIED

- 6.2. [23-375](#) File Notice on the Land Title of 281 Woodland Drive, Lot 4, Block 5, Section 7, Range 1 West, North Salt Spring Island, Cowichan District, Plan 13212, Except Parcel A (DD 397078I), PID 004-734-653, File NT000388

M. Taylor spoke to Item 6.2.

MOVED by Director Holman, **SECONDED** by Director Brent,
That the Corporate Officer file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the Community Charter relating to land legally described as: Lot 4, Block 5, Section 7, Range 1 West, North Salt Spring Island, Cowichan District, Plan 13212, Except Parcel A (DD 397078I), PID 004-734-653 or any subdivision of said lands as may be affected by the contravention(s).
CARRIED

- 6.3. [23-376](#) File Notice on the Land Title of 161 Fulford-Ganges Road, Lot A, Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42661, PID 001-992-708, File NT000387

M. Taylor spoke to Item 6.3.

**MOVED by Director Holman, SECONDED by Director Wickheim,
That the Corporate Officer file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the Community Charter relating to land legally described as: Lot A, Section 1, Range 4 East, North Salt Spring Island, Cowichan District, Plan 42661, PID 001-992-708 or any subdivision of said lands as may be affected by the contravention(s).**

CARRIED

- 6.4. [23-377](#) File Notice on the Land Title of 201 Suneagle Drive, Lot 26, District Lot 19, North Salt Spring Island, Cowichan District, Plan 38999, PID 000-015-911, File NT000390

M. Taylor spoke to Item 6.4.

**MOVED by Director Holman, SECONDED by Director Wickheim,
That the Corporate Officer file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the Community Charter relating to land legally described as: Lot 26, District Lot 19, North Salt Spring Island, Cowichan District, Plan 38999, PID 000-015-911 or any subdivision of said lands as may be affected by the contravention(s).**

CARRIED

7. Adjournment

**MOVED by Director Wickheim, SECONDED by Director Holman,
That the Hearing Session of the June 14, 2023 Electoral Areas Committee meeting be adjourned at 11:10 am.**

CARRIED

CHAIR

RECORDER



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REPORT TO ELECTORAL AREAS COMMITTEE MEETING OF WEDNESDAY, JULY 12, 2023

SUBJECT File Notice on the Land Title of 304 Cranberry Road, Lot A, Section 15, Range 4 East, North Salt Spring Island, Cowichan District, Plan 37637, PID 001-031-074, File NT000391

ISSUE SUMMARY

The purpose of this staff report is to recommend that a notice be placed on the land title of the property described above as a result of non-compliance with Capital Regional District (CRD) or other regulations.

BACKGROUND

Since July 13, 2022, CRD Building Inspection staff has attempted to persuade the owners to comply with Building Regulation Bylaw No. 3741 (see Appendix A - History).

A Stop Work Order was posted July 13, 2022 for a Tiny Home constructed or moved-in without a building permit or planning approvals and occupied without a Certificate of Occupancy (CO). In addition, alterations and possible occupation were identified for a Workshop/Storage Building.

Letters and emails were exchanged between the owners and their agent, during which time the Building Inspector provided clear directions for permit requirements and building code compliance. To date, building permit applications have not been received for the Tiny Home or Workshop/Storage Building.

The owners have been advised of the outstanding issues and requirements for compliance to the BC Building Code. The owners of the property violated the following sections of the Bylaw:

2.1.2 Permits Required

Every person shall apply for and obtain a building permit before commencing construction, repairing or altering a building or structure.

3.1.1 Work Without Permits

No person shall commence or continue any construction, alteration, reconstruction, demolition, removal or relocation of any building or structure or other work related to construction, for which a Permit is required under this Bylaw, unless a building official has issued a valid and subsisting permit for the work.

3.1.4 Tampering with Notices

No person shall, unless authorized in writing by a building official, reverse, alter, deface, cover, remove or in any way tamper with any notice, Permit or certificate posted upon or affixed to a building or structure pursuant to this Bylaw.

3.1.3 Occupancy

No person shall occupy or use any building or structure unless a valid and subsisting Certificate of Occupancy has been issued by a building official for the building or structure. No person shall occupy or use any building contrary to the terms of any Permit issued or contrary to any notice given by a building official.

3.1.8 Work Contrary to Requirements

No person shall do any work or carry out any construction contrary to a provision or requirement of the Bylaw, the *Building Code* or any other applicable enactment.

ALTERNATIVES

Alternative 1

That the Corporate Officer file a notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the *Community Charter* relating to land legally described as: Lot A, Section 15, Range 4 East, North Salt Spring Island, Cowichan District, Plan 37637, PID 001-031-074 or any subdivision of said lands as may be affected by the contravention(s).

Alternative 2

That a notice not be filed and staff be directed to take no further action.

IMPLICATIONS

Financial

The cost of the process to file notice on land title is included in the annual Building Inspection budget. In the event that the notice can be removed, there will be a \$500 removal fee charged to the owner.

Legal

If a notice is not filed on the land title, the liability of the CRD is potentially increased and possible future owners may not be advised of a building inspection deficiency and may be exposed to potential loss. If CRD Bylaw Services is unable to achieve compliance, staff may bring forward a recommendation to proceed with legal action as required.

CONCLUSION

The Chief Building Inspector recommends placing notice on the land title to notify potential buyers of building deficiencies, the concerns of the CRD Building Inspector, and to reduce the liability of the CRD. Due to work carried out prior to inspection, it may be necessary to have the notice remain on title in perpetuity, as complete inspection of the work may not be possible.

RECOMMENDATION

That the Corporate Officer file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the *Community Charter* relating to land legally described as: Lot A, Section 15, Range 4 East, North Salt Spring Island, Cowichan District, Plan 37637, PID 001-031-074 or any subdivision of said lands as may be affected by the contravention(s).

Submitted by:	Mike Taylor, RBO, Manager and Chief Building Inspector, Building Inspection
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services

ATTACHMENTS

Appendix A: History
Appendix B: Photos

History:

- Apr 1, 2021 BP007190 issued to construct an Accessory Building (Woodshed).
- Sep 28, 2021 BP007587 issued for an addition to a Single Family Dwelling (SFD).
- Oct 19, 2021 BP007799 issued to install plumbing fixtures to the SFD.
- Jul 13, 2022 Stop Work Order posted for an SFD (Tiny Home) constructed on a trailer without a building permit or planning approvals and occupied without a Certificate of Occupancy (CO). Photos taken.
- Deficiencies and violations included:
- a) Islands Trust approval required for location and use, including add-on structures.
 - b) Island Trust and Building Inspection approval and possibly Professional Engineer involvement for a deck added to the front door with roof structure attached to Tiny Home trailer structure.
 - c) Island Health and Building Inspection approval for wheels removed on left side to allow permanent plumbing piping to unpermitted and uninspected sewer (septic) connection.
 - d) Eight stair risers to deck. Required guards and handrail.
 - e) Footings were deck blocks on non-structural filled steep site. Required design approval, footing to 18 inches below grade and inspections.
- The Chief Building Inspector advised work on active permits (BP007190, BP007587 and BP007799) can proceed alongside active violations for other structures.
- Aug 4, 2022 Permit records reviewed by the Building Inspector. A BC land survey submitted December 15, 2020 for BP007190 and BP007587 showed additions and a possible change of occupancy classification for an existing Accessory Building (Workshop/Storage).
- Aug 5, 2022 Letter sent to the owners by registered mail referenced the Stop Work Order of July 13, 2022 and the BC land survey of December 15, 2020 and advised building permit applications be submitted for the Tiny Home, Workshop/Storage building, and all other unpermitted construction by September 16, 2022. Canada Post tracking confirmed the letter was delivered.
- Aug 12, 2022 Site visit conducted by Building Inspector and Bylaw Enforcement Officer. Owners had removed the Stop Work Order. Bylaw ticket issued for violation of section 3.1.4 of CRD Building Regulation Bylaw No. 3741.
- Oct 13, 2022 Email sent to Islands Trust enquired if a permit review application was initiated for the Tiny Home. Islands Trust advised no application was received.
- Oct 17, 2022 Letter sent to the owners by registered mail referenced the letter of August 5, 2022 and site visit of August 12, 2022 and advised the next step would be to

Electoral Areas Committee – July 12, 2023
304 Cranberry Road, Salt Spring Island

- Nov 1, 2022 register a notice on title and then refer the file for further action. Canada Post tracking confirmed letter was delivered.
Email received from the owners agent regarding achieving compliance.
Email sent to the agent from the Building Inspector included detailed information regarding permit requirements and code references.
- Nov 10, 2022 Email received from the agent regarding steps for compliance.
- Nov 14, 2022 Email sent to the agent from the Building Inspector included an in-depth clarification of the steps required.
- Nov 23, 2022 Letter dated November 10, 2022 received from the owners acknowledged the October 17, 2022 letter and advised a tenant occupied the Tiny Home part-time and argued the structure should be considered a recreational vehicle.
- Nov 30, 2022 Email sent to the owners advised their questions in the November 10, 2022 letter were answered by the Building Inspector in the email sent to the agent on November 14, 2022 and advised that a recommendation would be made to register a notice on title pending receipt of further documentation and/or the required building permit application.
- Dec 11, 2022 Owners forwarded a letter from their tenant, who occupied the Tiny Home part-time, by email that supported the owners' position that the Tiny Home should be considered a recreational vehicle.
- Dec 14, 2022 To date, no permit review applications were initiated with Islands Trust and no building permit applications were received. Building Inspector recommended registration of a notice on title.
- Dec 19, 2022 Email received from the owners advised they were in contact with Islands Trust to discuss registering the Tiny Home as a travel trailer or recreational vehicle.
Email sent to the owners from the Building Inspector advised the structure appears to be registered as a utility trailer, not a recreational vehicle, and provided a distinction between the standards for recreational vehicles and the process for building a small house on a metal frame, which was previously outlined in the email of November 14, 2022.
- Jan 10, 2023 Phone call between the owners and Building Inspector.
- Jan 11, 2023 Email received from the owners advised they would be contacting Islands Trust to see if they could get approval to have the Tiny Home on their property and then they would submit a building permit application.

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304 Cranberry Road, Salt Spring Island

- Jan 12, 2023 File placed on hold pending the owners progress with Islands Trust.
- Email sent to the owners referenced the letter of August 5, 2022 and advised a building permit application, with Islands Trust approval, was also required for the Workshop/Storage building.
- Jan 13, 2023 Site visit conducted by Building Inspector for a final inspection of BP007587 and BP007799. The owners stated the Workshop/Storage building was not being occupied, but they would not permit the Building Inspector to enter the structure in order to verify this claim. The Building Inspector noted a plumbing vent pipe coming out of the roof despite the inspection card for the permit specifically mentioning “no plumbing”.
- Jan 31, 2023 BP007190 completed.
- Feb 10, 2023 Letter sent to the owners by registered mail referenced the site visit on January 13, 2023 and required they provide interior access to the Workshop/Storage building on or before March 31, 2023.
- Feb 21, 2023 BP007799 completed.
- Feb 22, 2023 BP007587 completed.
- Mar 2, 2023 Email received from the owners referenced the letter of February 10, 2023 and advised they were in the process of determining what additions were made by the previous owners that require a permit since the accessory building was built, then they intended to go to Islands Trust to ensure those additions were within the Land Use Bylaws. Once approval was granted, they would submit a building permit application for those additions as required, as well as for any other modifications required to legalize the structure.
- Email sent to the owners from the Building Inspector advised they contact the Salt Spring Island Building Inspection office to get a copy of the plans on file for the Workshop/Storage building.
- Email sent to the owners from the Clerk advised an FOI request would be required to view the plans for the Workshop/Storage building since the plans contained personal information of the previous owners.
- Mar 31, 2023 As per the February 10, 2023 letter, access to Workshop/Storage building was not granted. No photos available.
- Apr 18, 2023 Letter dated April 10, 2023 received from the owners referenced the letter of August 5, 2022 and advised ICBC confirmed the structure was a “U-Built Trailer”, which may be utilized by the tenant 90 days per year.

Electoral Areas Committee – July 12, 2023
304 Cranberry Road, Salt Spring Island

Appendix B

Photos:

July 13, 2022





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REPORT TO ELECTORAL AREAS COMMITTEE MEETING OF WEDNESDAY, JULY 12, 2023

SUBJECT File Notice on the Land Title of 142 Old Divide Road, Lot 1, Section 16, Range 4 East, North Salt Spring Island, Cowichan District, Plan EPP2878, PID 028-040-384, File NT000379

ISSUE SUMMARY

The purpose of this staff report is to recommend that a notice be placed on the land title of the property described above as a result of non-compliance with Capital Regional District (CRD) or other regulations.

BACKGROUND

Since February 18, 2022, CRD Building Inspection staff has attempted to persuade the owner to comply with Building Regulation Bylaw No. 3741 (see Appendix A - History).

Following review of a site plan for a Single Family Dwelling (SFD), the Building Inspector conducted a site visit on February 18, 2022 to review possible construction of a structure without a permit. The Building Inspector confirmed an Accessory Building had been constructed over a recreational vehicle. Letters sent to the owner on June 30 and September 12, 2022 attempted to achieve compliance. To date, building permit applications have not been received for the proposed SFD or existing Accessory Building.

The owner has been advised of the outstanding issues and requirements for compliance to the BC Building Code. The owner of the property violated the following sections of the Bylaw:

2.1.2 Permits Required

Every person shall apply for and obtain a building permit before commencing construction, repairing or altering a building or structure.

3.1.1 Work Without Permits

No person shall commence or continue any construction, alteration, reconstruction, demolition, removal or relocation of any building or structure or other work related to construction, for which a Permit is required under this Bylaw, unless a building official has issued a valid and subsisting permit for the work.

3.1.8 Work Contrary to Requirements

No person shall do any work or carry out any construction contrary to a provision or requirement of the Bylaw, the *Building Code* or any other applicable enactment.

ALTERNATIVES

Alternative 1

That the Corporate Officer file a notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the *Community Charter* relating to land legally described as: Lot 1, Section 16, Range 4 East, North Salt Spring Island, Cowichan District, Plan EPP2878, PID 028-040-384 or any subdivision of said lands as may be affected by the contravention(s).

Alternative 2

That a notice not be filed and staff be directed to take no further action.

IMPLICATIONS

Financial

The cost of the process to file notice on land title is included in the annual Building Inspection budget. In the event that the notice can be removed, there will be a \$500 removal fee charged to the owner.

Legal

If a notice is not filed on the land title, the liability of the CRD is potentially increased and possible future owners may not be advised of a building inspection deficiency and may be exposed to potential loss. If CRD Bylaw Services is unable to achieve compliance, staff may bring forward a recommendation to proceed with legal action as required.

CONCLUSION

The Chief Building Inspector recommends placing notice on the land title to notify potential buyers of building deficiencies, the concerns of the CRD Building Inspector, and to reduce the liability of the CRD. Due to work carried out prior to inspection, it may be necessary to have the notice remain on title in perpetuity, as complete inspection of the work may not be possible.

RECOMMENDATION

That the Corporate Officer file a Notice in the Victoria Land Title office stating that a Resolution has been made under Section 57 of the *Community Charter* relating to land legally described as: Lot 1, Section 16, Range 4 East, North Salt Spring Island, Cowichan District, Plan EPP2878, PID 028-040-384 or any subdivision of said lands as may be affected by the contravention(s).

Submitted by:	Mike Taylor, RBO, Manager and Chief Building Inspector, Building Inspection
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services

ATTACHMENTS

- Appendix A: History
- Appendix B: Photos

History:

- Dec 12, 2021 Islands Trust approved construction of a Single Family Dwelling (SFD). Review of approved site plan by the Building Inspector showed an existing structure constructed without permits.
- Feb 18, 2022 Site visit conducted by Building Inspector. Confirmed construction of a large Accessory Building over a recreational vehicle without permits or approvals. Builder was advised that a permit application would be required. Further action put on hold pending receipt of permit applications for the Accessory Building and the SFD by June 30, 2022.
- Jun 30, 2022 Letter sent to the owner and builder by registered mail referenced the site visit on February 18, 2022 and required the permit applications be submitted for the Accessory Building and SFD by August 4, 2022.
- Jul 6, 2022 Phone call from the builder advised they are no longer the agent for this project.
- Jul 7, 2022 Email from the builder confirmed they are no longer the builder or agent.
- Aug 2, 2022 Phone call from the owner to confirm building permit application requirements.
- Aug 23, 2022 Email sent to Islands Trust enquired if a permit review application was in progress for the Accessory Building.

Email received from Islands Trust advised the SFD had been approved; however, due to lack of clarity and non-responsiveness from the applicant, the file to review the existing Accessory Building had been closed.
- Sep 12, 2022 Letter sent to the owner by registered mail referenced the letter of June 30, 2022 and the phone call of August 2, 2022 and advised that, as building permit applications had not be received the next step would be to register a notice on title and then refer the file for further action. Canada Post tracking confirmed letter was delivered.
- Oct 4, 2022 The Building Inspector recommended registration of a notice on title.
- Oct 27, 2022 The Chief Building Inspector authorized an invitation letter and staff report be prepared for committee.
- Mar 15, 2023 Site visit conducted by Building Inspector. Photos taken.

Voicemail left with the owner advised of notice on title recommendation and requested a return call to discuss outstanding issues and steps for compliance.
- Mar 17, 2023 Email sent to the owner requested update on permit application progress by March 24, 2023.

Email received from owner requested an extension.

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142 Old Divide Road, Salt Spring Island

- Apr 4, 2023 Email sent to the owner from the Chief Building Inspector advised an extension would be granted to late-May, at which time the file would be reviewed again.
- May 26, 2023 As of this date, there had been no response from the owner and no building permit application received.
- Jun 7, 2023 The Chief Building Inspector contacted the owner and discussed his intentions. Owner plans to build a house very soon and to address the non-conforming structure. Owner said he will attend the Salt Spring Island office and discuss the permit needs next week. Owner was advised that the process towards a notice on title recommendation will proceed until he demonstrates a commitment to comply.

Photos:

March 15, 2023

