

6100 Beau Park Rd

Notice on Title

November 28, 2024

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Why put a Notice on Title?

Purpose:

- To ensure future purchasers of the property are notified of active Building Bylaw deficiencies with the property
- Limit the Regional Districts liability
- Compliance efforts have not been effective despite extensive and exhaustive actions by RDCO staff.

6100 Beau Park Rd:

- A dwelling and accessory building have been constructed without building permits

History Briefing



Applicable Regulations



2024 BC Building Code



2024 BC Plumbing Code

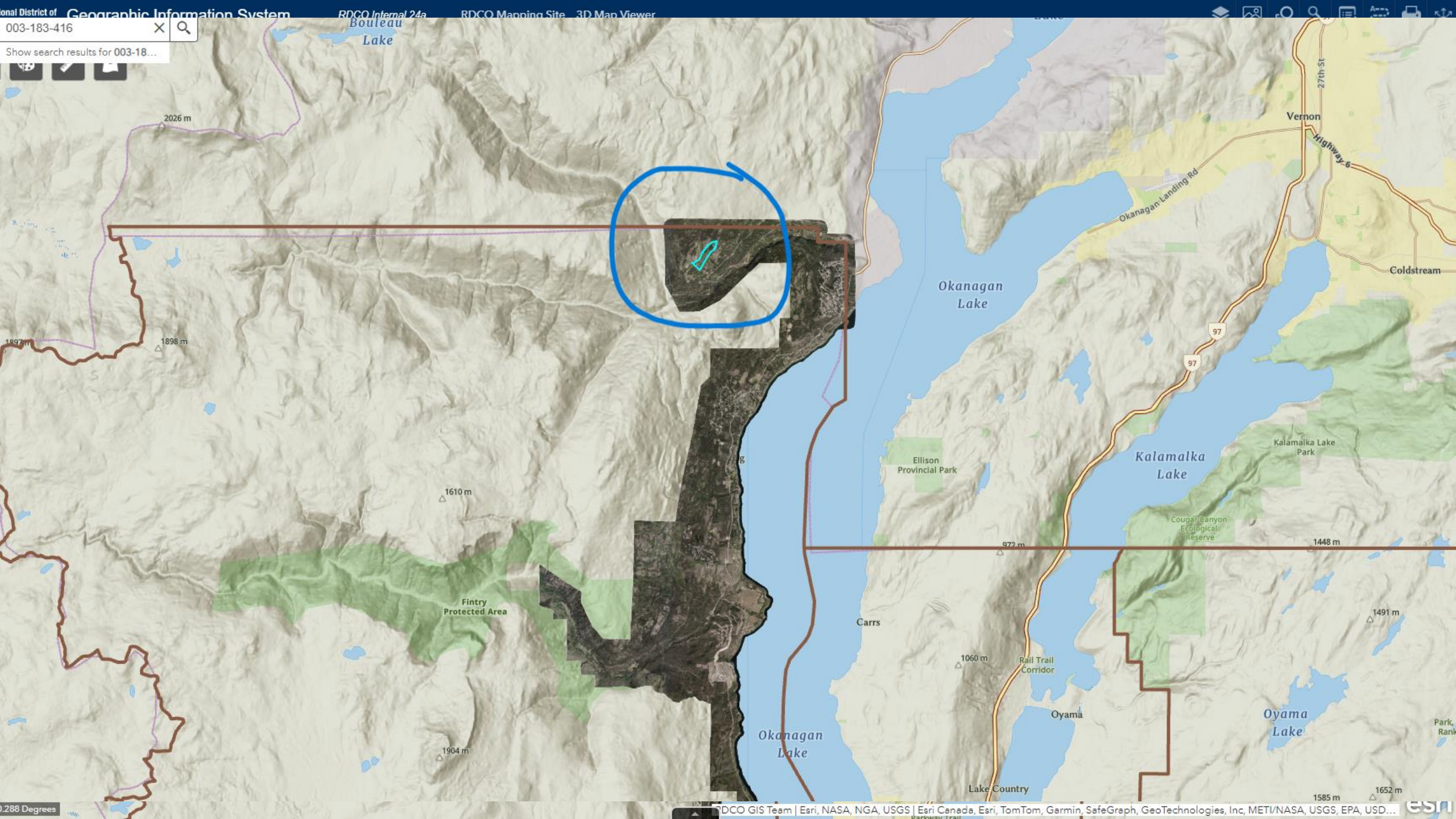


RDCO Building Bylaw #1482, 4.1 prohibits occupancy, construction or relocation of any structure unless a permit has been issued.

003-183-416



Show search results for 003-18...





Concerns


- The buildings do not meet the BC Building Code requirements
- The buildings do not meet the RDCO Building Bylaw provisions
- The buildings are occupied without any life safety oversight
- The buildings do not meet the RDCO wildfire covenant requirements
- Servicing of the dwelling does not have Interior Health authorization
- The buildings are deemed unsafe with environmental hazards

Actions to Date:

 2 Building Stop Orders

 1 Bylaw Fine Issued

 3 staff non-compliance site inspections

 4 letters requesting owner bring property into compliance

Recommendation

All Directors - Unweighted Corporate Vote - Simple Majority (LGA s.208)

THAT the Regional Board considered and approves a Notice on Title be registered against the title to 6100 Beau Park Road, Vernon, BC legally described as, Lot 6, District Lots 3788, 4067 & 4068, Osoyoos Div of Yale Land District Plan 33459, pursuant to section 57 of the Community Charter with respect to contraventions of Regional District of Central Okanagan Building Bylaw No. 1482.