
Subject: FW: The City should not be enabling landowners to ignore valid and legal building schemes.

From: Jill & Irvin [Redacted] >

Sent: Saturday, January 31, 2026 12:24 PM

To: cityclerk <cityclerk@princegeorge.ca>

Subject: The City should not be enabling landowners to ignore valid and legal building schemes.

You don't often get email from [Redacted]. [Learn why this is important](#)

Dear City Clerk,

Over the past months we have supported our neighbours and community to oppose a building permit for 4435 Enns Road and the intent of the landowner, Hayer R Construction Ltd., that outlined a proposal for a multi-family build that completely ignored the valid and legal building schemes that apply on our land titles.

As you will know that building permit has been cancelled for good reason. Thank goodness.

We want to highlight other reasons and concerns we have that City Council take the necessary steps to require landowners to either abide by the restrictions on their land title, or take the appropriate steps to have those restrictions changed or removed before issuing permits. The City should not be enabling landowners to ignore valid and legal building schemes.

To this end, we support Councillors Trudy Klassen and Garth Frizzell's Motion to be brought forward at the Feb 2, 2026 council meeting which reads: *That City Council direct staff to report back to Council on the City's authority to ensure Statutory Building Schemes and Restrictive Covenants are met, varied or removed by the owner/developer prior to permit application or construction.*

With reference to the Feb 2, 2026 Motion for External Building Scheme and Covenant Support:

- The City should not approve permits if those permits contravene restrictions that are legally registered on the land title.
- The City needs to uphold all legislation, which includes the Land Title Act, under which statutory building schemes and restrictive covenants are registered.
- Council should direct staff to identify ways that city staff can modify the bylaws or other regulations to deny a permit if it will contravene statutory building schemes or covenants.
- Due diligence on the part of city staff should ensure that landowners meet the conditions of statutory building schemes or covenants or else landowners should seek the appropriate ways to have the statutory building schemes or restrictive covenant varied or removed.
- The city should not enable landowners to ignore the valid, legal, and existing restrictions registered on their land title.

We know Mayor and Council have been provided with the correspondence that was sent in September to Hayer R Construction, showing the opposition of our neighbourhood to their plans to contravene the statutory building scheme that is registered on all our properties. We urge Mayor and Council to support this Motion

and to take further action regarding the situation in our neighbourhood noting that it also applies to other neighbourhoods in Prince George. Please find a solution to this ongoing and worrisome issue.

Sincerely,

Irvin Leroux and Jill Moore

Redacted

4445 Enns Road

Prince George

V2K 4X3

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.