

**Folio:** 1660-148  
**Civic:** 4100 BEAUSEJOUR AVE  
**Size:** .151 ACRES

**Pid:** 031-566-782  
**Legal:** LOT 19 DISTRICT LOT 5103 NEW WEST DISTRICT PLAN  
 RPP111579 GROUP 1

**Owner:** UDZENIJA PETER F  
 LACEY BRITTANY J  
 4100 BEAUSEJOUR AVE  
 POWELL RIVER BC V8A 0A8  
 (CB2004105)

<b>Attribute</b>	<b>Value</b>	<b>Description</b>
BCAA-ACTUAL USE	000	SINGLE FAMILY DWELLING
BCAA-MANUAL CLASS	0145	1 Sty Sfd - New Standard
BCAA-NEIGHBOURHOOD CODE	004	
DEVELOPMENT VARIANCE PERMIT	DVP 224, DV	
FRONTAGE FOR DISP. TREATMENT 848	60.00	
FRONTAGE FOR SEWER 752	60.00	
INSPECTOR AREA	ALL	DISTRICT WIDE INSPECTION AREA
LAND TENURE	01	
SITING/SURVEY CERTIFICATE ON FILE	YES	SEE RM FOLIO FILE
START YEAR	2022	
TAX PULL LIST	CITY OF PO	MULTI OWNER
ZONE (BUILDING/PLANNING PERMIT PURPOSES)	RM1	RESIDENTIAL - COMPACT
<b>Classification</b>	<b>Start Date</b>	<b>Stop Date</b>
ROW/EASEMENT	Oct 9, 2024	
		Storm water management easement, see RM 2360-20-1897 and plan EPP138960

**Disclaimer for Property Report**  
 ALTHOUGH CITY STAFF STRIVE FOR ACCURACY, THE CITY OF POWELL RIVER CANNOT GUARANTEE THE CORRECTNESS OF RECORDED DATA. ANYONE USING THIS MATERIAL SHOULD CONFIRM ALL CONTENT BY REFERENCE TO TITLE SEARCHES AND LEGAL LOT PLANS.

BP003428 June 7, 2022 New 1664sq ft SFD with 456 sq ft garage in RM1 zoned land. COMPLETED

BP003770 Nov 20, 2024 Installation of irrigation sprinklers on RM1 zoned land. COMPLETED