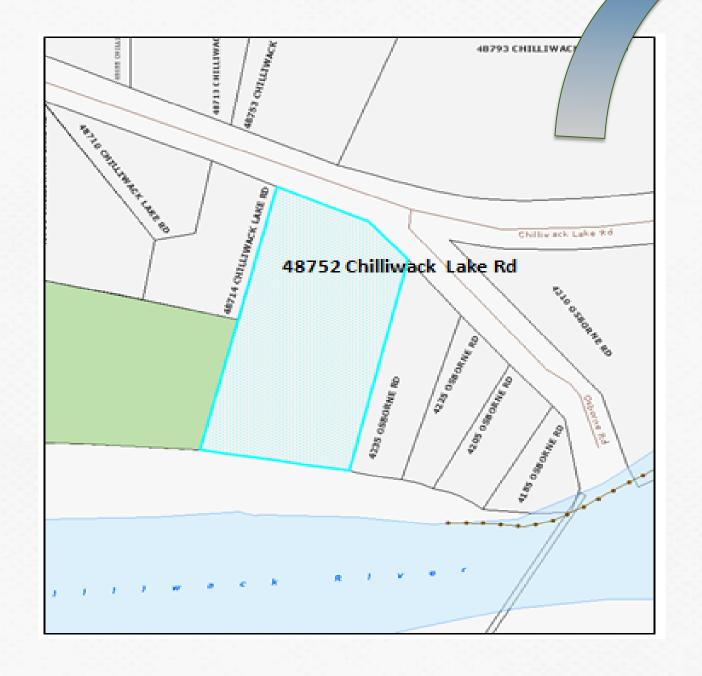


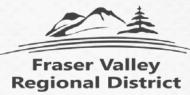
SHOW CAUSE HEARING

Electoral Area E

48752 Chilliwack Lake Road

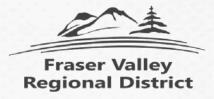






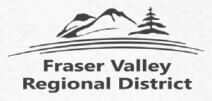
BYLAWS

- Fraser Valley Regional District Official Community Plan for Electoral Area E Bylaw No. 1115, 2011
- Zoning Bylaw No. 66, 1979 of the Regional District of Fraser-Cheam
- Fraser Valley Regional District Building Bylaw No. 1188, 2013



DEVELOPMENT HISTORY

- > 2018 Building Permit Application (BP014483) Insufficient
 - > Application by current owner Bylaw Compliance doesn't address outstanding issues.
- > 2010 Geo-Tech Report Chilliwack River Valley
 - New Erosion line setbacks
- > 2007 Building Permit (BP011500) Denied
 - > Application by current owner denied due to the erosion hazard from the Chilliwack River.
-) 1988 Building Permit (BP000465) Expired
 - Addition to Single Family Dwelling.
- > 1977 Building Permit (BP004486) Expired
 - Likely Permit for attached garage; unable to verify little about the non-completed permit due to lapse in time.

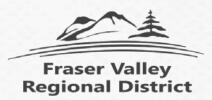


OFFICIAL COMMUNITY PLAN

Fraser Valley Regional District Official Community Plan for Electoral Area E Bylaw No. 1115, 2011

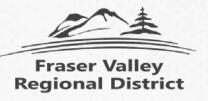
- Development Permit required prior to alteration of land, disturbance of soil or vegetation; or construction of or addition to a building or structure
 - Chilliwack River Valley Development Permit Area 2-E

 (Protection from Flooding & Erosion of the Chilliwack River)
 - Riparian Areas Development Permit Area 5-E (Protection of the Natural Environment from development)



ALTERATION OF LAND TREE REMOVAL





WORKS WITHIN DEVELOPMENT PERMIT AREA





BUILDING BYLAW

Fraser Valley Regional District Building Bylaw No. 1188, 2013

- Building Permit required prior to construction, alteration, repair, change of occupancy, or demolition
 - › Building Permits are required for the extensive interior renovations and structural alteration works to the Dwelling and attached garage.
 - A Building Permit is required for the change of use from the initial intended use on the detached cabin structure.
 - A Building Permit is required for the placement of the Park Model Trailer

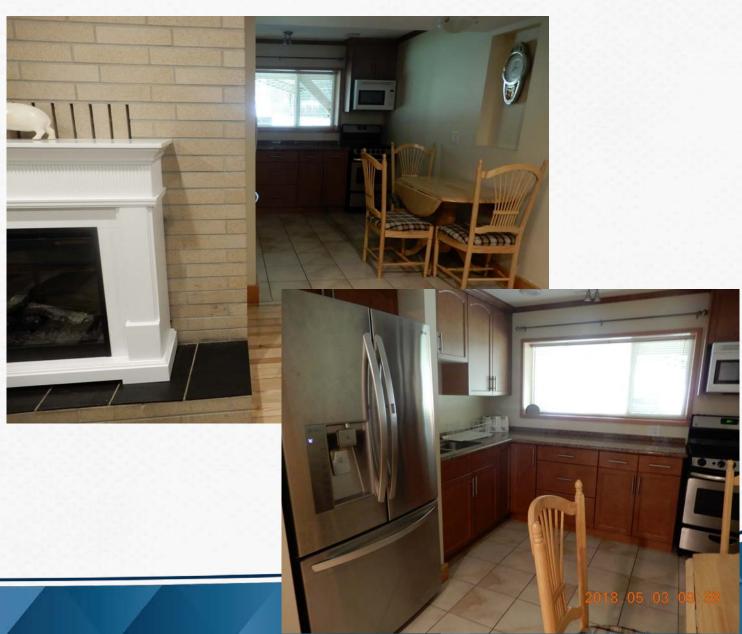
CONSTRUCTION WITHOUT PERMITS DWELLING - EXTERIOR





CONSTRUCTION WITHOUT PERMITS DWELLING - INTERIOR





CONSTRUCTION WITHOUT PERMITS DWELLING - INTERIOR





CONSTRUCTION WITHOUT PERMITS DETACHED CABIN STRUCTURE





CONSTRUCTION WITHOUT PERMITS PLACEMENT OF PARK MODEL



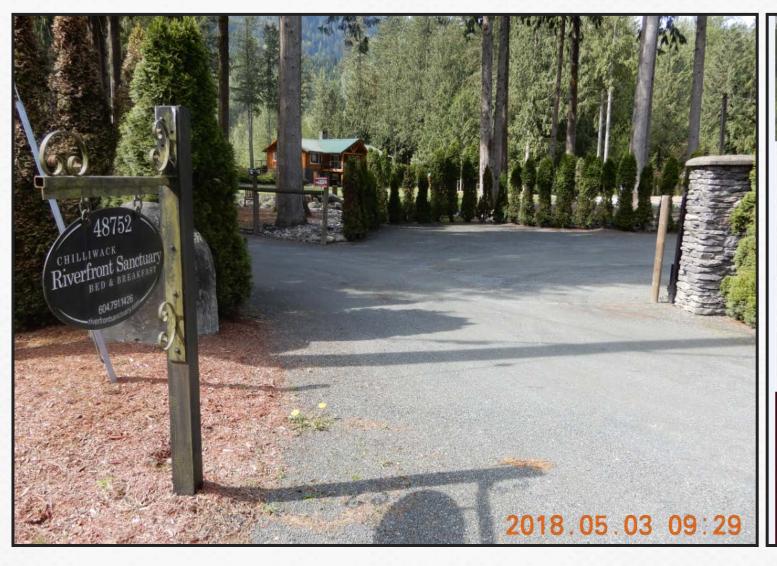


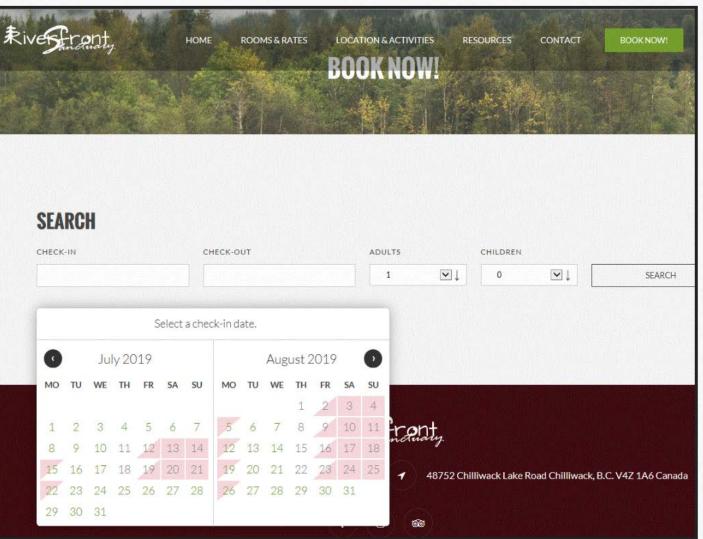
ZONING BYLAW

Zoning Bylaw for Electoral Area "E", 1976 of the Regional District of Fraser-Cheam

- Regulates the use, size, and locations of buildings and other structures; the size and location of building setbacks and other open spaces in relation to buildings; and the use of land
 - > Zoned COUNTRY RESIDENTIAL (CR)
 - Property requires re-zoning to authorize the unpermitted tourist Accommodation Use.
 - > Additional residential uses are not permitted on the property.

ZONING - TOURIST ACCOMMODATION USE





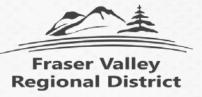
ZONING - MULTIPLE RESIDENTIAL USES





COMMUNITY CHARTER SECTION 57

- Province of British Columbia provided this tool to local governments;
- Noted on Property Title
- Notifies Stakeholders / Potential Purchasers of Concern
- Reduces Liability for FVRD



COMMUNITY CHARTER SECTION 57

- ➤ A building inspector may recommend a resolution if a condition is observed with respect to land or structures that the inspector believes is due to the contraventions of:
- > A Bylaw;
- > British Columbia Building Code;
- Any other enactment that relates to the construction or safety of buildings or other structures.

Regional District



QUESTIONS ??