



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



A screenshot of the Riverfront Sanctuary website. The header includes the logo and navigation links: HOME, ROOMS & RATES, LOCATION & ACTIVITIES, RESOURCES, CONTACT, and a green "BOOK NOW!" button. Below the header is a large "BOOK NOW!" banner. The main content area features a "SEARCH" section with input fields for "CHECK-IN", "CHECK-OUT", "ADULTS" (set to 1), and "CHILDREN" (set to 0), followed by a "SEARCH" button. A calendar is displayed below, showing "Select a check-in date." with two months: July 2019 and August 2019. The calendar grid shows dates from 1 to 31, with some dates highlighted in pink. The footer contains the address: "48752 Chilliwack Lake Road Chilliwack, B.C. V4Z 1A6 Canada".

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.



QUESTIONS ??
