

November 23, 2018

Mr. Jean-Paul Leguerrier
PO BOX 69
Hope BC V0X 1L0

FILE: **4010-20 B00088.0003**
CIVIC: 58470 Laidlaw Road
PID: 013-082-787
LEGAL: DL 8, DISTRICT LOT 8, PARCEL A, PART S 1/2, GROUP 1, REF PL 13236.

Dear Mr. Leguerrier:

RE: Bylaw Contraventions at 58470 Laidlaw Road (Area B)

Further to our previous correspondence dated March 17, 2014 and November 14, 2007 Fraser Valley Regional District staff confirmed during our most recent site inspection on October 30, 2018 that your property at 58470 Laidlaw Road (the "property") remains in breach of the following Regional District bylaws despite our prior requests for compliance. We understand that it has been some time since our last contact on these outstanding bylaw enforcement matters; however the lapse in time in no way negates the requirements for compliance.

1) Construction without a Building Permit – Foundation Upgrade

Staff has verified the unauthorized construction works of a foundation upgrade that was completed on the single family dwelling structure was done without the benefit of obtaining a building permit. (see enclosed photos).

Photo taken in 2005



Photo taken in 2007



The construction work on the foundation upgrade to the single family dwelling structure that began in 2005 and appeared to be completed in 2007 was done without an approved building permit as is required and detailed below in section 6.1 of the *Fraser Valley Regional District's Building Bylaw No. 1188, 2013*.

Section 6 Prohibition

No person shall commence or continue any construction, alteration, reconstruction, demolition, removal, relocation or change the occupancy of any building or structure, including excavation or other work related to construction until a building official has issued a valid and subsisting permit for the work.

It is required that you submit a fully completed Building Permit Application for the unauthorized foundation upgrade on the single family dwelling structure to the Regional District office by **Monday January 28, 2019**. The completed applications must include:

- Detailed drawings for the structure; including floor plans for use of all areas;
- Detailed site plan; and
- An initial application fee in the amount of \$150.00

Following the receipt of your application, the Building Department will advise you on any additional information needed. Should you have any questions with regard to your application, please contact one of our Building Inspectors at 604-702-5000. Building Permit Application forms are available online for your convenience on the Regional District's website at: <http://www.fvrd.ca/EN/main/services/building-permits-inspection/forms.html>

2) Unsightly Condition of Property

The property at 58470 Laidlaw Road (the "property") is still in an unsightly and untidy condition due to an accumulation of rubbish, debris, construction materials, commercial containers, and a large number of unlicensed and/or derelict vehicles. Please see enclosed photographs from October 30, 2018 site inspection below:



The Fraser Valley Regional District's *Unsightly Premises and Unwholesome Matter Bylaw No. 0037, 1996* (Bylaw No. 0037), defines Unsightly as:

UNSIGHTLY as the accumulation or storage of any building material, whether new or used, on any site or premises, other than a building material storage yard, where the owner or occupier of the premises is not in possession of a valid building permit issued by the Regional District;

and Section 3 of Bylaw 0037 states:

- a) No owner or occupier of real property, or premises on the real property, shall allow the property or premises owned or occupied by him to become or remain unsightly.*
- d) No owner or occupier of real property shall permit or allow a derelict vehicle to remain on that real property unless the derelict vehicle is wholly within an enclosed building or structure except where expressly permitted in the current zoning regulations for the property"*

Section 4, of Bylaw 0037 in part, states that the owner or occupier of real property, or their agents is required to:

- (a) *remove from the real property or premises any unsightly accumulation of filth, discarded materials, or rubbish.*

It is required that you please remove the rubbish, debris, construction materials, commercial containers, and the large number of unlicensed and/or derelict vehicles from your property by **Monday January 28, 2019.**

3) Land Use – Unauthorized Camping

The Regional District is aware that your property continues to be used for unauthorized temporary occupancy in various recreational vehicles and or travel trailers on an ongoing basis. See enclosed photos below:



Your property is currently zoned as Core Commercial (C-1) of the *Fraser Cheam Consolidated Zoning Bylaw No. 90 for Electoral Area B*. Bylaw 90 provides for a list of permitted uses in the C-1 zone as outlined in Division Eleven. Campground Use, as defined in part below is not listed as a permitted use on your property and therefore is considered unlawful or a prohibited use.

Division One – Definitions

CAMPGROUND means any lot or parcel consisting of two or more recreational camping sites operated and occupied overnight or for part of the year only as temporary accommodation for campers in motor homes, tents, travel trailers or truck campers, but not in park model trailers;

The Regional District wishes to work with you to bring your property into compliance with the *BC Building Code* and *Regional District Bylaws*. However, if you do not meet the above outlined requirements for compliance by the above stated deadline of **Monday January 28, 2019** then you will be subject to fines of \$500 per occurrence and or additional enforcement action on behalf of the Regional District. We also encourage you to read the *Occupiers Liability Act*, regarding property safety and negligence, available online at: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_96337_01

Your Electoral Area Director has been copied on this letter to provide information and background on any compliant from the public and any received comments.

We look forward to your anticipated cooperation in the quick resolution of this matter. If you have any questions or wish to discuss this matter further, you may contact me by calling toll-free at 1-800-528-0061, directly at 604-702-5015 or by email at lhinton@fvrd.ca. Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,



Digitally signed
by Louise Hinton
Date: 2018.11.23
09:02:24 -08'00'

Louise Hinton
Bylaw, Compliance and Enforcement Officer

Attach: Copy of Letter dated March 17, 2014
Copy of Letter dated November 14, 2007

cc: Dennis Adamson, Director of Electoral Area B
Margaret-Ann Thornton, Director of Planning & Development
Greg Price, Building & Bylaw Compliance Coordinator



FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Avenue, Chilliwack, British Columbia V2P 1N6

Phone: 604-702-5000

Toll Free: 1-800-528-0061 (BC only)

Fax: 604-792-9684

website: www.fvrd.bc.ca

e-mail: info@fvrd.bc.ca

March 17, 2014

COPY

File Number: 4010-20-B00088.000/3

Jean-Paul Leguerrier
PO Box 69
Hope, BC V0X 1L0

Dear Mr. Leguerrier:

Re Contravention of the Zoning Bylaw at 58470 LAIDLAW RD; Legally Described as Parcel "A" (Reference Plan 13236) South Half of District Lot 8 Group 1 Yale Division Yale District; Parcel Identifier: 013-082-787

The Regional District has received a complaint of unpermitted uses at the above noted property. On October 11, 2013, an inspection of your property confirmed the placement of numerous occupied trailers and the sale of commercial automobiles. The property is zoned Local Commercial (C-1). After reviewing the Zoning Bylaw for Electoral Area "C", 1977 of the Regional District of Fraser-Cheam, it appears that the noted uses may be in contravention of this bylaw. More information regarding permitted uses may be found at:

<http://www.fvrd.bc.ca/InsidetheFVRD/Bylaws/LandUsePlanningandDevelopmentBylaws/Pages/ZoningBylaws.aspx>

In addition to the above matter, a second complaint has been received that the property is in an unsightly condition and contains unwholesome matter. The collection of appliances, piles of construction debris, and derelict vehicles was noted during the site inspection. The accumulation of this material is in violation of Fraser Valley Regional District Unsightly Premises and Unwholesome Matter Bylaw No. 0037, 1996. This bylaw prohibits a property from becoming unsightly, restricts the gathering of unwholesome matter, and forbids littering. A copy of this bylaw may be found at: <http://www.fvrd.bc.ca/InsidetheFVRD/Bylaws/RegulatoryBylaws/Pages/BylawEnforcement.aspx>

The Regional District wishes to work with you to enable you to bring your property into compliance with all current bylaws. In order to accomplish this, we ask that you remove the derelict vehicles and all unsightly and unwholesome matter no later than **April 17, 2014**. Should you fail to comply with this request, you may be subject to ticketing and your file may be referred to the Regional Board for their consideration and recommendation regarding further bylaw enforcement.

You may contact me Monday through Friday, 8:30am to 4:30pm at the toll-free number listed above, directly at 604-702-5056, or by email at jwells@fvrd.bc.ca to discuss this issue further. Thank you in advance for your cooperation.

Yours truly,

Jennifer Wells
Bylaw, Permits and Licenses Technician

cc: Dennis Adamson, Director of Electoral Area B
Margaret Thornton, Director of Planning & Development Services

COPY



FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Avenue, Chilliwack, British Columbia V2P 1N6

Phone: 604-702-5000

Toll Free: 1-800-528-0061 (BC only)

Fax: 604-792-9684

website: www.fvrd.bc.ca

November 14, 2007

File Number: 4010-20-B00088.000/2

Jean Paul Leguerrier
58470 Laidlaw Road
Hope, B.C.
V0X 1L2

Dear Mr. Leguerrier:

Re: Construction Without a Building Permit, Unsightly Premises, Derelict Vehicles, Zoning Contraventions at 58470 Laidlaw Road Legally Known as Parcel "A" (Reference Plan 13236) South Half District Lot 8, Group 1, Yale Division, Yale District

The Regional District has received a complaint of building without a permit at the above noted address. On November 7th, 2007, an inspection of your property confirmed the presence of a recently constructed foundation support, as well as a shed. Our records do not indicate that a building permit has been issued for such work. Building permits are required by Fraser Valley Regional District Building Bylaw No. 0034, 1996 to encourage property owners to comply with the minimum standards established by the British Columbia Building Code as well as other enactments which relate to health, safety, and use of land.

In addition to the above matter, a second complaint has been received that the property is in an unsightly condition and contains unwholesome matter. The collection of construction debris, assorted rubbish, appliances and derelict vehicles was noted during the site inspection. The accumulation of this material is in violation of Fraser Valley Regional District Unsightly Premises and Unwholesome Matter Bylaw No. 0037, 1996. This bylaw prohibits an address from becoming unsightly, restricts the gathering of unwholesome matter, and forbids littering.

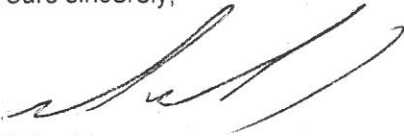
The property is zoned Core Commercial (C-1). After reviewing Bylaw No. 90 Zoning Bylaw for Electoral Area B, it appears that the placement and use of your 5 trailers is in contravention of this zoning bylaw. Please remove all the trailers on your property being utilized as storage facilities no later than **December 9th, 2007**. Further, the zoning of your property does not permit camping on the property. Please ensure that no recreational vehicles or tow trailers are being occupied by anyone on your property, as this would be further contravention of the zoning bylaw.

The Regional District wishes to work with you to enable you to bring your property into compliance with all current bylaws. In order to accomplish this, we ask that you submit the enclosed building permit application for the illegal construction identified above. Furthermore, please remove the derelict vehicles and all unsightly and unwholesome matter no later than **December 9th, 2007**. Should you fail to comply with this request, you may be subject to ticketing and your file may be referred to the Regional Board for their consideration and recommendation regarding further bylaw enforcement.

You should be aware that a new By-Law Enforcement Notice System is now in effect in the Fraser Valley Regional District. Failure to comply with our request may result in you, the property owner, being liable to substantial fines.

You may contact me at the toll-free number above or directly at 604-702-5056, 8:30am to 4:30pm, Monday through Friday to discuss this issue further. Thank you in advance for your co-operation.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michael Lane', with a stylized, flowing script.

Michael Lane
Bylaw, Permits, and Licences Technician

cc: Frank Kelly, MCIOB, Manager of Inspection Services
Arne J. Zabell, Director of Electoral Area B