

January 16, 2019

Mr. Michael Desaulniers  
3089 Starlight Way  
Coquitlam, BC V3C 3P9

FILE: **4010-20-F02302.025**

CIVIC: 13085 Degraff Road

PID: 010-712-453

LEGAL: Lot 14 Section 25 Township 18 East of the Coast Meridian New Westminster District Plan 2782

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Dear Mr. Desaulniers:

**RE: Final Warning – Construction without a Building Permit at 13085 Degraff Road**

Further to our previous correspondence dated July 19, 2018, March 16, 2016, November 28, 2013 and August 5, 2011, Fraser Valley Regional District staff confirmed during our most recent site inspection on January 10, 2019 that your property at 13085 Degraff Road (the “property”) remains in breach of the Regional District bylaws despite our prior requests for compliance. Staff has verified that the unauthorized construction of the accessory building (barn) that was done without the benefit of a building permit remains in place despite our requests for compliance. See enclosed photos below:



Fraser Valley Regional District’s Building bylaw No. 1188, 2013 section 6 states:

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.*

The Regional District continues to have an open bylaw enforcement file with regard to the illegal construction on your property. It has now been seven years since the infraction of construction without a building permit has been discovered and posted with Stop Work No Occupancy. The Regional District has made multiple attempts to work with you to help bring the property into compliance with all current bylaws since August of 2011.

Considering that you have not been able to meet any of the previously given deadlines to comply with the building permit requirements on three separate building permit applications (BPA012617, BPA013074 and BPA013569), the Regional District will proceed with the process of registering a Notice on Title of your property with the Land Titles Office as outlined in Section 57 of the *Community Charter*. Please see the enclosed information sheet that provides further details on the process.

If you do wish to take steps towards gaining compliance in the above stated matter please ensure a fully completed building permit application is submitted for the above noted construction to the Fraser Valley Regional District's Building Department no later than **February 28, 2019**. Alternatively, you may choose to demolish the unpermitted construction with an issued demolition permit. If you choose to proceed and follow through with a building permit, please ensure that the application form includes the following items:

- Detailed construction drawings including floor plans and uses for each space
- Detailed site plan of the entire property drawn to scale, showing all buildings, septic and well location, driveway and all setbacks to property lines
- An initial application fee of \$150

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>

If you fail to meet the above stated deadline of **February 28, 2019**, we will move forward to begin the process of registering a notice on title of your property with the Land Titles Office as outlined in section 57 of the *Community Charter*.

The primary purpose of an owner obtaining their Building Permit is for the safety of its occupants. Having a non-approved building puts the occupants at risk and should an unfortunate incident occur the owner may be held liable. We encourage you to read the BC Occupiers Liability Act regarding property safety and negligence, available online at:

[http://www.bcclaws.ca/EPLibraries/bclaws\\_new/document/ID/freeside/00\\_96337\\_01](http://www.bcclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/00_96337_01)

Your Electoral Area Director is copied on this letter to keep them informed of bylaw matters in the community.

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](mailto:lhinton@fvrd.ca). Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,

Louise Hinton  
Bylaw, Compliance and Enforcement Officer

Attach: Copy of Letter dated July 19, 2018  
Copy of Letter dated March 16, 2016  
Copy of Letter dated November 28, 2013  
Copy of Letter dated August 5, 2011  
Notice on Title Information Sheet Including Community Charter, Section 57 and 58

cc: Hugh Davidson, Director of Electoral Area F  
Margaret-Ann Thornton, Director of Planning & Development  
Greg Price, Building & Bylaw Compliance Coordinator