

March 23, 2018

Michael Desaulniers
3089 Starlight Way
Coquitlam, BC V3C 3P9

FILE: BP013569

CIVIC: 13085 DeGraff Road

PID: 010-712-453

LEGAL: Lot 14, Section 25, Township 18, New Westminster District, Plan NWP2782 Part SE 1/4

Dear Mr. Desaulniers;

RE: BUILDING PERMIT APPLICATION - BARN

Thank you for submitting a building permit application on April 18, 2016 for the placement of the above referenced *Barn*. The *Barn* is an existing structure built without a valid building permit. In reviewing your application and the information submitted, we require the following to clarify the details of your application and to assist with issuance of your Building Permit.

PLANNING:

1. During our visit to the property on April 26, 2016 we were unable to gain access into the structure to confirm the intended use and occupancy of the *Barn*.
2. If the *Barn* is to be used for cultivation, growth, storage, distribution, testing or research of medical marihuana, please provide documentation, such as copies of licences, to demonstrate that it is a legal use of land. A medical marijuana operation is permitted under the A-1 zoning of the property, subject to Health Canada licencing.
3. The *Barn* is located near a watercourse as observed during our site inspection of the property. A development Permit is required to address provincial requirements for protection of fish habitat. Development Permit and Building Permit applications may proceed at the same time to streamline the process. Regional District Planning staff will help you with the Development Permit; call 604-702-5487 or email planning@fvrd.bc.ca.
4. Please submit a revised site plan that is drawn to scale and includes all of the following:
 - a. the entire property complete with all existing buildings and structures;
 - b. the proposed *Barn* with setbacks to all property lines, watercourses and wells;
 - c. the location of the septic field, tank and driveway; and,
 - d. rock pit/storm drainage system (minimum 5.0m from any foundation).

This site plan will help us ensure your structure complies with all required setbacks. An example of a site plan is attached. You may prepare the site plan yourself, but it must be drawn to scale and contain the above-noted information.

BUILDING:

5. Please submit the following information prepared by a *Registered Professional of Record*:

- a. Schedule B and 3 sets of sealed drawings for all structural aspects of the project that reflect a frost depth of 0.45m and climatic (snow) loads of, $S_s=3.0\text{kpa}$ & $S_r=0.6\text{kpa}$
- b. Schedule B and a sealed subsurface geotechnical report.

This is required to meet the requirements of the BC Building Code.

A Registered Professional of Record is a person who is registered or licensed to practise as an Architect under the Architects Act, or a person who is registered or licensed to practise as a Professional Engineer under the Engineers and Geoscientists Act.

6. Please submit a BC Land Surveyor prepared location survey complete with setbacks to each property line, and the natural boundary of the pond.
7. Please provide three complete sets of construction drawings. Construction drawings are scaled drawings which provide sufficient information to show that the proposed work and proposed occupancy will conform to the *BC Building Code*, FVRD Bylaws, other relevant legislation or regulations. Note this item and item 5a may be combined.

It is noted that two previous building permit applications were applied for the Barn in August 2011 and January 2014. These applications were not finalized and FVRD Bylaw Enforcement was in contact with you to resolve this matter. Accordingly, please provide the above noted information no later than **November 22, 2016** to avoid further ticketing and referral to the Regional Board for their consideration and recommendation regarding further bylaw enforcement. Once the above has been submitted, we will continue our review of your building permit application. Further information about the proposed construction may be requested when we complete our review of your application.

Please contact me at 604-702-5019 or toll free 1-800-528-0061 at your convenience if you require any further information or clarification regarding any of the items in this letter.

Yours truly,



 Rudy Wieler, ASCT, RBO, CCBO,
Building Official

cc: Ray Boucher, Director of Electoral Area F
Margaret-Ann Thornton, Director of Planning & Development
Jennifer Wells, Bylaw, Permits & Licences Technician