



July 18, 2018

PAPALIA, SERGIO D
12958 SYLVESTER RD
MISSION BC V2V 0B1

FILE: 4010-20-F02784.030
CIVIC: 12958 SYLVESTER RD
PID: 000-533-785
LEGAL: LOT 12, SECTION 30, TOWNSHIP 21, NEW WESTMINSTER DISTRICT, PLAN NWP38134 EXCEPT PLAN 56487.

Dear Mr. Papalia:

RE: BP012635 – Closure of BP Application for SFD Addition

As you are aware from our letter dated March 22, 2016 the following building permit application has now been closed:

- BP012635 for the purpose of SFD Addition

Your project remains incomplete and is not covered by a valid building permit as required by the [Fraser Valley Regional District Building Bylaw No.1188, 2013](#). Therefore, your file has been referred back to Bylaw Enforcement.

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 contact the Regional District immediately and advise us of your intentions with respect to this matter. Further, we request that you re-apply for a building permit or remove the illegal construction no later than **August 20, 2018**. 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. More information regarding the building permit process and downloadable application forms are available at the following web address: www.fvrd.ca/EN/main/services/building-enforcement.html

You may reach the Building Department at the toll-free number below, Monday through Friday from 8:30am to 4:30pm, to discuss this issue further. You may also contact me directly at 604-702-5015 or by email at lhinton@fvrd.ca. Thank you in advance for your co-operation.

Yours truly,

Louise Hinton
Bylaw Compliance and Enforcement Officer

enc:

cc: Ray Boucher, Director of Area F
Margaret-Ann Thornton, Director of Planning & Development



File Number: 3800-30-BP012635F

March 22, 2016

BETTANIN, ANTONIO
25186 59 AVE
ALDERGROVE BC V4W 1T4

Dear Sir:

Re: Building Permit Application No. BP012635 for the purpose of constructing an Addition to Single Family Dwelling on property legally described as LOT 12, SECTION 30, TOWNSHIP 21, NEW WESTMINSTER DISTRICT, PLAN NWP38134 PART SW 1/4, EXCEPT PLAN 56487 known as 12958 SYLVESTER RD.

Further to the attached final letter of requirements sent on January 8, 2016, please be advised that the required items to fulfill the building permit application process remain outstanding and the above noted building permit application has now been closed. Your project remains incomplete and is not covered by a valid building permit as required by "Fraser Valley Regional District Building Bylaw No.1188, 2013". Therefore, your file has been referred back to Bylaw Enforcement.

The Regional District is becoming increasingly aware of difficulties encountered by owners of property when they do not avail themselves of the full service offered by the Building Department. Apart from matters of law and safety, Occupancy Permits have value to property owners because they are frequently requested by prospective purchasers, mortgage lenders and others.

Should you wish to bring your property into compliance with all current bylaws, it will be necessary for you to contact Jennifer Wells, Bylaw and Permits & Licences Technician, with reference to your Bylaw Enforcement file F02784.030 to review your options.

In the interim, you are reminded that any construction undertaken in contravention of the Building Bylaw is unauthorized and is an offence contrary to the provisions of the Bylaw.

Please feel free to contact me at 604-702-5016 should you require any further information or assistance.

Yours sincerely,

Christine Cookson
Building & Bylaw Clerk

cc: Ray Boucher, Director of Electoral Area F
Margaret-Ann Thornton, Director of Planning & Development
Bylaw Enforcement File F02784.030