

April 20, 2018

VIA MAIL AND EMAIL

Vojislav Nikolic



Srpko Rakita



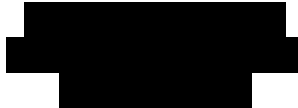
Slavko Vukovic



Branislav Kovac



Goran Dejjic



Sinisa Jojin



FILE: A06056.000

CIVIC: No Civic, Chaumox Road, Electoral Area A

PID: 014-633-451

LEGAL: THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 15 TOWNSHIP 11 RANGE 26 WEST OF THE 6TH MERIDIAN YALE DIVISION YALE DISTRICT EXCEPT PLANS 15647, 18440, 18715 AND 20574

Dear Property Owners;

RE: Multiple Building Bylaw and Zoning Bylaw Contraventions

As you are aware, the Regional District has received information regarding multiple contraventions occurring on the above noted property. An inspection of your property on June 14, 2017 confirmed the presence of multiple (no less than 6) dwelling structures. The construction of these structures required a building permit; therefore Stop Work and No Occupancy notices have been posted. Building permits are required by the *Fraser Valley Regional District Building Bylaw No. 1188, 2013* (Building Bylaw) to encourage 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. Section 6 of this bylaw provides that:

"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"

In addition, your property is zoned RURAL (R-1) and RURAL RESOURCE (R-4) pursuant to the *Zoning Bylaw for the Rural Portions of Electoral Area "A", Regional District of Fraser-Cheam Bylaw No. 823, 1989* (Zoning Bylaw). This zoning designation permits not more than one (1) one-family residence on a lot. A second residence use may be permitted on a lot provided that the second residence meets the provisions set out in Section 4.1.2. Furthermore, it appears that a camping use is occurring on the subject property which may not comply with the Zoning Bylaw. A campground use is not permitted within your property's zoning designations. A natural camping ground may be permitted provided that the provisions set out in Section 4.4.2. are met. Relevant excerpts from the Zoning Bylaw are attached for your convenience. The Zoning Bylaw and Building Bylaw may be viewed on our website at: www.fvrd.ca/EN/main/government/bylaws. Please contact the Planning Department if you wish to discuss the Zoning Bylaw and possible variance options.

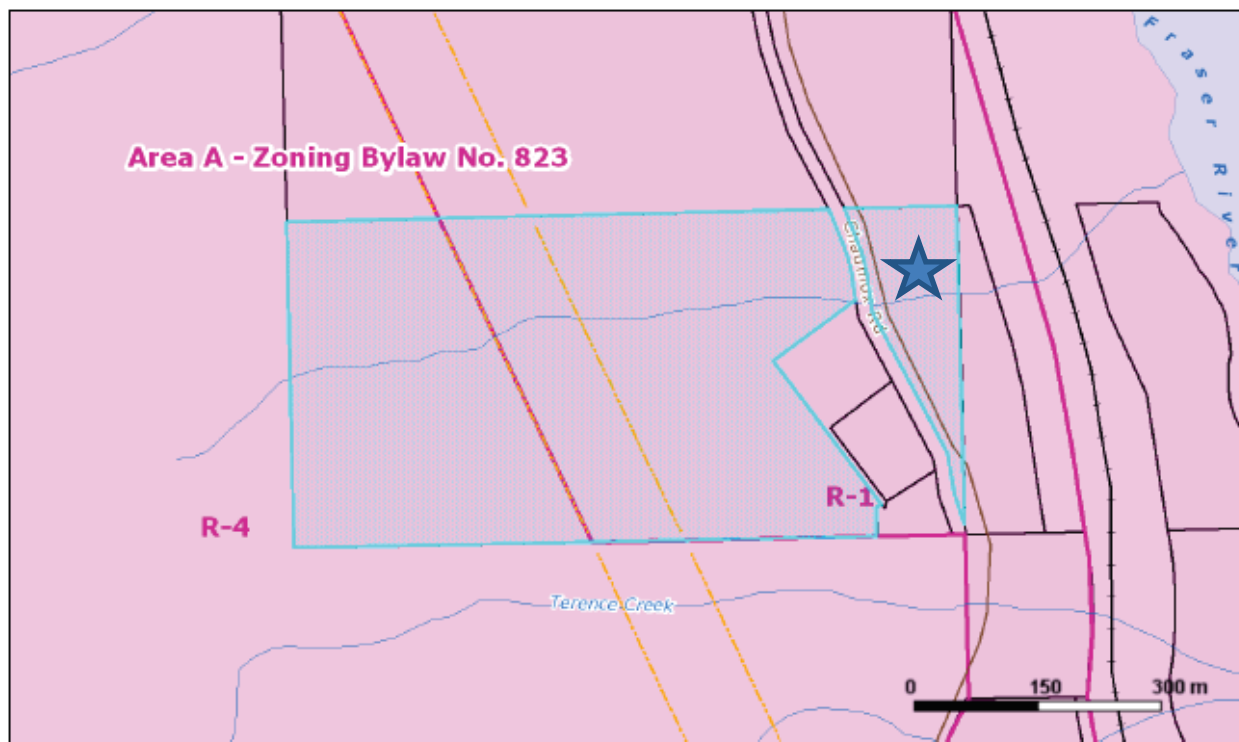


FRASER VALLEY REGIONAL DISTRICT

45950 Cheam Ave, Chilliwack, British Columbia V2P 1N6
 Phone: 604 702-5000 Toll free: 1-800-528-0061 Fax: 604 792-9684
 Web: www.fvrd.bc.ca E-Mail: info@fvrd.bc.ca

19 April 2018

Property Information Report			
Civic Address:		Lot Size:	73.19 ACRES
Folio Number:	732.06056.000	Electoral Area:	A
PID:	014-633-451	Map Scale:	1:7335
Legal Description:	SECTION 15, TOWNSHIP 11, RANGE 26, MERIDIAN 6, PART N 1/2 OF NE 1/4, MERIDIAN W6, EXCEPT PLAN 15647, EXC PL 18440, 18715, & 20574.		



On June 22, 2017 staff met with property owners Branislav Kovac, Goran Dejjic, and Vojislav Nikolic at the FVRD Chilliwack office to discuss the land use restrictions, hazard issues, and requirements for building permits. Staff requested that the property owners consider the options presented in this meeting with the registered property owners not in attendance at this meeting.

Options to remediate the property include:

1. Obtain a building permit for one (1) single family residence, and one (1) demolition permit to remove the remaining structures; or
2. Discuss rezoning options with the Planning Department to permit the uses and numerous structures currently on the property. If the property is successfully rezoned, building permits would be required for each structure.

Site Inspection photos taken June 14, 2017:



The Regional District wishes to work with you to enable you to bring your property in compliance with all current bylaws. In order to accomplish this, we request that you contact staff and advise of your intentions with respect to resolving this matter. Should you fail to respond before **May 21, 2018** 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.

If you have any questions or wish to discuss this matter further, you may contact me directly at 604-702-5017 or by email at asnashall@fvrd.ca. Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,



Digitally signed by
Adriana Snashall
Date: 2018.04.20
11:55:29 -07'00'

Adriana Snashall
Bylaw Compliance & Enforcement Officer

cc: Terry Raymond, Director of Electoral Area A
Margaret-Ann Thornton, Director of Planning & Development

enc: Excerpts from Area A Zoning Bylaw No. 823

TABLE 1: PERMITTED USES IN ZONES

Dash (-) means not permitted

PERMITTED USE		ZONE				
		C-2	R-1	L-4	R-4	P-1
4.1.0	RESIDENTIAL USES					
	One family residence	X	X	X	X	-
	Second Residence	X	X	X	X	-
	Accessory residence	X	-	X	-	X
	Boarding	X	X	X	X	-
	Firewood sales and storage	X	X	X	X	-
4.2.0	HOME INDUSTRY USES					
	Home occupation	X	X	X	X	X
	Artisan craft workshop	X	X	X	X	-
	cottage industry	X	X	X	X	-
	equipment shop					
4.3.0	COMMERCIAL USES					
	Service station	X	-	-	-	-
	Motel or motel hotel	X	-	-	-	-
	Restaurant	X	-	-	-	-
	General retail	X	-	-	-	-
	Accessory retail	X	X	X	X	-
	Accessory advertising	X	X	X	X	X
4.4.0	RECREATION USES					
	Campground	X	-	X	-	X
	Natural camping ground	-	X	X	X	-
	River rafting terminus	X	-	X	-	-
	Golf course	X	-	X	-	-
	Outdoor recreation	-	-	X	X	X
	Tourist information service	X	-	-	-	X

**DIVISION FOUR:
REGULATIONS RESPECTING THE USE OF
LAND, BUILDINGS AND STRUCTURES**

4.1.0 REGULATIONS RESPECTING RESIDENTIAL USES

4.1.1 One-Family Residence Use

- (a) Not more than one (1) one-family residence is permitted on a lot, except as permitted in Section 4.1.2 of this Bylaw.
- (b) A building used for a one-family residential use shall not be used for any other use except a home occupation use as permitted in Section 4.2.1 of this Bylaw.
- (c) A mobile home or a modular home may be used for one-family residential use provided that the mobile home or modular home structure:
 - (i) is placed on and anchored to a permanent foundation; and
 - (ii) complies with the provisions of the B.C. Building Code and Amendments thereto, or with the Canadian Standards Association Z240 standard in the case of a mobile home or A277 standard in the case of a modular home.

4.1.2 Second Residence Use

A second residence use is permitted on a lot provided that the second residence is:

- (i) accessory to a campground use consisting of 80 or more sites, and located not less than 15 m (50 ft.) from any other building, 9 m (30 ft.) from the boundary of any campsite, 3 m (10 ft.) from the boundary of an internal road within the campground; or
- (ii) accessory to a farm use and located on a parcel larger than 2 ha (5 ac.); or
- (iii) accessory to a historic site use and located on a parcel larger than 0.4 ha (1 ac.); or

- (iv) a personal care use and is located on a parcel larger than 0.4 ha (1 ac.); and
- (v) located in an approved mobile home which is restrained from moving but not anchored to a permanent foundation; and
- (vi) located not less than 6 m (19.7 ft.) from any one-family residential use.

4.1.3 Accessory Residence Use

One (1) accessory residence is permitted on a lot provided that the accessory residence is:

- (a) accessory to a residential assembly use, and located in a principal building such that the dwelling unit is:
 - (i) fully separated from a principal use by walls or a floor;
 - (ii) provided with an entrance separate from that of the principal use; and
 - (iii) smaller in gross residential floor area than ten percent (10%) of the gross residential and tourist accommodation floor area of the principal use; or
- (b) accessory to a commercial use and located above or behind the principal use; or
- (c) accessory to a park use; or
- (d) accessory to a farm use [subject to the prior approval of the Provincial Agricultural Land Commission where applicable] and located on a parcel larger than 16 hectares.

4.1.4 Boarding Use

- (a) Boarding use is permitted only where accessory to a one-family residential use.
- (b) Accessory boarding use shall not exceed fifty percent (50%) of the gross floor area of the single-family dwelling.

4.1.5 Storage and Sales of Firewood (The following regulation applies where storage and sale of firewood is undertaken as an accessory

a residence of the owner, manager or employee, land with a slope greater than 25%, land lacking adequate natural drainage of surface water, and lakes, ponds, and watercourses;

- (vii) except as specified otherwise elsewhere in this Bylaw, the minimum size of a recreational camping site shall be 130 square metres;
- (viii) the storage of recreational vehicles beyond 90 days at any recreational camping site shall be prohibited;
- (ix) unless specifically provided for elsewhere in this Bylaw, no structures, including ramadas, fences, porches, or storage sheds, shall be permitted on a recreational camping site;
- (x) at least one easily-accessible car parking space which is free of mud and graded for proper drainage, hard-surfaced or graveled and dust-free shall be provided on each recreational camping site in the campground.

4.4.2 Natural Camping Ground Use

- (a) All natural campgrounds shall comply with the provisions of the Regional District of Fraser-Cheam Campgrounds and Holiday Parks Bylaw No. 1190, 1994 and amendments thereto.
- (b) The number of camping sites for the temporary placing of tents, travel trailers, and similar portable shelters intended for recreational usage, in a natural camping ground shall not exceed five (5) per ha.
- (c) The maximum number of camping sites in a natural campground is twenty (20).

4.4.3 Golf Course Use

- (a) A building used as a clubhouse for a golf course may include a restaurant, cafe or bar provided that the purpose of such facilities is primarily to serve the users of the golfing facilities; and
- (b) A golf course use shall be sited so as to maintain a setback from a public road sufficient to provide adequate protection