

September 17, 2018

VIA MAIL AND EMAIL

Vojislav Nikolic

Srpko Rakita

Slavko Vukovic

Branislav Kovac

Goran Dejjic

Sinisa Jojin

FILE: 4010-20-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 – Chaumox Road

Further to our letters dated August 17, 2018 and May 29, 2018, information has been provided by our Regional District planning Department that your Non-Farm Use Application with the Agricultural Land Commission for the property on Chaumox Road with no civic address, identified at PID: 014-633-451 in Electoral Area A is incomplete. The Agricultural Land Commissions (ALC) Application Portal and has identified that an Agent Authorization Letter has not been completed for each of the six property owners. As a result, your file has been referred back to Bylaw Enforcement for follow-up.

As you are already aware, there has been extensive construction work on a multiple (no less than 6) dwelling structures structures on your Chaumox Road Property without the benefit of obtaining any building permit. The construction of these structures on your property was done so without an approved building permit; therefore Stop Work and No Occupancy notices were previously been posted. Building Permits are as required for all the above outlined structures 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

At our May 18, 2018 meeting, the FVRD confirmed that the proposed land use requires a completed application, signed by all six property owners to the B.C. Agricultural Land Commission (ALC). We once again recommend that you confirm with all property owners involved and speak with ALC staff if you have any questions about the permission requirements for your proposed Non-farm use ALC application.

Therefore, we require that you please achieve one of the following prior to **Tuesday October 16, 2018**:

1. submit a fully completed non-farm use application to the ALC (Including the Agent Authorization Letter for all six property owners); or alternatively
2. submit building permit applications to effect the removal of the unpermitted structures on your property.

The Regional District wishes to work with you to enable you to bring your property into compliance with the *BC Building Code* and Regional District bylaws and the *BC Provincial Agricultural Land Commission Act*. However, if you have not taken one of the above outlined steps towards achieving compliance by the above stated deadline than you may be subject to fines of \$500 per occurrence, and per structure and or other means of enforcement action on behalf of the Regional District in accordance with the *Fraser Valley Regional District Bylaw Notice Enforcement Bylaw No. 1415, 2017*. We 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

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

Respectfully,

Digitally signed
by Louise Hinton
Date: 2018.09.14
16:22:20 -07'00'



Louise Hinton
Bylaw, Compliance and Enforcement Officer

Attach: Copy of Planning Department letter dated August 17, 2018
Copy of Letter dated May 29, 2018

cc: Terry Raymond, Director of Electoral Area A
Margaret-Ann Thornton, Director of Planning & Development
Andrea Antifaeff, Planner
Greg Price, Building and Bylaw Coordinator
Agricultural Land Commission