

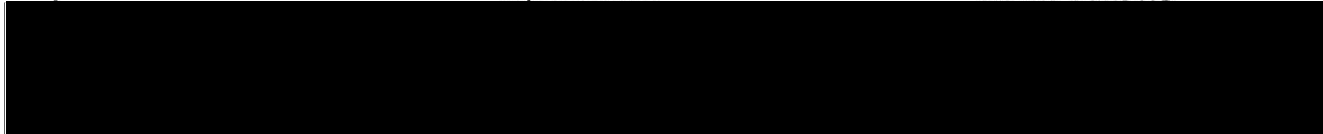
May 29, 2018

**VIA MAIL AND EMAIL**

Vojislav Nikolic

Srpko Rakita

Slavko Vukovic



Branislav Kovac

Goran Dejjic

Sinisa Joiin



**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 6<sup>TH</sup> 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 letter dated April 20, 2018, we were please to meet with you on May 18, 2018.

We are aware there has been extensive construction work on a multiple (no less than 6) dwelling structures structures on your Chaumox Road Property with no civic address and identified as PID: 014-633-451 (the "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 an application to the B.C. Agricultural Land Commission (ALC).

The subject property is located within the Agricultural Land Reserve and therefore ALC approval is required before completing building permits or FVRD land use amendment applications. We understand that your intention is to apply to the ALC as soon as possible. Based on our understanding of your proposed use of the land (multiple seasonal dwellings), you may wish to consider an application to the ALC for either a Non-Farm Use, or Exclusion. The ALC's fee for exclusion or non—farm use is \$1500.00.

We recommend that you speak with ALC staff if you have any questions about the ALC application process any the information required to be submitted to the ALC. ALC applications are available online here <https://www.alc.gov.bc.ca/alc/content/applications-and-decisions>


Therefore, we require that you please achieve one of the following prior to **Monday July 9, 2018:**

1. submit a fully completed non-farm use application to the ALC.; 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 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 [enforcement@fvrd.ca](mailto:enforcement@fvrd.ca) or [planning@fvrd.ca](mailto:planning@fvrd.ca) Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,

 Digitally signed  
by Louise  
Hinton  
Date: 2018.05.29  
12:05:42 -07'00'

Louise Hinton  
Bylaw, Compliance and Enforcement Officer

Attach: Copy of Letter dated April 20, 2018

cc: Dennis Adamson, Director of Electoral Area B  
Margaret-Ann Thornton, Director of Planning & Development  
David Bennett, Planner II  
Greg Price, Building and Bylaw Coordinator  
Agricultural Land Commission