

January 15, 2024

Via Email: [REDACTED]

GAN, JIN J.
[REDACTED]

SHEN, WEI G
3640 VANCE ROAD
CULTUS LAKE BC V2R 5A6

FILE: **4010-20 H03802.020/4**
CIVIC: 3640 Vance Road
PID: **018-103-103**
LEGAL: PARCEL A SECTION 30 TOWNSHIP 25 NEW WESTMINSTER DISTRICT PLAN LMP8784

Dear Property Owners,

RE: BYLAW OFFENCE NOTICE – 3640 VANCE ROAD

Further to our most recent letter dated November 2, 2023, 3640 Vance Road (the “property”) remains in contravention of *Fraser Valley Regional District (FVRD) Building Bylaw No. 1188, 2013* with respect to construction without building permits on the single family dwelling, the accessory shop structure and a large retaining wall. Staff has confirmed that construction on the property remains without the benefit of a building permit, despite prior requests for compliance (see enclosed photos).



In consideration of the above, please find enclosed the following three (3) Bylaw Notice Offence tickets issued to you, the property owner, for failing to comply with Fraser Valley Regional District bylaws:

Bylaw Offence Notice No.:	68613
Description of Offence:	Construction without a Permit
Location of Offence:	3640 Vance Road
Date of Offence:	2024-01-15
Penalty:	\$500.00
Regulating Bylaw:	<i>Fraser Valley Regional District Building Bylaw No. 1188, 2013</i>

Bylaw Offence Notice No.: **68614**
Description of Offence: Construction without a Permit
Location of Offence: 3640 Vance Road
Date of Offence: 2024-01-15
Penalty: \$500.00
Regulating Bylaw: *Fraser Valley Regional District Building Bylaw No. 1188, 2013*

Bylaw Offence Notice No.: **68615**
Description of Offence: Construction without a Permit
Location of Offence: 3640 Vance Road
Date of Offence: 2024-01-15
Penalty: \$500.00
Regulating Bylaw: *Fraser Valley Regional District Building Bylaw No. 1188, 2013*

On the reverse side of the Bylaw Offence Notice you will find methods available to pay or dispute a bylaw offence notice. Payment may be made using one of the following options:

- » cheque or money order (payable to *Upper Fraser Valley Bylaw Adjudication System*)
- » credit card
- » cash (do not send cash in the mail)

The amount payable is indicated on the copy of the Notice. Each penalty may be reduced by \$10.00 if payment is received within 14 days. A surcharge of \$10.00 will be applied to each penalty if not received within 28 days. A copy of the Notice must accompany payment.

Payment options:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4
Phone: 604-793-2743 or 1-888-793-2744
Online: fvrd.ca/EN/main/services/myfvrd.html
In Person: City of Chilliwack – 8550 Young Road, Chilliwack
District of Hope – 325 Wallace Street, Hope
District of Kent – 7170 Cheam Ave, Agassiz
Village of Harrison Hot Springs – 495 Hot Springs Road, Harrison Hot Springs
Fraser Valley Regional District – 45950 Cheam Ave, Chilliwack

This matter has been outstanding for an extended period of time and attempts to achieve voluntary compliance have been unsuccessful. As such, the **FVRD will proceed with the process of registering a contravention Notice on your property at the Land Title Office** as outlined in *Section 57* of the *Community Charter*. Once registered at the Land Titles Office, the Notice will serve to advise anyone with interest in the land of the regulations contravened and provide disclosure to future owners. Please see the **Section 57 - Notice on Title Information Sheet** enclosed with this letter for your reference.

If you fail to take action to comply with current Building Permit regulations by **February 16, 2024** you, the registered owner of the property, will receive further correspondence advising of the specific date and time of the scheduled Show Cause Hearing for the above contravention notice.

Please be advised, the successful placement of a Notice on Title does not negate further enforcement action. **The Regional District may continue to pursue enforcement action, including additional fines until your property is brought into compliance. Further inspections may be conducted until compliance is achieved.**

We also 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

If you have any questions or wish to discuss this matter further, you may contact me directly at 604-702-5015 or by email at lhinton@fvrd.ca. Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,

**Louise
Hinton** Digitally signed
by Louise Hinton
Date: 2024.01.15
17:24:20 -08'00'

Louise Hinton
Bylaw Compliance and Enforcement Officer

Attach: Bylaw Offence Notice tickets No. 68613, No. 68614, and 68615
Notice on Title Information Sheet
Copy of Bylaw Department Letter dated November 2, 2023
Copy of Building Department email dated April 27, 2023

cc: Taryn Dixon, Director of Electoral Area H
Bill Ozeroff, Manager of Inspection Services
FVRD Building Department