

October 26, 2023

RAJIA FARMS LTD
c/o BALVIR CHAHAL
11474 FARMS ROAD
MISSION BC V2V 4J1

RAJIA FARMS LTD
c/o STAFDEEP CHAHAL

FILE: 4010-20 – F02235.000/4

CIVIC: 10979 Farms Road

PID: 006-898-254

LEGAL: LOT 1, PLAN NWP4333, SECTION 11, TOWNSHIP 18, NEW WESTMINSTER DISTRICT.

Dear Property Owners,

RE: Building Bylaw Contraventions – 10979 Farms Road, Electoral Area F

It has been brought to the attention of the Regional District and was confirmed by staff during a March 28, 2023 site inspection that there has been construction without a permit to facilitate the operation of cannabis growing operations within two accessory structures on the property at 10979 Farms Road (the "property") without the benefit of building permits (see enclosed photos).



Building permits are required pursuant to the *Fraser Valley Regional District Building Bylaw No. 1188, 2013* (Bylaw 1188) 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. The construction works to facilitate a change of use for cannabis production in two accessory structures on your property requires approved and issued building permits prior to the start of construction, as outlined below in section 6.1 below of the *Regional District's Building Bylaw No. 1188, 2013*.

Section 6.1 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 unless such work is specifically exempted from the requirement for a building permit pursuant to section 5 of this bylaw.

On April 20, 2023 you were provided a list of requirements to make building permit applications for the for the above outlined works, however our records indicate that we have not received any building permit applications or related documents for the construction works to the two accessory structures on your property. Please ensure that two completed Building Permit Applications are submitted to the Regional District's Building Department no later than **November 30, 2023**.

Building Permit Application forms are available online for your convenience on the Regional District's website at: www.fvrd.ca/building.

Following the receipt of your applications, the Building Department will advise you on any additional information needed. Should you have any questions with regard to your applications, please do not hesitate to contact one of our Building Inspectors at (604) 702-5016 or building@fvrd.ca.

Additionally, it has been confirmed by staff during recent inspections that the property at 10979 Farms Road ("the property") continues to be in an unsightly and untidy condition due to an accumulation of rubbish, debris, cannabis growing equipment, refuse, appliances, and building materials visible on the property and some within close proximity to the waterway (see enclosed photos).



The Fraser Valley Regional District Unsightly Premises and Unwholesome Matter Bylaw No. 0037, 1996 (Bylaw 0037) Section 4, of Bylaw 0037 in part, states that the owner or occupier of real property, or their agents is required to:

- (a) remove from the real property or premises any unsightly accumulation of filth, discarded materials, or rubbish.

It is required that you please remove the rubbish, debris, cannabis growing equipment, refuse, appliances, and building materials from the property by November 30, 2023.

It has been almost ten months since the Regional District first discovered the unauthorized construction, and unsightly conditions on your property and as of today's date little to no progress has been made and no building permit applications have been received despite our repeated requests for compliance. **As such please find attached a Bylaw Notice Enforcement Ticket (No. 68699) in the amount of \$500 for construction without a Building Permit.**

The FVRD wishes to work with you to enable you to bring your property in compliance with the *BC Building Code* and Regional District Bylaws. However, should you fail to meet the above stated deadline of **November 30, 2023** then you can expect enforcement to proceed and that you will be subject to additional fines and or other means enforcement action on behalf of the Regional District. 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: http://www.bclaws.ca/civix/document/id/complete/statreg/96337_01

Please contact me to discuss this matter further by calling toll-free at 1-800-528-0061, directly at 604-702-5015 or by email at lhinton@fvrld.ca. Thank-you in advance for your anticipated cooperation.

Respectfully,

 Digitally signed
by Louise
Hinton
Date:
2023.10.26
16:20:46 -07'00'

Louise Hinton
Bylaw, Compliance & Enforcement Officer

Attach: Bylaw Offence Notice No. 68699
Copy of Email dated April 20, 2023