



April 6, 2018

**REGISTERED MAIL**

Mr. Serge Lavoie  
Ms. Christin Marcotte  
48977 Riverbend Drive  
Chilliwack BC V4Z 1H5

**FILE: 4010-20-E01271.221/2**

CIVIC: 48977 Riverbend Drive

PID: 018-925-332

LEGAL: Lot 7 District Lot 500 Group 2 New Westminster District Plan LMP18665

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Dear Mr. Lavoie and Ms. Marcotte:

**Re: SHOW CAUSE HEARING SCHEDULED – Section 57 Notice on Tile  
Contraventions of Building Bylaw No. 1188, 2013 - Construction without a Building  
without a Permit, Single Family Dwelling and Accessory Workshop – 48977 Riverbend  
Drive Electoral Area E**

Further to the final warning letter dated March 15, 2018 that was sent to you on the same day, please be advised you are hereby notified that your opportunity to be heard by the Regional District Electoral Services Committee is scheduled. The meeting is to show cause why the Regional District Board of Directors should not direct staff to file a Notice against the title of your property at 48977 Riverbend Drive in relation to the outstanding contraventions of the *Fraser Valley Regional District Building Bylaw No. 1133, 2018* pursuant to Section 57 of the *Community Charter*.

The **show cause** hearing is scheduled for **May 8, 2018 at 1:30pm**, in the Boardroom on the fourth floor of the Regional District Office at 45950 Cheam Avenue, Chilliwack, British Columbia.

The Electoral Area Services Committee will consider registration of the Section 57 Notice on the title of your property at 48977 Riverbend Drive whether or not you are in attendance. For your convenience, I have attached relevant extracts from the *Community Charter* and a copy of the staff report which will be considered by the Committee.

If you require further information or clarification on this matter please contact the Louise Hinton, with our Bylaw Enforcement Department at 604-702-5015 or [lhinton@fvrd.ca](mailto:lhinton@fvrd.ca) in advance of this meeting.

Sincerely,

Paul Gipps  
Chief Administrative Officer

cc: Mr. Dale Peterson, Legal Counsel for the property owner  
Orion Engar, Director of Electoral Area E  
Margaret-Ann Thornton, Director of Planning & Development  
Greg Price, Bylaw & Compliance Coordinator  
Review of Registered Property Title – Organizations with interest in property  
The Toronto-Dominion Bank – Mortgage #BB788807, Judgements #CA4212657  
#CA5788451, #CA5788455, #CA4365560, and #CA5953741.  
The Law Society of British Columbia – Judgements #CA6023416, and #CA4975682  
Tri City Capital Corp. Incorporation No.BC0256952 - Judgement #CA3258363, and  
#CA6128326  
Royal Bank of Canada - Judgement #CA6477973  
Canadian Imperial Bank of Commerce - Judgement #CA6624360, and Certificate of  
Pending Litigation #BB4080781  
Bank of Montreal – Judgement #CA5752451

Attach: March 15, 2018 Copy of Final Warning Letter to Property Owner  
May 8, 2018 Staff Report from Bylaw and Appointed Building Inspector  
March 13, 2018 Land Title Search Results  
March 13, 2018 Property Information Report  
March 13, 2018 Property Information Map  
Notice on Title Information Sheet Including Community Charter, Section 57 and 58