

April 27, 2018

Via Email: info@dalepederson.com

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

Mr. Dale Pederson
7105 Vedder Road
Chilliwack BC V2R 4G3

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

Dear Ms. Marcotte and Mr. Pederson:

**Re: SHOW CAUSE HEARING DEFERRED – 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**

In response to the letter from your legal counsel Mr. Dale Pederson dated April 26, 2018; I extend condolences on the recent passing of Mr. Serge Lavoie. On compassionate grounds the Fraser Valley Regional District will accommodate your counsel's request to have the date of the Show Cause Hearing for 48977 Riverbend Drive differed to a later date.

The show cause hearing is re-scheduled for **June 12, 2018 at 1:30pm**, in the Boardroom on the fourth floor of the Regional District Office at 45950 Cheam Avenue, Chilliwack, British Columbia.

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*.

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 in advance of this meeting.

Sincerely,



Margaret-Ann Thornton
Director of Planning & Development

Attach: Copy of Legal Notification Letter dated April 6, 2018

cc: Orion Engar, Director of Electoral Area E
Paul Gipps, Chief Administrative Officer
Greg Price, Bylaw & Compliance Coordinator
Louise Hinton, Bylaw, Compliance & Enforcement Officer
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



PLANNING & DEVELOPMENT

www.fvrd.ca | enforcement@fvrd.ca

April 6, 2018

COPY

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

Dear Mr. Lavoie and Ms. Marcotte:

**Re: SHOW CAUSE HEARING SCHEDULED – Section 57 Notice on Title
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 in advance of this meeting.

Sincerely,

Digitally signed by Paul Gipps
Date: 2018.04.05 08:19:10
-07'00'

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