

July 6, 2018

1113681 BC Ltd
c/o Mr. Sukhbir S. Gill
349 - 8140 128 Street
Surrey BC V3W 1R1

FILE: 4010-20-B05584.000

CIVIC: 31260 Mary Street

PID: 017-499-020

LEGAL: LOT 1 SECTION 14, TOWNSHIP 7, RANGE 28, MERIDIAN 6, PLAN KAP45931 MERIDIAN W6,
MANUFACTURED HOME REG. #65751.

Dear Mr. Gill:

RE: CONTRAVENTION OF THE BUILDING BYLAW No. 1188, 2013– CONSTRUCTION WITHOUT PERMIT

Further to our prior letter March 28, 2018; and our most recent site inspection of July 4, 2018 it has been brought to our attention that the attached unauthorized construction works to the covered patio on your property located at 31260 Mary Street (the “property”) continues to remain on the property without the benefit of obtaining an issued building permit, despite our previous requests for compliance. (see enclosed photos).



During the initial site inspection of September 15, 2017, Regional District Building Inspection Staff posted Stop Work and No Occupancy Notices on your property because the attached covered patio didn't have an approved building permit as is required and detailed below in section 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

Our records indicated that you submitted a building permit application form to our office on January 17, 2018. Since that time you have failed to submit the required document to complete the permit application. Our Building Department cannot issue a Building Permit for the attached covered patio works on your property until the remaining outstanding item is submitted. For your convenience, I have enclosed a copy of the March 7, 2018 correspondence from the FVRD Building Department that outlines the outstanding item remaining to complete you Building Permit application.

In consideration of the above please find attached an additional Bylaw Offence Notice Ticket (No. 28620) in the amount of \$500 for the offence of building without a permit.

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. However if there continues to be works of any kind on the property without an issued building permit you may be subject to continued enforcement measures which may include additional fines of \$500 per occurrence in accordance with the *Fraser Valley Regional District Bylaw Notice Enforcement Bylaw No. 1415, 2017* and or other means of enforcement action on behalf of the Regional District.

We want to convey that we believe your property in its current condition creates a safety concern for yourself, your neighbours and or visiting resident to your property. We 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

We look forward to your anticipated cooperation in the resolution of this matter. If you have any questions or wish to discuss this matter further, you may contact me by calling toll-free at 1-800-528-0061, 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,

Digitally signed

by Louise

Hinton

Date: 2018.07.06


Louise Hinton 16:21:14 -07'00'
Bylaw, Compliance and Enforcement Officer

Attach: Bylaw Office Notice Ticket No. 28620
Copy of Letter dated March 28, 2018
Copy of Building Department Letter dated March 7, 2018

cc: Dennis Adamson, Director of Electoral Area B
Margaret-Ann Thornton, Director of Planning & Development
Greg Price, Building and Bylaw Coordinator

UPPER FRASER VALLEY BYLAW ADJUDICATION SYSTEM

- City of Chilliwack District of Hope **BNE No 28620**
 District of Kent Fraser Valley Regional District
 Village of Harrison Hot Springs

BYLAW OFFENCE NOTICE

Local Government Bylaw Notice Enforcement Act

ISSUED TO:

SURNAME OR CORPORATE NAME <u>1113601 BC Ltd.</u>		<input type="checkbox"/> YOUNG PERSON	
GIVEN NAMES (OR CORPORATE NAME CONTINUED)		GENDER M / F	BIRTHDATE (YY MM DD)
ADDRESS <u>547-8140 128 Street</u>			
CITY <u>Surrey</u>		PROVINCE <u>BC</u>	POSTAL CODE <u>V0W1K1</u>

VEHICLE INFORMATION (IF APPLICABLE)

MAKE _____ MODEL _____

COLOUR _____ LICENCE NO. _____ PROVINCE _____

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED PERSON OR VEHICLE:

ON OR ABOUT 2018 07 04 AT THE TIME OF (24hr Clock)

AT OR NEAR 31260 Mary Street, Yale

STREET ADDRESS, CITY, PROVINCE OF BRITISH COLUMBIA

DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:
BUILDING BYLAW No. 1188, 2013

DESCRIPTION OF OFFENCE	SECTION	PENALTY
<u>BUILD WITHOUT A PERMIT</u>	<u>61</u>	<u>\$500</u>
		<u>\$</u>
		<u>\$</u>

EARLY PAYMENT TERMS
 THE PENALTY WILL BE REDUCED BY \$10.00 IF PAYMENT IS RECEIVED WITHIN 14 DAYS.
 A SURCHARGE OF \$10.00 WILL BE APPLIED IF PAYMENT IS NOT RECEIVED WITHIN 28 DAYS.

IF YOU WISH TO DISPUTE THE ALLEGATION CONTAINED IN THIS TICKET, YOU MAY APPEAR AT THE FOLLOWING LOCATION TO FILE AN ADJUDICATION REQUEST:

Upper Fraser Valley Bylaw Adjudication Registry
 8550 Young Road, Chilliwack, BC, V2P 8A4

OR DELIVER, HAVE DELIVERED OR MAIL AN ADJUDICATION REQUEST TO THE ADDRESS ON THE REVERSE.
 IF YOU WISH TO PAY THE PENALTY, THE PENALTY AMOUNT MAY BE PAID AT THE ABOVE ADDRESS IN ACCORDANCE WITH THE PRESCRIBED INSTRUCTIONS (SEE REVERSE).

DATE SERVED 2018 07 04

BY MAIL/COURIER HAND DELIVERED POSTED ON PROPERTY

ISSUING OFFICER [Signature]

SIGNATURE [Signature]

IF THE PENALTY IS NOT PAID, OR AN ADJUDICATION REQUEST IS NOT SUBMITTED WITHIN 14 DAYS OF RECEIVING THIS NOTICE, THE PENALTY INDICATED WILL BECOME DUE AND PAYABLE.

ALLEGED OFFENDER'S COPY



File Number: 3800-30-BP014211B

March 07 2018

1113681 BC LTD
349-8140 128 ST
SURREY BC V3W 1R1

COPY

SENT VIA EMAIL TO: sukhbir845@gmail.com

Dear Applicants:

Re: **Building Permit Application on property at 31260 MARY ST**

Building Permit Application Number:	BP014211
Proposed works:	Renovations
Legally described as:	LOT 1, SECTION 14, TOWNSHIP 7, RANGE 26, MERIDIAN 6, , PLAN KAP45931 MERIDIAN W6, MANUFACTURED HOME REG. # 65751.
Parcel Identifier (PID):	017-499-020

Thank you for submitting a building permit application on Jan 17, 2018 for the project referenced above. Building permits benefit you and your neighbours in many ways. They ensure buildings are safe for you, your family and visitors. They support higher market value for your property by increasing buyer confidence. They reduce your insurance costs because insurers know the building meets the BC Building Code, and building permits reduce lifecycle repair and maintenance costs by ensuring the building is efficient and well-built. Not only do building permits provide value to you, they also benefit your neighbours by enhancing the overall safety and quality of your neighbourhood.

Professional builders know the process inside and out, however, most people only experience building permitting a few times in their lives, so it can be challenging. We carefully reviewed your application and have prepared the checklist below to guide you. Whether you are a pro or a first-timer, this checklist will help you get your building permit quickly and efficiently.

BUILDING REQUIREMENTS

- 1. Construction Drawings - Please provide three complete sets of construction drawings. Construction drawings are scaled drawings which provide sufficient information to show that the proposed work and proposed occupancy will conform to the *BC Building Code*, FVRD Bylaws, other relevant legislation or regulations. Drawings must show joists, beams, rafters, and supports to ensure Building Code compliance. Deck and porch must be independently supported from Mobile Home.



BYLAW ENFORCEMENT REQUIREMENTS

- 2. Open / Active Bylaw Enforcement File No. <#> - **B055584.000**



Once you have submitted all of the items identified in the checklist above, we will review your building plans and move on to the next steps of the permitting process. This may require additional information or clarification. Our goal is to issue your permit within three weeks of receiving a complete application. If you provide complete and timely information we can often do it more quickly.

We know that the building permit process can be difficult and costly. The FVRD will help you through the process quickly and smoothly. Please contact me at 604-702-5020 or toll free 1-800-528-0061 if you need more information or clarification of any of the items in this checklist.

Yours truly,



Digitally signed
by Greg Price
Date: 2018.03.07
09:31:54 -08'00'

Greg Price,
Building Official

Enc.

cc: Dennis Adamson, Director of Electoral Area B
Margaret-Ann Thornton, Director of Planning & Development
Louise Hinton, Bylaw Compliance and Enforcement Officer

March 28, 2018

COPY

Registered Mail

1113681 BC Ltd
c/o Mr. Sukhbir S. Gill
349 - 8140 128 Street
Surrey BC V3W 1R1

FILE: 4010-20-B05584.000
CIVIC: 31260 Mary Street
PID: 017-499-020
LEGAL: LOT 1 SECTION 14, TOWNSHIP 7, RANGE 28, MERIDIAN 6, PLAN KAP45931 MERIDIAN W6,
MANUFACTURED HOME REG. #65751.

Dear Mr. Gill:

RE: CONTRAVENTION OF THE BUILDING BYLAW No. 1188, 2013- CONSTRUCTION WITHOUT PERMIT

Further to our prior letter dated January 4, 2018; our most recent site inspection of March 14, 2018 it has come to our attention that there has been continued construction work on the attached covered patio on your property at 31260 Mary Street (the "property") without the benefit of obtaining a building permit (see enclosed photos).



During the initial site inspection of September 15, 2017, Regional District Building Inspection Staff posted Stop Work and No Occupancy Notices on your property because the attached covered patio didn't have an approved building permit as is required and detailed below in section 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

We appreciate that you took steps in an attempt to rectify the outstanding issues by making an application for a building permit for your attached covered patio structure (BP014211), however the building permit has not been issued as you have yet to submit the required outstanding items to complete the building permit application. In addition, it was discovered during the most recent site inspection of March 14, 2018 that construction works had continued on the covered patio, despite the Stop Work and No Occupancy Notices that were previously posted on the structure.

In consideration of the above please find attached two Bylaw Enforcement Offence Tickets (No. 28606, and No. 28606) for disobeying a stop work notice and for disobeying a no occupancy notice, both tickets totaling the amount of \$1000.

Please ensure that the outstanding item for the Building Permit application for the covered patio structure (BP014211) is submitted to the Regional District's Building Department no later than **April 19, 2018**. The completed application should include:

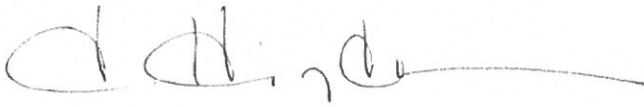
- Detailed construction drawings for the structure;

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. However, if you have not submitted the construction drawings for your building permit application by the above stated deadline of April 29, 2018 you may be subject to additional fines of \$500 per occurrence 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 want to convey that we believe your property in its current condition creates a safety concern for yourself, your neighbours and or visiting resident to your property. We 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

We look forward to your anticipated cooperation in the quick resolution of this matter, so please contact me by calling toll-free at 1-800-528-0061, directly at 604-702-5015 or by email at lhinton@fvrd.ca so that we may discuss your compliance options further. Our office hours are Monday through Friday from 8:30am to 4:30pm.

Respectfully,



Louise Hinton
Bylaw, Compliance and Enforcement Officer

Attach: Bylaw Office Notice Tickets No. 28605, and No. 28606
Copy of Letter dated March 7, 2018
Copy of Letter dated October 16, 2017

cc: Dennis Adamson, Director of Electoral Area B
Margaret-Ann Thornton, Director of Planning & Development
Greg Price, Building and Bylaw Coordinator

UPPER FRASER VALLEY BYLAW ADJUDICATION SYSTEM

City of Chilliwack District of Hope **BNE NO 28608**
 District of Kent Fraser Valley Regional District
 Village of Harrison Hot Springs

BYLAW OFFENCE NOTICE

Local Government Bylaw Notice Enforcement Act

ISSUED TO:

SURNAME OR CORPORATE NAME YOUNG PERSON
 115601 BC Ltd
 GIVEN NAMES (OR CORPORATE NAME CONTINUED) GENDER BIRTHDATE (YY MM DD)
 M / F
 ADDRESS
 217-2140 188th Street
 CITY PROVINCE POSTAL CODE
 Surrey BC V4W 1K1

VEHICLE INFORMATION (IF APPLICABLE)
 MAKE MODEL

COLOUR LICENCE NO PROVINCE

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED PERSON OR VEHICLE:

ON OR ABOUT DATE OF OFFENCE AT THE TIME OF (24hr Clock)
 2018 05 19

AT OR NEAR 31260 Mary Street Yale
 STREET ADDRESS, CITY, PROVINCE OF BRITISH COLUMBIA

WHO DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:
 2018 BYLAW NO 1188, 2015

DESCRIPTION OF OFFENCE	SECTION	PENALTY
Disobey a stop work order	21.6	\$ 500
Order		\$
		\$

EARLY PAYMENT TERMS
 THE PENALTY WILL BE REDUCED BY \$10.00 IF PAYMENT IS RECEIVED WITHIN 14 DAYS. A SURCHARGE OF \$10.00 WILL BE APPLIED IF PAYMENT IS NOT RECEIVED WITHIN 28 DAYS.

IF YOU WISH TO DISPUTE THE ALLEGATION CONTAINED IN THIS TICKET, YOU MAY APPEAR AT THE FOLLOWING LOCATION TO FILE AN ADJUDICATION REQUEST:
Upper Fraser Valley Bylaw Adjudication Registry
 8550 Young Road, Chilliwack, BC, V2P 8A4
 OR DELIVER, HAVE DELIVERED OR MAIL AN ADJUDICATION REQUEST TO THE ADDRESS ON THE REVERSE.
 IF YOU WISH TO PAY THE PENALTY, THE PENALTY AMOUNT MAY BE PAID AT THE ABOVE ADDRESS IN ACCORDANCE WITH THE PRESCRIBED INSTRUCTIONS (SEE REVERSE).

DATE SERVED 2018 05 28
 BY MAIL/COURIER HAND DELIVERED POSTED ON PROPERTY

ISSUING OFFICER #1528
 SIGNATURE

IF THE PENALTY IS NOT PAID, OR AN ADJUDICATION REQUEST IS NOT SUBMITTED WITHIN 14 DAYS OF RECEIVING THIS NOTICE, THE PENALTY INDICATED WILL BECOME DUE AND PAYABLE.

ALLEGED OFFENDER'S COPY

UPPER FRASER VALLEY BYLAW ADJUDICATION SYSTEM

City of Chilliwack District of Hope **BNE NO 28806**
 District of Kent Fraser Valley Regional District
 Village of Harrison Hot Springs

BYLAW OFFENCE NOTICE

Local Government Bylaw Notice Enforcement Act

ISSUED TO:

SURNAME OR CORPORATE NAME YOUNG PERSON
 115601 BC Ltd
 GIVEN NAMES (OR CORPORATE NAME CONTINUED) GENDER BIRTHDATE (YY MM DD)
 M / F
 ADDRESS
 217-2140 188th Street
 CITY PROVINCE POSTAL CODE
 Surrey BC V4W 1K1

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ON OR ABOUT DATE OF OFFENCE AT THE TIME OF (24hr Clock)
 2018 05 19

AT OR NEAR 31260 Mary Street Yale
 STREET ADDRESS, CITY, PROVINCE OF BRITISH COLUMBIA

WHO DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:
 2018 BYLAW NO 1188, 2015

DESCRIPTION OF OFFENCE	SECTION	PENALTY
Disobey a no camping notice	21.6	\$ 500
Notice		\$
		\$

EARLY PAYMENT TERMS
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ALLEGED OFFENDER'S COPY