



BERANE CONTRUCTION LTD  
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Planning and Development Department  
 City of Richmond, BC

SCHEDULE C TO THE MINUTES OF  
 THE REGULAR COUNCIL MEETING  
 HELD ON MONDAY, JULY 9<sup>TH</sup>, 2007.

July 9, 2007

RE: Property located at 16360 River Road, Richmond BC

Dear Sir/Madam,

I, Mike Petrich, owner of Berane Construction Ltd., purchased the above mentioned property in May 1986. In July 1991, I applied for a permit for placement of fill (soil) on the property, which was granted by the Provincial Agricultural Land Commission. The fill on the property was supervised, completed and tested to the standards required by the Commission by Sandwell Engineering Inc. On October 1993, I contacted the Commission and applied to have the property re-zoned golf driving range, in hopes to open a golf driving range business. On December 1993, the permit was approved and rezoned to a Golf Course District (AG2) by the City of Richmond. After further investigation and business forecasting, it was decided that opening a golf driving range in this area would not be suitable.

On November 2004, I applied for a temporary industrial use permit to do business as a an open space storage provider based on the advise and suggestion from Holger Burke of the City of Richmond. In June 2006, I visited Richmond City Hall to see why I had not received any correspondence regarding my application for a temporary industrial use permit. At City Hall, I met with Jean Lamontagne, the Director of Development for the City of Richmond, who I asked about my permit and my current situation. Unfortunately, he could not assist me, as he explained he did not know why there has been no progress and why there has been no response from the city regarding my permit application. He apologized for the delay on behalf of the city and further went on to suggest that I withdraw my application for the temporary permit and said that it would be in my best interest to apply for rezoning for a Comprehensive Development District (CD) permit, in order to accommodate for open space storage. He added this application would be processed quicker and would be better suited for my plans. After my meeting with Mr. Lamontagne, I completed all forms, applications, and paid all fees and expenses required by the City of Richmond.

To date I have not received any communication regarding my permit application. After visiting the City of Richmond on numerous occasions and questioning the progress, no one could assist me other than to assure me that my application was beginning processed and they could not see any problems.

Last month, I received a letter from the City requesting I remove all commercial vehicles from my property. I was very disappointed with the City of Richmond as they have been aware of my applications. Removing the commercial vehicles from my property would be the demise of my business. At no time in the past year and a half has the city approached me or questioned my applications. It is the City members who said it was in my best interest to apply for these permits and who encouraged me to do so. I explained on numerous occasions my business plans and practices to various City members and at no time was I told this was a problem. I continue to pay all my taxes to the City of Richmond which includes a property tax which is under the residential class at the amount of \$12,124. I also have been very diligent in fulfilling all the City's requirements in completing all forms, applications, paying all necessary fees and following a proper legal actions as per the City's request on all my business operations.

I hope to continue on with my business plans with the City of Richmond's support, however, I feel that I am being treated unfairly and would like an investigation into this matter

Thank you,

Mike Petrich