

2018 Third Period Report - Maintenance of Property Bylaw Activities

	Address	Communication	Status	Pending Result
1.	1100 Block Craigflower	<p>File on going for approx. 6 years. Extensive legal opinion. On going issues with multiple vehicles, car parts and debris</p> <p>March 26, 2018 letter to owner stating the Township would be entering property on April 4,5 and 6 to conduct a clean up. Owner attended the office and waited in parking lot for Bylaw (2nd time he has done that) He requested 1 month from the April 6 date. May 9th 2018 was agreed to.</p> <p>Since that time there have been approx. 10 site visits and meetings. Met with him 2x per week in the last month and a half.</p> <p>. Last face to face meeting was September 7, 2019..</p>	<p>Vehicles are 'licensed'. No evidence that home owner conducting a business. Limited enforcement available.</p> <p>As of May 2, little if any work has been done on the property. Large amount of refuse in the front has been moved to the back. Vehicles still on property as well as approx. 8 to 10 insured, operational vehicles on Esquimalt Streets in various, legally parked spots – and rotated around with 72 hours.</p> <p>The homeowner was still injured in May but has been getting better. Since that time he has taken 30 pick up loads of refuse, metal, car parts, wood and so on off the property. He has removed 4 vehicles from the property with</p>	<p>Ongoing. Homeowner removed construction waste and a vehicle. He then broke both his legs in a fall on the property and was in hospital for 7 weeks. During 3 meetings with owner he agreed to remediate. But hasn't.</p> <p>If non-compliant, site inspection will be conducted, hopefully with owner on site. Within days of that clean up and car removal contractors will be hired and remediation undertaken.</p> <p>Significant movement forward in the last several months.</p> <p>Owner continues to make slow progress with his clean up. Inspections are occurring approx. every 2 weeks and</p>

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			<p>prospects that at least 2 more will be going shortly. He has put up a temporary metal canvas shelter and has 3 more laid out that will house his car 'projects'. He has tidied the lot significantly. He will be getting rid of one boat and a camper, he states in not derelict will be going onto a truck that is on the property (licensed and insured) The owner was served with a letter stating the Township will be entering the property on September 6, 2018 with contractors to do the work – however considering the work now being down and the rapid movement forward Bylaw will continue to work with the Homeowner on gaining compliance. Work must move steadily ahead or contractors will be brought in.</p>	<p>there is some clean up happening between every inspection. Anticipate that file will be complete in the next few months.</p>
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2.	800 Colville Rd.	<p>A significant amount of work done on this address over several years. Since March 2017 there have been approx. 10 face to face meetings with the homeowner. After a Township contractor and a date for entry and clean up was arranged, the homeowner remediated. Numerous conversations in 2018 resulted in finally getting a permit for the front stairs. Front stairs and landing falling down and unsafe. May 2 the owner stated that he is confident that the work will be down sometime this summer. Bylaw gave a date of May 18th to have the construction completed and a date for paint is still being determined but will be shortly after that.</p> <p>Homeowner was served a letter stating the Township would be entering the property with a carpenter to finish the front stair and landing work and a painter to paint the.</p>	Ongoing.	<p>Ongoing work with homeowner to Gained compliance to an acceptable level on the yard. A significant amount of work was completed by the owner. But front stairs need to be rebuilt and house needs paint. Gaining voluntary compliance was somewhat successful on the yard remediation but has not been successful for the necessary remediation of outside of house and the front stairs and landing.</p>
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		<p>The homeowner then hired a carpenter and as of September 5th the front stairs and landing are 95% completed.</p> <p>Both Bylaw and the homeowner have been working on getting house painting quotes. However, most paint companies will not do the job as the house has not been painted in 32 years. It is lead based paint and it is a significant job to paint it. One quote is \$16,000.</p> <p>Ongoing. Working on painting quotes.</p> <p>Front stairs are completed. Yard is completed. Outstanding is the paint.</p> <p>Received several painting quotes. There is a MAJOR environmental issue with the lead paint at this property. The remediation could cost in the area of \$25,000</p> <p>Owner given to June 2, 2019 to paint. If not complete Bylaw will arrange paint and remediation.</p>		
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3.	800 Craigflower	Several face to face meetings with homeowner and his son since March 2017. This homeowner gets angry and verbally abusive when contact is made. Ongoing email contact.	<p>There has been movement forward in the clean up of this property.</p> <p>No change Sept 2017. Homeowner did pruning in front yard and painting of house over the summer.</p> <p>After summer was over yard became a mess again. Back yard is also overgrown and unsightly with vehicle parts.</p> <p>Letter in November, Emails in January, February and March to try to get a March 26 completion. Owner responds promptly to all correspondence. Requests more time.</p> <p>Last face to face meeting was December 2018.</p> <p>Last inspection was September 8, 2019. The owner has taken down the scaffolding on the east side of</p>	<p>Ongoing. After site visit in November to speak with home owner's son (and resident) no movement forward.</p> <p>Letter of compliance sent with an upcoming due date for enforcement. Request for more time by owner resulted from letter.</p> <p>Owner is doing a lot of work on the property. He has pruned a few trees in the back and has build a fence in the front (originally too high but was corrected when notified by bylaw) He still has scaffolding up to paint one side of the house. Work is occurring and there is slow movement forward on a consistent basis. Continue to monitor open file.</p> <p>Another letter to be written to</p>
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			the house that has been up for several years. There is still a mess in the front yard. (which has been almost clean a few times in the last 6 months)	owner in order to complete front yard work.