

2018 1st Period Report - Maintenance of Property Bylaw Activities

	Address	Communication	Status	Pending Result
1.	1100 Blk Craigflower	<p>File on going for approx. 5 years. Extensive legal opinion. On going issues with multiple vehicles on parcels. Last face to face meeting was August 23, immediately after he received a letter from Township. He becomes very agitated and verbally aggressive.</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) During that wait he also approached the Mayor. He requested 1 month from the April 6 date. May 9th 2018 was agreed to.</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>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>
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.</p>	Ongoing.	<p>Ongoing work with homeowner to Gained compliance to an acceptable level on the yard. A significant amount of work</p>

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		<p>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>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>
3.	800 Craigflower	<p>Several face to face meetings with homeowner and his son since March 2017. This homeowner gets angry and verbally abusive when contact is made.</p>	<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</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</p>

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			<p>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>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>
4.	1100 Munro	<p>Letter to homeowner in Princeton BC. Several telephone conversations. Several onsite meetings with her hired landscaper.</p>	<p>Residence has been unoccupied for years and the interior is starting to fall in. The back yard had weeds over 12 ft tall and has a large amount of refuse in back yard which has resulted in rat infestation. After township contact the homeowner hired a landscaper to cut the back yard.</p>	<p>The contractor had the back yard baited and the rat infestation seems to be better. Part of the back porch was cleaned but not to an acceptable level. Had several calls with the owner (last one in December) They are going to come to Esquimalt in January to assess and hopefully clean</p>

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			Ongoing	<p>back porch. home. More cleaning of refuse done in January. Front of property well maintained.</p> <p>No further pest complaints. File remaining open as house and yard continue to deteriorate. Bylaw continues to work with the landscaper employed by the owner.</p>
5.	1100 Lockley	Written complaint about the state of the rear of the property. A lot of concrete business supplies strewn about. One letter, one BON and 3 face to face meetings with the property owner.	<p>This gentleman is a self employed concrete worker and has owned the house for over 20 years. Recently he has been quite sick. He has done some of the remediation work but is very limited on what he can do and since he is not working he can't hire anyone.</p> <p>Concluded</p>	<p>Not a typical unsightly premise situation. If this gentleman was able to he would clean. He will chip away as it as he is able. Recommend patience and continued communication.</p> <p>Continued communication and eventually the yard was cleaned in anticipation of sale of the home.</p> <p>Concluded.</p>
6.	600 block Grenville.	File was ongoing when I started in March.	Numerous phone calls and two letters over	Four tickets have been issued to this

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			<p>8 months. Some yard cleaning would occur and then stop.</p> <p>Ongoing.</p>	<p>owner and the owner has now cleaned the front yard and side yard. Still have derelict vehicle issues and some maintenance issues in back yard. Ongoing.</p> <p>As of April 2018 homeowner cleaned up. However, this owner seems to wait until there are complaints, and beyond before maintaining yard. Refuse builds up in the yard as well.</p> <p>Concluded</p>
7.	1000 Colville	<p>November 2017 file – written complaint. Junk and derelict vehicle visible from roadway – has been for several years.</p> <p>File spanned 5 months. Several site visits and numerous phone calls.</p>	<p>Owner did not respond to knocks or card left with request for a phone call.</p> <p>Received a phone call from the owner on December 22 with a request for more time.</p> <p>Completed April 2018</p>	<p>Letter sent to owner requesting compliance by December 22.</p> <p>Continuation in January.</p> <p>Ongoing.</p> <p>Concluded</p>
8.	1100 Colville	<p>File had been ongoing for several years and was open when I arrived in March.</p>	<p>Numerous phone calls, meetings and several letters since March.</p>	<p>Owner cleaned yard and got rid of 2 vehicles and started and licensed a third.</p>

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		Numerous vehicles and junk in yard and back driveway.	Numerous property visits 2 face to face meetings and numerous phone conversations. Concluded.	He cleaned his driveway and put out rat traps. He put new brakes and on his boat trailer (with boat on it) so it is not derelict. Property is up to acceptable standard. Concluded.
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