

2018 Second Period Report - Maintenance of Property Bylaw Activities

	Address	Communication	Status	Pending Result
1.	1100 Block 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) 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>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</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>

2018 Second Period Report - Maintenance of Property Bylaw Activities

			<p>the property with 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>	
--	--	--	--	--

2018 Second Period Report - Maintenance of Property Bylaw Activities

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</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>
----	------------------	---	----------	--

2018 Second Period Report - Maintenance of Property Bylaw Activities

		<p>painter to paint the. 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>		
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. Ongoing email contact.</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 yard is also overgrown and</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>

2018 Second Period Report - Maintenance of Property Bylaw Activities

			<p>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>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>