



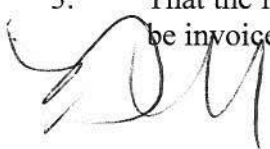
City of Richmond

Report to Council

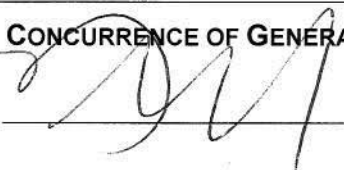
To: Richmond City Council
From: Phyllis L. Carlyle
General Manager, Law & Community Safety
Date: March 12, 2012
File: 12-8060-01/2012-Vol
01
Re: **Site Clean Up of an Unsightly Property**
Civic Address: 12620 No. 3 Road, Richmond BC
Legal Description: Lot 13 Section 9 Block 3 North Range 6 West New
Westminster District Plan 41607

Staff Recommendation

1. That the appeal submitted by Verna and Michael Fairhurst, registered owners of 12620 No 3 Road, against the "Order to Comply" issued on January 12th, 2012 regarding the unsightly condition of 12620 No 3 Road pursuant to the Unsightly Premises Regulation Bylaw No. 7162 and section 17(1) of the *Community Charter*, be denied;
2. That Walden Disposal Services, as contractor for the City, be authorized to remove all discarded items not consistent with farm use at 12620 No 3 Road in accordance with the "Order to Comply" of January 12th, 2012 issued under the Unsightly Premises Bylaw No. 7162 and section 17(1) of the *Community Charter*; and
3. That the final cost of this remediation, estimated at \$19,488.00 (including fees and taxes), be invoiced to the registered owners of the property located at 12620 No 3 Road.


Phyllis L. Carlyle
General Manager, Law & Community Safety
(604.276.4104)

Att. 11

FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Building Approvals	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
Fire Rescue	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		
REVIEWED BY TAG		REVIEWED BY CAO	
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Origin

On June 16, 2011 the Community Bylaws Division received a complaint reporting, long grass, weeds, an abandoned building, an accumulation of debris and discarded material in the front, side and back yard at 12620 No 3 Road ("the property"). On June 17, 2011 Community Bylaws conducted an inspection of the property. The inspection confirmed a vacant building in a state of disrepair, long grass, overgrown foliage and the accumulation of discarded material (household items, furniture, plastic containers, wooden and metal panels, white canopy, box spring mattress, derelict vehicle, tarps, safes) in the driveway, front yard, side yard, and back yard, as reported.

The long grass and accumulation of discarded material is contrary to the Unsightly Premises Regulation Bylaw 7162 section 1.1.1 (a) and (b) and 1.2.1 (a), (b) and (c) which respectively state:

- 1.1.1 An owner or occupier of real property must not:
 - (a) allow such property to become or remain unsightly; or
 - (b) cause or permit rubbish, noxious, offensive or unwholesome matter or substance, filth or discarded materials to collect or to accumulate on or around such property.
- 1.2.1 The owner or occupier of real property, or their agents, must:
 - (a) remove or cause to be removed from the real property, any rubbish or noxious, offensive or unwholesome matter or substance, or any unsightly accumulation of rubbish, filth, discarded materials or graffiti;
 - (b) clear or cause such property to be cleared of unsightly brush, trees, weeds or other growth; and
 - (c) keep grass trimmed to a height of not more than 20 centimetres.

Information from the New Westminster Land Title Office indicates that the registered owners of the property are Michael George Fairhurst and Verna Marie Fairhurst (**Attachment 1**).

The subject property is currently zoned AG1 Agriculture/Golf Zone and is in the Agricultural Land Reserve (ALR).

Analysis

On June 30, 2011 a letter was sent to the owners advising concern about the unsightly aspect of the property located at 12620 No. 3 Road and requesting the removal of all discarded materials and the cutting of long grass and weeds by July 14, 2011 (**Attachment 2**). On July 13, 2011 the owner Michael Fairhurst advised staff that the majority of the articles on the property were for farm use and therefore not subject to the City's Unsightly Premises Regulation Bylaw 7162. In light of this information, staff advised Mr. Fairhurst that the file would be referred to the Agricultural Land Commission (ALC) for comment and input on the matter. In the interim the owner was provided with an extension to comply by September 30, 2011.

On September 13, 2011 the property was inspected by Community Bylaws staff and ALC enforcement staff. The ALC Compliance and Enforcement Officer advised that the materials on the property do not have any real agricultural value. He indicated that, in his experience, farms do have extra pieces of equipment that may be kept for parts and his assessment would have been different if the items were tractors or other farm implements.

However, in this case, the items appeared to be an accumulation of wood, metal, scrap items, discarded household items and furniture. Therefore, he agreed that it would be suitable for the City to pursue this as an “unsightly premises” under the City’s relevant bylaw.

Community Bylaws staff has provided a significant period of time for the property owners to voluntarily bring the property into compliance with the applicable bylaws. After four (4) months of extensions, and failure on the part of the property owner to adequately resolve the unsightly condition of the property, the Community Bylaws Division issued an “Order to Comply” on November 3, 2011 (**Attachment 3**).

The above-mentioned “Order to Comply” was delivered by registered mail to the owners Verna Fairhurst on November 10, 2011 and Michael Fairhurst, on November 14, 2011 (**Attachment 4**). Section 2.1.3 of the Unsightly Premises Regulation Bylaw No. 7612 permits the “Order to Comply” to be served as follows:

- (a) on the owner of the real property on which the **offending material** is located, by either:
 - (i) personal service, or
 - (ii) registered mail with acknowledgement of receipt, to the address of the owner shown on the last real property assessment rolls;

On November 14, 2011 the owners, Michael Fairhurst and Verna Fairhurst, exercised their right to appeal the “Order to Comply” (**Attachment 5**) pursuant to section 2.3.1 of the Unsightly Premises Regulation Bylaw No. 7612 which states:

- 2.3.1 A person upon whom an Order to Comply has been served may, by giving notice in writing to the City Clerk at least 72 hours prior to the expiration of the time given in the Order to Comply to remove or clear the offending material, appeal to Council, who must hear and determine the appeal by confirming, amending or rescinding the Order to Comply.

On November 16, 2010 Verna Fairhurst and Michael Fairhurst attended a meeting at City Hall West with staff to discuss the request outlined in the Order to Comply dated November 3, 2011. Michael Fairhurst stated that some of the articles on his property were for farm use and that he was conducting renovations at the property. He stated that he was not clear on what the City was requesting in terms of compliance. The Order to Comply dated November 3, 2011 was rescinded by Wayne Mercer, Manager Community Bylaws and an agreement was reached, that a re-inspection of the property would be conducted on a date that was convenient for Michael Fairhurst to be in attendance. The owners were advised that staff would re-attend and take photographs of the items that had to be removed, and that the site inspection would be followed up with written notification indicating the items on the property that must be removed in order to meet compliance with the City’s Unsightly Premises Regulation Bylaw 7162 (**Attachment 6**).

On November 21, 2011 staff called Michael Fairhurst to book a re-inspection of the property. Mr Fairhurst agreed to meet with staff at the property on November 24, 2011 at 11:00 am to assist in identifying the items claimed for farm use.

On November 24, 2011 staff attended the property for inspection at 11:00 am as agreed. Staff waited for half an hour for Mr. Fairhurst to arrive prior to proceeding with inspection,

unfortunately Mr. Fairhurst did not attend. Photos of the items in contravention of the Unsightly Premises Regulation Bylaw 7162 were taken on this date (**Attachment 7**).

On November 25, 2011 staff received a phone message from Mr. Fairhurst apologising that he was unable to make the agreed upon inspection of November 24, 2011. Mr. Fairhurst requested a re-inspection. At the convenience of Mr. Fairhurst, a re-inspection of the property was scheduled for December 13, 2011 at 11:00 am.

On December 13, 2011 at 11:00 am, Community Bylaws and Building Approval staff attended the property for the scheduled re-inspection. A due diligence inspection of the property by Building Approval staff was requested on this date, due largely to the dilapidated condition of the home, specifically the deck areas. Staff waited on site for 45 minutes however Mr. Fairhurst did not show up. As there was no change to the condition of the property from the last inspection of November 24, 2011, photo evidence was not taken on this date.

The inspection by Building Approval staff on December 13, 2011 noted the following:

- There is currently no building permit on file for the renovations taking place at this property. There are structural repairs to the front and rear deck areas and possibly other alterations that will require an application for building permit.
- The deck areas are currently unsafe, both structurally and without the necessary guardrails in place. The deck areas are to be designated as not accessible until repaired.
- Currently, it will be a requirement to board off any doors or other means of access to these areas.
- As the owner was not on site, there was no access to the interior to determine other potential issues.

Due to the inaction on the part of the owner to voluntarily rectify the situation, Community Bylaws issued an "Order to Comply" dated January 12, 2012 (**Attachment 8**).

On January 12, 2012 pursuant to Section 2.1.3(a) (i) of the Unsightly Premises Regulation Bylaw 7612, the above-mentioned "Order to Comply" was delivered by hand by Property Use Inspector Ron Graham to the owners Verna Fairhurst and Michael Fairhurst.

On February 7, 2012 pursuant to section 2.3.1 of the Unsightly Premises Regulation Bylaw 7612, the owners, Michael Fairhurst and Verna Fairhurst, exercised their right to appeal the "Order to Comply" dated January 12, 2012 (**Attachment 9**). In the appeal letter Mr. Fairhurst requested another site inspection.

On February 23, 2012 a site inspection was conducted by Wayne Mercer, Manager Community Bylaws and staff from Building Approvals and Richmond Fire-Rescue. Photos of the items in contravention of the Unsightly Premises Regulation Bylaw 7162 were taken on this date (**Attachment 10**).

The inspection of Richmond Fire-Rescue staff on February 23, 2012 reports the following:

- The building is unoccupied with the over growth of bushes and a large accumulation of combustible or flammable materials stacked around the structure contrary to the Fire Protection and Life Safety Bylaw No. 8306, section 9.1.1. which states:

A person must not cause or permit **combustible materials**, growth, waste or rubbish of any kind to accumulate in or around **premises** in such a manner as to endanger property or to constitute a **fire hazard**.

- The in-ground pool on the property presents a high safety risk to Emergency First Responders and any unsuspecting person accessing this property as the pool is filled with water and not fenced. Pursuant to section 9.1.1 (b) of the City's Building Regulation Bylaw 7230 a pool that is not contained within a building or structure must be fenced. Richmond Fire and Rescue recommended that this pool be secured accordingly.
- Gas service has been disconnected however water and electrical service are both still connected to the structure, presenting a fire hazard.
- The owner stated that he does not occupy the building however he does come by daily to check on the property and conduct renovations. The owner is requesting that this property not be boarded up. In light of this request Richmond Fire-Rescue will be issuing a letter to the owner outlining the responsibility by the owner for the maintenance and security of this property in accordance with the requirements for vacant premises under section 9.7 of the Fire Protection and Life Safety Bylaw 8306 specifically sections 9.7.1 and 9.7.2 that state:

9.7.1 For the purpose of this Section, **vacant premises** includes a lot, **building** or other structure in respect of which a water or electricity service has been intentionally discontinued, other than for temporary maintenance, repair or upgrading, so that the condition of the **premises** is not suitable for human habitation or other **occupancy** that is normally permitted.

9.7.2 The **owner** of **vacant premises** must promptly act to ensure that, at all times:

(a) the **premises** are free from litter and debris or accumulations of **combustible** or **flammable materials** except where storage of **combustible** or **flammable materials** is in strict accordance with the **Fire Code** and this Bylaw; and

(b) all openings in the **premises** are securely closed and fastened in a manner acceptable to the **Fire Chief** so as to prevent fires and the entry of unauthorized persons.

- RFR re-attended the property on the afternoon of March 9, 2012 to conduct a follow-up inspection. At that time, RFR was unable to view or inspect the back of the property due to the lack of access. The structure was visible from the street side, and as of this date, none of the recommendations appeared to have been completed. RFR will be following up with the owner accordingly. Photos from the street side were taken on this date (**Attachment 11**).

The inspection of Building Approvals staff on February 23, 2012 reports the following:

- No access was provided to the interior of the dwelling. The Owner indicated that the dwelling unit is not occupied and based on this information; the Building Approvals Division has no issues at this time.
- The deck guards are not in place, therefore, access to the deck areas must be restricted and the guards must be reinstated once the building becomes reoccupied.

- Access to the rear pool is restricted at this time, however once the premises are cleaned up and all debris removed, a fence must be reinstated restricting access to the pool area.

Financial Impact

None.


Conclusion

The property is in contravention of Section 1.1.1 (a) and (b) and 1.2.1 (a), (b) and (c) of the Unsightly Premises Regulation Bylaw No. 7162. As a result of this contravention, staff is seeking mandatory compliance through Council to have the offending material removed by Walden Disposal Services at an estimated cost of \$19488.00 (including fees and taxes) to be recovered from the property owner.

Council's power to authorize and direct these actions comes from section 17(1) of the *Community Charter*, which states:

The authority of a council under this or another Act to require something to be done includes the authority to direct that, if a person subject to the requirement fails to take required action, the Municipality may:

- (a) fulfill the requirement at the expense of the person, and
- (b) recover the costs incurred from that person as a debt.



Wayne G. Mercer
Manager, Community Bylaws
(604.247.4601)



Magda Laljee
Supervisor, Community Bylaws
(604.247.4642)

ML:ml

Att.

1. Copy of Title Search BT155834
2. Copy of Letter to Verna Fairhurst dated June 30, 2011
3. Order to Comply issued November 3, 2011
4. Copy of Canada Post Track Result – V Fairhurst, Nov 10 2011/M Fairhurst, Nov 14, 2011
5. Copy of Appeal Letter dated November 14, 2011 from Verna and Michael Fairhurst
6. Copy of Letter rescinding Order to Comply of November 3, 2011 to Verna Fairhurst and Michael Fairhurst dated November 17, 2011
7. Photos – Inspection November 24, 2011 (appended to attachment 8)
8. Order to Comply issued January 12, 2012
9. Copy of Appeal Letter dated February 7, 2012 from Verna and Michael Fairhurst
10. Photos – Inspection February 23, 2012
11. Photos – RFR Inspection March 9, 2012

Date: 04-Nov-2011 TITLE SEARCH PRINT Time: 08:54:29
 Requestor: (PC68057) CITY OF RICHMOND - COMMUNITY BYLAWS Page 001 of 002
 Folio: TITLE - BT155834

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BT155834
 FROM TITLE NO: BT141911

APPLICATION FOR REGISTRATION RECEIVED ON: 08 MAY, 2002
 ENTERED: 06 JUNE, 2002

REGISTERED OWNER IN FEE SIMPLE:
 MICHAEL GEORGE FAIRHURST, FARMER
 12620 NO. 3 ROAD
 RICHMOND, BC
 V7A 1X5
 VERNA MARIE FAIRHURST, RETIRED
 7860 TWEEDSMUIR AVENUE
 RICHMOND, BC
 V7A 1L4
 AS JOINT TENANTS

TAXATION AUTHORITY:
 CITY OF RICHMOND

DESCRIPTION OF LAND:
 PARCEL IDENTIFIER: 003-951-928
 LOT 13 SECTION 9 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT
 PLAN 41607

LEGAL NOTATIONS:

THIS CERTIFICATE OF TITLE MAY BE AFFECTED BY THE AGRICULTURAL LAND
 COMMISSION ACT; SEE AGRICULTURAL LAND RESERVE PLAN NO. 1 DEPOSITED
 JULY 30 1974

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE
 CHARGE NUMBER DATE TIME

MORTGAGE

BT155835 2002-05-08 13:27
 REGISTERED OWNER OF CHARGE:
 THE TORONTO-DOMINION BANK
 BT155835

MORTGAGE

BW211065 2004-05-18 14:05
 REGISTERED OWNER OF CHARGE:
 THE TORONTO-DOMINION BANK
 BW211065

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

Date: 04-Nov-2011 TITLE SEARCH PRINT Time: 08:54:29
 Requestor: (PC68057) CITY OF RICHMOND - COMMUNITY BYLAWS Page 002 of 002
 Folio: TITLE - BT155834

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

Attachment 2

June 30, 2011
File: 11-582348

Community Bylaws
Telephone: 604-276-4345
Fax: 604-276-4036

Verna M Fairhurst
12620 No. 3 Road
Richmond BC V7A 1X5

Dear Verna Fairhurst,

Unsightly Premises at 12620 No. 3 Road, Richmond BC

City records show that you are the owner of the above property and as such, this letter is to advise you of our concerns about an unsightly aspect of the property located at 12620 No. 3 Road, Richmond BC.

The inspection of the property on June 17th, 2011, confirmed the presence of:

1. accumulation of discarded articles in the front and side yard
2. long grass and weeds

which is in contravention of the Unsightly Premises Bylaw No. 7162.

Richmond is committed to a Civic Beautification program of which the tidiness of private property is an important component contributing to the overall attractiveness and liveability of Richmond. We require your cooperation with you making arrangements in ensuring that all discarded articles on the property be removed and long grass and weeds cut and cleared by July 14th, 2011.

A re-inspection of your property will be carried out shortly after July 14th, 2011 to ensure that the above matter has been addressed. In the event you are unable to comply by July 14th, 2011, please inform me of your intention regarding the above matter. I can be reached at 604-276-4071.

Yours truly,

Ron Graham
Property Use Inspector

RG:rg



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

Attachment 3

November 3, 2011
File: 11-582348

Community Bylaws
Telephone: 604-276-4345
Fax: 604-276-4036

REGISTERED MAIL

Michael G. Fairhurst
12620 No. 3 Road
Richmond, BC V7A 1X5

Dear Michael G Fairhurst:

Re: Contravention of Unsightly Premises Regulation - Bylaw No. 7162 at;
Civic Address: 12620 No. 3 Road, Richmond BC
Legal Description: Lot 13, Section 9-3-6 Plan: 41607

Staff have encouraged you to voluntarily bring your property into compliance with the City's Unsightly Premises Regulation Bylaw 7162. As a result of the failure to adequately resolve the condition, we are now moving to the next step, which is to seek mandatory compliance to Bylaw 7162. The voluntary compliance history of this case and mandatory compliance process are detailed below.

Voluntary Compliance History

June 17, 2011- Property Use Inspector Ron Graham sent Unsightly Premises letter to Verna Fairhurst, property owner of 12620 No. 3 Road, Richmond BC requesting accumulation of discarded articles in the front and side yard be removed; also, long grass and weeds be cut and cleared by July 14, 2011.

June 30, 2011- Property Use Inspector conducted a follow inspection of 12620 No. 3 Road, Richmond BC and observed that there was no change in the appearance of the property from June 17, 2011.

September 13, 2011- Due to this property zoned as AGI, a joint inspection was conducted with Thomas Loo from Agricultural Land Commission and Magda Laljee, Supervisor of Community Bylaws to determine whether the storage of the accumulated material is in accordance with related farm practices. Photo evidence was taken on this date.

October 26, 2011- Thomas Loo from the Agricultural Land Commission confirmed that the storage of the accumulated material observed on September 13, 2011 at the property located at 12620 No. 3 Road did not appear to be in keeping with related farm practices and therefore the City could proceed with enforcing the Unsightly Premises Regulation Bylaw No. 7932 with regard to the accumulation of materials and garbage located at 12620 No. 3 Road, Richmond BC.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

November 3, 2011
File: 11-582348

Community Bylaws
Telephone: 604-276-4345
Fax: 604-276-4036

REGISTERED MAIL

Verna M Fairhurst
7860 Tweedsmuir Avenue
Richmond, BC V7A 1L4

Dear Verna Fairhurst:

Re: Contravention of Unsightly Premises Regulation - Bylaw No. 7162 at;
Civic Address: 12620 No. 3 Road, Richmond BC
Legal Description: Lot 13, Section 9-3-6 Plan: 41607

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Mandatory Compliance – Order to Comply Process

The City is seeking mandatory compliance to its bylaws through the issuance of the attached “Order to Comply”. The Order to Comply is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the Unsightly Premises Regulation Bylaw 7162 and is also shown in the paragraph below.

- 2.2.2 *If the owner or the occupier of such property, or their agents fail to remove or clear the **offending material** from the real property as directed in an **Order to Comply**, **City** staff, or a contractor engaged by the **City**, may enter on the real property, at reasonable times and in a reasonable manner, to remove or clear the **offending material** at the expense of the defaulting owner or occupier of the real property, or their agents.*
- 2.2.3 *Where **offending material** has been removed or cleared in accordance with subsection 2.2.2, the charges for such removal or clearance, if unpaid on or before December 31st in the year in which the charges are incurred, form part of the taxes payable on such property, as taxes in arrears.*

This action is based on an authority provided in the Community Charter.

You have the right to appeal this Order to Comply as set out in Section 2.3 of the Unsightly Premises Regulation – Bylaw 7162 as follows:

2.3 Appeal Against an Order to Comply

- 2.3.1 *A person upon whom an **Order to Comply** has been served may, by giving notice in writing to the **City Clerk** at least 72 hours prior to the expiration of the time given in the **Order to Comply** to remove or clear the **offending material**, appeal to **Council**, who must hear and determine the appeal by confirming, amending or rescinding the **Order to Comply**.*

Please contact the City Clerk’s Office, in writing, by 5:00 pm November 14, 2011 should you wish to appeal this Order to Comply. The City Clerk’s Office is located at Richmond City Hall, 6911 No 3 Road, Richmond BC V6Y 2C1 telephone contact 604-276-4007.

Bylaw Liaison Officer Ron Graham will be conducting a follow up inspection on November 23, 2011 to ensure that compliance to this Order is achieved.

Should the inspection reveal that the property continues to contravene the Order, the City will arrange for the necessary actions, detailed in the Order, to be undertaken on your behalf and at your expense. Please inform Bylaw Liaison Officer Ron Graham of your intentions regarding the matter on or before November 14, 2011 at 604-276-4071.

Yours truly,



Wayne G. Mercer
Manager, Community Bylaws

WGM:rg

Enc. Original Letter Request

pc: City Clerk's Office
Ron Graham, Bylaw Liaison Officer
The Toronto Dominion Bank, 5991 No. 3 Road, Richmond BC V6X 3Y6



City of Richmond
Community Safety Division
Community Bylaws

Order to Comply

November 3rd, 2011

Pursuant to Unsightly Premises Regulation - Bylaw 7162
& the Local Government Act

Civic Address 12620 No. 3 Road, Richmond, BC
Legal Description Lot 13 Section 9 Block 3 North Range 6 West New Westminster District Plan
41607

You are hereby ordered to bring the condition of this property into conformity with Richmond's Unsightly Premises Regulation Bylaw 7162 and the Local Government Act by November 23, 2011 with the:

- a) remove all accumulated discarded items in the front, side and rear yards
- b) remove all garbage accumulated on the front steps to the property

Details on the Order to Comply process, including appeals, are outlined in the attached letter.

Wayne G. Mercer
Manager, Community Bylaws

Att.



Date: 2011/11/15

Dear Sir or Madam:

Madame, Monsieur,

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Vous trouverez ci-dessous la date de la livraison et la signature de la personne qui a accepté l'envoi sous mentionné:

Item Number

Numéro d'article

79584695983

Product Name

Nom de produit

Not Available/Non disponible

Reference Number 1

Numéro de référence 1

Not Applicable/Sans objet

Reference Number 2

Numéro de référence 2

Not Applicable/Sans objet

Delivery Date (yyyy/mm/dd)

Date de livraison (aaaa/mm/jj)

2011/11/10

Signatory Name

Nom du signataire

V FAIRHURST

Signature

Signature

Yours sincerely,

Salutations distinguées,

Customer Relationship Network
1-888-550-6333

(from outside of Canada 1 416 979-8822)

Réseau des relations avec la clientèle
1 888 550-6333

(de l'extérieur du Canada 1 416 979-8822)

This copy conforms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canada Post data warehouse.

Cette copie est conforme à la date de livraison et à l'image de signature de la personne qui a accepté les envois susmentionnés. Ces informations ont été extraites de la banque de données de Postes Canada.



Date: 2011/11/15

Dear Sir or Madam:

Madame, Monsieur,

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Vous trouverez ci-dessous la date de la livraison et la signature de la personne qui a accepté l'envoi sous mentionné:

Item Number

Numéro d'article

79584695970

Product Name

Nom de produit

Not Available/Non disponible

Reference Number 1

Numéro de référence 1

Not Applicable/Sans objet

Reference Number 2

Numéro de référence 2

Not Applicable/Sans objet

Delivery Date (yyyy/mm/dd)

Date de livraison (aaaa/mm/jj)

2011/11/14

Signatory Name

Nom du signataire

M FAIRHURST

Signature

Signature

A handwritten signature in black ink, appearing to read "M. Fairhurst", written over a light gray background.

Yours sincerely,

Salutations distinguées,

Customer Relationship Network
1-888-550-6333

(from outside of Canada 1 416 979-8822)

Réseau des relations avec la clientèle
1 888 550-6333

(de l'extérieur du Canada 1 416 979-8822)

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Cette copie est conforme à la date de livraison et à l'image de signature de la personne qui a accepté les envois susmentionnés. Ces informations ont été extraites de la banque de données de Postes Canada.

Without Prejudice

Verna and Michael Fairhurst
 12620 No. 22 Road
 Richmond, BC. V7A 1X5

		INT
✓	DW	
	GJ	
	KY	
	PA	

CITY OF RICHMOND
INFO CENTRE

NOV 14 2011

Nov. 14. 11

HAND DELIVERED TO CITY CLERK

Wayne Mercer
 City of Richmond



Dear Sir,

RE: FILE 11-582348

We wish to appeal the Order to Comply on the following, but not limited to, grounds:

- terms of original letter were discussed in mid July and met by the beginning of August;
- the terms have changed for this order;
- backyard is not applicable to this bylaw as the sight lines do not carry to backyard;
- time of 22 months from site inspection up to this time is excessive;
- undue and excessive stress on elderly person;
- oppressive behaviour of City of Richmond personnel.

We look forward to dealing with this matter quickly and fairly.
 Thank you and sincerely

Fairhurst
 M. Fairhurst



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

November 17, 2011
File: 11-582348

Community Bylaws
Telephone: 604-276-4345
Fax: 604-276-4036

REGISTERED

Verna M Fairhurst
7860 Tweedsmuir Avenue
Richmond BC V7A 1L4

Dear Verna Fairhurst:

Re: Order to Comply Pursuant to Unsightly Premises Regulation Bylaw 7162
Civic Address: 12620 No. 3 Road, Richmond BC
Legal Description: Lot 13 Section 9 Block 3 North Range 6 West New Westminster
District Plan 41607

This letter confirms that the Order to Comply dated November 3, 2011 with respect to the property at 12620 No. 3 Road Richmond BC has been rescinded.

As discussed during the meeting on November 16, 2011 Property Use Inspector Ron Graham will be in contact with Michael Fairhurst to make arrangements for a site inspection of the property. The site inspection will be followed up with written notification to both yourself and Michael Fairhurst indicating the items that must be removed pursuant to the City's Unsightly Premises Regulation Bylaw 7162.

Yours truly,

Wayne G. Mercer
Manager, Community Bylaws

WGM:ml

Pc Ron Graham, Property Use Inspector
Magda Laljee, Supervisor Community Bylaws



Date: 2011/11/22

Dear Sir or Madam:

Madame, Monsieur,

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Vous trouverez ci-dessous la date de la livraison et la signature de la personne qui a accepté l'envoi sous mentionné:

Item Number

Numéro d'article

79584695952

Product Name

Nom de produit

Not Available/Non disponible

Reference Number 1

Numéro de référence 1

Not Applicable/Sans objet

Reference Number 2

Numéro de référence 2

Not Applicable/Sans objet

Delivery Date (yyyy/mm/dd)

Date de livraison (aaaa/mm/jj)

2011/11/21

Signatory Name

Nom du signataire

V FAIRHURST

Signature

Signature

Yours sincerely,

Salutations distinguées,

Customer Relationship Network
1-888-550-6333

(from outside of Canada 1 416 979-8822)

Réseau des relations avec la clientèle
1 888 550-6333

(de l'extérieur du Canada 1 416 979-8822)

This copy conforms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canada Post data warehouse.

Cette copie est conforme à la date de livraison et à l'image de signature de la personne qui a accepté les envois susmentionnés. Ces informations ont été extraites de la banque de données de Postes Canada.

**CNCL - 20
(Special)**



Date: 2011/12/06

Dear Sir or Madam:

Please find below the scanned delivery date and signature of the recipient of the item identified below:

Madame, Monsieur,

Vous trouverez ci-dessous la date de la livraison et la signature de la personne qui a accepté l'envoi sous mentionné:

Item Number

Numéro d'article

79584695949

Product Name

Nom de produit

Not Available/Non disponible

Reference Number 1

Numéro de référence 1

Not Applicable/Sans objet

Reference Number 2

Numéro de référence 2

Not Applicable/Sans objet

Delivery Date (yyyy/mm/dd)

Date de livraison (aaaa/mm/jj)

2011/11/25

Signatory Name

Nom du signataire

FAIRHURST george

Signature

Signature

Yours sincerely,

Salutations distinguées,

Customer Relationship Network
1-888-550-6333

(from outside of Canada 1 416 979-8822)

Réseau des relations avec la clientèle
1 888 550-6333

(de l'extérieur du Canada 1 416 979-8822)

This copy conforms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canada Post data warehouse.

Cette copie est conforme à la date de livraison et à l'image de signature de la personne qui a accepté les envois susmentionnés. Ces informations ont été extraites de la banque de données de Postes Canada.

**CNCL - 21
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection – 12620 No 3 Road

Amanda File – 11-582348/REDMS File 3237837

Photos taken on November 24, 2011 by Bylaw Liaison Officer Ron Graham appended to Order to Comply issued January 12, 2012 (Attachment 8).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

Attachment 8

January 12th, 2012
File: 11-582348

Community Bylaws
Telephone: 604-276-4345
Fax: 604-276-4036

HAND DELIVERED

Michael Fairhurst
Verna M Fairhurst
7860 Tweedsmuir Avenue
Richmond BC V7A 1L4

Dear Michael Fairhurst & Verna Fairhurst:

Re: Contravention of Unsightly Premises Regulation - Bylaw No. 7162 at;
Civic Address: 12620 No. 3 Road, Richmond BC
Legal Description: Lot 13, Section 9-3-6 Plan: 41607

Staff have encouraged you to voluntarily bring your property into compliance with the City's Unsightly Premises Regulation Bylaw 7162. As a result of the failure to adequately resolve the condition, we are now moving to the next step, which is to seek mandatory compliance to Bylaw 7162. The voluntary compliance history of this case and mandatory compliance process are detailed below.

Voluntary Compliance History

June 17, 2011- Property Use Inspector Ron Graham sent Unsightly Premises letter to Verna Fairhurst, property owner of 12620 No. 3 Road, Richmond BC requesting accumulation of discarded articles in the front and side yard be removed; also, long grass and weeds be cut and cleared by July 14, 2011.

June 30, 2011- Property Use Inspector conducted a follow inspection of 12620 No. 3 Road, Richmond BC and observed that there was no change in the appearance of the property from June 17, 2011.

September 13, 2011- Due to this property zoned as AGI, a joint inspection was conducted with Thomas Loo from Agricultural Land Commission and Magda Laljee, Supervisor of Community Bylaws to determine whether the storage of the accumulated material is in accordance with related farm practices. Photo evidence was taken on this date.

October 26, 2011- Thomas Loo from the Agricultural Land Commission confirmed that the storage of the accumulated material observed on September 13, 2011 at the property located at 12620 No. 3 Road did not appear to be in keeping with related farm practices and therefore the City could proceed with enforcing the Unsightly Premises Regulation Bylaw No. 7932 with regard to the accumulation of materials and garbage located at 12620 No. 3 Road, Richmond BC.

November 24, 2011- Property Use Inspector Ron Graham and Supervisor, Community Bylaws, Magda Laljee conducted an inspection of the property at 12620 No 3 Road. Several photos were taken. The photos detailed the accumulation of discarded items consisting of metal and wooden materials, used household items, plastic containers, boxes of unknown articles, box spring bed, dilapidated tents some machinery.

December 9, 2011- Property Use Inspector Ron Graham and Supervisor, Community Bylaws Magda Laljee attended the property at 12620 No. 3 Road and reported that there no was change in the condition of the property as per the November 24th, 2011 inspection.

Mandatory Compliance – Order to Comply Process

The City is seeking mandatory compliance to its bylaws through the issuance of the attached “Order to Comply”. The Order to Comply is the last step prior to the City initiating clean-up action at the expense of the property owner.

The legal authority for this action is set out in the Unsightly Premises Regulation Bylaw 7162 and is also shown in the paragraph below.

- 2.2.2 *If the owner or the occupier of such property, or their agents fail to remove or clear the **offending material** from the real property as directed in an **Order to Comply**, **City staff**, or a contractor engaged by the **City**, may enter on the real property, at reasonable times and in a reasonable manner, to remove or clear the **offending material** at the expense of the defaulting owner or occupier of the real property, or their agents.*
- 2.2.3 *Where **offending material** has been removed or cleared in accordance with subsection 2.2.2, the charges for such removal or clearance, if unpaid on or before December 31st in the year in which the charges are incurred, form part of the taxes payable on such property, as taxes in arrears.*

This action is based on an authority provided in the Community Charter.

You have the right to appeal this Order to Comply as set out in Section 2.3 of the Unsightly Premises Regulation – Bylaw 7162 as follows:

2.3 Appeal Against an Order to Comply

- 2.3.1 *A person upon whom an **Order to Comply** has been served may, by giving notice in writing to the **City Clerk** at least 72 hours prior to the expiration of the time given in the **Order to Comply** to remove or clear the **offending material**, appeal to **Council**, who must hear and determine the appeal by confirming, amending or rescinding the **Order to Comply**.*

Please contact the City Clerk’s Office, in writing, by 5:00 pm February 8th, 2012 should you wish to appeal this Order to Comply. The City Clerk’s Office is located at Richmond City Hall, 6911 No 3 Road, Richmond BC V6Y 2C1 telephone contact 604-276-4007.

Bylaw Liaison Officer Ron Graham will be conducting a follow up inspection on February 14th, 2012 to ensure that compliance to this Order is achieved. Should the inspection reveal that the property continues to contravene the Order, the City will arrange for the necessary actions, detailed in the Order, to be undertaken on your behalf and at your expense.

Please inform Bylaw Liaison Officer Ron Graham of your intentions regarding the matter on or before February 8th, 2012 at 604-276-4071.

Yours truly,



Wayne G. Mercer
Manager, Community Bylaws

WGM:rg

Enc. Original Letter Request

pc: City Clerk's Office
Ron Graham, Bylaw Liaison Officer
The Toronto Dominion Bank, 5991 No. 3 Road, Richmond BC V6X 3Y6

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 1 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 26
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 2 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 27
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 3 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 28
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 4 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 29
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 5 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 30
(Special)**

ATTACHMENT 7

Unightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 6 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 31
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 7 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 32
(Special)**

ATTACHMENT 7

Unightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 8 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 33
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 9 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 34
(Special)**

ATTACHMENT 7

Unsanitary Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 10 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 35
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 11 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 36
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 12 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 37
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 13 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 38
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 14 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 39
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 15 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 40
(Special)**

ATTACHMENT 7

Unsightly Premises Inspection - 12620 No 3 Road

Amanda File - 11-582348 / REDMS File 3237837

PHOTO 16 of 16



Photos taken on Thursday November 24, 2011 by Bylaw Liason Officer Ron Graham

3419261

**CNCL - 41
(Special)**



City of Richmond
Community Safety Division
Community Bylaws

Order to Comply

January 12th, 2012

Pursuant to Unsightly Premises Regulation - Bylaw 7162
& the Local Government Act

Civic Address 12620 No. 3 Road, Richmond, BC
Legal Description Lot 13 Section 9 Block 3 North Range 6 West New Westminster District Plan 41607

You are hereby ordered to bring the condition of this property into conformity with Richmond's Unsightly Premises Regulation Bylaw 7162 and the Local Government Act by February 14th, 2012. The attached photos will assist you in taking the appropriate steps to comply with this order as follows:

Photo 1 & 2 removal of all stacked items on the front steps consisting of chairs, boxes and plastic containers

Photo 3- removal of all discarded items in the driveway consisting of a white canopy, non farm equipment, wooden and metal panels

Photo 4- removal all discarded items partially covered in the driveway

Photo 5- removal or relocation of all metal and plastic panels leaning against the building

Photo 6- removal of all discarded items underneath the partially constructed rear deck

Photo 7- removal of all discarded items scattered in the rear yard

Photo 8- removal of discarded used stove and other household items located to south side of the property

Photo 9- removal of discarded items underneath the deck in the rear yard

Photo 10- removal of all discarded items underneath a tent in the side yard consisting of old box spring mattress, card board, plastic buckets and boxes filled with unspecified articles

Photo 11- removal of all discarded items consisting of a tent, stacked metal frames, several items articles not consistent with farm use

Photo 12- removal of a White derelict vehicle parked/stored in the driveway and general collection of discarded articles stored from the driveway unto the general side yard of the property

Details on the Order to Comply process, including appeals, are outlined in the attached letter.

Wayne G. Mercer
Manager, Community Bylaws

WITHOUT PREJUDICE

Verna and Michael Fairhurst
12620 No.3 Road, Richmond, B.C.
V7A 1X5

February 7, 2012

HAND DELIVERED

Wayne Mercer,
City of Richmond

Dear Sir,
RE: FILE 11.582348/ 12620 No.3 Road. Richmond, B.C.

We do not deny nor have ever denied the need for the change to the display of goods in the front and side yard of the mentioned property. This is an old farm.

We attended a meeting on November 16, 2011, with you, Magda Laljee and Ron Graham. At that time you rescinded an order to comply dated November 3, 2011, and it was agreed to meet Magda Laljee and Ron Graham at a date set as December 13, 2011. This was set to determine the changes needed.

At the November 16 meeting we expressed concern for the timeliness and oppressive behaviour of City of Richmond personnel.

Our concerns now remain the same and it is further disturbing to experience more of the same conduct.

We now require there be NO FURTHER CONTACT with us by Magda Laljee and Ron Graham and their actions cease and desist. The reasons are as follows:

- 1) Magda Laljee has been extremely offensive and before our meeting on November 16, 2011 her remarks overheard further this opinion. As well our resolution meeting was set for far in the future (December 13, 2011) yet, Ms. Laljee could inspect the property without permission on November 24, 2011. This action is deemed harassment.
- 2) Ron Graham made deceitful, and blatantly so, statements at the meeting on November 16, 2011 and cannot be trusted as an unbiased inspector.
- 3) We are experiencing corruption in these City of Richmond employees.

Therefore under the conditions and conduct of the City of Richmond officials we are appealing the Order to Comply dated January 12, 2012.

We will, however, meet you on February 14, 2012 at 11 am. to confer on changes we have made and as we agreed to in principle on November 16, 2011.

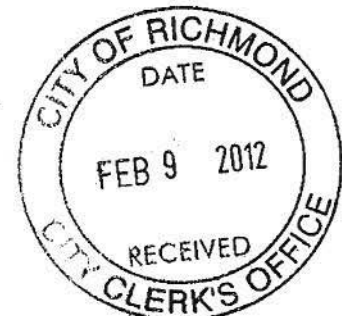
If any of our concerns and opinions are disregarded, further questions of you and City of Richmond will be asked by our counsel.

We trust you wish to resolve this matter, as we wish, in a timely and respectful manner.

Yours truly,



cc. Malcom Brodie, Mayor, City of Richmond
City Clerk, City of Richmond
Phyllis Carlyle



CNCL - 43
(Special)

ATTACHMENT 10

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 1 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 44
(Special)**

Unightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 2 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 45
(Special)**

ATTACHMENT 10

Unightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 3 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 46
(Special)**

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 4 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 47
(Special)**

Unightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 5 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 48
(Special)**

ATTACHMENT 10

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 6 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 49
(Special)**

ATTACHMENT 10

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 7 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 50
(Special)**

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 8 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 51
(Special)**

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 9 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 10 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 53
(Special)**

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 11 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 54
(Special)**

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 12 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 55
(Special)**

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 13 of 21

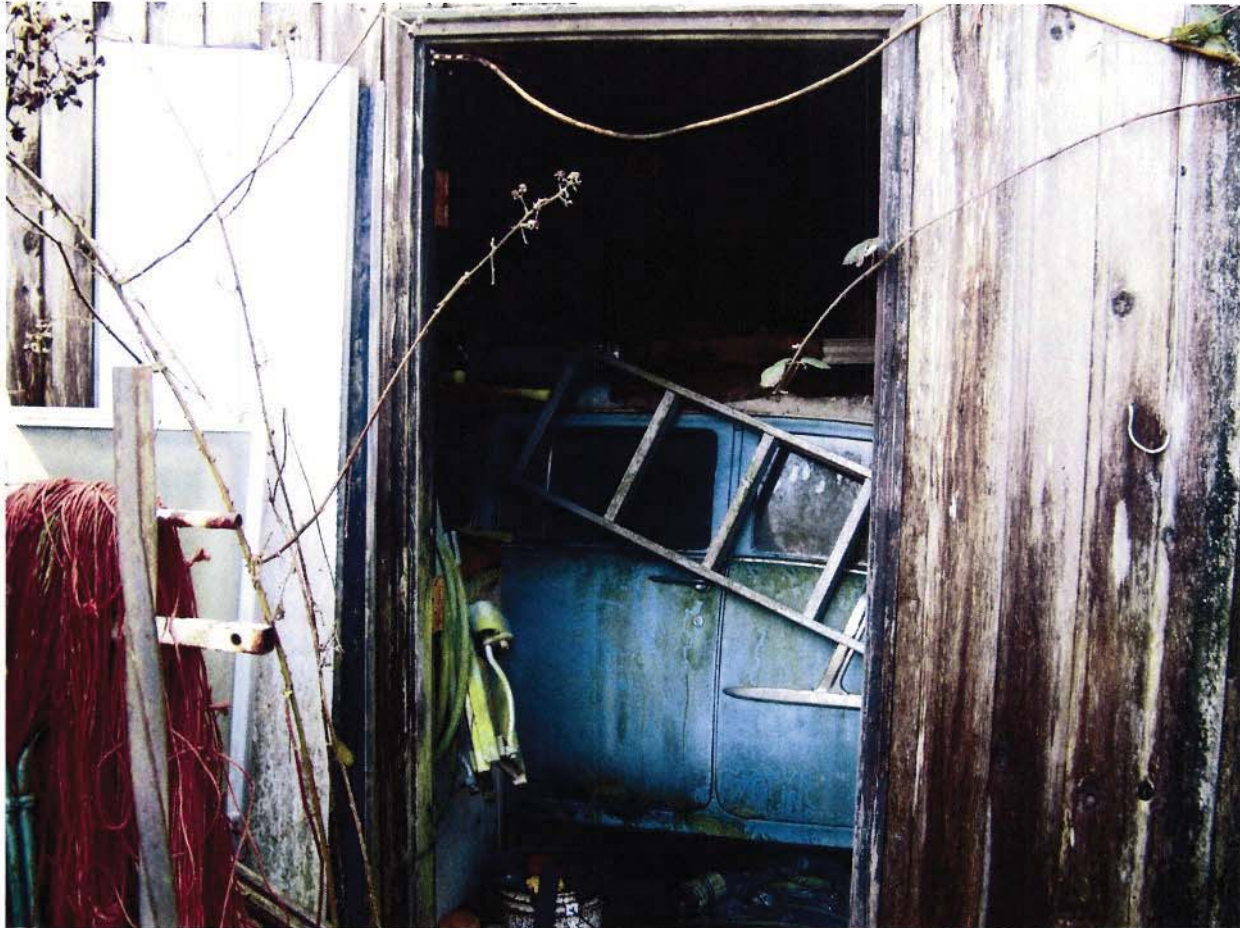


Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 14 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 57
(Special)**

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 15 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

CNCL - 58
(Special)

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 16 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 17 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 60
(Special)**

Unightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 18 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 61
(Special)**

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 19 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 62
(Special)**

Unightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 20 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 63
(Special)**

ATTACHMENT 10

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 21 of 21



Photo taken on Thursday February 23, 2012 by Wayne Mercer, Manager Community Bylaws

3481386

**CNCL - 64
(Special)**

Unightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 1 of 7



Photo taken on Friday March 9, 2012 by Charles McCullough, RFR Prevention Officer

3490684

**CNCL - 65
(Special)**

ATTACHMENT 11

Unightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 2 of 7



Photo taken on Friday March 9, 2012 by Charles McCullough, RFR Prevention Officer

3490684

**CNCL - 66
(Special)**

ATTACHMENT 11

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 3 of 7



**CNCL - 67
(Special)**

ATTACHMENT 11

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 4 of 7

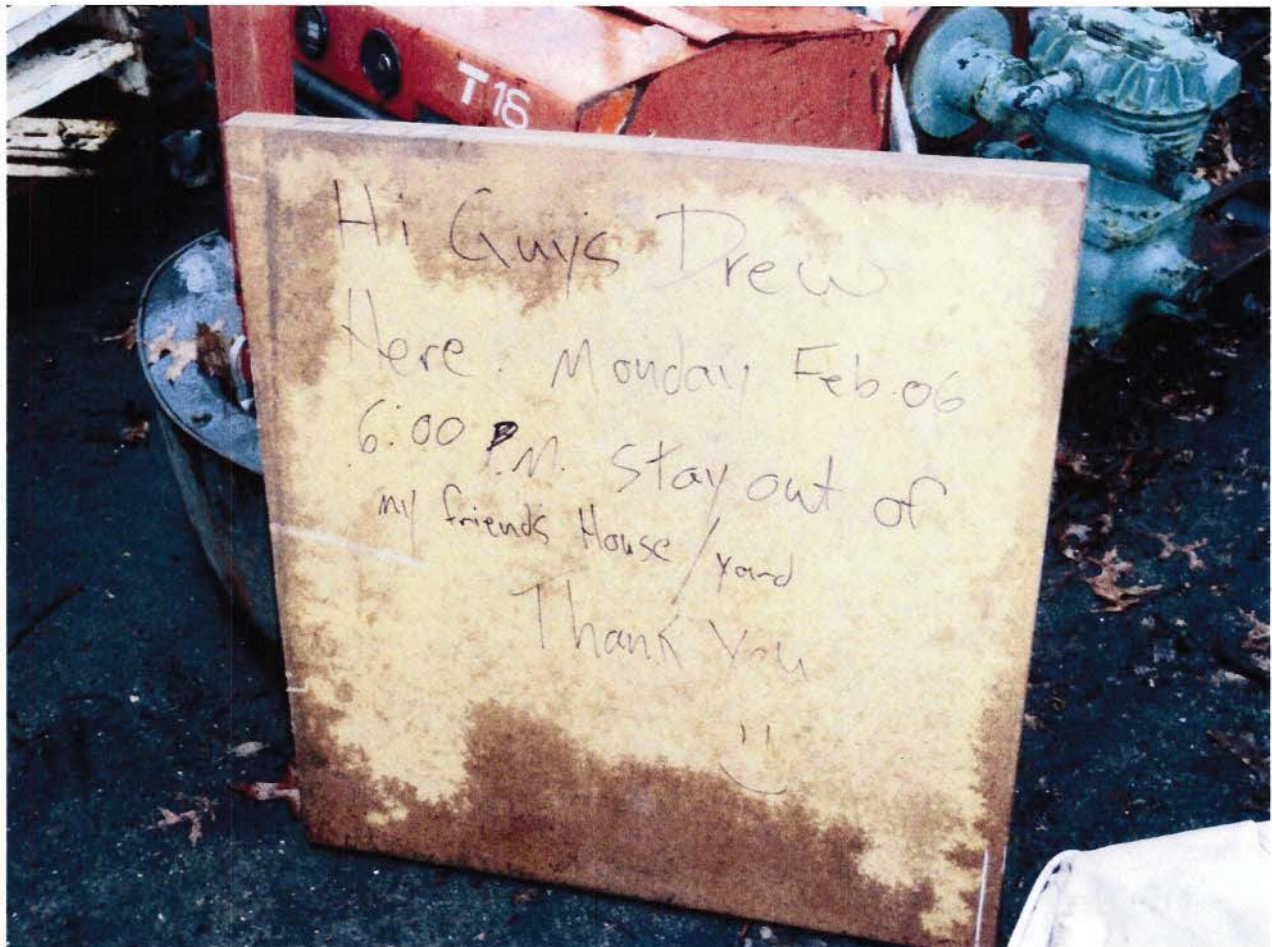


Photo taken on Friday March 9, 2012 by Charles McCullough, RFR Prevention Officer

3490684

**CNCL - 68
(Special)**

ATTACHMENT 11

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 5 of 7



Photo taken on Friday March 9, 2012 by Charles McCullough, RFR Prevention Officer

3490684

**CNCL - 69
(Special)**

ATTACHMENT 11

Unsightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 6 of 7



Photo taken on Friday March 9, 2012 by Charles McCullough, RFR Prevention Officer

3490684

**CNCL - 70
(Special)**

ATTACHMENT 11

Unightly Premises Inspection – 12620 No 3 Road
Amanda File 11-582348 / REDMS File 3237837

PHOTO 7 of 7



Photo taken on Friday March 9, 2012 by Charles McCullough, RFR Prevention Officer

3490684

**CNCL - 71
(Special)**