



Public Notice is hereby given of a Special Council Meeting duly called in accordance with Section 126 of the *Community Charter*, to be held on:

Date: Monday, November 26, 2012
Time: 4:00 p.m.
Place: Anderson Room
Richmond City Hall
6911 No. 3 Road

Public Notice is also hereby given that this meeting may be conducted by electronic means and that the public may hear the proceedings of this meeting at the time, date and place specified above.

The purpose of the meeting is to consider the following:

CALL TO ORDER

LAW AND COMMUNITY SAFETY DEPARTMENT

1. **SITE CLEAN UP OF AN UNSIGHTLY PROPERTY - CIVIC ADDRESS: 4640 CARTER DRIVE, RICHMOND BC, LEGAL DESCRIPTION: LOT 136 SECTION 35 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 87318**
(File Ref. No.: 12-8075-20) (REDMS No. 3656599, 3656647, 3574061)

CNCL-3

See Page CNCL-3 for full report

STAFF RECOMMENDATION

- (1) *That Walden Disposal Services, as contractor for the City, be authorized by Council under section 17(1) of the Community Charter, to remove all discarded materials accumulated at 4640 Carter Drive in accordance with the "Order to Comply" of July 9, 2012 issued under the Unsightly Premises Regulation Bylaw No. 7162; and*
- (2) *That the final cost of this remediation, estimated at \$11,088.00 (including fees and taxes), be invoiced to Sam Sheng Fu Tsai, the registered owner of the property located at 4640 Carter Drive.*



Special Council Agenda
Monday, November 26, 2012

ADJOURNMENT



A handwritten signature in cursive script, reading "David Weber".

David Weber
Director, City Clerk's Office



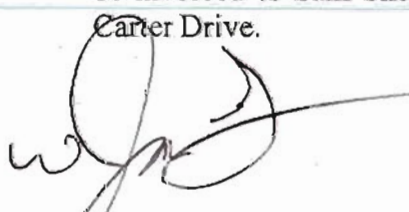
City of Richmond

Report to Council

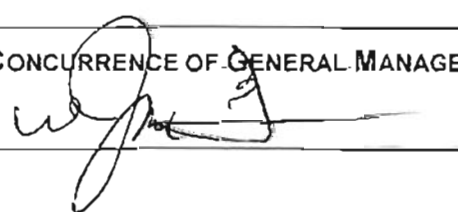
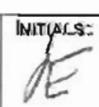

To: Richmond City Council **Date:** October 11, 2012
From: Phyllis L. Carlyle **File:** 12-8075-20-AMANDA
General Manager, Law & Community Safety #/Vol 01
Re: Site Clean Up of an Unsightly Property
Civic Address: 4640 Carter Drive, Richmond BC
Legal Description: Lot 136 Section 35 Block 5 North Range 6 West New
Westminster District Plan 87318

Staff Recommendation

1. That Walden Disposal Services, as contractor for the City, be authorized by Council under section 17(1) of the Community Charter, to remove all discarded materials accumulated at 4640 Carter Drive in accordance with the "Order to Comply" of July 9, 2012 issued under the Unsightly Premises Regulation Bylaw No. 7162; and
2. That the final cost of this remediation, estimated at \$11,088.00 (including fees and taxes), be invoiced to Sam Sheng Fu Tsai, the registered owner of the property located at 4640 Carter Drive.


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

Att. 8

REPORT CONCURRENCE			
ROUTED-TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER	
Fire Rescue	<input checked="" type="checkbox"/>		
Law	<input checked="" type="checkbox"/>		
Building Approvals	<input checked="" type="checkbox"/>		
REVIEWED BY SMT SUBCOMMITTEE	INITIALS: 	REVIEWED BY CAO	INITIALS: 

Staff Report

Origin

On May 1, 2012, the Community Bylaws Division received a complaint alleging a large accumulation of discarded materials comprised of household items, plywood, wood, garbage bags, paint cans, boxes, tarps, plastic and structures built against neighboring fences, in the side and back yards at 4640 Carter Drive ("the property").

On May 2, 2012, a Community Bylaws officer attended the property and conducted a door knock; there was no response and therefore a bylaws notice was left on the front door to arrange for an inspection. It was visible to the Bylaw Inspector on this date, that the front yard and driveway of the property had a large amount of garbage bags and tarps. There were also two vehicles parked in the driveway; one covered by tarps and the other full of discarded materials.

On May 15, 2012, an inspection of the property was conducted by staff from Community Bylaws, Richmond Fire-Rescue and Building Approvals. The owner's father, Mr. Morton Tsai, who resides at the property provided access and was in attendance. The inspection of the property confirmed a large amount of discarded materials comprised of household items, plywood, wood, garbage bags, paint cans, boxes, tarps and plastic throughout the property and structures that were built on the sides of the dwelling up to the neighboring fences. In addition, there were numerous other structures in the back yard which appeared to be used as storage.

The 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) which states:

- 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;

Information from the New Westminster Land Title Office indicates that the registered owner of the property is Sam Sheng Fu Tsai of Grand Prairie, Alberta. (**Attachment 1**). The subject property is currently zoned RS1/B Single Family Housing.

Analysis

On May 16, 2012 Community Bylaws and Richmond Fire-Rescue staff were able to contact the registered owner of the property, Mr. Sam Sheng Fu Tsai ("the owner"). The owner advised staff that his primary residence is in Grande Prairie, Alberta and that his father, Morton Tsai, is currently living at the property. The owner was advised of the inspection and findings conducted

at the property on May 15, 2012. On this date, the owner was verbally advised by staff of the required action to bring his property into compliance with the City's regulatory bylaws.

On May 17, 2012 staff sent compliance letters by registered mail to the specified address of the owner in Grande Prairie, Alberta. The letters advised concern about the unsightly aspect of the property, unauthorized building additions and fire load hazards in and around the property. Copies of the letters were also hand delivered and posted on the door at the property. (**Attachments 2, 3, 4 & 5**).

The compliance letter from the Community Bylaws Division requested the removal of all discarded materials by June 15, 2012. On June 6, 2012, Community Bylaws staff attended the property to gauge progress and confirmed that there was no change to the condition of the property when compared to the last inspection of May 15, 2012. Staff spoke with the property owner's sister, Annie, and reiterated how important it was to do the required work as set out in the letters received from the City of Richmond.

On June 21, 2012, Community Bylaws staff attended the property and confirmed minor changes to the property. The owner's father and resident, Mr. Morton Tsai, had some questions related to the unauthorized structures on the property and Community Bylaws staff advised that they would re-attend with staff from Building Approvals in order to clarify the requirements with regard to the unauthorized building additions.

On June 26, 2012 Community Bylaws staff attended the property with staff from Building Approvals. The Building Approvals staff pointed out the structures that needed to be removed to Mr. Morton Tsai. As there was minor change to the unsightly nature of the property, Community Bylaws staff advised the owner's father that the City had no alternative but to issue an "Order to Comply".

Community Bylaws staff issued an "Order to Comply" on July 9, 2012. (**Attachment 6**).

The above mentioned "Order to Comply" was sent by registered mail to the owner at the specified address in Grand Prairie, Alberta on July 9, 2012 and hand delivered and posted on the front door of the property. (**Attachment 7**)

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 July 26, 2012, a follow up inspection of the property was conducted by the Community Bylaws staff and found that a disposal bin was in the driveway and that the property owner's father and mother had started to remove items from the property. In light of this fact, Community Bylaws staff granted a two week extension to bring the property into compliance.

On August 9, 2012, Community Bylaws staff attended and confirmed that while there was some change to the property, there was still a large accumulation of discarded materials present. The property owner's sister, Annie translated on behalf of her father Morton Tsai and advised that Mr. Tsai was requesting yet another extension. Community Bylaws staff agreed to an extension of one month.

On September 18, 2012, staff from Community Bylaws, Richmond Fire-Rescue and Building Approvals attended the property and confirmed that some progress had been made on the cleanup of the property; however, much of the discarded material remained unmoved and the property was not in compliance with the City's regulatory bylaws. (**Attachment 8**)

The inspection by the Building Approval staff on September 18, 2012 noted the following:

- Storage structures with roofs, which were built without permits and inspection, in both side yards and rear yard are not in compliance with both the City's Building Regulation Bylaw 7230 and Zoning Bylaw 8500 and must be removed.

The inspection by the Richmond Fire-Rescue staff on September 18, 2012 reports the following:

- The property has a large accumulation of combustible or flammable materials stacked in and 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**.
- Richmond Fire-Rescue Staff will be conducting due diligence follow up to ensure compliance with the Fire Protection and Life Safety Bylaw No. 8306, section 9.1.1.

Financial Impact

None.

Conclusion

The property is in contravention of Sections 1.1.1 (a), (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 requesting that Council authorize the removal of the offending material by Walden Disposal Services, in accordance with section 17(1) of the Community Charter, at an estimated cost of \$11,088.00 (including fees and taxes) which is to be recovered from the property owner.



Wayne G. Mercer
Manager, Community Bylaws
(604.247.4601)



Magda Laljee
Supervisor, Community Bylaws
(604.247.4642)

ML:tc

Date: 15-Oct-2012 TITLE SEARCH PRINT Time: 15:18:13
 Requestor: (PC68057) CITY OF RICHMOND - COMMUNITY BYLAWS Page 001 of 001
 Folio: TITLE - BB1300852

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BB1300852
 FROM TITLE NO: CA322545

APPLICATION FOR REGISTRATION RECEIVED ON: 21 DECEMBER, 2010
 ENTERED: 24 DECEMBER, 2010

REGISTERED OWNER IN FEE SIMPLE:

SAM SHENG FU TSAI, DENTIST
 4640 CARTER DRIVE
 RICHMOND, BC
 V6X 3V5

TAXATION AUTHORITY:
 CITY OF RICHMOND

DESCRIPTION OF LAND:

PARCEL IDENTIFIER: 016-795-245
 LOT 136 SECTION 35 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT
 PLAN 87318

LEGAL NOTATIONS:

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED
 10.2.1981 UNDER NO. T17084 PLAN NO. 61216

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE

CHARGE NUMBER	DATE	TIME
STATUTORY RIGHT OF WAY		
AD250049	1990-10-31	15:19
REGISTERED OWNER OF CHARGE:		
TOWNSHIP OF RICHMOND		
AD250049		
REMARKS: PLAN 87320		
ANCILLARY RIGHTS		
INTER ALIA		

STATUTORY RIGHT OF WAY

AD250049 1990-10-31 15:19

REGISTERED OWNER OF CHARGE:

TOWNSHIP OF RICHMOND

AD250049

REMARKS: PLAN 87320

ANCILLARY RIGHTS

INTER ALIA

MORTGAGE

BB1300853 2010-12-21 12:40

REGISTERED OWNER OF CHARGE:

SCOTIA MORTGAGE CORPORATION

BB1300853

ATTACHMENT 1

"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

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

CNCL - 7

(Special)



City of Richmond

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

May 16, 2012
File: 2012-609417

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

REGISTERED

Sam Tsai
9105 - 9818 94 Avenue
Grande Prairie AB T8V 3R6

Dear Sam Tsai:

Re: 4640 Carter Drive, 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 4640 Carter Drive.

The inspection of the property on May 15, 2012, confirmed the presence of:


1. Large accumulation of discarded materials (ie: household items, appliances, plastic, wood, garbage bags, etc.)

which is in contravention of the Unsightly Premises Bylaw No. 7162 (excerpt enclosed).

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 the removal of all the accumulated discarded materials throughout your property by June 15, 2012.

A re-inspection of your property will be carried out shortly after June 15, 2012 to ensure that the above matter has been addressed. In the event you are unable to comply by June 15, 2012, please inform me of your intention regarding the above matter. I can be reached at 604-276-4073.

Yours truly,


Tracy Christopherson
Bylaw Liaison Officer II

TC:a

Enc. (Excerpt from Bylaw No. 7162)

pc: HAND DELIVERED
Tenant
4640 Carter Drive
Richmond BC V6X 3V5

REGISTERED

Sam Tsai
#201 - 11002 104 Avenue
Grande Prairie AB T8V 7W5

3535086

 Richmond

ATTACHMENT 2
CNCL - 8
(Special)



City of
Richmond

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

May 16, 2012

Planning and Development Department
Building Approvals
Fax: 604-276-4063

REGISTERED MAIL

Sam Tsai
9105 - 9818 94 Avenue
Grande Prairie, Alberta
T8V 2R6

Dear Mr. Tsai :

Re: Lot 136, Section 35 - 5 - 6, Plan 87318
4640 Carter Drive, Richmond, B.C.
CONFORMITY WITH BUILDING CODE AND BYLAW

On May 15, 2012, it was observed by our Building Inspector, that additions have been made without the benefit of Building Permits. These include structures built in both side yards (south and north) and also the rear yard (east).

This is a contravention of the Building Regulation Bylaw 7230, clause 2.1.1.(a), which states:

"A person must not construct a building or structure except in compliance with the requirements of the Building Code."

As this construction does not comply with the Richmond Zoning Bylaw and the BC Building Code, a Building Permit can not be issued. This letter serves notice to remove the offending construction no later than June 18, 2012. If the offending construction is not removed within the requested time frame, we will consider taking action in accordance with our bylaws and you may be subject to the penalties described therein.

Your written acknowledgement of this letter is requested, indicating your intentions to comply with the bylaw. Your cooperation will be appreciated.

If you have any questions or need assistance, please contact me at 604-276-4315.

ATTACHMENT 3

**CNCL - 9
(Special)**



Yours truly,



Larry Johnson,

Supervisor Building Inspections

LJ : lj

pc : G. Woo, Senior Manager, Building Approvals
P. Chiang, Building Inspector
T. Christopherson, Bylaw Liaison Officer

cc : Sam Tsai
4640 Carter Drive
Richmond, B.C. V6X 3V5
HAND DELIVERED

cc : Sam Tsai
201 - 11002 104 Avenue
Grande Prairie, Alberta T8V 7W5
REGISTERED MAIL

ATTACHMENT 3

CNCL - 10
(Special)



May 17, 2012

No. 1 Fire Hall
6960 Gilbert Road, Richmond, BC V7C 3V4
Telephone: 604-278-5131
Fax: 604-278-0547

Dr. Sam Tsai
201 - 11002 104th Avenue
Grande Prairie AB T8V 3R6

Dear Dr. Tsai:

Re: Your Property - 4640 Carter Drive, Richmond, BC,

Following a complaint, I inspected the above mentioned property on November 17, 2011. Onsite I spoke to the occupants, Mr. and Mrs. Morton Tsai regarding the fire hazards, which included an extreme fire load of personal belongings placed in front of baseboard heaters and in and around their wood-burning fireplace. I was assured by Mr. Tsai that these items were stored there only temporarily and would be moved to another location that he had either purchased or was in the process of purchasing.

A previous inspection at this location had also been carried out by me and now retired Inspector Tom Beaupre as a result of a separate complaint regarding large amounts of wood being stockpiled on the north side of the house and in the front yard.

On May 15, 2012 at 11 a.m., I attended another inspection at this location in conjunction with Richmond Bylaws and Richmond Building Approvals. We discovered an excessive collection, and retention of, combustible materials both inside and outside the house. The request made on my November 17, 2011 inspection to move the combustibles to a safe distance had not been adhered to.

This is an extremely high hazard, which needs to be remedied immediately as per City of Richmond Bylaw 8306. A copy of the bylaw is attached.

Richmond Fire-Rescue's Fire Prevention Division, in consultation with Richmond Bylaws and Building Approvals will allow 30 days to remedy the safety hazards at this property as per our conversation of May 16, 2012.

A weekly inspection of this property will be carried out during the 30 day period. A full inspection will be formally carried out on June 15, 2012 to ensure the above noted hazards have been rectified.

Yours truly,

Alex van Bruksvoort
Fire Prevention Officer
604-303-2737

Richmond Fire-Rescue's Mission is
"To protect and enhance the City's livability through service excellence in prevention, education and emergency response."



ATTACHMENT 4
CNCL - 11
(Special)



Date: 2012/05/25

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

RW653654071CA

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)

2012/05/23

Signatory Name

Nom du signataire

SAM TSAI

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 - 12
(Special)
ATTACHMENT 5



Date: 2012/05/23

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

RW653654068CA

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)

2012/05/22

Signatory Name

Nom du signataire

RAQUEL L

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)

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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.

CNCL - 13
(Special)
ATTACHMENT 5



City of Richmond

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

July 9, 2012
File: 2012-609417

City Clerk's Office
Telephone: 604-276-4007
Fax: 604-278-5139

REGISTERED

Sam Tsai
9105 – 9818 94 Avenue
Grande Prairie AB T8V 3R6

Dear Sam Tsai:

Re: Contravention of Unsightly Premises Regulation Bylaw No. 7162 at;
Civic Address: 4640 Carter Drive, Richmond BC
Legal Description: Lot 136, Section 35, Block 5 North Range 6 New
Westminster District Plan 87318

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

May 2, 2012 – Bylaw Liaison Officer Tracy Christopherson attended 4640 Carter Drive, there was no one home a notice was left on the door to arrange for an inspection of the property. From the front yard Tracy was able to confirm a large amount of garbage bags, on the front grass and in front of the garage door.

May 11, 2012 – Bylaw Liaison Officer Tracy Christopherson was able to speak with Mortin at 4640 Carter Drive. Mortin's son Sam Tsai owns the property and Mortin resides in the residence. Mortin confirmed his son Sam Tsai resides in Grand Prairie Alberta. Tracy set up an inspection with Mortin, a fire inspector and a building inspector for May 15, 2012.

May 15, 2012 – Bylaw Liaison Officer Tracy Christopherson, Fire Prevention Officer Alex Van Bruksvoort and Building Inspector Paul Chiang inspected the property at 4640 Carter Drive. Tracy confirmed a large amount of discarded materials throughout the property (ie: garbage bags, household items, appliances, plastic, wood, etc.). The inspectors advised Mortin that they would be providing letters outlining what they discussed, to 4640 Carter Drive as well as sending registered letters to Sam Tsai in Alberta.

May 16, 2012 – Bylaw Liaison Officer Tracy Christopherson and Fire Prevention Officer Alex Van Bruksvoort called the property owner Sam Tsai in Alberta to discuss the inspection and requirements to bring his property into compliance.

May 17, 2012 – Bylaw Liaison Officer Tracy Christopherson sent letters from Bylaws, Building and Fire Department, registered to Sam Tsai, 9105 – 9818 94 Avenue, Grande Prairie AB, as well hand delivered the letters to Mortin at 4640 Carter Drive, Richmond BC. The time to comply from the Bylaws Department was June 15, 2012.

June 15, 2012 – Bylaw Liaison Officer Tracy Christopherson spoke with Morton's daughter Annie. They arranged for an inspection the following week.

June 21, 2012 – Bylaw Liaison Officer Tracy Christopherson and Ron Graham attended 4640 Carter Drive and confirmed minor changes. Another inspection was scheduled with Building Inspector Paul Chiang.

June 26, 2012 – Bylaw Liaison Officer Tracy Christopherson, Building Inspector Paul Chiang and Plumbing Inspector Brendan Ryle attended 4640 Cater Drive and confirmed there were still minor changes.

July 5, 2012 – Bylaw Liaison Officer Tracy Christopherson received an e-mail from the complainant confirming there was no change.

July 9, 2012 – Title search confirms Sam Sheng Fu Tsai as the property owner of 4640 Carter Drive, Richmond BC.

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 current estimate for clean-up is \$11,088.00.

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 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 July 23, 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 Tracy Christopherson will be conducting a follow up inspection on July 26, 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 Tracy Christopherson of your intentions regarding the matter on or before July 26, 2012 at 604-276-4073.

Yours truly,



Wayne G. Mercer
Manager, Community Bylaws

WGM:tc

Enc. 1

pc: City Clerk's Office
Tracy Christopherson, Bylaw Liaison Officer
Paul Chiang, Building Inspector
Alex Van Bruksvoort – Fire Prevention Officer

Scotia Mortgage Corporation
9829 116th Street
Grande Prairie, AB T8V 6H6

REGISTERED
Sam Tsai
#201 – 11002 104 Avenue
Grande Prairie AB T8V 7W5

HAND DELIVERED
Tenant
4640 Carter Drive
Richmond BC V6X 3V5

ATTACHMENT 6

**CNCL - 16
(Special)**



City of Richmond
Community Safety Division
Community Bylaws

Order to Comply

July 9, 2012

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

Civic Address 4640 Carter Drive, Richmond, BC
Legal Description Lot 136 Section 35 Block 5 North Range 6 West New Westminster District Plan
 87318

You are hereby ordered to bring the condition of this property into conformity with Richmond's
Unsightly Premises Bylaw 7162 and the Local Government Act by July 26, 2012 with the:

- a) Removal of all the discarded materials (ie: household items, appliances; plastic, wood, garbage bags, etc.)

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

Wayne G. Mercer
Manager, Community Bylaws

Att.

ATTACHMENT 6



Date: 2012/07/17

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

RW653661948CA

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)

2012/07/17

Signatory Name

Nom du signataire

S TSAI

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)

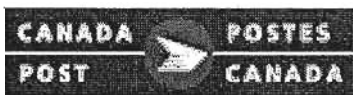
This copy conforms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canada Post data warehouse.

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 - 18

(Special)

ATTACHMENT 7



Date: 2012/07/24

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

RW653661951CA

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)

2012/07/18

Signatory Name

Nom du signataire

SAM TSAI

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.

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CNCL - 19
(Special)
ATTACHMENT 7



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

ATTACHMENT 8

CNCL - 20
(Special)



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

ATTACHMENT 8

**CNCL - 21
(Special)**



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

ATTACHMENT 8



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

ATTACHMENT 8

**CNCL - 23
(Special)**



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

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**CNCL - 24
(Special)**



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

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**CNCL - 25
(Special)**



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

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**CNCL - 26
(Special)**



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

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**CNCL - 27
(Special)**



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

ATTACHMENT 8



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

ATTACHMENT 8



4640 Carter Drive – September 18, 2012 – Photos take by Tracy Christopherson

ATTACHMENT 8

**CNCL - 30
(Special)**



The house on the left in the above photo is 4640 Carter Drive – Photo taken September 18, 2012
– Photo taken by Tracy Christopherson

ATTACHMENT 8