

PEACE RIVER REGIONAL DISTRICT
ELECTORAL AREA DIRECTORS COMMITTEE MEETING

A G E N D A

for the meeting to be held on Thursday, May 22, 2014 in the
Regional District Office Boardroom, 1981 Alaska Avenue,
Dawson Creek, BC, commencing at 10 a.m.

1. Call to Order: Director Goodings to Chair the meeting
2. Director's Notice of New Business:
3. Adoption of Agenda:
4. Adoption of Minutes:
M-1 Electoral Area Directors' Committee Meeting Minutes of February 20, 2104.
5. Business Arising from the Minutes:
6. Delegations:
7. Correspondence:
8. Reports:
R-1 Verbal Report from Fran Haughian, Communications Manager / Commission Liaison regarding 2014 Communications Plan.
R-2 May 12, 2014 Report from Jacqueline Burton, Bylaw Enforcement Officer regarding Enforcement File Update
9. New Business:
10. Diary:
11. Adjournment:



**Peace River Regional District
Development Services
BYLAW ENFORCEMENT REPORT**

To: Electoral Area Directors Committee

Date: May 12, 2014

From: Jacqueline Burton, Bylaw Enforcement Officer

Subject: Enforcement File Update

INFORMATION

Attached is a summary table of enforcement files.

To date there are 65 Bylaw Enforcement Files.

There are four inactive files, shaded green,
23 active enforcement files, shaded blue and
32 closed files shaded pale orange.

The red print indicates the most recent activity.

There have been 14 files opened and 19 files closed since the last report.

May 22, 2014

Staff Initials:

Dept. Head: *Bruce Simard* CAO:

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ACTIVE FILES

	Year	File No.	Land Owner	Date Open	Complaint Description	Status	Legal Description	Electoral Area
1	2007	203	Martin & Wendy Clay	17-Apr-07	Concern regarding a recycling and salvage yard operating in Rolla is not in compliance with zoning	The majority of the property is completely clear of all scrap metals and vehicles	Parcel A (S22581), Blk 1, Plan 10648, 32-79-14; and Parcel B (T18682), Blk 1, Plan 10648, 32-79-14; and Lots 5,6, 7 & 10, Bk1, PI 10648, 32-79-14	Area D
2	2009	96	Brandy & Faye Meek	10-Jul-09	Non-farm use in ALR & commercial use in A-2 zone	Trailers should be moved in May when they are able to gravel the industrial lot	Pt NE 1/4 3-84-19	Area C
3	2011	119	Greg Falk	5-Jul-11	Business in contravention of R- 3 zone	Gordon Pardy has made a request to the Regional Board for a 6 month extension	Lot A PI PCB39365 12-84-19	Area C
4	2011	207	Lanny Lundquist	15-Nov-11	Unightly Premises, 20-30 vehicles and junk yard	Will continue to monitor	Lot 2 & 3, Blk 4, 35-83-19 Plan 14402	Area C
5	2012	72	Waldemar & Olga Schaefer	3-Apr-12	Industrial activity in residential area-Charlie Lake	File with the lawyer now	Lot 6, Blk 1, 19-84-18	Area C
6	2010	107	Samuel Ranch Ltd	19-Jul-10	4 homes being built on property, and possibly more to come.	May 15, 2014 delegation to the Regional Board	13805 Rose Prarie Rd. Lot 16,Plan 3986	Area B
7	2007	91	Jerry Whitford	27-Apr-07	Junkyard in residential zone	Will continue to monitor	Lot 2, Plan 27341, Part SW-15-86-19	Area B
8	2010	64	Allan Lefferson	12-Apr-10	Salvage yard in A-2	10 loads of crushed vehicles have left and Richmond Steel is planning to return in May to remove the rest of the scrap metals	Lot 1, Plan 28960, 21-77-14	Area D

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ACTIVE FILES

	Year	File No.	Land Owner	Date Open	Complaint Description	Status	Legal Description	Electoral Area
9	2012	109	Andreas and Olga Akulenko	28-May-12	Four homes on A-2 Zone	Wiebe's have a possible property to move to, not confirmed yet.	SE 1/4 4-87-19 W6M	Area B
10	2007	132	Lanny Lundquist	27-Jun-07	Junk yard in C-2 zone	Will continue to monitor	L 1 24-83-18 PI 9697	Area C
11	2012	210	Hilding Donaldson	12-Oct-12	Salvage yard in A-2	22-Apr-14 Hilding Donaldson is making progress with the vehicles and is on track for compliance this year.	15927 Prespatou Road NE 30-86-19	Area B
12	2008	197	499701 BC Ltd.	16-Sep-08	Operating open camp contrary to zoning regulations	MoTI requires them to remove a sign from the road right of way. Sign cannot be moved until spring thaw	Lot 8, Plan 16785 DL 777	Area B
13	2013	142	Johan and Eunice Kobasiuk	30-Jul-13	Secondary Home contrary to regulations	They are planning to remove a shop to conform with the accessory building size then turn the secondary home into a Bed & Breakfast business.	Lot 2, 18-84-18 Plan 19460	Area C
14	2013	91	John Shears	23-May-13	Unsightly Premises	10-Sept-13 drove past property, noticeable improvement, old vehicles have been removed.	Lot 6, Plan 13235, 26-83-19 7585 269 Road	Area C
15	2013	102	Neil Nornberg	3-Jun-13	Salvage yard in R-4 Zone	Spoke to Mr. Nornberg on 20-March-2014, he is committed to cleanup when the snow goes.	Lot 2, Plan BCP30608 28-78-15 1728-210 Rd	Area D
16	2013	164	Zira Properties	3-Sep-13	Property set up as a trucking company	May 23, 2014 to respond with proof of compliance or a TUP application	Lot 8, 5-84-18 Plan 38300	Area C

ACTIVE FILES

R-2

	Year	File No.	Land Owner	Date Open	Complaint Description	Status	Legal Description	Electoral Area
17	2013	169	Diana Gauthier	5-Sep-13	Auto Body Business	They will not do the body work on site but will contract that portion of the business out	Blk 1, 35-83-19 Plan 10411 9631 269 Road	Area C
18	2013	185	Progress Energy & Aramark Camps	2-Oct-13	Camp operating without the proper permits	May 23, 2014 to respond with a plan for compliance	Mile 131 Alaska Highway	Area B
19	2013	203	Scott Ebert	28-Oct-13	Tank farm contrary to A-2 zone	Offer in on heavy industrial land within the City of FSJ and if the conditions come off as expected the tanks will be moved by fall.	NE 1/4 21-83-18	Area C
20	2013	206	Michael (Joseph) Maxwell	4-Nov-13	Storage of many old vehicles	Sent letter Jan 2014 compliance expected	Lot 2, Plan BCP38667 19-84-19 13305 Fell Road	Area C
21	2014	35	Sukunka Valley Music Festival	7-Feb-14	Special Event scheduled without a Special Event Permit	Parial application received although not required	DL 2439	Area E
22	2011	5	Howard Goertz	7-Dec-11	Worker Camp	ALC requires a bond, and the one they gave is not in an acceptable form for the ALC	Block A District Lot 1307	Area B
23	2014	70	Anatoli Schirockich	3-Apr-14	Trucking contractor	June 2, 2014 for plan for compliance	Lot 14, Plan PGP47255, 17-84-19	Area C

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INACTIVE FILES

Bylaw Enforcement File Summary May 2014

R-2

	Year	File No.	Land Owner	Date Open	Complaint Description	Status	Legal Description	Electoral Area
1	2009	111	Arthur Courtier	10-Aug-09	Salvage yard in residential zone	Mr Courtier's health is very bad and he is on oxygen now. He is still working on his property but the going is slow.	Lot 16, PI 24431, NE 1/4 23-77-16	Area D
2	2013	127	Richard & Lisa Quigley	3-Jul-13	Industrial use in A-1 zone	Mr. Quigley said he is not intending this property for industrial use but for subdivision, informed him of the ALC requirements	Lot 1 25-84-20 Plan PGP47460	Area C
3	2006	279	Louise & Angela Hoskyn	19-Dec-06	Running 1st Aid business from home in R-3 zone, too many business related vehicles	Judgement registered on title, the business is not operating and is for sale.	Lot 4, Plan 10215, 3-84-19	Area C
4	2013	207	Patricia Westergaard	4-Nov-14	Storage of many old vehicles	Property in probate	Lot 1, Plan BCP 38667 19-84-19, 12937 Cherry Road	Area C

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CLOSED FILES

Bylaw Enforcement File Summary May 2014

R-2

	Year	File No.	Land Owner	Date Open	Complaint Description	Date Closed	Status	Legal Description	Electoral Area
1	2008	179	Brian Martin	15-Sep-08	Unightly premises multiple derelict vehicles	3-Jan-13	Property appeared tidy, vehicles have been removed	Lot 10/11 Block 1 Plan 16754 NE 8-84-19	Area "C"
2	2011	85	Wallace Smith (Estate)	02-May-11	Unightly Premises due to excess derelict vehicles and trailers of garbage	25-Jan-13	Property under new ownership and the derelict vehicles have been removed.	Lot 9, Block 2, Plan 15688, 17-84-18	Area "C"
3	2012	203	Peter and Agnes Walter	25-Sep-12	Home based business with sandblasting going on and a secondary home. R-3	25-Jan-13	The second home has been removed	7775-269 Road Lot 3, 26-83-19 Plan BCP20752	Area "C"
4	2012	216	Craig Elliot	17-Oct-12	R-3 property not in compliance with the HHB regulations	31-Jan-13	Business has been moved to a new location	7948 265 Road Lot 6, 25-83-19 Plan 12798	Area "C"
5	2013	15	JTB Autographics	06-Feb-13	Sandblasting causing noise and dust disturbance with neighboring business	6-Feb-13	Sandblasting is a permitted principal use in the I-1 Zone	10855 Hemlock Road Lot 12 Block 1 2-84-19 Plan 12737	Area "C"
6	2011	42	Roger's Trucking	01-Mar-11	Operating a manufacturing business contrary to the I-1 Zone	14-Feb-13	TUP issued for three years	Lot 1 Plan PGP43544 4-84-18	Area "C"
7	2013	78	August J. Loepp	1-May-13	Possible unsafe gas heater and wood stove chimney	2-May-13	No Bylaws to enforce compliance with heating appliances in existing homes.	Lot 2 26-78-15 Plan 18646 8288 Micro Sub.	Area "D"
8	2012	208	Duane Pustanyk	05-Oct-12	HBB contrary to regulations	29-May-13	HBB now in compliance with regulations	Lot 3 24-83-18 Plan 13474 5985 Jade Rd	Area "C"
9	2013	111	Mathew & Marie Harder	06-Jun-13	Industrial Camp in A-2	20-Jun-13	Camp not in contravention	NE 1/4 31-85-20 Exc. Plan H827	Area "B"

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CLOSED FILES

R-2

10	2013	121	Carolyn Clark	25-Jun-13	HBB contrary to regulations	9-Jul-13	HBB in compliance with regulations	Lot 1 28-83-18 Plan 23211	Area "C"
11	2011	77	William O'Connell	18-Apr-13	Unightly Premises	9-Jul-13	Has erected sufficient screening	Lot 21 Blk 1 5-84-18 Plan 12244	Area "C"
12	2013	132	Hojun & Myong Lee	10-Jul-13	MHP diregarding setbacks between residences	11-Jul-13	Site inspection 11-Jul-13 no contravention found	Lot A DL's 2456 & 2702 Plan 26905	Area "E"
13	2013	136	Samuel Ranch	25-Jul-13	Industrial Shops and Use	25-Aug-13	No contravention, for farm use	Lot 16, St John IR#172 TP 85, Rge 18 Plan 3986	Area "B"
14	2011	136	Ted & Joyce Priebe	16-Aug-11	Unightly Premises	10-Sep-13	Property immaculate	Lot 14/15 Blk 1, 5-84-18	Area "C"
15	2012	179	Jenna Wolsey	23-Aug-12	Unightly Premises	10-Sep-13	Property cleaned up	Lot 1, Blk 2, 35-83-19 Plan 18243	Area "C"
16	2013	167	Glen Dufresne	09-Sep-13	Secondary home, no building permit	11-Sep-13	No contravention, guest cabin construction began before March 18, 2013	Lot 5, DL 767, Plan 25161	Area "E"
17	2013	168	Arsen Hocha	05-Sep-13	Trucking business on A-2 land	30-Sep-13	Site inspection 17-Sept-13, no contravention	16-83-25 Lahagarte Road	Area "B"
18	2012	112	James and Fred Haagsman	28-May-12	Worker camp contrary to zoning	27-Sep-13	17-Sep-13 site inspection, there is no camp operating	District Lot 1254	Area "B"
20	2013	176	0849226 BC Ltd	18-Sep-13	Water and Sewer lines being improperly installed	1-Oct-13	Northern Health is dealing with this issue.	Lot A, 23 & 24-83-18 Plan PGP41744	Area "C"
21	2013	109	Dale Brown	11-Jun-13	Building contrary to bylaw	4-Oct-13	DVP approved, building permit issued	PT OF THE FRAC SW 1/4 24-26 PL A752	Area "D"
22	2013	191	Hojun & Myong Lee	04-Oct-13	Mobile home without proper pad	11-Oct-13	The pad is a suitable material	Lot A DL's 2456 & 2702 Plan 26905	Area "E"
23	2013	186	Joseph & Joleen Johnston	01-Aug-13	Two homes hooked up to the Charlie Lake sewer on 1 lot	2-Oct-13	No contravention at this time	Lot 9, Plan 24489, 17-84-19	Area "C"

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CLOSED FILES

24	2005		Darryl Haney	01-Dec-05	14,000 sf shop in res. Zone. No building permit. Ignored SWN. Conditional DVP approved. (DVP File No. 104/05) Failure to register req'd covenant, therefore DVP not issued. Building remains in contravention.	4-Dec-13	Building Permits not required	Lot 1, Plan 46412, SE-26-78-15	Area "D"
25	2013	199	Abraham Zamzun	21-Oct-13	Secondary suite built without building permit	4-Dec-13	Building Permits not required	Lot G, 27-84-20 Plan 26705, 13565 Bluejay St	Area "C"
26	2012	236	Leslie Kelly	08-Nov-12	Home Built without building permit	5-Dec-13	Building Permits not required	Pcl 1, 14-78-14 Plan 4504	Area "D"
27	2013	145	Mountaincor Properties	2-Aug-13	Large tanks containing dry cement within 20' of a home	8-Jan-14	File Closed	Pcl A (PI B5315) NW 1/4 2-84-19	Area "C"
28	2013	54	Michael and Galye Conway	4-Apr-13	Home based business contrary to Bylaw No. 1343, 2001	8-Jan-14	The Business has moved out	Lot 12, 18-84-18 Plan 19460 9825 Jones Sub	Area "C"
29	2013	224	Mathew Loewen	12-Dec-13	Oil Field Service Tank Cleaning (Albright Flush Systems) contrary to I-1 zone	16-Jan-14	The business is an existing non-conformity	Lot 1, 30-83-18 Plan24162. 7131-265 Road	Area "C"
30	2011	105	H.F. Nodes construction	26-May-11	Storage of industrial equipment in a residential zone	13-Feb-14	Property successfully rezoned	Lot 3, Plan 19541, 17-78-15	Area "D"
31	2014	21	Tangle Ridge Custom Crushing	27-Jan-14	Preparing site for a worker camp without the proper permits	19-Mar-14	TUP issued for three years	Block A, DL 4140	Area "B"
32	2014	69	Victor and Hazel Eklund	2-Apr-14	Complaint regarding overgrown trees, bushes etc.	8-Apr-14	File Closed-no contravention	Lot 4, Block 3, Plan 16203, 34-83-18	Area "C"

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ELECTORAL AREA DIRECTORS' COMMITTEE

DIARY ITEMS

<u>Item</u>	<u>Status</u>	<u>Notes</u>	<u>Diarized</u>
1. LED Speed Signs	Ongoing	reconsider the cost of purchasing and installing LED speed signs along remote roads	June 20, 2013
2. Fracking	Ongoing	use of water for fracking for oil and gas exploration	January 16, 2014