

August 10, 2023

File: CIB00915

REGISTERED MAIL

4A Craft Concepts Inc.
200-15240 56 Avenue
SURREY, BC V3S 5K7

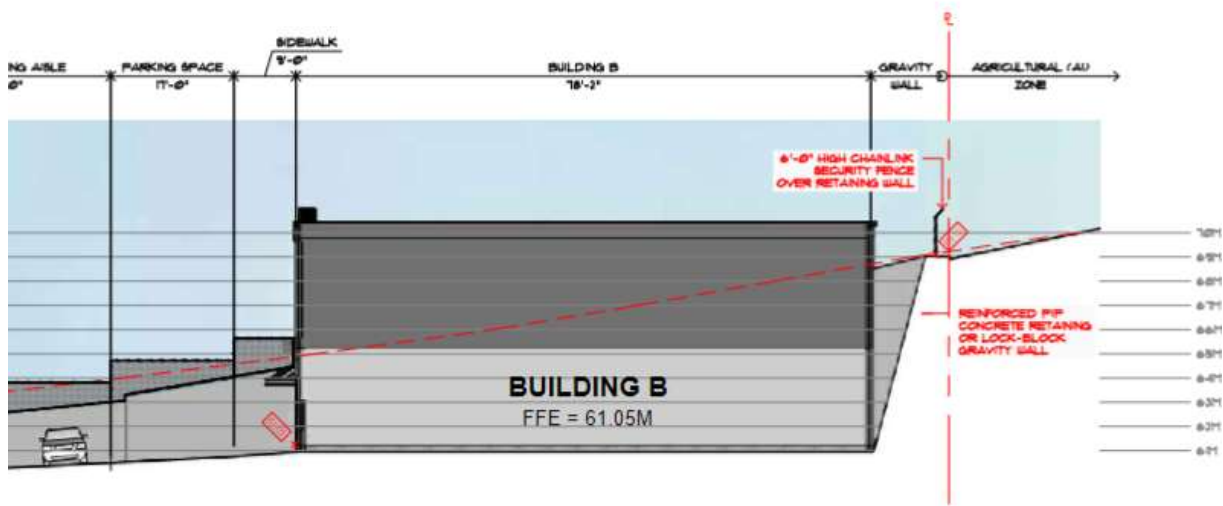
Dear Sir or Madam

Re: Hazardous Condition – 7900 Mays Road

I am writing in regards to 7900 Mays Road and the fence that was recently installed at the top of the steep bank on the western boundary of the subject property. The fence was necessary to address a hazardous condition that was created when the site was excavated and we appreciate the effort and expense involved in installing it. While the fence has improved the situation and reduced the hazard, there are large gaps at the base of the fence that remain a hazard. We request that this deficiency be addressed as soon as practical.

We believe the hazard can be remedied by tying heavy-gage wire mesh (chain link fence material) to the base of the fence and anchoring it to the land on the west side of the fence. We have spoken with the property owners of the adjacent property (7374 Mays Road) and they have agreed to allow the mesh to be installed partially on their property and to allow the installation to occur from their side of the property boundary provided proper notice is given. We believe this is a practical solution for addressing the outstanding hazard.

We must also advise that the excavation and crest of the cut appears to extend beyond what was authorized by development permit DP000194, leaving insufficient room at the top of the slope for the fence and resulting in possible encroachment and damage to the adjacent agricultural property. A cross section is provided below that shows the grading and fence location that was authorized by the development permit. A survey will be required prior to further development of the site to confirm the location of the installed fence and top of bank relative to the property line. Should the excavation and fence be found to differ from what is specified in the permit, an amendment to the permit and/or changes to the slope and fence may be required. Please be aware that this potential deficiency will be assumed by any future owner or developer of the property and should be fully disclosed to anyone considering purchase of the property.



Please contact me or Chris Derouin at 250-746-3280 or chris.derouin@northcowichan.bc.ca to discuss how the safety fence deficiencies will be addressed and what is required to coordinate the work. I can be reached at 250-746-3178 or rob.conway@northcowichan.bc.ca should you wish to discuss any aspect of this letter. As the existing condition is considered to be a hazard, if we do not receive confirmation from you by October 2, 2023 that you will undertake the work within a timeframe acceptable to the Municipality, we will be obliged to take this matter to North Cowichan Council to seek a remedial order.

Sincerely

Rob Conway
Director of Planning and Building

cc: Chris Derouin, Building Inspector