

April 19, 2024

FOI No: 2024-05

VIA E-MAIL – **Redacted S. 22**

Redacted S. 22

Dear **s.22**

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the “Act”):

- *Access to records held by the City of White Rock regarding the following bylaw enforcement matters:*

Ticket Number: M00479

Ticket Number: M00478

- *Access to any and all records, documents, correspondence, and evidence related to the issuance of these tickets. This may include, but is not limited to, the following:*
 - *Copies of the tickets, including any accompanying statements or explanations.*
 - *Any photographs, diagrams, or other visual evidence associated with the alleged violations.*
 - *Correspondence between the issuing officer(s) and any other relevant parties.*
 - *Any reports, notes, or memos prepared in relation to the enforcement action.*
 - *Any applicable municipal bylaws, regulations, or policies relevant to the alleged violations.*

Corporate Administration

P: 604.541.2212 | F: 604.541.9348

City of White Rock

15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

Access to these records is available. However, some of the information in the records is excepted from the disclosure requirements of the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing under section 22 is necessary to avoid disclosing third-party personal information without permission.

Please note that in the March 6, 2024 from the RCMP it was noted that Bylaw staff “were able to photograph and took a video”. I have confirmed with City Bylaw staff that they only took photographs as provided and that there was no video taken at the site.

Please contact our office if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Arthur".

Tracey Arthur
Director of Corporate Administration

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner for British Columbia
PO Box 9038 Stn. Prov. Govt.
Victoria BC, V8W 9A4

Telephone 250-387-5629
E-mail: info@oipc.bc.ca

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

From: [Sears, Chantal \(RCMP/GRC\)](#)
To: [Wayne Berg](#)
Cc: [Bylaw; Dixon, Rob \(RCMP/GRC\)](#)
Subject: ***URGENT*** 15066 Victoria
Date: Wednesday, March 6, 2024 3:18:30 PM
Attachments: [image001.png](#)

Some people who received this message don't often get email from chantal.sears@rcmp-grc.gc.ca. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I have been to this property twice this week March 1st, and today March 6th. I am extremely concerned about the make shift living quarters on the property. A shed has been turned into a "short term rental" and **s.22** has collected \$600 rent for it. There is only one way in or out, no windows and **s.22** has placed a lock on the OUTSIDE of the door which **s.22** can lock. The tenant **s.22** is trying to keep **s.22** and **s.22** dog warm using hot plates and various other items. I am concerned **s.22** will be locked in and that **s.22** shed will catch on fire and **s.22** will burn to death. I am serious, this is a HUGE safety concern.

I called bylaws while I was there dealing with **s.22** for a medical emergency. Your guys showed up quickly and were great. They were able to photograph and took a video. I don't know what the turnaround is for actioning this, but it is urgent.

Thanks for your attention to this matter.

Chantal



Cst. Chantal Sears #51231
White Rock RCMP/GRC de White Rock
Community Response
Chantal.sears@rcmp-grc.gc.ca
Ph/Tel: (778) 545-4788
Fax/Gelec (778) 545-5192

REQUEST FOR SERVICE DETAIL

Workgroup ~BYLAW
Call 50046
Status ASSIGNED
Follow up NO

Mar 6, 2024 1:47 PM
Mar 6, 2024 3:49 PM
Internal NO

Class BYLAW ENFORCEMENT
Problem ZONING COMPLAINTS
Priority NORMAL Reference
Bring Forward Mar 11, 2024 Repeat

Location Redacted S. 22 15066 VICTORIA AVE 15066 VICTORIA AVE WHITE ROCK BC V4B 1G3	Requestor CST. CHANTAL SEARS #51231 15299 PACIFIC AVE Phone 1 (778) 545-4788 Email Chantal.sears@rcmp-grc.gc.ca
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Call Detail

I have been to this property twice this week March 1st, and today March 6th. I am extremely concerned about the make shift living quarters on the property. A shed has been turned into a "short term rental" and s.22 has collected \$600 rent for it. There is only one way in or out, no windows and s.22 has placed a lock on the OUTSIDE of the door which s.22 can lock. The tenant Redaction S.22 is trying to keep s.22 and s.22 dog warm using hot plates and various other items. I am concerned s.22 will be locked in and that s.22 shed will catch on fire and s.22 will burn to death. I am serious, this is a HUGE safety concern.

Workflow	Date	Name1	Name2	File No
ASSIGNED	Mar 6, 2024 3:49 PM	SANDEEP DHILLON		
March 6, 2024 at approximately 1400hrs - Constable SEARS contacted Bylaws to advise of a very unsafe situation at subject property regarding a shed being occupied and rented by a Redaction S.22 and s.22 dog. The s.22 was being detained at the time by RCMP. BEO Dhillon and BEO Gill investigated and verified the shed being used as living quarters (pictures attached + emails attached). RO was there and was advised the City would be following up regarding the shed being used as a rental.				
ENTERED	Mar 9, 2024 3:47 PM	SANDEEP DHILLON		
EMAIL	Mar 9, 2024 3:53 PM	<SDhillon@whiterockcity.ca>		
A CALL FOR BYLAW ENFORCEMENT - ZONING COMPLAINTS HAS BEEN ASSIGNED TO SANDEEP DHILLON				
NOTE	Mar 9, 2024 3:58 PM	SANDEEP DHILLON		
March 8, 2024 @ approximately 1430hrs - BEO Dhillon and BEO Gill re-attended property with Building Official Guy and a do not occupy notice was posted on the shed (picture attached). MTI 00478 and 00479 were personally issued to RO Redacted S. 22 for the non-permitted use of the land, building, or structure under section 4, 6 of the Zoning Bylaw and under the Building Bylaw Bylaw for the illegal construction of the shed without a permit under section 6.1 and 6.2. As per email attached As per the city zoning bylaw (attached), ancillary structures are not permitted in the front yard of any property. As required by the inspection report left onsite, you will have until May 8/24 two months to remove the structure with NO occupancy permitted .				

NOTE Mar 12, 2011 3 PM SANDEEP DHILLON
Follow up response to request to cancel tickets (attached email).

WORKORDER Mar 12, 2011 9 PM SANDEEP DHILLON
Workorder Printed

The City of White Rock
Community Charter
MUNICIPAL TICKET INFORMATION



ISSUED TO:

Redacted S. 22

YOUNG PERSON

GENDER: M/F BIRTHDATE: YY MM DD

Address: 15066 Victoria Ave.

CITY: White Rock PROVINCE: BC POSTAL CODE: V4B 1G3

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED

ON OR ABOUT: DATE OF OFFENCE (YY MM DD) 24 03 08 AT THE TIME OF: (24hr Clock) 19 00

AT OR NEAR: STREET ADDRESS 15066 Victoria Ave.

THE CITY OF WHITE ROCK PROVINCE OF BRITISH COLUMBIA

DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW

BYLAW NAME: Building Bylaw, 2012, No. 1928

DESCRIPTION OF OFFENCE	USE FOR ONE OFFENCE ONLY	SECTION	FINE AMOUNT	FINE AMOUNT IF PAID WITHIN 30 DAYS
Construction, repair, alteration or relocation, demolition of a building or structure without a permit.		6.1 6.2	\$ 250	\$ —

IF YOU WISH TO DISPUTE THE ALLEGATION CONTAINED IN THIS TICKET, YOU MAY APPEAR AT THE FOLLOWING LOCATION TO GIVE NOTICE OF DISPUTE:

The Corporation of the City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

OR DELIVER, HAVE DELIVERED OR MAIL A NOTICE OF DISPUTE TO THE ABOVE ADDRESS AS DESCRIBED ON THE REVERSE.
THE FINE AMOUNT MAY BE PAID AT IN ACCORDANCE WITH THE PRESCRIBED INSTRUCTIONS (SEE REVERSE).

FOR COURT USE IF TICKET DISPUTED

DATE: YY MM DD

AT HEARING: CONVICTED DISMISSED

SIGNATURE OF JUSTICE

BYLAW ENFORCEMENT OFFICER NAME OR NUMBER: 200

DATE OF SERVICE: YY MM DD 24 03 08

BYLAW ENFORCEMENT OFFICER SIGNATURE

AREAS OF THIS TICKET OUTLINED IN BOLD BLACK ARE NOT PART OF THE OFFENCE CHARGED

The City of White Rock
 Community Charter
MUNICIPAL TICKET INFORMATION



ISSUED TO:

Redacted S. 22 YOUNG PERSON

GENDER: M/F BIRTHDATE: YY MM DD

ADDRESS: 15066 Victoria Ave.

CITY: White Rock PROVINCE: BC POSTAL CODE: V4B1G3

THE BYLAW ENFORCEMENT OFFICER SAYS THAT HE OR SHE HAS REASONABLE AND PROBABLE GROUNDS TO BELIEVE, AND DOES BELIEVE, THAT THE ABOVE NAMED

ON OR ABOUT: DATE OF OFFENCE (YY MM DD) 24 10 06 AT THE TIME OF: (24hr Clock) HH MM 14 00

AT OR NEAR: STREET ADDRESS 15066 Victoria Ave.

THE CITY OF WHITE ROCK, PROVINCE OF BRITISH COLUMBIA

DID COMMIT THE OFFENCE INDICATED, UNDER THE FOLLOWING BYLAW:
 BYLAW NAME: White Rock Zoning Bylaw, 2012, No. 2000

DESCRIPTION OF OFFENCE	USE FOR ONE OFFENCE ONLY	SECTION	FINE AMOUNT	FINE AMOUNT IF PAID WITHIN 30 DAYS
Prohibited use of land, building, or structure		4,6	\$500	\$

IF YOU WISH TO DISPUTE THE ALLEGATION CONTAINED IN THIS TICKET, YOU MAY APPEAR AT THE FOLLOWING LOCATION TO GIVE NOTICE OF DISPUTE:

The Corporation of the City of White Rock
 15322 Buena Vista Avenue
 White Rock, BC V4B 1Y6

OR DELIVER, HAVE DELIVERED OR MAIL A NOTICE OF DISPUTE TO THE ABOVE ADDRESS AS DESCRIBED ON THE REVERSE.
 THE FINE AMOUNT MAY BE PAID AT IN ACCORDANCE WITH THE PRESCRIBED INSTRUCTIONS (SEE REVERSE).

FOR COURT USE IF TICKET DISPUTED

AT HEARING: CONVICTED DISMISSED

DATE: YY MM DD

SIGNATURE OF JUSTICE

BYLAW ENFORCEMENT OFFICER NAME OR NUMBER: 200

DATE OF SERVICE: YY MM DD 24 03 08

BYLAW ENFORCEMENT OFFICER SIGNATURE

AREAS OF THIS TICKET OUTLINED IN BOLD BLACK ARE NOT PART OF THE OFFENCE CHARGED

IF THE FINE IS NOT PAID OR THE ALLEGATION CONTAINED IN THIS TICKET IS NOT DISPUTED (SEE REVERSE) WITHIN 14

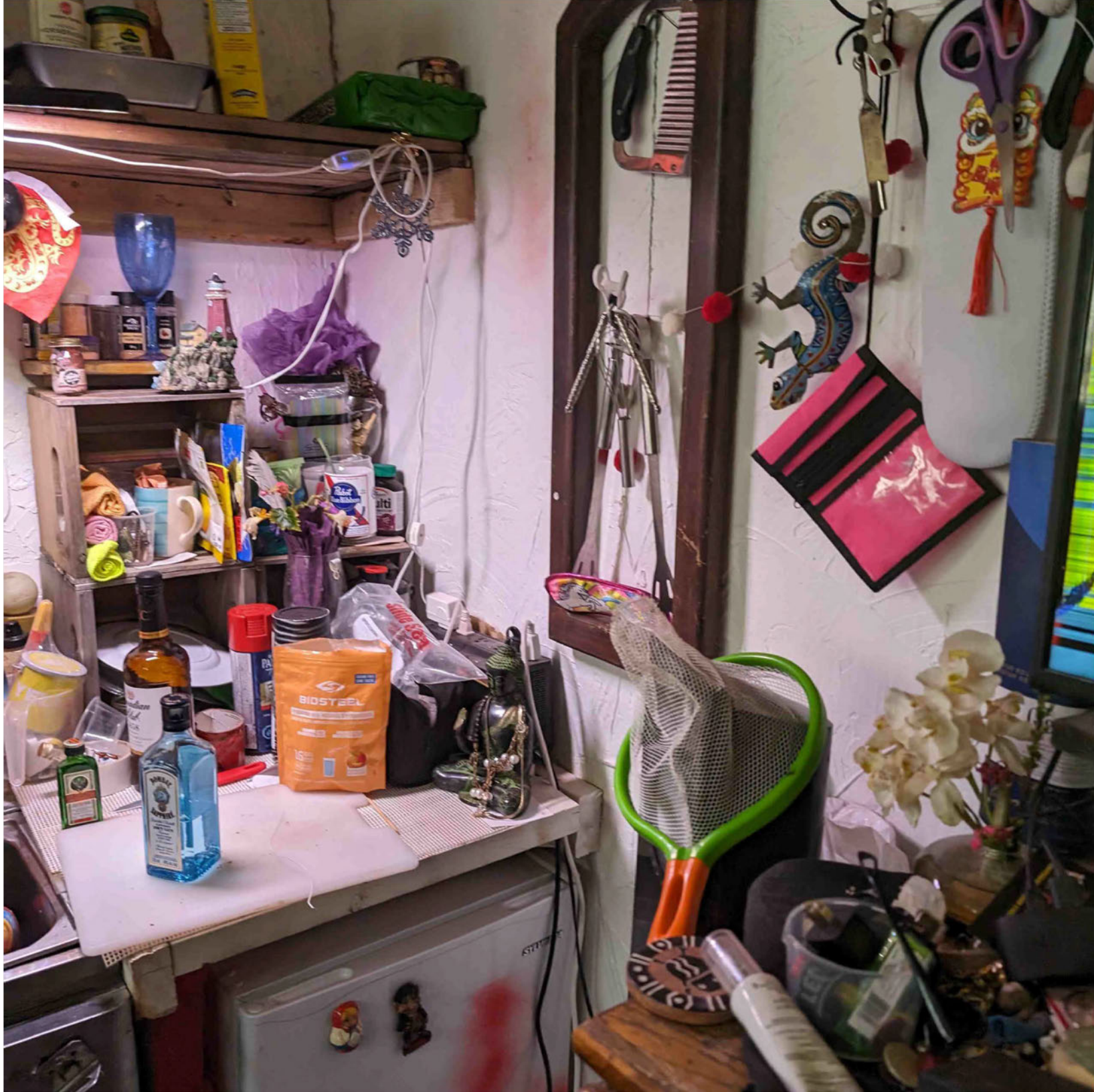


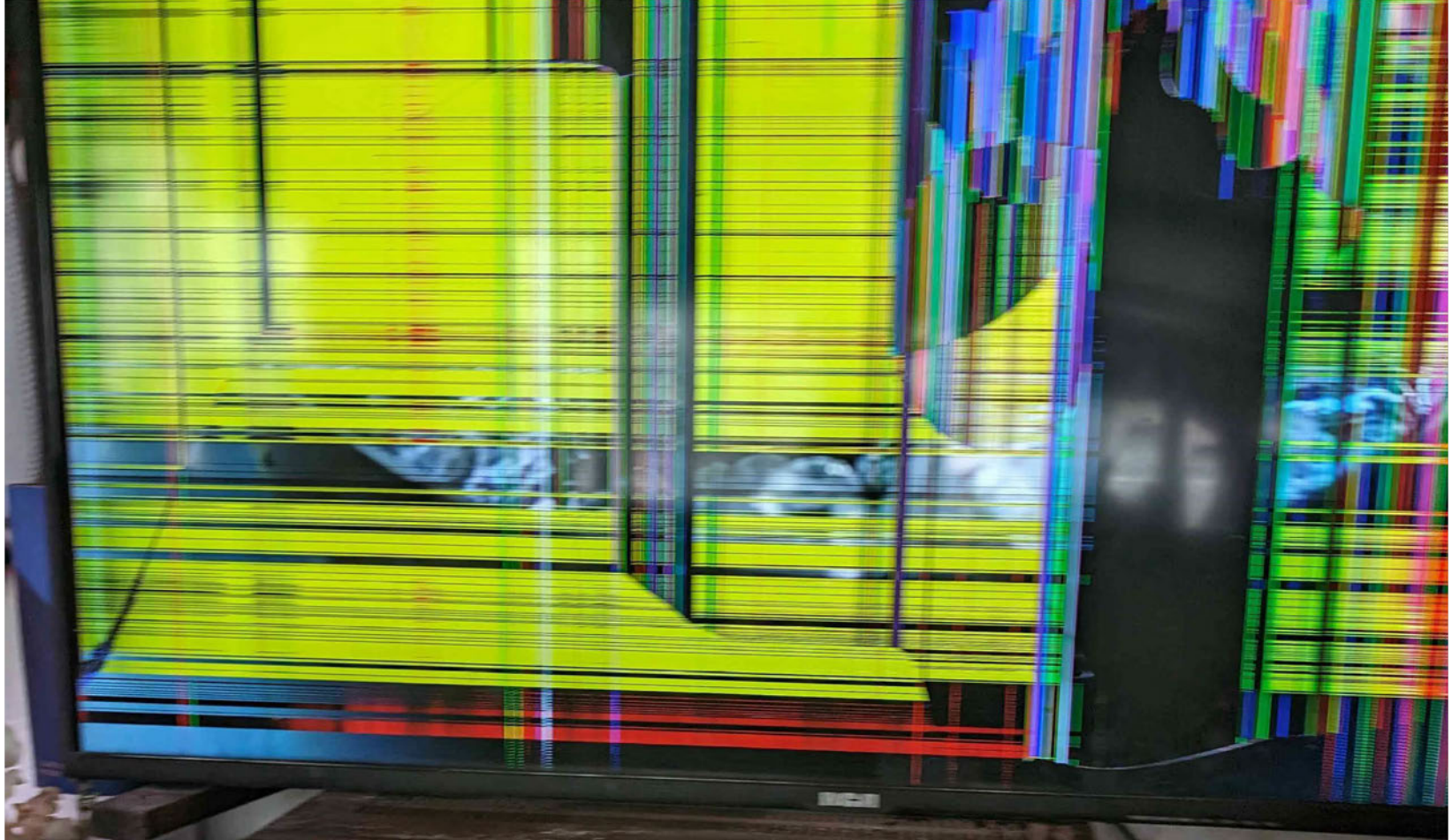




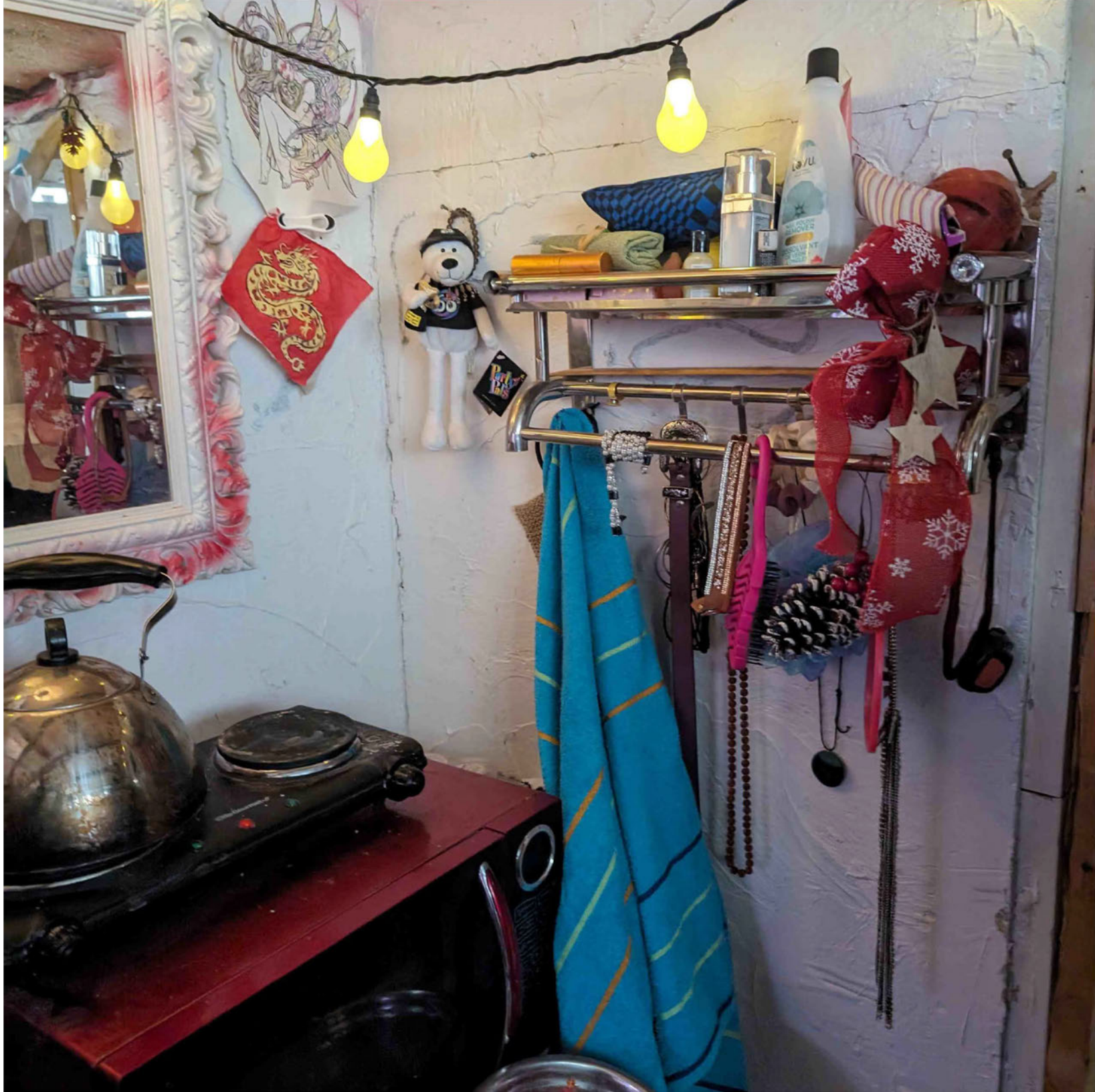


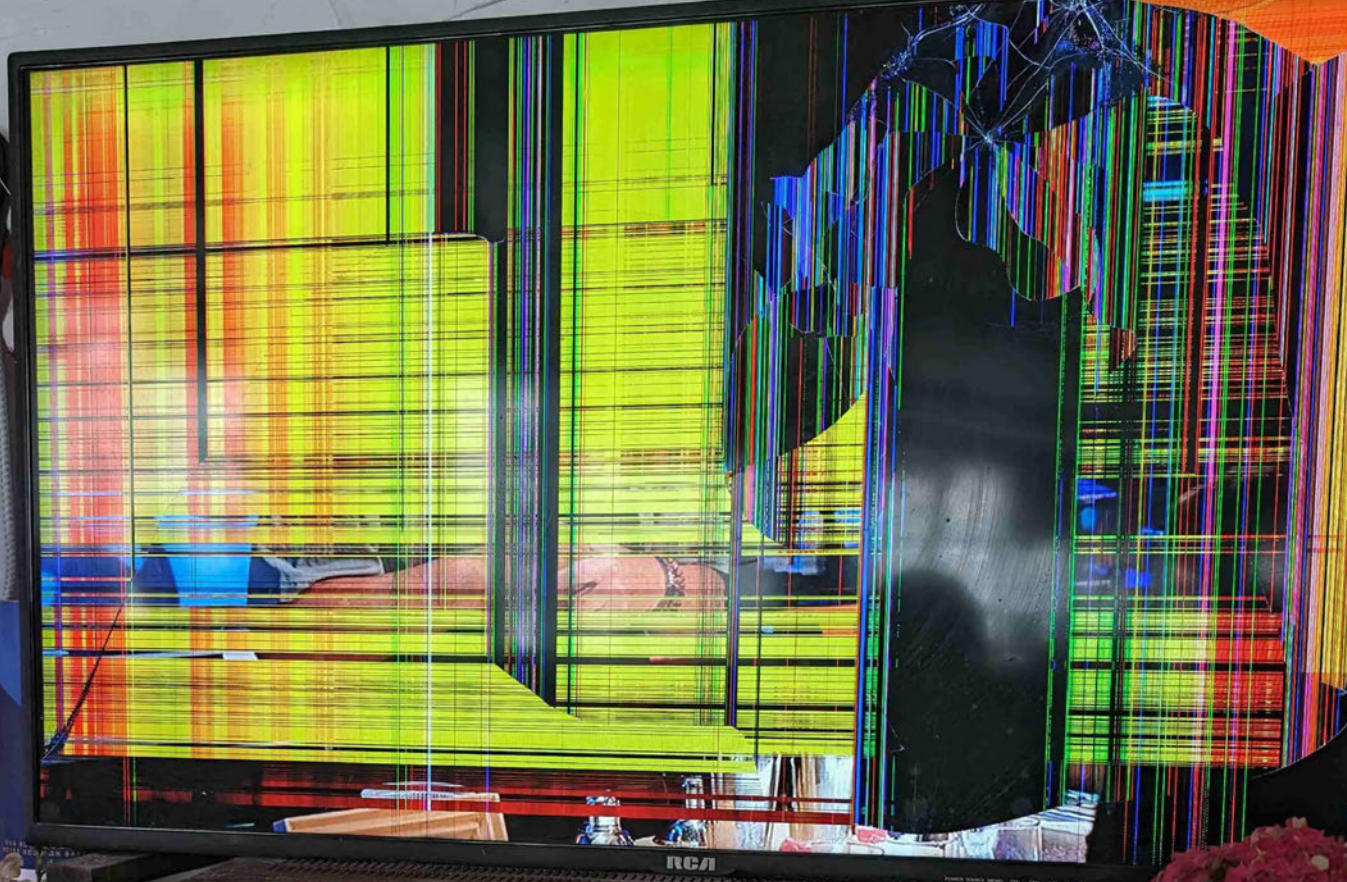
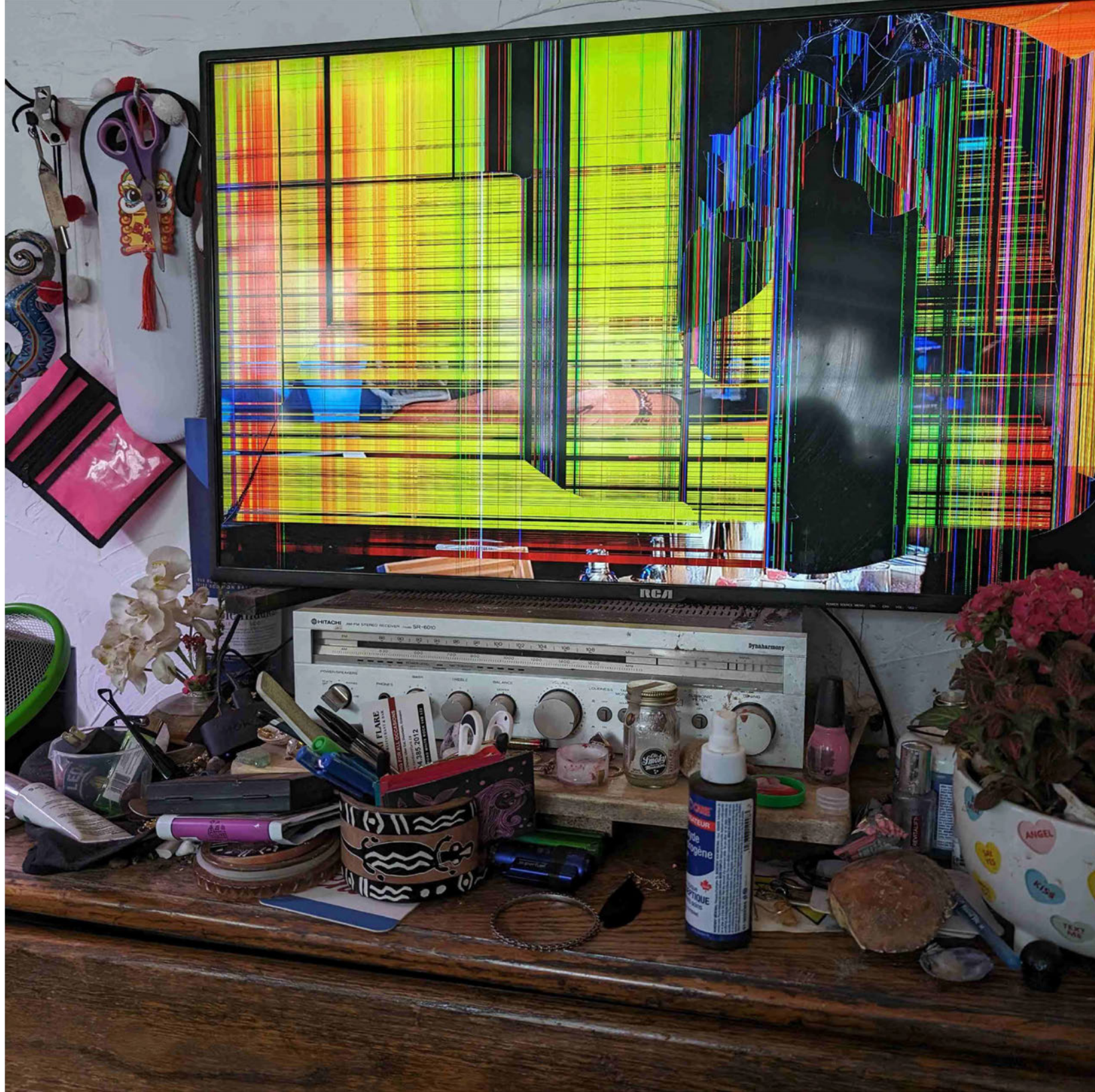




















THE CORPORATION OF THE CITY OF WHITE ROCK

In terms of By-Law No. # 1928
the OCCUPANCY of this building is PROHIBITED for the following
reasons:-

Build without permits or Inspections

MARCE B

2024



Building Inspector

Penalty up to \$100 for failure to comply with by-law

From: [Sandeep Dhillon](#)
To: **Redacted S. 22**
Cc: [Harmail Gill](#); [Wayne Berg](#); [Guy Gareau](#)
Subject: RE: 15066 Victoria Ave, No Occupancy/Illegal construction.
Date: Tuesday, March 12, 2024 3:22:00 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)

Hi **s.22**

As per your request, the fines will not be canceled. If you wish to dispute the charges, you have up to 14 days from the date the tickets were issued to you. As per Guy, you have until May 8/24 to remove the structure with NO occupancy permitted. As per the city zoning bylaw, ancillary structures are not permitted in the front yard of any property.

Regards,

Sandeep Dhillon
Senior Bylaw Enforcement Officer
15322 Buena Vista Avenue,
V4B 1Y6, White Rock, BC
604-541-2183

image003



From: Guy Gareau <guy@whiterockcity.ca>
Sent: Monday, March 11, 2024 2:00 PM
To: **Redacted S. 22**
Cc: Sandeep Dhillon <SDhillon@whiterockcity.ca>; Harmail Gill <HGill@whiterockcity.ca>; Wayne Berg <WBerg@whiterockcity.ca>
Subject: RE: 15066 Victoria Ave, No Occupancy/Illegal construction.

s.22

I have forwarded your message to our bylaws dept., as they are the ones who fined you. They will respond to your request as soon as they can.

Regards.

Guy J. Gareau
Building Official
Planning and Development Services
P: 604-541-2136 15322 Buena Vista Avenue
F: 604-541-2153 White Rock, BC V4B 1Y6

cowr-sig1

From: Redacted S. 22
Sent: Friday, March 08, 2024 5:05 PM
To: Guy Gareau <guy@whiterockcity.ca>
Subject: Re: 15066 Victoria Ave, No Occupancy/Illegal construction.

You don't often get email from Redaction S.22 [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Shed Fines - Without Prejudice

Hey Guy,

Regarding the two fines issued for the shed on s.22 property, I must express my concern. The fines are quite substantial, and I am considering pursuing legal action to resolve them. I firmly believe the shed falls under the exemption for structures requiring permits, as it is under 10x10 and classified as a temporary structure. Consequently, I maintain my innocence regarding these charges and am inclined to contest the fines in court.

That being said, I am also open to resolving this matter amicably. If removing the shed and treating this as a warning could lead to the fines being waived, I am willing to consider this option within the suggested deadlines.

I would greatly appreciate your advice on the best course of action in this situation.

Thank you for your assistance.

On Fri, Mar 8, 2024 at 3:34 PM Guy Gareau <guy@whiterockcity.ca> wrote:

s.22

As per the city zoning bylaw (attached), ancillary structures are not permitted in the front yard of any property.
See second page of your zoning requirements and the BCLS survey I have provided.

At this point, all other items we discussed onsite are irrelevant, siting, building code requirements, etc.

As required by the inspection report left onsite, you will have until May 8/24 two months to remove the structure with **NO** occupancy permitted.

Your cooperation in this matter is greatly appreciated.

Regards.

Guy J. Gareau

Building Official

Planning and Development Services

P: 604-541-2136 15322 Buena Vista Avenue

F: 604-541-2153 White Rock, BC V4B 1Y6

cowr-sig1



From: [Guy Gareau](#)
To: **Redacted S. 22**
Cc: [Wayne Berg](#); [Sandeep Dhillon](#); [Harmail Gill](#)
Subject: 15066 Victoria Ave, No Occupancy/Illegal construction.
Date: Friday, March 8, 2024 3:34:43 PM
Attachments: [SKM_C360i24030815071.pdf](#)
[SKM_C360i24030815070.pdf](#)
[image003.jpg](#)

s.22

As per the city zoning bylaw (attached), ancillary structures are not permitted in the front yard of any property.

See second page of your zoning requirements and the BCLS survey I have provided.

At this point, all other items we discussed onsite are irrelevant, siting, building code requirements, etc.

As required by the inspection report left onsite, you will have until May 8/24 two months to remove the structure with **NO** occupancy permitted.

Your cooperation in this matter is greatly appreciated.

Regards.

Guy J. Gareau
Building Official
Planning and Development Services
P: 604-541-2136 15322 Buena Vista Avenue
F: 604-541-2153 White Rock, BC V4B 1Y6
cowr-sig1



6.3 RS-3 One Unit (Small Lot, Hillside) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on hillside *lots* of 278.7 square metres (2,992.37 square feet) or more.

6.3.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a *one-unit residential use* only is permitted.
- 5) notwithstanding 1) above, both an *accessory bed and breakfast use* and an *accessory vacation rental* may be permitted in combination and operated as a single business when limited to a maximum combination of four (4) *sleeping units* and eight (8) adult guests.

6.3.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-3 zone are as follows:

Lot width	9.0m (29.53ft)
Lot depth	27.4m (89.9ft)
Lot area	278.7m ² (2,992.37ft ²)

6.3.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-3 zone is 50%.

6.3.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.7 times the *lot area*.

6.3.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

6.3.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 9.0m (29.5ft), except for lots with lot depth of 25m (82.02ft) or less i.e. where the rear yard setback shall be no less than 1.8m (5.9ft) and the minimum front yard setback shall be no less than 3.0m (9.84ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the lot.
- 4) Notwithstanding 6.3.6(1) above, for those properties located at 14579, 14585, 14591 and 14597 Marine Drive the minimum *front yard setback* shall be 7.5m and the minimum *rear yard setback* shall be 4.5m.

6.3.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.3.5 and 6.3.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings* shall not exceed a gross floor area of 11.15m² (120.0ft²).
- 3) *ancillary buildings and structures* shall not be located in any *required front yard* or *exterior side yard* area.

6.3.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

LOT 9 BLOCK 9 OF THE SOUTH-
EAST 1/4 OF SECTION 10, TOWNSHIP 1, PLAN 525
NEW WESTMINSTER DISTRICT

Scale: 20 feet = 1 inch

We hereby certify that the sketch below shows the correct dimensions of the above described property, and the relative location of the improvements thereon.

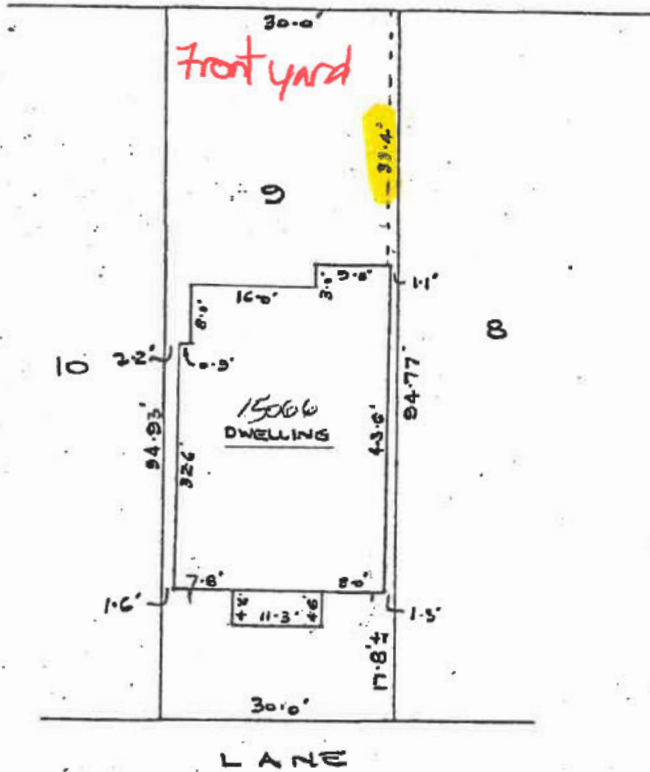
Date JULY 28th 1975.

CROCKFORD, SCOBIE & ASSOCIATES

per

Ronald S. Scobie
B.C.L.S.

VICTORIA AVENUE.





THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.

Inspection:
604-541-2135

Tel: 604-541-2136

Fax: 604-541-2153

Inspection Report

NAME: _____ PERMIT No.: _____

ADDRESS: 15066 Victoria Ave SHEET No.: _____

TYPE OF INSPECTION: _____ DATE: MAR 8 / 24

AREA OF INSPECTION: Illegal construction

* All work is to STOP *

Addition/structure is to be completely removed by May 8/24.

Your cooperation in this matter is greatly appreciated.

SIGNATURE: _____ INSPECTOR: _____

DATE: _____

Please sign this form when the work is completed and return to the above department.

From: [Cisco Unity Connection Messaging System](#)
To: [Sandeep Dhillon](#)
Subject: Message from The s.22
Attachments: [VoiceMessage.wav](#)

Voicemail –

March 9, 2024 9:24 a.m.

Good morning Constable Hiram Gill, this is **Redaction S.22** calling regarding #192 I don't know if it is a 3 or an 8 March 8, 2024 and regarding my little PTSD emotional support dog Lexa that I need to somehow get today. I am staying in Room **s.22** at uh I think it is the **s.22** on **s.22** **s.22** and I need to go to Sources and I also need to get into that suite because....I do....Umm I am not sure what the phone number is here cause the lighting isn't very good. Oh, here is the phone number it is **s.22 s.22** ... I can't read it I am afraid. Um so I am in Room **s.22** voicemail access is **s.22** I don't know what that means. But if you could call me back kindly and bring Lexa to me that would be stupendous. I also need to get my.. I've got more cheques... please call me back I don't know which way to go first. Thank you very much Sir. **Redaction S.22** at the **Redacted S. 22** this is regarding **s.22** and **s.22** , ok, thank you, Shagreda, Namaste. Bye.

*Please note that the following voicemail has been transcribed as heard on the voicemail. Therefore, there may be errors in the transcription.