



Case Summary

Details

Case File #:	201806285	Opened Date:	2018-08-30 10:55 AM
Category:	CO SERVICE	Discovery Date:	2018-08-28
Type:	ENVIRONMENTAL	Closed Date:	
Status:	Open	Admin Org Unit:	SOUTH ISLAND ZONE
Opened By:	SEXTON, DENISE : 3901	Source:	REPORTED
Lead Investigator:	DEKELVER, RICHARD	Source Ref #:	
Lead Investigator's Phone:		Other Source Agency:	MINISTER'S OFFICE
Major Case:	No	Transferred to Agency:	
Paper File Created:	No	Other Transferred Agency:	
Electronic Case File:	No	Joint Investigation:	No
Investigation Review Process:	No	Transferred Agency Contact:	
Investigation Review Date:		Lead Agency:	MINISTRY OF ENVIRONMENT
Investigation Start Date:	2018-08-28	Joint Agency:	MINISTRY OF ENVIRONMENT
Joint Agency Contact:		Joint Agency Phone:	
Other Joint Agency:		Joint Agency Case No:	
Case Description:	POSSIBLE UNREGULATED DUMPING OF CONSTRUCTION MATERIALS/CONTAMINATION OF GROUNDWATER		

Members:

Name	Phone Number	Start Date	End Date
DEKELVER, RICHARD		2018-08-30	2028-08-27
SEXTON, DENISE : 3901		2018-08-30	2028-08-27

Parties Involved:

Name	DOB	Role	Nature of Involvement	Phone No.	Address
s.22		SUBJECT OF COMPLAINT	POSSIBLE DUMPING OF CONSTRUCTION DEBRIS/CONTAMINATION OF GROUNDWATER		s.22

Sites:

Site	Site Type	Description
1. 1-2; SOUTH ISLAND ZONE		5315 LA BONNE ROAD, METCHOSIN

Notes:

Date	Name	Comments
2018-11-27	NORRIS, SCOTT	SGT REVIEWED. FOI REQUEST RECEIVED FOR THIS FILE - INFORMATION BEING SENT TO RECORDS MANAGEMENT STAFF.

2018-11-15 PAUWELS, CHARLENE : CONTINUATION REPORT NOTES ATTACHED.
64730
2018-08-30 SEXTON, DENISE : 3901 STARTED FILE AS PER SGT. NORRIS' REQUEST; ADVISED CO
DEKELVER OF FILE #

Continuation Report:

Date	Time	Name	Report
2018-11-15	10:10	DEKELVER, RICHARD	Called back COM and advised that CRD are inspecting tomorrow and that they request all concerns go through municipality, as they are aware of what they are permitting and will outreach to CRD if anything of concern to them surfaces.
2018-11-15	09:55	DEKELVER, RICHARD	Spoke with CRD bylaw supervisor Wilf MARQUIS, who advised that the municipality is permitting certain activities on site, including a legal grow cannabis grow op and various permit to allow high volumes of fill. CRD have inspected the site previously and made several requests which have resulted in compliance. Municipality recent granted an extension to the fill time line and volume. All complaints should be directed through the municipality who is monitoring, any suspected non- compliance will then get contracted out to the CRD. If the CRD find any environmental concerns onsite they will engage the COS. The CRD are visiting site tomorrow for another inspection related to recent complaints and meeting with the land owner.
2018-11-15	09:28	DEKELVER, RICHARD	Spoke with COM about many concerns and advised that contrary to information provided at recent municipality and neighbourhood meeting, the COS and municipality were not currently stickhandling the situation. It is the CRD and the municipality investigating. Advised that COS had previously been in contact with CRD and they advised no concerns had been identified outside there scope and range of authority. Asked COM if all information being documented by concerned neighbours is being relayed to municipality and CRD. COM responded that they didn' t know the CRD were involved but that they meet with the Municipality (mayor and CAO) last week. Advised I would get an update and have CRD get in contact with her
2018-08-30	09:30	DEKELVER, RICHARD	I contacted the Metchosin Municipality, to look into any site knowledge or previous/ ongoing enforcement at this location prior to attending. I was referred to the CAO Lisa URLACHER, who advised the Mayor and CAO meet with the 10 residents constituents who came together to voice their concerns regarding the fore mentioned property on Aug 7th. I contacted CRD Chief bylaw officer, Wilf MARQUIS as well, for detailed information regarding their inspection. CRD bylaw enforcement have been to location and addressed all non- compliance observed. The property was unsightly, a licensed marijuana grow operation and had been receiving clean fill without permit for site development. A nearby hiking trail with a viewpoint, allows residents to observe the unsightly location from a viewpoint, which has led to viable (however unsubstantiated) concerns. At the time of inspection CRD enforcement observed a very large pile of garbage bags (viewed by public as unknown contamination) which once inspected all contained root balls from recently harvested marijuana plants. Various construction materials from various onsite projects were observed piled on the property, containing mostly clean wood, but some plastics observed. No shingles, drywall or other material of high concern observed. Property owner was advised that material cannot be burnt and must be taken to landfill. Property owner given 4 weeks to remove construction piles and

bagged root balls to aid in general appearance of property and to prevent material from being burnt.

URLACHER advised that the municipality is working on a deal with well-known/respected Westshore developer. The deal would allow a significantly higher volume of fill (then generally permitted) to be brought to location to expedite the slow landscaping process currently occurring at the property, which is also contributing to the unsightliness. The developer would be responsible for site monitoring through this process.

CRD enforcement advised they observed no concerns during first couple visits, that would require COS attendance, but will be following up again soon with property owner and if they feel they need assistance or any concerns arise for higher level government, they will update (ds)
received information via email from minister's office of possible dumping of construction material (attachment 1) - assigned file to rick dekelver (ds)

2018-08-28 16:33 NORRIS, SCOTT

Attachments:

Attach#	Description	Photo	File	Attached By	Attached Date
1	20180828_1633_DOC_E MAIL_MO_COS_5315_L ABONNE	No	20180828_1633_DOC_EM AIL_MO_COS_5315_LABO NNE.PDF	SEXTON, DENISE : 3901	2018-08-30
2	ERS 18-5514	No	ERS 18-5514.PDF	PAUWELS, CHARLENE : 64730	2018-11-27

Contravention No.1

**ENVIRONMENTAL MANAGEMENT ACT 6 (3) : INTRODUCE WASTE BY
PRESCRIBED ACTIVITY OR OPERATION**

Species:

Est. Incident Date

2018-08-28 16:33

Party:

s.22

Site:

1. 1-2; SOUTH ISLAND ZONE;
5315 LA BONNE ROAD,
METCHOSIN

Party Address:

Enforcement Actions

Enforcement Action No. 1

Type:

UNATTENDED

Comments:

Vehicles:

On Aug 28, 2018, at 4:33 PM, Anderson, Kacie ENV:EX <Kacie.Anderson@gov.bc.ca> wrote:

Julie

Looks like the address is just outside of Vic in our South Island Zone.

The Sgt in that zone is Scott Norris. He would be able to let you know if there have been other reports from this address and steps that might be able to happen to address this problem.

Thanks,

Kacie Anderson

Administrative Coordinator

Conservation Officer Service | Ministry of Environment & Climate Change Strategy

Suite # 106-2975 Jutland Road, Victoria, BC V8T 5J9

Ph: 250.896.9034 | Email: kacie.anderson@gov.bc.ca

From: Dickson, Julie ENV:EX

Sent: Tuesday, August 28, 2018 4:28 PM

To: Anderson, Kacie ENV:EX

Subject: FW: Request: MLA Dean - 5315 La Boone Road - dumping construction materials - for September 4

Hi Kacie,

Do you know who in COS I would direct this to?

Many thanks,

Julie

From: Jackson, Vickie ENV:EX

Sent: Tuesday, August 28, 2018 4:25 PM

To: Dickson, Julie ENV:EX

Subject: RE: Request: MLA Dean - 5315 La Boone Road - dumping construction materials - for September 4

Hi Julie- I believe this needs to go to the COS as opposed to Parks.

V

From: Dickson, Julie ENV:EX

Sent: Tuesday, August 28, 2018 4:21 PM

To: Jacobsen, Catherine ENV:EX

Cc: Jackson, Vickie ENV:EX

Subject: RE: Request: MLA Dean - 5315 La Boone Road - dumping construction materials - for September 4

Hi Catherine,

Would this request go to you? If not please let me know and I'll re-direct.

Thank you,

Julie Dickson
Administrative Coordinator, BC Parks
Ministry of Environment and Climate Change Strategy
PH: 778.698.3114

<image001.jpg>

BC Parks has recently launched new speciality plates! [Get your BC Parks licence plate today.](#)

From: Jackson, Vickie ENV:EX
Sent: Tuesday, August 28, 2018 4:11 PM
To: Dickson, Julie ENV:EX
Cc: Murai, Launa Y ENV:EX
Subject: Request: MLA Dean - 5315 La Boone Road - dumping construction materials - for September 4

Hi Julie-

In Launa's absence, can you please route this request for information?

Thanks,

Vickie

From: Jackson, Vickie ENV:EX
Sent: Tuesday, August 28, 2018 4:10 PM
To: Murai, Launa Y ENV:EX
Cc: Kennedy, Karla ENV:EX
Subject: Request: MLA Dean - 5315 La Boone Road - dumping construction materials - for September 4

Hi Launa-

Any standard COS bullets we should add? Any record of COS reports about this address?

For next Tuesday, please.

Thanks,

Vickie

From: Nelles, Brady ENV:EX
Sent: Tuesday, August 28, 2018 4:00 PM
To: Jackson, Vickie ENV:EX
Cc: Jonker, Jennifer B ENV:EX

Subject: RE: Request: MLA Dean - 5315 La Boone Road - dumping construction materials - for September 4

Hi Vickie,

The discharge of waste (including construction debris) is regulated under the *Environmental Management Act*. It is illegal to dispose of construction debris in an unauthorized facility.

COS is the lead agency with illegal dumping, we do assist when requested or our technical expertise is needed.

If illegal dumping is in progress, the public should call the 24-hour RAPP line 1-877-952-7277.

Given this issue is suggesting it maybe impact drinking water, they should contact the Vancouver Island Health Authority to seek advice.

I am not aware of any Ministry resources available but the COS might be aware of something. I suggest touching base with them.

Thanks,
Brady

Brady Nelless RPBio
Director, Compliance

Regional Operations Branch
Environmental Protection Division
Ministry of Environment and Climate Change Strategy
Office: 250 565-6401
Cell: 778 349-6051

24-hour Spill/Environmental Emergency Reporting: 1-800-663-3456 (Provincial Emergency Program)
24-hour RAPP (Report All Poachers and Polluters) tip-line: 1-877-952-7277 (Conservation Officer Service)
www.gov.bc.ca/env

From: Jackson, Vickie ENV:EX
Sent: Tuesday, August 28, 2018 3:37 PM
To: Nelless, Brady ENV:EX
Cc: Jonker, Jennifer B ENV:EX
Subject: Request: MLA Dean - 5315 La Boone Road - dumping construction materials - for September 4

Hi Brady – Can you please prepare a response that includes any previous interactions re: this property and what constituents should do to report this to us? Any advice on how they might approach the landowner would also be welcome.

For next Tuesday, please.

Vickie

From: Lo, Reamick ENV:EX
Sent: Tuesday, August 28, 2018 2:19 PM
To: Kennedy, Karla ENV:EX
Subject: MLA Dean - Constituent Concerns

Hi Karla,

Here's an inquiry from MLA Dean's office:

We have been contacted by a group of constituents who are concerned about a neighbouring property contaminating groundwater in Metchosin and the address is 5315 La Bonne Road. The property has been used as an unregulated dumping location for construction materials and these constituents feel that the watershed that they draw their well water from is being impacted. They have brought their concerns to the local government, which is supportive and is pursuing the issue, albeit with limited resources. Are there any resources that this group may access through the Ministry of Environment (water and soil monitoring, enforcement, information contacts, etc)?

Thanks.

Reamick Lo
Executive Assistant to the **Honourable George Heyman**
Minister of Environment and Climate Change Strategy
P: 250-812-8642

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Close Report

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Previous

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Next

Enforcement Routing Sheet #18-5514

Complaint Received By: ERIN (Operations 4 ECC)

Date / Time received:

2018-11-13 09:25

Area: METCHOSIN - VICTORIA - WEST COAST REGION

COORS OR#:

CALLER INFORMATION	
Caller Name:	s.22
Mail / Street Address:	NOT APPLICABLE
City:	METCHOSIN, BC
Postal Code:	
Referred By:	
Contact Numbers	
Cellular	s.22

VIOLATION DETAILS		
Violation Date:	11/13/2018	Violation Time: ONGOING
Violation Type:	DUMPING	Violation in Progress? No
Offense Witnessed:	Illegally dumping - district is aware	
Offense Location:	5315 La Bonne	
Offense Details:	RE: 18-4449 (old report located after new report created)	

COM calling to report what s. suspects is illegal dumping on a neighbouring property. S. believes it has previously been reported and s. is aware that the district/bylaws have visited the property before. There is construction debris and waste everywhere. Loads upon loads are being brought and dumped. s.22 and the gullies are being filled with trash (CO welcome on s. property to view these areas). Recently marijuana growing supplies was dumped along the property line encroaching on another neighbours property, s.22

DESCRIPTION				
Name (if known)	s.22			
Description	Sex	Race	Height	Weight
	Eyes	Hair	Glasses	Smoker
	Build	Complexion	Distinguishing Features	
Clothing				
Vehicle				
Weapons				
Other Details				
	Sex	Race	Height	Weight
	Eyes	Hair	Glasses	Smoker
	Build	Complexion	Distinguishing Features	
Name (if known)				

Description	Sex	Race	Height	Weight
	Eyes	Hair	Glasses	Smoker
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Description	Sex	Race	Height	Weight
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	Build	Complexion	Distinguishing Features	
Name (if known)				
Description	Sex	Race	Height	Weight
	Eyes	Hair	Glasses	Smoker
	Build	Complexion	Distinguishing Features	
Clothing				
Vehicle				
Weapons				
Other Details				

Notification:

2018-11-13 10:04 Email to: South Island [DUNCAN, VICTORIA]s.22

Sent from s.22

2018-11-14 13:49 Email to: South Island [DUNCAN, VICTORIA]s.22

Sent from s.22