

Pender Harbour and Area Residents Association



BOX 15
MADEIRA PARK, BC
VON 2H0
board@phara.ca

June 16, 2022

To: Kokanee Equities Ltd.
6235 - 4000 No. 3 Road
Richmond BC, V6X 0J8

RE: Current status of the Garden Bay Pub property
LOT F, BLOCK 14, PLAN VAP17309, DISTRICT LOT 1397, GROUP 1, NEW WESTMINSTER LAND
DISTRICT

Yuanqing Li and to whom else it may concern:

This is our second and final notice. It follows our April 14 letter regarding the above property. As yet we have not seen any action or any response.

The Pender Harbour and Area Residents Association (PHARA) is a volunteer organization which exists to support the vitality of the communities of Pender Harbour and Egmont areas as excellent places to live, work and play for residents and visitors. The Association provides a structure that allows residents to identify issues of broad community concern and have them effectively addressed.

One of those concerns is the decrepit and dangerous state of the former Garden Bay Pub property that you own. As you know, the pub was destroyed by fire on Nov 26, 2020.

The historic Garden Bay Pub has been a major tourist draw in Garden Bay since 1932. It was a beloved community hub and often held fundraisers for local organizations and charities.

Now, though, instead of being an asset to this community, it is an eyesore to all who live and visit this area and has been left in an unsafe condition. (See photos)

Since the fire, it does not appear that there has been any attempt made by you to clean up the remaining debris. This has left an unsightly and unsafe condition in the heart of Garden Bay. In addition, the site is dangerous, and you will be held liable should someone get injured.

While we are powerless to force you to clean up the property, you should be aware that there is legislation that would permit the Sunshine Coast Regional District (SCRD) to issue a remedial Order requiring you to do so.

The purpose of this letter is to encourage you to take immediate steps to clean up the property and make it safe for our residents. We understand that the SCRD is prepared to work with you to help reduce the red tape and permitting requirements should you decide to comply voluntarily.

Should you ignore this letter then we will be petitioning the SCRD to take legal steps to force you to clean up the property and ensure it is in a safe condition. Should the SCRD become involved your costs will increase substantially. Accordingly, you would be well advised to take steps NOW in order to avoid these additional costs.

In the event we do not receive a response to this letter within 30 days we will be asking the SCRD to take steps to force you to take action. The SCRD has indicated that it will act on our request if necessary.

We ask that you consider being a good neighbour by taking an interest in how your property affects and reflects on this community. We suggest you either clean up or sell the property to one of the many parties that have expressed interest in purchasing it.

We sincerely hope you will take this letter seriously and respond within the time frame noted above.

Yours Truly,

Peter Robson
President
PHARA
board@phara.ca