

---

**Subject:** FW: Notice of motion agenda item G1 Jan 12, 2026

---

**From:** Dave & Anne <Redacted>  
**Sent:** Wednesday, January 28, 2026 9:13 AM  
**To:** Mayor and Council <[mayorandcouncil@princegeorge.ca](mailto:mayorandcouncil@princegeorge.ca)>  
**Subject:** Re: Notice of motion agenda item G1 Jan 12, 2026

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

Dear Mayor and Councillors,

We are writing in regards to the bringing forward of a Notice of Motion regarding building schemes and restrictive covenants at the upcoming February 2, 2026 meeting.

We have had more than ten years of butting heads with Bylaws and the Planning Department over various permit and licence violations to our particular building scheme.

Let us introduce ourselves. My name is David Abernethy and my wife Anne and I reside at 4365 Vista Rd. We have been here since 1989. It is a rural residential area consisting of 67, 2 acre lots on the banks of the Fraser River, in the extreme eastern portion of the city known as Glenview Estates. It was developed in the early seventies and in 1973 filed with the Province of British Columbia Land Registry Act, a building scheme, registered as H30217.

Many of you have probably never purchased a property that has a covenant attached. When you agree to purchase, your lawyer or notary will bring up the property title and on your behalf, will search for liens, encumbrances, right of ways, building schemes and anything else that you should be aware of. When he discovers an encumbrance he must make you aware of it. When he discovers a building scheme he will print it off, go over it with you and then you must sign or initial that you have been apprised of and to the best of your ability understood the terms therein. You will receive a copy. No one buys a property unaware of an attached building scheme. We have bought more than a dozen such properties with this particular scheme and have been completely informed, every time. However, over time, people decide they wish to do other things. To change a building scheme that is current, is quite a task. I do not believe it's as simple as going to court, there are the interests of the other property owners to be heard. In our case the scheme is current, renews every five years and any variances have to be approved by a majority vote at a properly scheduled meeting of the current registered owners.

Our present trouble arises over section 10 of our scheme, : The lot and the building erected, or to be erected, upon any lot in the subdivision, shall not at any time, be used for the purposes of any trade, manufacture or business of any description

A neighbor with a growing construction business realizes that he is in violation of the covenants he has signed, multiple times, but what to do? Maybe if he could fool the City into selling him a business license he would have some measure of protection or at least some one to blame. Successful and emboldened thus our woes began. Our quiet rural neighborhood has now evolved into heavy industrial, complete with some lots becoming an industrial waste dump for the nearby Canfor sawmill. Thousands of tons of log yard waste were dumped this past summer for profit, over a bank into a regularly flooded Fraser River floodplain, immediately adjacent to two of our titles and our well, threatening four more of

our titles plus more than 200 acres of crown wetlands, a habitat for migrating ducks, geese and swans as well as a clear water haven for fingerlings in freshet. Like the song says, It's about as bad as it could be.

We have contended for years that the City must recognize and respect our scheme as a properly registered and valid part of our property rights and refrain from selling permits or licenses that allow and encourage individuals to circumvent these beneficial restrictions. The scheme was designed to be between the developer and the subsequent property owners in order to maintain a mutually beneficial standard. When an external force intervenes with the blind granting of a contravening permit or license it unbalances and subverts this relationship for the financial benefit of one individual, at the expense of the group.

The solution would seem to be, upon receipt of an application for licence or permit in regards to a title, the City must investigate that title and if there are restrictions, refrain from issuing until the applicant can prove that they have satisfied the criteria found.

We plan to be in attendance at the meeting. If you have any questions please reach out.

Yours Sincerely  
Dave Abernethy  
Anne Penner  
4365 Vista Rd  
**Redacted**

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

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