

TAX SALE REPORTING LETTER

Tax Sale No. 9

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 25, 2023

Name: Darren Michael Arsenault, Donald Wayne Arsenault

Assessment Account No: 00652601

Property: PID 60493012, 323 Charles Hill Road, Farmington, NS

Title: I have carried out title investigations on the subject property. The title is not land registered. There is evidence that Darren Michael Arsenault and Donald Wayne Arsenault are the owners of the subject property. Darren Michael Arsenault and Donald Wayne Arsenault acquired title as Tenants In Common via a deed recorded at Book 786, Page 55 at the Lunenburg County Land Registration Office. The subject property appears to abut the public highway, but the deed description notes the burden of an easement/right of way. We have not searched the title, extent, or usage of any such easements/rights of way. The paper title to the subject property appears to be marketable.

Encumbrances: None

Marital Status: Unknown for all parties

Survey: There is a survey of the subject property on file at the Lunenburg County Land Registration Office as Plan 9439. The survey and description generally conform to modern standards.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.



J. C. Reddy

****This title search and attached materials have been prepared for the benefit of the Municipality of the District of Lunenburg. The Municipality of the District of Lunenburg will not be held responsible for any third party reliance on these materials as they are being provided for informational purposes only. Any interested third parties are cautioned and strongly encouraged to procure their own professional advice (including, but not limited to, legal advice and/or surveying advice) in connection with this and/or any other tax sale property.

Property Online Map

Date: **October 9, 2024 12:00:04**



PID:	60493012	Address:	323 CHARLES HILL ROAD FARMINGTON LOT 2	AAN:	00652601
County:	LUNENBURG COUNTY	Owner:	DARREN MICHAEL ARSENEAULT DONALD WAYNE ARSENEAULT	Value:	\$23,700.00 (2024 RESIDENTIAL TAXABLE)
LR:	NOT LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online Version 1.0

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Please feel free to [Submit Problems](#) you find with the Property Online web site.

786/ 55

001803

THIS WARRANTY DEED dated the 11th day of April, A.D. 2001.

BETWEEN:

TRANS CANADA CREDIT CORPORATION, a body corporate, having a branch office at Bridgewater, in the County of Lunenburg and Province of Nova Scotia;

being the owner of the lands described in Schedule "A" herein
(hereinafter called the "GRANTOR")

- and -

DARREN MICHAEL ARSENEAULT, of Farmington, in the County of Lunenburg and the Province of Nova Scotia and **DONALD WAYNE ARSENEAULT**, of London, in the Province of Ontario as Tenants-in-Common and not as Joint Tenants;

(hereinafter called the "GRANTEES")

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration, the Grantor hereby conveys to the Grantee as Tenants-In-Common and not as Joint Tenants the lands described in Schedule "A" annexed hereto, and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, save and except for those encumbrances (if any) referred to in Schedule "A" hereto annexed, and that the Grantor will procure such further assurances as may be reasonably required.

IN THIS WARRANTY DEED the singular includes the plural and the masculine includes the feminine, with the intent that this Warranty Deed shall be read with all appropriate changes of number and gender.

IN WITNESS WHEREOF the parties to these Presents have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the Presence of

Richard Bureau

TRANS CANADA CREDIT CORPORATION

Per:

GERALD CHUTE, Vice President

LUNenburg COUNTY REGISTRY OF DEEDS		1803	786	55-58
I certify that this document was registered as shown here.		Document #	Book	Page
Jean Plunkett Registrar		APR 12 2001	2:30 PM	
		MM DO YYYY	Time	

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

AFFIDAVIT OF STATUS

I, Gerald Chute, of Halifax, in the County of Halifax and Province of Nova Scotia, make oath and say as follows:

1. THAT I am the Vice President of Trans Canada Credit Corporation and as such have a personal knowledge of the matters herein deposed to.
2. THAT for the purposes of this my Affidavit, "matrimonial home" means a dwelling and real property occupied by a person and that person's spouse as their family residence.
3. THAT the lands described in the within indenture are not occupied as a dwelling by any shareholder of the Company nor is any shareholder of the Company entitled to the use of the lands as a dwelling and the lands have never been so occupied while the lands have been owned by the Company.
- 4.

SWORN to at Bridgewater, in the County of)
Lunenburg and Province of Nova Scotia)
this 11 day of April, A.D., 2001)
before me)

TRANS CANADA CREDIT CORPORATION,

) Per:

GERALD CHUTE, Vice President

A Barrister of the Supreme Court of the
Province of Nova Scotia

RICHARD A. BUREAU
A Barrister of the Supreme
Court of Nova Scotia

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I HEREBY CERTIFY on this 11 day of April, 2001, Gerald Chute, Vice President of Trans Canada Credit Corporation, one of the parties thereto, caused the foregoing indenture to be executed in its name and on its behalf and its corporate seal to be thereunto affixed by its proper officers in my presence and I have signed as a witness thereto.

A Barrister of the Supreme Court of
the Province of Nova Scotia

RICHARD A. BUREAU
A Barrister of the Supreme
Court of Nova Scotia

SCHEDULE "A"

All that certain lot, piece or parcel of land situate, lying and being at Farmington, in the County of Lunenburg and Province of Nova Scotia, bounded and described as follows:

Beginning on the West side of the Charles Hill Road, so called, at a survey marker found Thirty-Three feet (33') from the center line;

Thence South fifty degrees Seven Minutes Twenty-Four Seconds West ($S50^{\circ}07'24''W$) a distance of One Hundred Thirty-One decimal Sixty Feet (131.60') to a survey marker;

Thence North Twenty-Eight Degrees Fourteen Minutes Twenty-Nine Seconds West ($N28^{\circ}14'29''W$) a distance of Two Hundred Eighty-Six decimal Eighty-Seven Feet (286.87') to a survey marker;

Thence North Sixty-Three Degrees Thirteen Minutes One Second East ($N63^{\circ}13'01''E$) a distance of One Hundred Twenty-Seven Decimal Sixty-Three Feet (127.63') to a survey marker on the West side of the Charles Hill Road, so called;

Thence South Twenty-Eight Degrees Thirty-One Minutes Five Seconds East ($S28^{\circ}31'05''E$) along the Charles Hill Road, so called, a distance of Two Hundred Fifty-Seven decimal Seventeen Feet (257.17') to the place of beginning;

Subject to a Right-of-way Sixty-Six Feet (66') in width running along the first boundary mentioned, to Terry Wagner and Geraldine Wagner as set out in a Warranty Deed dated December 10, 1993 and recorded December 13, 1993 in Book 557, Page 407 under number 9385.

The above described Lot being Lot 2 as shown on a Plan of Survey dated November 1, 1993 by Wayne S. Mailman, N.S.L.S. No. 589 as Plan 9439.

CANADA)
 PROVINCE OF NOVA SCOTIA)
 COUNTY OF LUNENBURG)

IN THE MATTER OF

certain property situate at Farmington in the County of Lunenburg and Province of Nova Scotia, more particularly described in a quit claim deed from Maryanna Elizabeth Sinclair, William Gerard Cannon, Lorraine Francis Bruce and Loretta Marie Knickle to Trans Canada Credit Corporation, recorded March 23, 2001, in Book 783 at Page 975 and in a quit claim deed from Margaret Ann MacDonald to Trans Canada Credit Corporation recorded March 23, 2001, in Book 783 at Page 972

- and -

IN THE MATTER OF

The Canada Evidence Act

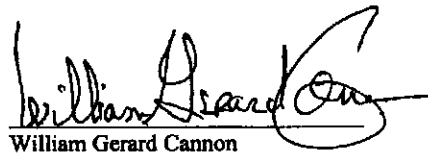
STATUTORY DECLARATION

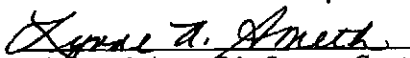
I, William Gerard Cannon of Eastern Passage in the County of Halifax and Province of Nova Scotia, declare as follows:

1. That I am the only son of Harry James Cannon and have personal knowledge of the matters herein deposed to.
2. That I am one of the parties in the first deed above referenced and can confirm that Maryanna Elizabeth Sinclair, Margaret Ann MacDonald, Lorraine Francis Bruce, Loretta Marie Knickle and myself are all of the heirs-at-law of Harry James Cannon, our father, who died intestate on the 8th day of June, 2000, unmarried.

AND I make this solemn declaration conscientiously believing it to be true and knowing it to be of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at Bridgewater)
 in the County of Lunenburg and)
 Province of Nova Scotia, this 9th day)
 of April, 2001,)


 William Gerard Cannon


 A Commissioner of the Supreme Court
 of Nova Scotia

LYNNE A. SMITH
 A Commissioner of the
 Supreme Court of Nova Scotia

[illegible][illegible]

NOTE. The only boundaries shown on this map which have been surveyed are the boundaries of LOT 1, LOT 2, and LOT 3. The common boundaries between the lots identified by LOT 1, LOT 2, and LOT 3 which are shown by heavy broken lines are hereby identified as having been the common boundaries.

The remaining boundaries of resulting LOT 1, 2, 3 shown on this map are a graphic representation only and do not represent the accurate shape or position of the lot boundaries which are subject to a field survey.

10400 E 60100 Wagoner S. Hatcher, November 13, 1993

THE FOLLOWING ARE THE NAMES AND HIGHWAYS
AND CITIES WHERE THE TRUCKS ARE
REGISTERED IN THE STATE OF
MISSISSIPPI.

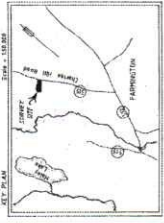
MUNICIPALITY OF LUNenburg

THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR
 LOT(s) NO. 1-A-E, & 2
 ENDORSED James D. ...
 DATE 22 Nov 1973

Letter # 2
 THE SECRETARY, UNITED STATES DEPARTMENT OF
 JUSTICE, WASHINGTON, D.C. 20530
 RE: ALABAMA

A.B.

Final
Ln 93156



LEGEND

—————

BOUNDARY OF LANDS
GRAZED WITH
FEED

2. N.Z. M. (2)

NOVA SCOTIA COORDINATE
MEASUREMENT
SUPPORT MARKER

[illegible]

Adjustments to Field Measurements = none **State Parameter** = not applied
Transfer Precision = 0.001 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
107 7 x 10⁻⁶ M

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REGDECT APPROVAL FOR      ADDITION OF LOTS A & D TO LOT 1 FORMING LOT 1-A-B
                              /OT ?
zinf USE - (LOT) A & B, addition to LOT 1, forming LOT 1-A-B
/OT ?, existing dwelling
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Surveyor's Certificate

Wayne S. Mainman, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision, and that the survey and plan were made in accordance with the Nova Scotia Land Surveyors Act and the regulations made thereunder.

Dated this 13th day of NOVEMBER 1993

Wayne S. Mainman

10

THOMAS SUBDIVISION OF PROPERTIES OF
TERRY L. WAGNER & GERALDINE A. WAGNER, HARRY J. CANNON,
and SAMUEL JAMES DUNNICH & BARBARA M. DUNNICH

12741508 - CHARLES HILL ROAD, FARMINGTON, CONNECTICUT 06030 SCOTT

REVISOR: IN SHOWING APPROXIMATE AREA OF LOT 1, 4, 8 AND 10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1

WAYNE S. MAILMAN
NOVA SCOTIA LAND SURVEYOR NO. 585

THIS JOURNEY WILL RECAPTURE THE PERIOD
OCTOBER 8 - 20, 1943

SCALE 1" = 50' SPAN 87.2 1/2" FOR 100' MAX	1" = 50'
--	----------

DATE	10-6-82	W-14
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6376 #



Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4

Planning & Development Services

Phone: 902.541.1325 Email: building@modl.ca Web Site: www.modl.ca

April 4, 2023

REGULAR MAIL/REGISTERED MAIL

Darren & Donald Arsenault
323 Charles Hill Road
Barss Corner, NS B0R 1A0

**RE: Dangerous Premises – 323 Charles Hill Road, Farmington
PID #60493012 AAN #00652601 LU-DG2022-007**

Enclosed is a copy of an Order which I have issued in relation to the dangerous condition of your property, along with photographs depicting same. This Order has also been posted on your property on today's date.

This is to advise that you must comply with the Order on or before May 4, 2023 or you may be charged pursuant to Section 348 (4) of the *Municipal Government Act*.

Should you have any questions or concerns with this process, please contact our office at 902 541-1325.

Yours truly,



Kyle Whynot
Special Constable
Building Official /Administrator
Fire Inspector
902 541-1342
kyle.whynot@modl.ca

KW/sb

Enclosures

cc: Councillor Michelle Greek

IN THE MATTER of the property of

Name Darren & Donald Arsenault

Located at

Address 323 Charles Hill Road, Farmington

PID 60493012

Assessment Account 00652601

COPY

and –

IN THE MATTER of the Dangerous or Unsightly Premises Provisions of the *Municipal Government Act*, S.N.S., 1998, c.18.

ORDER

WHEREAS it has been determined that your property is dangerous, and you have been so advised;

AND WHEREAS the dangerous condition has not been remedied in accordance with the notice given to you;

IT IS HEREBY ORDERED that you are to, within thirty (30) days of the service of this Order, remedy the dangerous/unsightly condition of the property; namely:

ACTION "To remedy the dangerous condition, the three buildings must be demolished and the demolition debris cleaned up and totally removed from the property along with the junk."

IF YOU FAIL TO COMPLY with the requirements of this order the administrator may enter upon the property without warrant or other legal process and carry out the work specified in this order as per section 348(3) of the *Municipal Government Act* and/or lay charges as per Section 348(4) of the *Municipal Government Act*.

DATED at Cookville, Nova Scotia, this 4th day of April, 2023.

COPY

Kyle Whynot
Building Official / Administrator

1

**An Act Respecting
Municipal Government**

(Assented to December 3, 1998)

WHEREAS the Province recognizes that municipalities have legislative authority and responsibility with respect to the matters dealt with in this Act;

AND WHEREAS municipalities are a responsible order of government accountable to the people:

Short title

1 This Act may be cited as the *Municipal Government Act*. 1998, c. 18, s.1.

Purpose of Act

2 The purpose of this Act is to

(a) give broad authority to councils, including broad authority to pass by-laws, and to respect their right to govern municipalities in whatever ways the councils consider appropriate within the jurisdiction given to them;

(b) enhance the ability of councils to respond to present and future issues in their municipalities; and

(c) recognize that the functions of the municipality are to

(i) provide good government,

(ii) provide services, facilities and other things that, in the opinion of the council, are necessary or desirable for all or part of the municipality, and

(iii) develop and maintain safe and viable communities. 1998, c. 18, s. 2.

Interpretation

3 In this Act,

(a) “administrator” means the employee of a municipality or other person designated by the chief administrative officer to be responsible for the provisions of this Act respecting dangerous or unsightly premises, except where the context otherwise requires, and includes a person acting under the supervision and direction of the administrator;

....

(f) “council” means the council of a municipality, except as otherwise defined in this Act;

....

(r) “dangerous or unsightly” means partly demolished, decayed, deteriorated or in a state of disrepair so as to be dangerous, unsightly or unhealthy, and includes property containing

(i) ashes, junk, cleanings of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or machinery, or bodies of these or parts thereof,

(ii) an accumulation of wood shavings, paper, sawdust, dry and inflammable grass or weeds or other combustible material,

(iia) an accumulation or collection of materials or refuse that is stockpiled, hidden or stored away and is dangerous, unsightly, unhealthy or offensive to a person, or

(iii) any other thing that is dangerous, unsightly, unhealthy or offensive to a person,

and includes property or a building or structure with or without structural deficiencies

(iv) that is in a ruinous or dilapidated condition,

(v) the condition of which seriously depreciates the value of land or buildings in the vicinity,

(vi) that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes,

(vii) that is an allurement to children who may play there to their danger,

(viii) constituting a hazard to the health or safety of the public,

(ix) that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure or the land- scaping is not maintained,

(x) that is a fire hazard to itself or to surrounding lands or buildings,

(xi) that has been excavated or had fill placed on it in a manner that results in a hazard, or

(xii) that is in a poor state of hygiene or cleanliness;

....

(s) “derelict vehicle, vessel, item of equipment or machinery” includes a vehicle, vessel, item of equipment or machinery that

(i) is left on property, with or without lawful authority,

and

(ii) appears to the administrator to be disused or abandoned by reason of its age, appearance, mechanical condition or, where required by law to be licensed or registered, by its lack of licence plates or current vehicle registration;

....

(aw) “municipality” means a regional municipality, town or county or district municipality, except where the context otherwise requires or as otherwise defined in this Act;

....

(ay) “owner” includes

....

(ii) as it refers to the owner of property

(A) a part owner, joint owner, tenant in common or joint tenant of the whole or any part of land or a building,

(B) in the case of the absence or incapacity of the person having title to the land or building, a trustee, an executor, a guardian, an agent, a mortgagee in possession or a person having the care or control of the land or building,

(C) a person who occupies shores, beaches or shoals, and

(D) in the absence of proof to the contrary, the person assessed for the property;

(az) “policy” means a resolution of the council that is required, pursuant to this Act, to be recorded in the by-law records of a municipality, except where the context otherwise requires;

PART XV
DANGEROUS OR UNSIGHTLY PREMISES

Requirement to maintain property

344 Every property in a municipality shall be maintained so as not to be dangerous or unsightly. 1998, c. 18, s. 344.

Authority to delegate and requirement to report

345 (1) The council may, by policy, delegate some or all of its authority pursuant to this Part, except the authority to order demolition, to the administrator.

(2) The council may, by policy, delegate its authority pursuant to this Part, or such of its authority as is not delegated to the administrator, to a community council or to a standing committee, for all or part of the municipality.

(3) The administrator shall at least twice per year table a public report to the council describing the status of dangerous or unsightly property orders including remedial progress made regarding properties for which orders were issued pursuant to this Part. 1998, c. 18, s. 345; 2011, c. 4, s. 7.

Order to remedy condition

346 (1) Where a property is dangerous or unsightly, the council may order the owner to remedy the condition by removal, demolition or repair, specifying in the order what is required to be done.

(2) An owner may appeal an order of the administrator to the council or to the committee to which the council has delegated its authority within seven days after the order is made.

(3) Where it is proposed to order demolition, before the order is made not less than seven days notice shall be given to the owner specifying the date, time and place of the meeting at which the order will be considered and that the owner will be given the opportunity to appear and be heard before any order is made.

(3A) Where the council or the committee varies or overturns the order of the administrator, the council or committee shall provide reasons to be recorded in the minutes of the council or committee meeting.

(4) The notice may be served by being posted in a conspicuous place upon the property or may be served upon the owner. 1998, c. 18, s. 346; 2000, c. 9, s. 51; 2011, c. 4, s. 8.

Order to remedy condition

347 (1) A municipality may apply to a court of competent jurisdiction for a declaration that a property is dangerous or unsightly and an order specifying the work required to be done to remedy the condition by removal, demolition or repair.

(2) The court may order any property found to be dangerous or unsightly to be vacated until the condition is remedied.

(3) The court may, where any property is found to be dangerous or unsightly, order that no rent becomes due, or is payable by, any occupants until the condition is remedied. 1998, c. 18, s. 347.

Effect of order

348 (1) In this Section, “order” means an order made by the administrator, committee, council or court pursuant to this Part.

(2) An order may be served by being posted in a conspicuous place upon the property or may be served upon the owner.

(3) Where the owner fails to comply with the requirements of an order within the time specified in the order, the administrator may enter upon the property without warrant or other legal process and carry out the work specified in the order.

(3A) *repealed 2003, c. 9, s. 77.*

(4) After the order is served, any person who permits or causes a dangerous or unsightly condition, continues to permit or cause a dangerous or unsightly condition or who fails to comply with the terms of the order is liable, on summary conviction, to a penalty of not less than one hundred dollars and not more than five thousand dollars, and in default of payment to imprisonment for not more than three months.

(4A) Any monetary penalty payable pursuant to subsection (4) may not be remitted pursuant to the *Remission of Penalties Act* unless the penalty relates to a property that is the primary residence of the person required to pay the penalty.

(5) Every day during which the condition is not remedied is a separate offence.

(6) Where an order requires the demolition or removal of a building, the administrator may cause the occupants to be removed, using force if required, in order to effect the demolition or removal. 1998, c. 18, s. 348; 2001, c. 35, s. 22; 2003, c. 9, s. 77; 2006, c. 40, s. 15; 2011, c. 4, s. 9.

Order to vacate unsafe property

349 (1) A property within a municipality that is unsafe shall be vacated forthwith upon order of the administrator.

(2) The administrator shall post notice that the property is unsafe in a conspicuous place on the property.

(3) The notice shall remain posted until the unsafe condition is remedied. 1998, c. 18, s. 349.

Immediate action

350 Where public safety requires immediate action, the administrator may immediately take the necessary action to prevent danger or may remove the dangerous structure or condition. 1998, c. 18, s. 350.

Notice

351 Where land is sold for non-payment of taxes and the period for its redemption has not expired, proceedings may be taken in respect of the repair, removal or destruction of any structure on the land by reason of its condition, and where the purchaser of the land is

(a) the municipality, any notice required to be given with respect to an order for removal or destruction shall be given to the person who was titled to receive it immediately before the day on which the land was sold; and

(b) any person other than the municipality, the notice shall be given to both the person entitled to receive it immediately before the day on which the land was sold and the purchaser at the tax sale. 1998, c. 18, s. 351.

Power to enter land

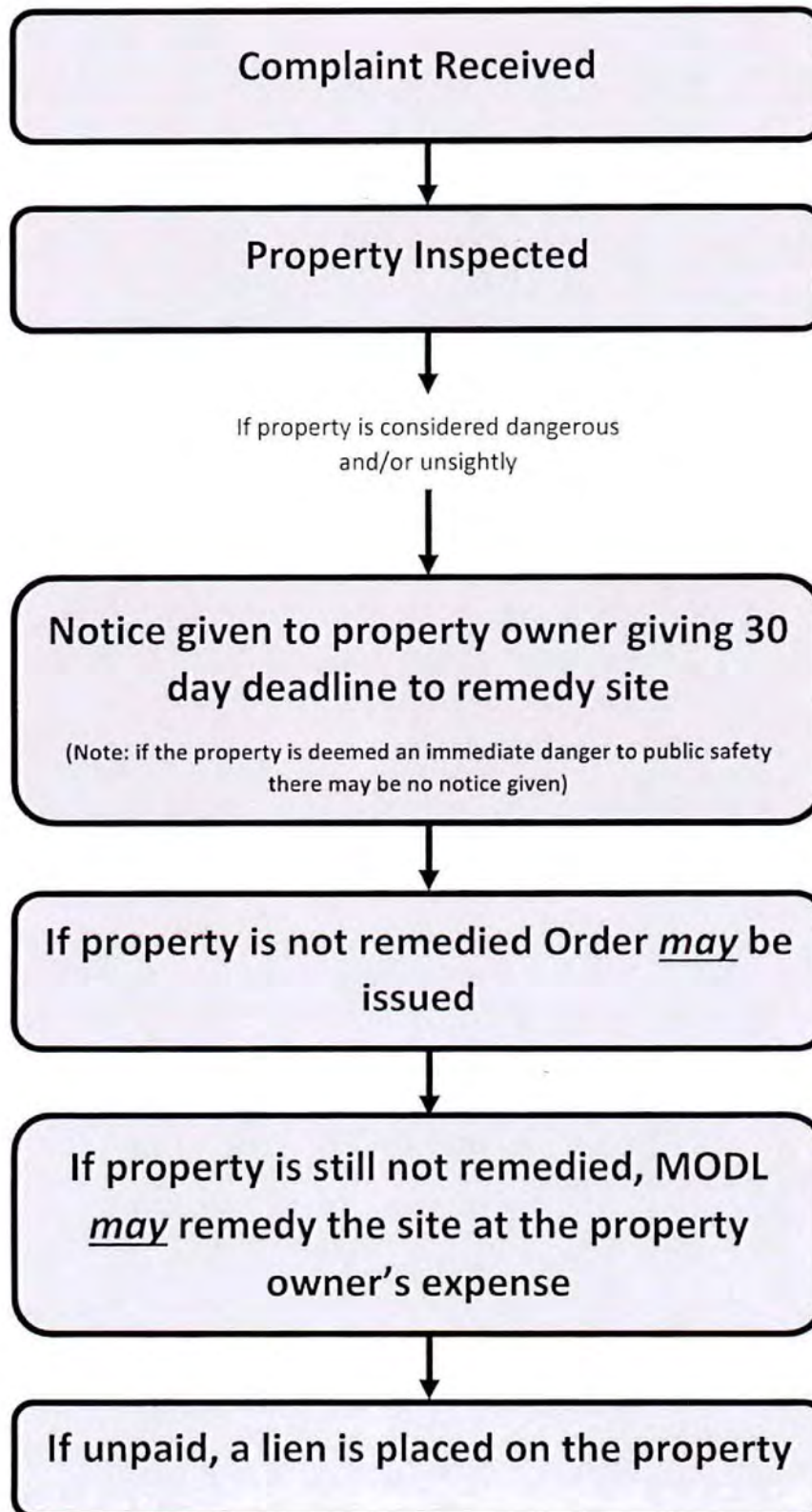
352 (1) The administrator may, for the purpose of ensuring compliance with this Part, enter in or upon any land or premises at any reasonable time without a warrant.

(2) Except in an emergency, the administrator shall not enter any room or place actually being used as a dwelling without the consent of the occupier unless the entry is made in daylight hours and written notice of the time of the entry has been given to the occupier at least twenty-four hours in advance.

(3) If a person refuses to allow the administrator to exercise, or attempts to interfere or interferes with the administrator in the exercise of a power pursuant to this Act, the administrator may apply to a judge of the Supreme Court of Nova Scotia for an order to allow the administrator entry to the building and an order restraining a person from further interference. 1998, c. 18, s. 352.

No action

353 No action shall be maintained against a municipality or against the administrator or any other employee of a municipality for anything done pursuant to this Part. 1998, c. 18, s. 353.



LUNENBURG REGIONAL
Community Recycling Centre

Curbside Waste Collection

Municipality of Lunenburg Curbside Waste Collection Guidelines

Up to 4 cubic metres of waste can be collected every two weeks (2 metres x 2 metres x 1 metre), per household.

Garbage (no recyclables, paper or food waste) - Clear bag

Cardboard – Bundled & tied no larger than 3 ft x 2 ft x 2 ft

Food waste, wet paper and yard waste - Green cart

Paper – Clear bag or grocery/shopping bag

Recyclables – Blue bag

Bulky Waste – up to two (2) bulky landfill items per regular garbage pick up

Bagged waste must not weigh more than 55 pounds per bag.

Call (902) 543-2991 for sorting information or visit www.communityrecycling.ca for waste sorting guides and collection calendars. Call 1-855-530-3324 to find out when your collection day is or to get a green cart.

Lunenburg Regional Community Recycling Centre

Wastes Accepted: Construction & demolition waste (mixed or sorted), wood, asphalt shingles, drywall, metal, household garbage, recyclables (paper, cardboard and blue bag recyclables), organics (food waste and yard waste), residential hazardous wastes, unused paint, motor oil, diesel fuel, gasoline, propane tanks and electronics (www.recycleMYelectronics.ca/ns).

Items accepted free of charge:

- metal items
- metal appliances (fridges, freezers, stoves)
- recyclables
- electronics
- residential hazardous waste.

Tipping fees are charged for construction & demolition wastes, garbage and organics. Additional wastes are also accepted, please call (902)543-2991 for further information.

Address: 908 Mullock Road, Whynott's Settlement

LUNENBURG REGIONAL
Community Recycling Centre

Fall Wood, Metal & Electronics Collection

Metal items: metal doors, BBQs, metal furniture, lawn mowers (fluids drained), swing sets, washers/dryers, water tanks, fridge/freezers must have CFC removed sticker.

Wood items: boards, plywood, tables, chairs, wooden lawn furniture, wooden bed frames.

No single item can weigh more than 308 pounds or measure longer than 6 feet in length. Box, bag or bundle smaller items. Do not mix blue bag recyclables, paper, cardboard or food waste with clean up waste. Call 1-855-530-3324 to find out when your collection days are.

What's not collected during clean up: asphalt shingles, hazardous waste, propane tanks or paint.

Tire Recycling Program & Collection

Tires must be removed from rims, free of debris and mud.

Types of tires accepted: Car and truck tires, motorcycle tires, camper tires and trailer tires.

Up to 4 tires at one time: drop off at *any* Nova Scotia tire retailer. More than 4 tires can be collected for you.

Unused/Expired Explosives, Flares & Ammunition

Call nearest RCMP detachment before dropping off for disposal:

Lilydale (902) 634-8674

Cookville (902) 527-5555

Automobile Salvage

Consult your local directory for auto salvage to dispose of end of life vehicles

Refundable Beverage Container Depots

Contact DivertNS at 1-877-313-7732 or info@divertns.ca for your local EnviroDepot location and what materials they handle

Commercial Hazardous Waste Disposal

Consult your local directory for disposal of commercially generated hazardous wastes or for disposal of hazardous wastes not accepted at the Household Hazardous Waste Depot at the Lunenburg Regional Community Recycling Centre.

























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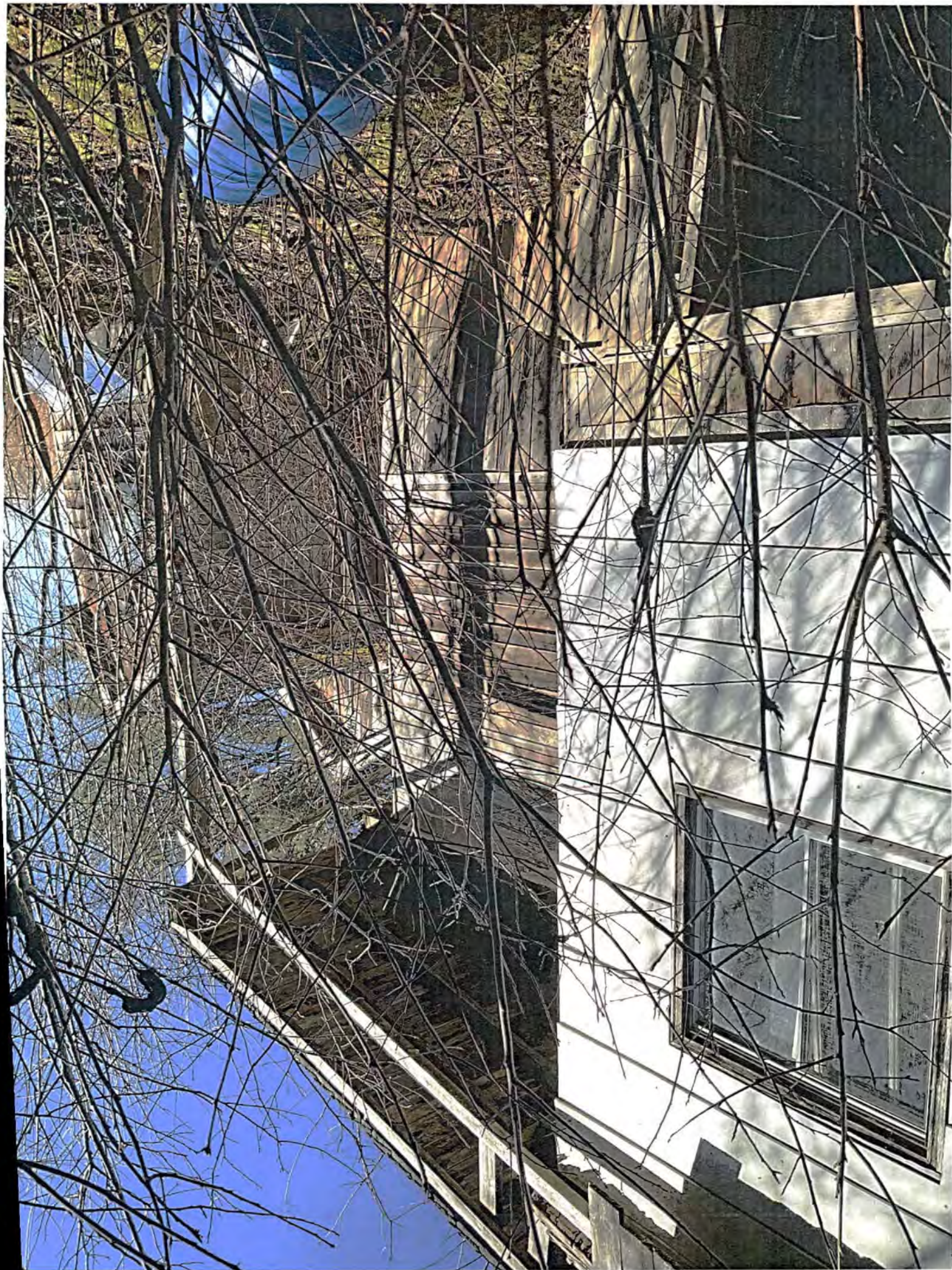














**REGISTERED
DOMESTIC**
CUSTOMER RECEIPT

**RECOMMANDÉ
RÉGIME INTÉRIEUR**
REÇU DU CLIENT



To		Destinataire	
Name	Nom		
Address	Adresse		
City / Prov. / Postal Code	Ville / Prov. / Code postal		
Darren & Donald Arsenault			
323 Chantrel Hill Rd			
Barss Corner NS B0R1A0			
Declared Value	Valeur déclarée	\$	

FOR DELIVERY CONFIRMATION	CONFIRMATION DE LA LIVRAISON
canadapost.ca	postescanada.ca
1 888 550-6333	

33-086-584 (17-12)



MOTL
Susan
LU-DG 2022-007

