

**DANGEROUS & UNSIGHTLY PROPERTY COMMITTEE**

**AGENDA**

**Friday February 23, 2018 9:00 AM**

Page

1. CALL TO ORDER
2. ELECTION OF CHAIR AND VICE CHAIR
  - 2.1 Election of Chair
  - 2.2 Election of Vice Chair
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES OF NOVEMBER 6, 2017 MEETING AS CIRCULATED
5. OLD BUSINESS:
6. NEW BUSINESS:
  - 6.1 REQUEST FOR DEMOLITION ORDER: 1066 Highway 208, Simpsons Corner PID:60422318 .....1-6
  - 6.2 QUOTE RECOMMENDATION: 5522 Highway 332, Middle LaHave PID:60240777.....7-12
  - 6.3 REQUEST FOR DIRECTION: 398 Conquerall Road, Conquerall Mills PID:60349537.....13-20
  - 6.4 QUOTE RECOMMENDATION: 2093 Lapland Road, Lapland PID:60311206.....21-29
  - 6.5 QUOTE RECOMMENDATION: 1893 Highway 210, Chelsea PID: 60313855.....30-35
  - 6.6 REQUEST FOR DIRECTION: 597 Oakhill Road, Oakhill PID: 60248374.....36-39
7. ADDED ITEMS:
7. IN CAMERA:
8. ADJOURNMENT AND NEXT MEETING DATE - TBA

**MUNICIPALITY OF THE DISTRICT OF LUNENBURG**  
**Trina Illingworth, 1066 Highway 208, Simpsons Corner, PID: 60422318**  
**February 23, 2018 9:00AM**  
**HEARING AGENDA – Dangerous and Unsightly Properties**

1. **CALL TO ORDER –**
2. **OPENING REMARKS BY Chairperson**
3. **REPORTS AND PRESENTATIONS BY Michael Bevis (5 minutes)**
  - 3.1 Dangerous & Unsightly Premises – Trina Illingworth, 1066 Highway 208, Simpsons Corner, PID 60422318
4. **WRITTEN AND/OR ORAL PRESENTATION (10 minutes)**
  - 4.1 Written Submissions
  - 4.2 Verbal
    - 4.2.1 Trina Illingworth
5. **COMMITTEE MEMBERS AND APPELLANT DISCUSSION (10 minutes)**
6. **ADMINISTRATOR CLOSING REMARKS (5 minutes)**
  - a. Administrator Provides Final Comments/Clarification
7. **REVIEW OF APPROVAL PROCESS**
8. **CLOSING OF THE PUBLIC HEARING**

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**Rules of Conduct** - Persons who wish to speak at the Hearing are asked to note the following:

- a. State their name and address
- b. Direct all statements and questions to the Chairperson
- c. Try to limit presentations to 10 minutes



# Municipality of the District of Lunenburg

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## REQUEST FOR DECISION

**REPORT TO:** Dangerous & Unsightly Property Committee

**SUBMITTED BY:** Michael Bevis

**DATE:** February 23, 2018

**RE:** **Request for Demolition**  
Dangerous & Unsightly Premises  
Trina Illingworth  
1066 Highway 208, Simpsons Corner  
PID: 60422318 AAN: 08210748

**ORIGIN:** Dangerous/Unsightly Property Complaint

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### RECOMMENDATION

Staff recommends that the Dangerous & Unsightly Property Committee issue an Order to demolish and remove the burnt out mobile home and addition. The Administrator deemed the structure to be no longer suitable for occupancy. The proposed Demolition Order should say:

**IT IS HEREBY ORDERED that you are to, within 30 days of service of this Order, remedy the dangerous & unsightly condition, namely;**

**ACTION: "To remedy the dangerous the burnt out mobile home and addition must be removed from the property along with the old tree house, junk, garbage, and demolition debris. 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(3) of the Municipal Government Act."**

**BACKGROUND**

A complaint regarding this property was received on September 7, 2017. The initial inspection was carried out on September 14, 2017 at which time the Administrator concluded that the property was dangerous based on the definitions in the *Municipal Government Act*. A letter was sent to the property owner advising of the dangerous condition, remedy and thirty day deadline to remedy the dangerous condition as per policy MDL-07. A follow up inspection was conducted on November 8, 2017 which found no change to the property. The Administrator referred the property to the Dangerous & Unsightly Property Committee for consideration and issuance of a Demolition Order.

**DISCUSSION**

The Administrator deems the property to be dangerous and unsightly. The burnt out mobile home and addition need to be demolished and removed from the property along with the old tree house, junk, garbage, and demolition debris. The Dangerous & Unsightly Property Committee needs to consider issuing a demolition Order to remedy the dangerous condition of the property.

- PVSC records show the property as being assessed at \$31 000
- PVSC records show the land size as 2.30 acres
- Property taxes are paid as of February 13, 2018

**ALTERNATIVES**

Deem the property as not dangerous, to be addressed as an unsightly property.

Deem the property as not dangerous or unsightly and close the file.

**CONCLUSION**

The Administrator deems the property as dangerous and unsightly and the building no longer suitable for occupancy, therefore a Demolition Order should be issued.

**ATTACHMENTS**

Photos from last inspection

Department: Planning & Development Services	
Report Prepared By: <u>Michael Bevis</u> 	Date February 13, 2018
Report Approved By: 	Date <u>Feb 15/18</u>
Reviewed By CAO: _____	Date _____



11 08 2017



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# Municipality of the District of Lunenburg

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## REQUEST FOR DECISION

**REPORT TO:** Dangerous & Unsightly Property Committee

**SUBMITTED BY:** Michael Bevis

**DATE:** February 23, 2018

**RE:** **Quote Recommendation**

Unsightly Premises

Ian and Jayne Wilkie

5522 Highway 332, Middle LaHave

PID: 60240777      AAN: 04937732

**ORIGIN:** Unsightly Property Complaint

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### RECOMMENDATION

Staff recommends:

**that the Committee recommend to Council that the quote from Gerald DeLong Construction be accepted for the clean up of the Wilkie property at 5522 Highway 332, Middle LaHave, PID 60240777; that is \$3100.00 + \$465.00 HST, for a total of \$2075.75.**

### BACKGROUND

A complaint regarding this property was received on May 31, 2016. The initial inspection was conducted June 9, 2016 at which time the Administrator concluded that the property was unsightly based on the terms in the *Municipal Government Act*. A letter was sent to the property owner on June 17, 2016 advising of the unsightly condition of the property, remedy and thirty day deadline to remedy the unsightly condition.

On July 25, 2016 a sixty day extension was granted as per the owners' request. A second inspection was conducted on November 16, 2016 at which time the

Administrator concluded that the property was still unsightly. As a result of this inspection an Order was issued for the clean up of the property. That Order reads:

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

**ACTION "To remedy the unsightly condition the junk, garbage, demolition/construction debris and auto parts must be removed from the property."**

On January 20, 2017 an appeal hearing was held before the Dangerous & Unsightly Property Committee, at which time, an extension was granted until June 1, 2017 to remedy the unsightly condition of the property.

On July 14, 2017 an inspection was conducted which concluded that the property was still unsightly. On August 28, 2017 the Dangerous & Unsightly Property Committee decided to request quotes for the clean up of the property.

#### **DISCUSSION**

The quote from Gerald DeLong Construction is for \$3100.00 + \$465.00 HST for a total of \$2075.75.

- PVSC records show the property as being assessed at \$205 700
- PVSC records show the property as being assessed at 17.25 acres
- Property taxes are paid

#### **ALTERNATIVES**

Grant additional time to facilitate clean up

Close file

#### **CONCLUSION**

The Administrator deems the property to be unsightly.

Department: Planning & Development Services

Report Prepared By: \_\_\_\_\_ Michael Bevis *MB* \_\_\_\_\_

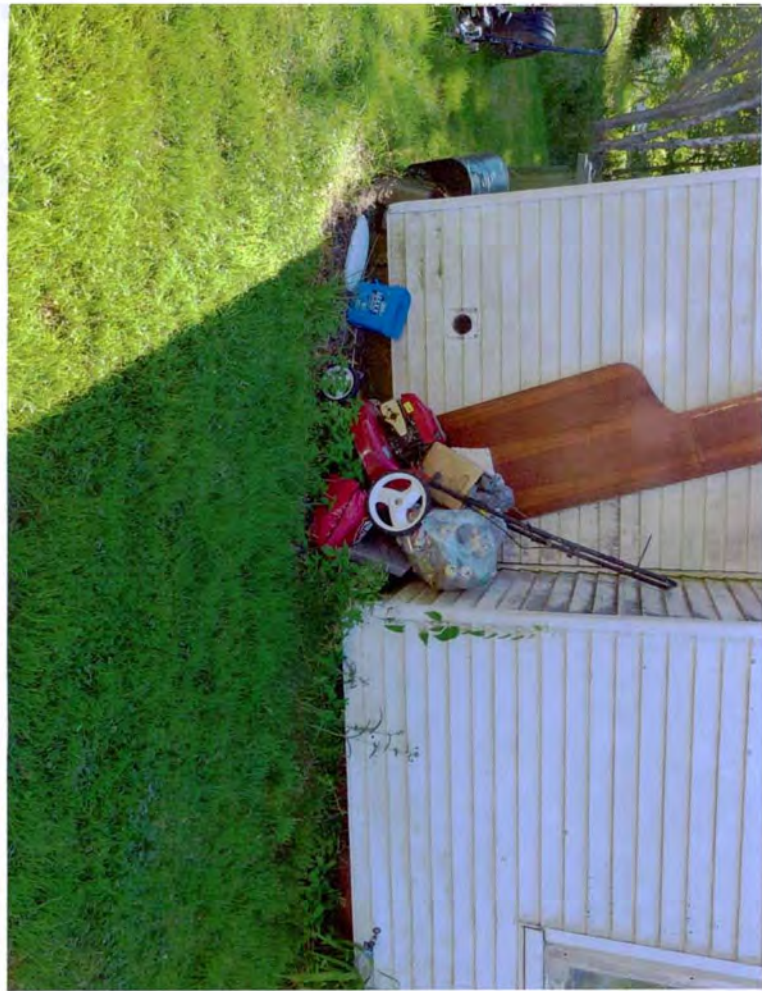
Date February 23, 2018

Report Approved By: \_\_\_\_\_ *GA* \_\_\_\_\_

Date *FEB. 15/18*

Reviewed By CAO: \_\_\_\_\_

Date \_\_\_\_\_







MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
RFQ#2017-01-316 CLEAN UP PROPERTY AT 5522 HWY 332 EAST LAHAVE PID 60240777  
BIDS CLOSE: JAN. 24th, 2018 @ 2:00 P.M, LOCAL TIME AND MAY BE FAXED OR E-MAILED TO:  
902-543-7123-VAL.OAKLEY@MODL.CA

**SCOPE OF WORK**

CLEAN UP PROPERTY AS SPECIFIED

DEBRIS TO BE TIPPED AT AN APPROVED LANDFILL, \*CONTRACTOR **MUST** SUPPLY RECEIPTS FOR SAME\*

CONTRACTOR **MUST** CALL MIKE BEVIS AT 902-541-1325 OR 902-521-4145 (CELL) TO MEET ON SITE TO COMPLETE HAZARD ASSESSMENT BEFORE START OF WORK.


**PRICING**

LABOUR & EQUIPMENT	\$ 1 000 . 00
TRUCKING	\$ 15 00 . 00
DISPOSAL FEES*	\$ 600 . 00
<b>SUB-TOTAL</b>	\$ 3 100 . 00
HST	\$ 465 . 00
<b>TOTAL</b>	\$ 3565 . 00

CONTRACTOR'S NAME

CONTRACTOR'S SIGNATURE

DATE:

  
Gerald DeLong  
Jan 22, 2018

Please attach copies of the following certifications: WCB, Liability Insurance and Safety.



# Municipality of the District of Lunenburg

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## REQUEST FOR DECISION

**REPORT TO:** Dangerous & Unsightly Property Committee

**SUBMITTED BY:** Michael Bevis

**DATE:** February 23, 2018

**RE:** **Request for Direction**

Unsightly Premises

Corey Dagley & Angela Dagley

398 Conquerall Road, Conquerall Mills

PID: 60349537 AAN: 02161117

**ORIGIN:** Unsightly Property Complaint

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### RECOMMENDATION

Staff recommends:

**That the Committee determine if the property remains unsightly and continue to pursue the clean up of the property via quotes, or, the property is cleaned up and close the file.**

### BACKGROUND

A complaint regarding the condition of this property was received on May 19, 2015. The initial inspection was carried out on June 18, 2015 at which time the Administrator concluded that the property was unsightly based on the definitions in the *Municipal Government Act*. A letter was sent to the property owners on June 24, 2015 advising of the unsightly condition, the remedy required to put the property in a slightly condition and the thirty day deadline. On August 24, 2015 a second inspection was conducted which found no change in the condition of the property. As a result of this inspection an Order was issued on September 2, 2015. That Order reads:

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

**ACTION "To remedy the unsightly condition the garbage, junk, auto parts, construction/demolition debris, old ducts, old trailer (RV), 14+ derelict vehicles and old motor homes must be removed from the property."**

A third inspection was carried out on November 18, 2015 which found no improvement in the condition of the property. A subsequent inspection conducted on April 16, 2016 concluded that the property remains unsightly and as a result a second Order was issued on May 12, 2016. That Order reads:

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

**ACTION "To remedy the unsightly condition the garbage, junk, auto parts, demolition/construction debris, windows, lawn tractors, oil tanks, snow mobile, old campers and 14+ derelict vehicles must be removed from the property."**

On May 19, 2016 staff received a letter from Angela Dagley appealing the May 12, 2016 Order. An appeal hearing was held before the Dangerous & Unsightly Property Committee on June 6, 2016. The Committee decided to extend the deadline of the Order until August 12, 2016.

On November 29, 2016 a follow up inspection was conducted which found some improvement in the condition of the property, but it was still far from remedied.

On May 8, 2017 the Dangerous & Unsightly Property Committee granted a further extension of sixty days to remedy the unsightly condition of the property. On July 6, 2017 the property was inspected and the Administrator concluded the property was still unsightly. On August 28, 2017 the Dangerous & Unsightly Property Committee granted a further firm and final extension until November 27, 2017 to remedy the unsightly condition of the property.

On January 11, 2018 an inspection of the property was conducted at which time the Administrator concluded the property is still unsightly.

## **DISCUSSION**

The Administrator deems the property as unsightly. The next step in the process would be to obtain new quotes to remedy the unsightly condition of the property. Previous quotes received on the clean up of the property have expired.

- PVSC records show the property as being assessed at \$60 600
- PVSC records show the land size as 0.69 acres
- Property taxes are outstanding from 2015, 2016 and 2017 with a total outstanding balance of \$1852.14. This property is a possible candidate for the 2019 tax sale.

**ALTERNATIVES**

Grant additional time to facilitate clean up of the property

Close file

**CONCLUSION**

The Administrator deems the property to be unsightly.

Department: Planning & Development Services	
Report Prepared By: <u>Michael Bevis</u> 	Date February 14, 2018
Report Approved By: 	Date <u>FEB. 15/18</u>
Reviewed By CAO: _____	Date _____











01 11 2018



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# Municipality of the District of Lunenburg

## REQUEST FOR DECISION

**REPORT TO:** Dangerous & Unsightly Committee

**SUBMITTED BY:** Amanda Fancy

**DATE:** February 23, 2018

**RE:** **Quote Recommendation**  
Unsightly Premises  
Trevor Myra  
2093 Lapland Road, Lapland  
PID: 60311206      AAN: 08163588

**ORIGIN**                      Unsightly Property Complaint

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### RECOMMENDATION

It is recommended the quote from Gerald Delong for \$6000 (plus HST for a total of \$6900) be accepted for the clean up of the property located at 2093 Lapland Rd, Lapland PID 60311206 Assessment Account 08163588. Please note this was the only bid received.

### BACKGROUND

We received a complaint in reference to this file on April 10, 2017. An initial inspection took place on May 10, 2017 in which it was found unsightly with numerous derelict vehicles, vehicle parts, and tires on the property. A letter was sent to the property owner on May 12, 2017 stating the property needed to be cleaned up. A follow up inspection was conducted June 12, 2017 at which time there appeared to be some progress to clean up the property. An order was issued and posted on the property on June 15, 2017. A follow up inspection was conducted on October 20, 2017 in which it appeared no further progress had been made and was still considered unsightly.

**DISCUSSION**

The finance department sent a request for quotes. Only one reply was received. The quote exceeds the administrators \$1500 spending limit in policy MDL-07, therefore staff are requesting a recommendation from the Dangerous & Unsightly Committee.


- The PVSC records show the land as being assessed at \$86000 in 2017
- The lot is 2.5 acres
- No property taxes are outstanding

**ALTERNATIVES**

Deem the property as not unsightly and close the file

**CONCLUSION**

The administrator deems the property is unsightly. The cost exceeds the Administrator's spending limit to remedy the condition therefore staff is requesting a decision from the Dangerous & Unsightly Property Committee

Department: Planning & Development Services	
Report Prepared By: <u>Amanda Fancy</u>	Date <u>February 13, 2018</u>
Report Approved By: 	Date <u>Feb. 15/18</u>
Reviewed By CAO: _____	Date _____







20.OCT.2017



20.OCT.2017



20.OCT.2017



20.OCT.2017







MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
 RFQ#2017-01-318 CLEAN UP PROPERTY AT 2093 LAPLAND RD., LAPLAND PID 60311206  
 BIDS CLOSE: JAN. 24<sup>TH</sup>, 2018 @ 2:00 P.M., LOCAL TIME  
 BIDS MAY BE FAXED OR E-MAILED TO: 902-543-7123 OR [VAL.OAKLEY@MODL.CA](mailto:VAL.OAKLEY@MODL.CA)

**SCOPE OF WORK**

CLEAN UP PROPERTY AS SPECIFIED

DEBRIS TO BE TIPPED AT AN APPROVED LANDFILL, \*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME\*

CONTRACTOR **MUST** CALL MIKE BEVIS AT 902-541-1325 OR 902-521-4145 (CELL) TO MEET ON SITE TO COMPLETE HAZARD ASSESSMENT BEFORE START OF WORK.

**PRICING**

LABOUR & EQUIPMENT	\$	<u>3000.00</u>
TRUCKING	\$	<u>2000.00</u>
DISPOSAL FEES*	\$	<u>1000.00</u>
<b>SUB-TOTAL</b>	\$	<u>6000.00</u>
HST	\$	<u>900.00</u>
<b>TOTAL</b>	\$	<u>6900.00</u>

**CONTRACTOR'S NAME**

**CONTRACTOR'S SIGNATURE**

**DATE:**

Gerald DeLong  
Gerald DeLong  
Jan. 22, 2018

Please attach copies of the following certifications: WCB, Liability Insurance and Safety.



# Municipality of the District of Lunenburg

## REQUEST FOR DECISION

**REPORT TO:** Dangerous & Unsightly Property Committee

**SUBMITTED BY:** Amanda Fancy

**DATE:** February 23, 2018

**RE: Quote Recommendation**

Unsightly Premises

Dianne Nowe

1893 Highway 210, Chelsea

PID: 60313855      AAN: 02961113

**ORIGIN:** Dangerous/Unsightly Property Complaint

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### RECOMMENDATION

It is recommended the quote from Gerald Delong for \$1950 (plus HST for a total of \$2242.50) be accepted for the clean up of the property located at 1893 Hwy 210, Chelsea PID 60313855 Assessment Account 02961113. Please note this was the only bid received.

### BACKGROUND

We received a complaint in reference to this file on July 7, 2017. An initial inspection took place on July 20, 2017 in which it was found dangerous and unsightly with loose garbage, construction/demolition debris, a dilapidated storage building and a partially collapsed entranceway on the house. A letter was sent to the property owner on July 26, 2017 stating the property needed to be cleaned up. A follow up inspection was conducted Oct 20, 2017 at which time it was noted the entranceway had been removed, which removed the dangerous condition, and some of the garbage had been removed. The property was still unsightly with loose garbage and household items and construction/demolition debris. An order was issued and posted on the property on Nov 2, 2017. A follow up inspection was conducted on December 7,

2017 in which it appeared no further progress had been made and was still considered unsightly.

**DISCUSSION**

The finance department sent a request for quotes. Only one reply was received. The quote exceeds the administrators \$1500 spending limit in policy MDL-07, therefore staff are requesting a recommendation from the Dangerous & Unsightly Committee.

- The PVSC records show the land as being assessed at \$18000 in 2017
- The lot is 2.08 acres
- Property tax account has an outstanding balance of \$278.91

**ALTERNATIVES**

Deem the property as not unsightly and close the file

**CONCLUSION**

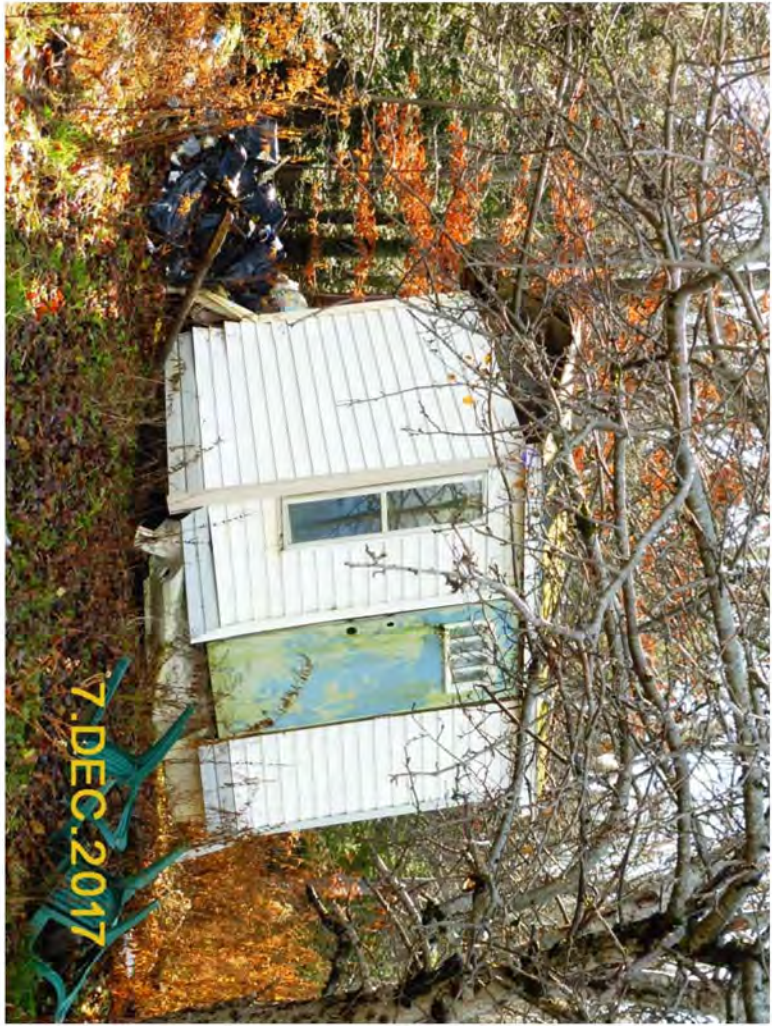
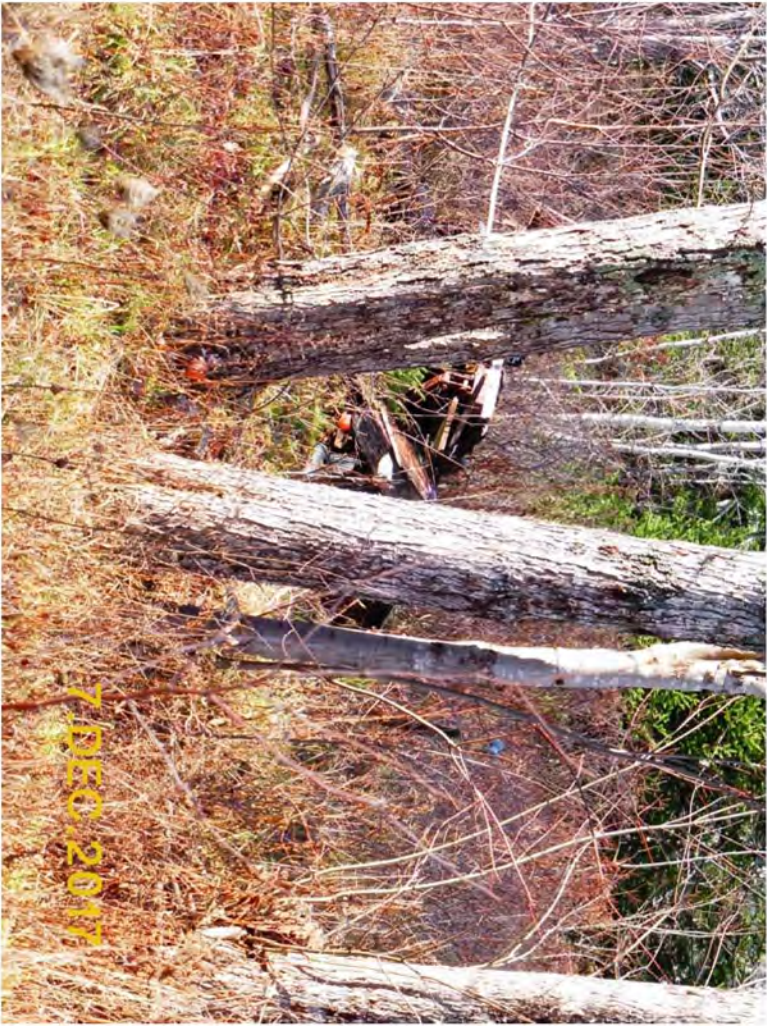
The administrator deems the property is unsightly. The cost exceeds the Administrator's spending limit to remedy the condition therefore staff is requesting a decision from the Dangerous & Unsightly Property Committee

**ATTACHMENTS**

Photos from last inspection  
Quotes

Department: Planning & Development Services	
Report Prepared By: <u>  Amanda Fancy  </u>	Date <u>February 13, 2018</u>
Report Approved By: <u>  <i>[Signature]</i>  </u>	Date <u>Feb 15/18</u>
Reviewed By CAO: _____	Date _____







7 DEC 2017



7 DEC 2017

MUNICIPALITY OF THE DISTRICT OF LUNenburg  
RFQ #2017-01-321 CLEAN UP OF UNSIGHTLY PROPERTY AT 1893 HWY 210, CHELSEA PID 60313855  
BIDS CLOSE: JAN. 18TH, 2018 @ 2:00 P.M., LOCAL TIME, MAY BE FAXED OR E-MAILED TO:  
902-543-7123 VAL.OAKLEY@MODL.CA

**SCOPE OF WORK**

CLEAN UP PROPERTY AS SPECIFIED

DEBRIS TO BE TIPPED AT AN APPROVED LANDFILL, \*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME\*

CONTRACTOR **MUST** CALL MIKE BEVIS AT 902-541-1325 OR 902-521-4145 (CELL) TO MEET ON SITE TO COMPLETE HAZARD ASSESSMENT BEFORE START OF WORK.

**PRICING**

LABOUR & EQUIPMENT	\$ 1200.00
TRUCKING	\$ 600.00
DISPOSAL FEES*	\$ 150.00
<b>SUB-TOTAL</b>	\$ 1950.00
HST	\$ 292.50
<b>TOTAL</b>	\$ 2242.50

**CONTRACTOR'S NAME**

*Gerald DeLong*

**CONTRACTOR'S SIGNATURE**

*Gerald DeLong*

**DATE:**

*Jan 22, 2018*

Please attached copies of the following certifications: WCB, Liability Insurance and Safety.



## Municipality of the District of Lunenburg

### REQUEST FOR DECISION

**REPORT TO:** Dangerous & Unsightly Committee

**SUBMITTED BY:** Amanda Fancy

**DATE:** February 23, 2018

**RE:** Request for Direction

Unsightly Premises

Joyce Dubeau & Mae Pettipas

597 Oakhill Road, Oakhill

PID: 60248374      AAN: 02388936

**ORIGIN**                      Unsightly Property Complaint

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### **RECOMMENDATION**

It is recommended the Committee request quotes for the clean up of the property

### **BACKGROUND**

We received a complaint in reference to this file on January 3, 2017. An initial inspection took place on January 17, 2017 in which it was found household items, fridge, old lumber, dilapidated RV trailer and assorted debris. A letter was sent to the property owner on January 20, 2017 stating the property needed to be cleaned up. A follow up inspection was conducted March 7, 2017 at which time it was noted no change had been made. An order was issued and posted on the property on March 8, 2017. A follow up inspection was conducted on April 12, 2017 in which it appeared very little progress had been made and was still considered unsightly. It was brought before the Committee on April 28, 2017 and a decision was made to grant a 60 day extension

until July 8, 2017. Staff conducted a follow up inspection on July 14, 2017. Staff granted a 30 day extension based on talking with Mr. Dubeau and the improvement in the property. An inspection was conducted on October 23, 2017 and the property had more improvements but was still considered unsightly under the Act.

## DISCUSSION

As the Dangerous & Unsightly Property Committee issued an extension and the property remains unsightly, staff is requesting direction on how the Dangerous & Unsightly Property Committee would like to handle this file. The next step in the process would be to obtain quotes to have the unsightly condition remedied.

- The PVSC records show the land as being asses at \$33500 in 2017
- The lot is 0.494 acres
- Property taxes owing are \$596.33 for 2016 & 2017

## ALTERNATIVES

1. Grant additional time
2. Deem the property as not unsightly and close the file

## CONCLUSION

The administrator deems the property is unsightly under the Municipal Government Act

## ATTACHMENTS

Photos from last inspection

Department: Planning & Development Services	
Report Prepared By: _____ Amanda Fancy _____	Date February 23, 2018
Report Approved By: _____  _____	Date Feb 15/18
Reviewed By CAO: _____	Date _____

