

**DANGEROUS & UNSIGHTLY COMMITTEE
AGENDA
Wednesday, March 28, 2018 9:00 A.M.**

Page

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES OF FEBRUARY 23, 2018 MEETING AS CIRCULATED
4. OLD BUSINESS:
5. NEW BUSINESS:
 - 5.1 REQUEST FOR DEMOLITION ORDER: 8 Oakes Road, Branch LaHave PID#60329034 2-12
 - 5.2 QUOTE RECOMMENDATION: 1565 Upper Branch Road, Auburndale
PID#60326527 13-21
 - 5.3 QUOTE RECOMMENDATION: 8249 Highway 331, Cherry Hill PID#60367372
..... 22-27
 - 5.4 QUOTE RECOMMENDATION: Beeler Road, Elmwood PID#60282910.....28-34
6. ADDED ITEMS:
7. IN CAMERA:
8. ADJOURNMENT AND NEXT MEETING DATE - TBA

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
Laurie, Althea & Michael Wentzell & Shirley Elderkin, 8 Oakes Road, Branch LaHave, PID: 60329034
March 28, 2018 9:00AM

HEARING AGENDA – Dangerous and Unsightly Properties

1. **CALL TO ORDER –**
2. **OPENING REMARKS BY Chairperson**
3. **REPORTS AND PRESENTATIONS BY Rebecca Zolkower (5 minutes)**
 - 3.1 Dangerous & Unsightly Premises – Laurie, Althea & Michael Wentzell & Shirley Elderkin, 8 Oakes Road, Branch LaHave, PID 60329034
4. **WRITTEN AND/OR ORAL PRESENTATION (10 minutes)**
 - 4.1 Written Submissions
 - 4.2 Verbal
 - 4.2.1 Laurie, Althea & Michael Wentzell & Shirley Elderkin
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

REQUEST FOR DECISION/DIRECTION

REPORT TO: Dangerous & Unsightly Property Committee

SUBMITTED BY: Rebecca Zolkower

DATE: March 28, 2018

File No. NC180005

RE: Request for Demolition Order

Dangerous premise – Laurie, Althea & Michael Wentzell & Shirley Elderkin

Property – 8 Oakes Road, Branch LaHave

PID # 60329034 Assessment # 04868358

ORIGIN: Dangerous/Unsightly Property Complaint

RECOMMENDATION

Staff recommends that the Dangerous & Unsightly Property Committee issue an Order to demolish the house and totally remove the demolition debris. The Administrator has 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 condition namely;

“To remedy the dangerous condition the house must be demolished and the demolition debris totally removed from the property. 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.”

BACKGROUND

We received a complaint on January 24, 2018 in reference to the above-noted property. An initial inspection was carried out on February 2, 2018 which concluded that the property is considered dangerous under the terms of the *Municipal Government Act* (the "Act"). As per Policy MDL-07, a letter dated February 6, 2018 was sent to the property owners advising of the dangerous condition of the property and the remedy required to return the property to a safe condition.

On March 13, 2018, a follow up inspection was conducted which found no change in the condition of the property. As a result of this inspection, the property was referred to the Dangerous & Unsightly Property Committee for the issuance of a Demolition Order.

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$59 100 in 2018
- The lot area 0.7392 acres
- Property taxes: \$1.04 outstanding

ALTERNATIVES


- a) Do nothing and close file.
- b) Grant additional time.

CONCLUSION

It is my opinion that the property is *dangerous*.

ATTACHMENTS

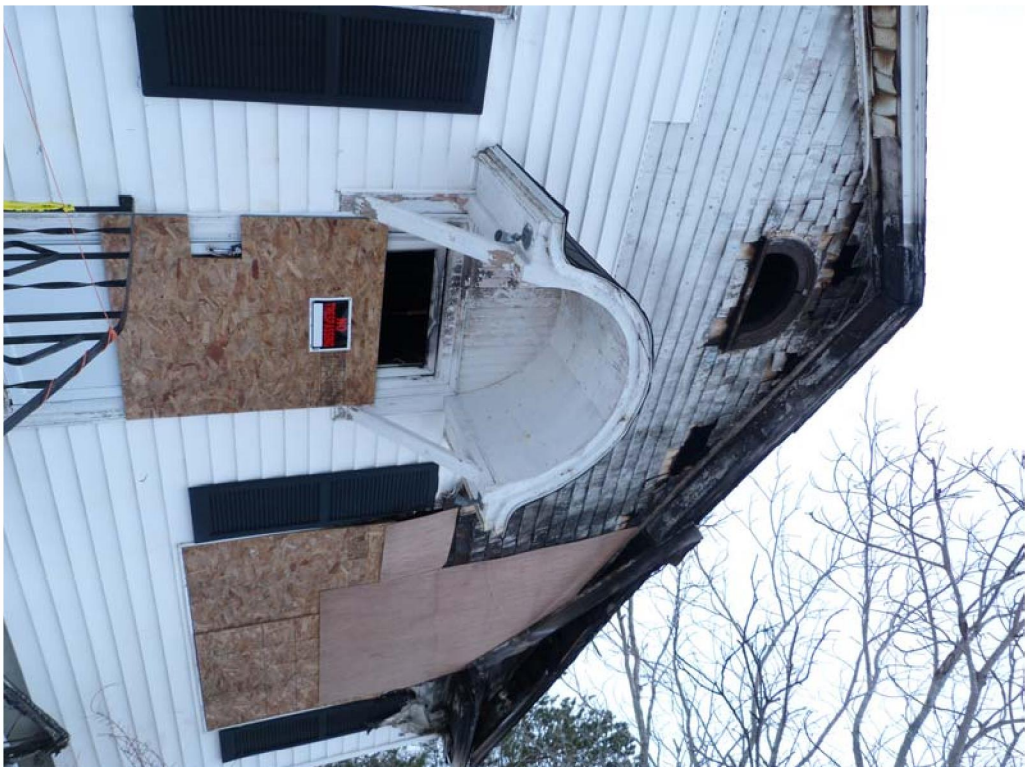
- Photos from last inspection

Report Prepared By: _____ Rebecca Zolkower _____	Date: _____ March 23, 2018 _____
Report Approved By: _____  _____	Date: _____ <u>Mar. 21/18</u> _____
Reviewed By CAO: _____	Date: _____



















Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Dangerous & Unsightly Property Committee

SUBMITTED BY: Amanda Fancy

DATE: March 28, 2018

RE: **Quote Recommendation**

Unsightly Premises

Norman & Judy Cook

NC120016

1565 Upper Branch Rd, Auburndale

PID 60326527

AAN 00920231

RECOMMENDATION

It is recommended the Committee accept the quote from Gerald Delong to clean the property for \$4250.00 plus HST \$637.50 (\$4887.50).

BACKGROUND

We received a complaint in reference to this file on April 12, 2013. An initial inspection took place on April 12, 2013 in which it was found garbage, junk, auto parts, old computers, appliances, bikes and 11 derelict vehicles and 2 mobile homes were on the property. Following the policy, a letter and then order were issued stating the property needed to be cleaned up. A follow up inspection was conducted at which time it was noted no change had been made. The file was sent to the solicitor to lay charges. This went to court in September 2016 at which time the property owners were fined and ordered to finish the clean up within 30 days. An inspection in February 2017 found the property snow covered. A follow up inspection was conducted in November 2017 in which found very little improvement. The property was still unsightly. Another letter was sent advising if the property is not cleaned up the municipality will take

further action to remedy the site stating 30 days to clean up. At the follow up inspection it was still unsightly as per the Dangerous and Unightly provisions of the MGA

DISCUSSION

- The PVSC records show the land as being assessed at \$113700 in 2018
- The lot is 30056 sq ft
- Property taxes are paid

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

Department:	Planning & Development Services	
Report Prepared By:	Amanda Fancy	Date: March 8, 2018
Report Approved By:		Date: <u>Mar. 24/18</u>
Reviewed By CAO:	_____	Date: _____

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
RFQ#2017-01-323 PROPERTY CLEANUP OF 1565 UPPER BRANCH RD., AUBURNDALE RD 60326327
BIDS CLOSE: FEB. 16, 18 @ 2:00 PM. AND MAY BE FAXED OR EMAILED TO: VAL.OAKLEY@MODI.CA 902-543-7123

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>1100.00</u>
TRUCKING	\$	<u>2400.00</u>
DISPOSAL FEES*	\$	<u>750.00</u>
SUB-TOTAL	\$	<u>4250.00</u>
HST	\$	<u>637.50</u>
TOTAL	\$	<u>4887.50</u>

51

CONTRACTOR'S NAME Gerald DeLong

CONTRACTOR'S SIGNATURE Gerald DeLong

DATE: Feb 16/18

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





29.NOV.2017



29.NOV.2017



29.NOV.2017



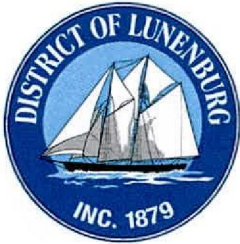
29.NOV.2017











MUNICIPALITY OF THE DISTRICT OF LUNENBURG

REQUEST FOR DECISION/DIRECTION

REPORT TO: Dangerous & Unsightly Property Committee
SUBMITTED BY: Michael Bevis
DATE: March 28, 2018
File No. NC160013
RE: Unsightly premise – Henry & Reta Kelly
Property – 8249 Highway 331, Cherry Hill
PID # 60367372 Assessment # 02590689
ORIGIN: Unsightly Property Complaint

RECOMMENDATION

Staff recommends:

That the Committee recommend to Council that the quote from Gerald DeLong Construction be accepted for the clean up of the Kelly property at 8249 Highway 331, Cherry Hill, PID 60367372; that is \$1543.00 + \$231.45 HST, for a total of \$1774.45.

BACKGROUND

We received a complaint on March 18, 2016 in reference to the above-noted property. An initial inspection was carried out on March 21, 2016 which concluded that the property is considered unsightly under the terms of the *Municipal Government Act* (the "Act"). As per Policy MDL-07, a letter dated March 31, 2016 was sent to the property owners advising of the unsightly condition of the property and the remedy required to return the property to a sightly condition.

On May 17, 2016, a follow up inspection was conducted which found no change in the condition of the unsightly property. As a result of this inspection, an Order was issued on May 19, 2016 providing the property owner 30 days to clean up the property. 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 demolition debris, remains of the old barn and the two fallen in storage buildings must be cleaned up and removed from the property. The junk, oil tanks, stoves and garbage must also be cleaned up and removed from the property."

On June 23, 2016 a follow up inspection found the remains of two buildings still on site. As a result quotes were obtained for the clean up of the property. A PO was issued, however the work was not carried out and the PO was cancelled. On November 29, 2017 an inspection found the two old fallen down buildings still on site. As a result an Order was issued on December 11, 2017. 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 old fallen down buildings must be cleaned up and removed from the property."

A follow up inspection was conducted which found the two fallen down buildings still on site. Quotes have been obtained for the clean up of the property.

DISCUSSION

The Administrator deems the property unsightly and recommends that the Committee accept the lowest quote to clean up the property.

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$131 900 in 2018.
- The lot area 6.03 acres
- Property taxes are paid as of March 15, 2018

QUOTES

1. Gerald DeLong Construction
\$1543.00 + \$231.45 HST = \$1774.45
2. Maughans' Construction Inc
\$7150.00 + \$1072.00 HST = \$8222.50

ALTERNATIVES


- a) Do nothing and close file.
- b) Grant additional time.

CONCLUSION

The Administrator deems the property unsightly.

ATTACHMENTS

- Quotes
- Photos from last inspection

Report Prepared By: _____ Michael Bevis _____	Date: _____ March 28, 2018 _____
Report Approved By: _____  _____	Date: _____ Mar. 21/18 _____
Reviewed By CAO: _____	Date: _____



Municipality of the District of Lunenburg

RFQ NUMBER 2018-01-302 DATE: MARCH 2, 2018

OWNER: THE MUNICIPALITY OF THE DISTRICT OF LUNENBURG
210 ABERDEEN ROAD
BRIDGEWATER, NS B4V 4G8
ATTN: JENNIFER HARRIETHA

**Dangerous & Unightly Properties – Property Clean-up of 8249 Highway 331, Cherry Hill, NS
PID 60367372 AA 02590689**

Please submit a quotation for the following:

Scope of Work

The Scope of Work shall include the following:

- Clean up property as specified
- Debris to be tipped at an approved landfill **CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME*
- Contractor must call Mike Bevis, Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Item Description(s):

LABOUR & EQUIPMENT: \$ 578.00

TRUCKING: \$ 620.00

DISPOSAL FEES*: \$ 345.00

SUB-TOTAL: \$ 1543.00

HST: \$ 231.45

TOTAL: \$ 1774.45



Municipality of the District of Lunenburg

RFQ NUMBER 2018-01-302 DATE: MARCH 2, 2018

OWNER: THE MUNICIPALITY OF THE DISTRICT OF LUNENBURG
210 ABERDEEN ROAD
BRIDGEWATER, NS B4V 4G8
ATTN: JENNIFER HARRIETHA

Dangerous & Unightly Properties – Property Clean-up of 8249 Highway 331, Cherry Hill, NS
PID 60367372 AA 02590689

Please submit a quotation for the following:

Scope of Work

The Scope of Work shall include the following:

- Clean up property as specified
- Debris to be tipped at an approved landfill *CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME
- Contractor must call Mike Bevis, Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Item Description(s):

LABOUR & EQUIPMENT: \$ 3400.00

TRUCKING: \$ 1500.00

DISPOSAL FEES*: \$ 2250.00

SUB-TOTAL: \$ 7150.00

HST: \$ 1072.50

TOTAL: \$ 8222.50

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902.541.1325 / Fax: 902.527.1135 / Email: Jennifer.Harrietha@mod.ca / Web Site: www.mod.ca





MUNICIPALITY OF THE DISTRICT OF LUNENBURG

REQUEST FOR DECISION/DIRECTION

REPORT TO: Dangerous & Unsightly Property Committee

SUBMITTED BY: Michael Bevis

DATE: March 28, 2018

File No. NC160095

RE: Unsightly premise – Robert Hake
Property – Beeler Road, Elmwood
PID # 60282910 Assessment # 08194378

ORIGIN: Unsightly Property Complaint

RECOMMENDATION

Staff recommends:

That the Committee recommend to Council that the quote from Gerald DeLong Construction be accepted for the clean up of the Hake property at Beeler Road, Elmwood, PID 60282910; that is \$3160.00 + \$474.00 HST, for a total of \$3634.00

BACKGROUND

We received a complaint on December 15, 2016 in reference to the above-noted property. An initial inspection was attempted on January 6, 2017; however, the property was inaccessible due to snow cover. On January 13, 2017 the property was accessible to conduct the initial inspection which concluded that the property is considered unsightly under the terms of the *Municipal Government Act* (the "Act"). As per Policy MDL-07, a letter dated January 20, 2017 was sent to the property owners advising of the unsightly condition of the property and the remedy required to return the property to a slightly condition.

On March 14, 2017, a follow up inspection was conducted which found no change in the condition of the unsightly property. A new mailing address was provided and as a result the 30 day letter was re-sent on March 16, 2017. On April 18, 2017 an extension was

granted until June 30, 2017. A letter informing the property owner of the granting of an extension was sent on April 25, 2017.

A follow up inspection was conducted on November 8, 2017. As a result of this inspection, an Order was issued on November 15, 2017 providing the property owner 30 days to clean up the property. 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 old RV and camp must be removed from the property along with the derelict vehicle and assortment of junk and garbage."

On February 2, 2018 a follow up inspection was conducted which found no change in the property at which time it was sent for quotes for clean up and to be referred to the Dangerous & Unsightly Property Committee for decision.

DISCUSSION

The Administrator deems the property unsightly. The next step in the process is to accept the lowest bid to clean up the property.

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$2 600 in 2018.
- The lot area 11.20 acres
- Property taxes are: outstanding. Total amount outstanding is \$1.47

QUOTES

1. Gerald DeLong Construction
\$3160.00 + \$474.00 HST = \$3634.00
2. Maughans' Construction Inc
\$7150.00 + \$1072.00 HST = \$8222.50

ALTERNATIVES


- a) Do nothing and close file.
- b) Grant additional time.

CONCLUSION

It is my opinion that the property is *unsightly*.

ATTACHMENTS

- Quotes
- Photos from last inspection

Report Prepared By: _____ Michael Bevis _____	Date: _____ March 28, 2018 _____
Report Approved By: _____  _____	Date: _____ Mar. 21/18 _____
Reviewed By CAO: _____	Date: _____



Municipality of the District of Lunenburg

RFQ NUMBER 2018-01-301 DATE: MARCH 2, 2018

OWNER: THE MUNICIPALITY OF THE DISTRICT OF LUNENBURG
210 ABERDEEN ROAD
BRIDGEWATER, NS B4V 4G8
ATTN: JENNIFER HARRIETHA

**Dangerous & Unsightly Properties – Property Clean-up of Beeler Road, Elmwood NS
PID 60282910 AA 08194378**

Please submit a quotation for the following:

Scope of Work

The Scope of Work shall include the following:

- Clean up property as specified
- Debris to be tipped at an approved landfill **CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME*
- Contractor must call Mike Bevis, Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Item Description(s):

LABOUR & EQUIPMENT: \$ 1,500.00

TRUCKING: \$ 1,000.00

DISPOSAL FEES*: \$ 660.00

SUB-TOTAL: \$ 3160.00

HST: \$ 474.00

TOTAL: \$ 3634.00



Municipality of the District of Lunenburg

RFQ NUMBER 2018-01-301 DATE: MARCH 2, 2018

OWNER: THE MUNICIPALITY OF THE DISTRICT OF LUNENBURG
210 ABERDEEN ROAD
BRIDGEWATER, NS B4V 4G8
ATTN: JENNIFER HARRIETHA

Dangerous & Unightly Properties – Property Clean-up of Beeler Road, Elmwood NS
PID 60282910 AA 08194378

Please submit a quotation for the following:

Scope of Work

The Scope of Work shall include the following:

- Clean up property as specified
- Debris to be tipped at an approved landfill *CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME
- Contractor must call Mike Bevis, Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Item Description(s):

LABOUR & EQUIPMENT: \$ 3400.00

TRUCKING: \$ 1500.00

DISPOSAL FEES*: \$ 2250.00

SUB-TOTAL: \$ 7150.00

HST: \$ 1072.50

TOTAL: \$ 8222.50

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