

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
Minutes of a Meeting
Dangerous & Unsightly Property Committee
Held in the Council Chambers, 210 Aberdeen Road, Bridgewater
Friday, February 23, 2018 9:00AM

ATTENDANCE

Councillors: Councillor Cathy Moore, Chair
Councillor Lee Nauss, Vice Chair
Councillor Claudette Garland
Councillor Wade Carver
Councillor John Veinot
Mayor Carolyn Bolivar-Getson, ex-officio

Staff: Jeff Merrill, Director of Planning & Development Services
Michael Bevis, Building Official/Administrator/Bylaw Enforcement Officer
Susan Berry, Administrative Assistant
Amanda Fancy, Building Official/Administrator
Rebecca Zolkower, Building Official/Administrator
Kevin Malloy, CAO

1. CALL TO ORDER

Mr. Merrill called the meeting to order at 9:00 AM

2. ELECTION OF CHAIR AND VICE CHAIR

2.1 Election of Chair

Nominations, by ballot, were called for the position of Chair. Councillor Moore was the only nomination. Councillor Moore was acclaimed as Chair.

2.2 Election of Vice Chair

The Chair called for nominations, by ballot, for the position of Vice Chair. Those nominated were: Councillor Nauss, Councillor Garland, Councillor Carver, and Councillor Veinot. Councillor Garland, Councillor Carver, and Councillor Veinot declined their nominations. Councillor Nauss was acclaimed as Vice Chair.

Moved by Councillor Veinot, seconded by Councillor Carver, that the ballots be destroyed. Carried.

3. AGENDA

The following items were added to the Agenda:

3.1 Dangerous & Unsightly Monthly Report

3.2 Waste Clean up Reference Sheet

Moved by Councillor Nauss, seconded by Councillor Carver that the Agenda be approved as amended. Carried.

4. MINUTES

Moved by Councillor Carver, seconded by Councillor Nauss that the Minutes of the November 6, 2017, Dangerous & Unsightly Property Committee Meeting be approved as circulated. Carried.

5. OLD BUSINESS

None

6. NEW BUSINESS

6.1 REQUEST FOR DEMOLITION ORDER – 1066 Highway 208, Simpsons Corner PID 60422318

The issue of property owner notification was raised in regards to deferring the hearing for 1066 Highway 208, Simpsons Corner PID 60422318 as the Municipality did not have current address information for much of the process with this file.

Mr. Bevis pointed out that the property is considered dangerous and all due diligence and process was followed.

Moved by Councillor Garland, seconded by Councillor Nauss, that the Committee proceed with the Hearing to consider a Demolition Order. Carried.

The Hearing was called to order at 9:14 AM.

Chair Moore reviewed the rules of conduct for the Hearing.

Mr. Bevis gave an overview of the file and pictures of the property. As per MDL-07 and the MGA an initial inspection was conducted which concluded that the property was dangerous and unsightly. A letter was sent, both regular and registered mail, to the address listed on Property Online and with the tax department with the Municipality giving thirty (30) days to remedy the dangerous and unsightly condition of the property.

The issue of Municipal liability in regard to properties deemed dangerous by the Administrator was addressed. Mr. Merrill advised that the Municipality would help to limit liability by following through the due process.

Moved by Councillor Nauss, seconded by Councillor Carver that the Staff recommendation be upheld, namely;

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 condition 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.”

Carried.

6.2 QUOTE RECOMMENDATION – 5522 Highway 332, Middle LaHave PID 60240777

Mr. Bevis gave an overview of the file, the process followed as per the MGA and MDL-07, and pictures of the property.

Ms. Berry gave an update on a February 20, 2018 phone call from the property owner regarding their situation and information given to the property owner.

Mr. Bevis noted the lack of improvement in the condition of the property.

Moved by Councillor Nauss, seconded by Councillor Garland, that the Committee grant an extension until May 31, 2018 for the property owners to remedy the unsightly condition of the property located at 5522 Highway 332, Middle LaHave PID 60240777. Carried.

6.3 REQUEST FOR DIRECTION – 398 Conquerall Road, Conquerall Mills PID 60349537

Mr. Bevis reported that, based on an inspection of the property on February 21, 2018, the property has been cleaned up and is no longer deemed unsightly. The file has been closed.

6.4 QUOTE RECOMMENDATION – 2093 Lapland Road, Lapland PID 60311206

Ms. Fancy reviewed a letter written by the neighbours to 2093 Lapland Road, Lapland that was submitted during the meeting. The letter is supportive of the property owners and their use of the items on the property to earn income.

Mr. Bevis reviewed the process he uses to address unsightly complaints with regard to scrap yards.

Moved by Councillor Nauss, seconded by Councillor Veinot, that the Committee suspend regular Committee rules to allow the property owner, Mr. Myra, to speak. Carried.

Mr. Myra advised that he makes an income recycling scrap metal. He reviewed his progress in clean up and plans to address remaining issues.

Moved Councillor Carver, seconded by Councillor Nauss that the Committee resumes the regular meeting. Carried.

Moved by Councillor Garland, seconded by Councillor Nauss, that the Committee grant a ninety (90) day extension to remedy the unsightly condition of the property located at 2093 Lapland Road, Lapland PID 60311206 and apply for a salvage yard licence. Carried.

6.5 QUOTE RECOMMENDATION – 1893 Highway 210, Chelsea PID 60313855

Ms. Fancy gave an overview of the file, the process followed as per the MGA and MDL-07, and pictures of the property.

Mr. Merrill gave an update on a conversation that was held with the person who is renting this property and his commitment to clean up the property.

Moved by Councillor Veinot, seconded by Councillor Nauss that the Committee grant a sixty (60) day extension to the property owners to remedy the unsightly condition of the property located at 1893 Highway 210, Chelsea PID 60313855. Carried

Mayor Bolivar-Getson left the meeting at 10:02am.

Mayor Bolivar-Getson returned to the meeting at 10:03am.

6.6 REQUEST FOR DIRECTION – 597 Oakhill Road, Oakhill PID 60248374

Ms. Fancy gave an overview of the file, the process followed as per the MGA and MDL-07 and reviewed the pictures of the property.

Moved by Councillor Garland, seconded by Councillor Nauss that the Committee give staff the opportunity to communicate with property owner to determine if the property owner of 597 Oakhill Road, Oakhill PID 60248374 is interested in making an application for the MDL-74 Unsightly Premises Clean-up Assistance Program. Carried.

7. ADDED ITEMS

7.1 Dangerous & Unsightly Monthly Report

It was agreed that: the Dangerous & Unsightly Monthly Report would be sent to all councillors.

7.2 Waste Clean up Reference Sheet

Mr. Merrill reviewed the Waste Clean Up Reference sheet and what information is sent out with the letters to property owners.

8. IN CAMERA

9. ADJOURNMENT AND NEXT MEETING DATE

There being no further business at 10:35AM, it was moved by Councillor Carver, seconded by Councillor Nauss that the meeting adjourn. Carried.

Next meeting date Wednesday, March 28, 2018