

**DANGEROUS & UNSIGHTLY COMMITTEE  
AGENDA  
Wednesday, August 28, 2019 9:00AM**

Page

1. CALL TO ORDER
  
2. APPROVAL OF AGENDA
  
3. APPROVAL OF MINUTES OF OCTOBER 22, 2018 MEETING AS CIRCULATED
  
4. BUSINESS ARISING FROM MINUTES:
  
5. NEW BUSINESS:
  - 5.1 QUOTE RECOMMENDATION: 2171 Highway 208, Hemford.....2-16
  - 5.2 QUOTE RECOMMENDATION: 3214 Highway 208, Colpton.....17-30
  - 5.3 QUOTE RECOMMENDATION: Highway 208, Colpton.....31-48
  - 5.4 REQUEST FOR DIRECTION: 14 Demond Cres, Auburndale.....49-53
  
6. ADDED ITEMS:
  
7. IN CAMERA:
  
8. ADJOURNMENT AND NEXT MEETING DATE - TBA



MUNICIPALITY OF THE DISTRICT OF LUNENBURG

*REQUEST FOR DECISION/DIRECTION*

**REPORT TO:** Dangerous & Unsightly Property Committee  
**SUBMITTED BY:** Kyle Whynot  
**DATE:** August 28, 2019  
**FILE No.** NC170077  
**RE:** **Quote Recommendation**  
Unsightly premise – Denise Kirby & Chris Buckley  
Property – 2171 Highway 208, Hemford, NS  
PID # 60266350 Assessment # 00215783  
**ORIGIN:** Dangerous Property Complaint

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**RECOMMENDATION**

**That the Committee be advised that the lowest quote from FancyGreen Property Maintenance will be awarded for the clean up of the property located at 2171 Highway 208, Hemford, PID 60266350; that is \$1350.00 + \$202.50 HST, for a total of \$1552.50.**

**BACKGROUND**

The Municipality received a dangerous property complaint on September 7, 2017 in reference to the above-noted property. An initial inspection was carried out on September 14, 2017 which concluded that the property is considered dangerous under the terms of the *Municipal Government Act* (the “Act”). The property contained an old house and two small storage buildings all of which were in a state of non-repair and an open well was found on the property. As per Policy MDL-07, a letter dated October 13, 2017 was sent to the property owners advising of the dangerous condition of the property and the action required to remedy the conditions of the property.

On November 8, 2017, a follow up inspection was conducted which found minimal change to the unsightly condition of the property. The open well had been properly covered. The property remained dangerous and the matter was to be referred to the Dangerous and Unsightly Properties Committee with recommendation to issue a demolition order, however the dangerous conditions were remedied prior to the scheduled meeting.

A follow up inspection of the property was conducted on February 2, 2018 which found that the buildings were demolished and burned. Debris remained on the property from the buildings. The property was then considered unsightly and the matter was deferred until spring.

A follow up inspection was conducted on September 25, 2018 and found no change to the clean up efforts on the property. The property remains unsightly. An order to remedy the unsightly conditions was posted on the property and a letter send to the property owners on October 2, 2018. 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 “The junk, garbage and demolition debris must be cleaned up and removed from the property.”**

The property owner appealed the order dated October 2, 2018 to the Dangerous and Unsightly Property Committee at the October 22, 2018 meeting. Committee decided to grant a 60 day extension to the property owner for clean up of the property.

Staff will be inspecting the site prior to the Dangerous & Unsightly Property Committee meeting and will present updated photos.

## **DISCUSSION**

- The Property Valuation Services Corporation (PVSC) records show the property as being assessed at \$9,500.00
- The lot area is 43,054.7sq ft (0.9884 acres)
- Property taxes are paid to current tax invoice.

## **QUOTES**

1. Envirobate Inc.  
\$9,575.00 + \$1,436.00 HST = \$11,011.00
2. FancyGreen Property Maintenance  
\$1350.00 + \$202.50 HST = \$1552.50
3. Verhagen Demolition Limited  
\$8,500.00 + \$1,275.00 HST = \$9,775.00

## **ALTERNATIVES**

- 1) Grant additional time to clean up.
- 2) Deem not to be unsightly and close the file.

**CONCLUSION**

It is my opinion that the property is unsightly as per the Act.

**ATTACHMENTS**

- Photos from last inspection

Report Prepared By: Kyle Whynot

Date: August 28, 2019

Report Approved By: \_\_\_\_\_ Date \_\_\_\_\_

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















**Please submit a quotation for the following:**

**Scope of Work:**

The Scope of Work shall include the following:

- Clean up of property noted above of: Junk, garbage and demolition debris
- Debris to be tipped at an approved landfill *\*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME*
- Contractor must call Kyle Whynot, Assistant Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Contractor Quoting (print clearly):

Name of Company: Farey Green Property Maintenance

Civic Address: 488 Glen Allan Dr

City /Province/ Postal Code: Bridgewater NS B4V 0B1

Telephone: 902 298-2406 Fax: \_\_\_\_\_

Email Address: fareygreenproperty@gmail.com

HST #: 72398 3524 RJ0001

Name of Representative: Michael Green

Signature of Representative: Michael Green

Date: July 18th 2019



**Please submit a quotation for the following:**

**Scope of Work:**

The Scope of Work shall include the following:

- Clean up of property noted above of: Junk, garbage and demolition debris
- Debris to be tipped at an approved landfill *\*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME*
- Contractor must call Kyle Whynot, Assistant Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Contractor Quoting (print clearly):

Name of Company: Verhagen Demolition Limited.

Civic Address: 6408 Highway #4

City /Province/ Postal Code: Linacy Nova Scotia B2H 5C4.

Telephone: 902 752 6411 Fax: 902 928 0990

Email Address: marinus.verhagen@eastlink.ca

HST #: HST 859970170 RT

Name of Representative: Marinus Verhagen

Signature of Representative: Marinus Verhagen

Date: July 9, 2019.

**Item Description(s):**

LABOUR & EQUIPMENT: \$ 2,200.00

TRUCKING: \$ 1,800.00

DISPOSAL FEES\*: \$ 4,500.00

SUB-TOTAL: \$ 8,500.00

HST: \$ 1,275.00

TOTAL: \$ 9,775.00

Expected Start Date: 10 days of notification

Expected Completion Date: 2 days to complete

**Submit with Quotation:**

- WCB Clearance Letter
- Letter of Good Standing
- Proof of Insurance

The supplier agrees to comply with all of the Terms and Conditions.

**Attachments:**

- Property Photographs
- Property Location Map

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NOTE: THIS IS NOT AUTHORITY TO PROCEED WITH THE WORK DESCRIBED.

Quotation Due Date: 2:00 pm local time **Thursday, July 18, 2019** - emailed to [Jennifer.Harrietha@modl.ca](mailto:Jennifer.Harrietha@modl.ca)

**Item Description(s):**

LABOUR & EQUIPMENT: \$ 700.00

TRUCKING: \$ 300.00

DISPOSAL FEES\*: \$ 350.00

**SUB-TOTAL:** \$ 1350.00

HST: \$ 202.50

**TOTAL:** \$ 1552.50

Expected Start Date: 07/25/19

Expected Completion Date: 07/27/19

**Submit with Quotation:**

- WCB Clearance Letter
- Letter of Good Standing
- Proof of Insurance

The supplier agrees to comply with all of the Terms and Conditions.

**Attachments:**

- Property Photographs
- Property Location Map

---

NOTE: THIS IS NOT AUTHORITY TO PROCEED WITH THE WORK DESCRIBED.

Quotation Due Date: 2:00 pm local time **Thursday, July 18, 2019** - emailed to [Jennifer.Harrietha@modl.ca](mailto:Jennifer.Harrietha@modl.ca)

Municipality of the District of Lunenburg  
RFQ 2019-01-302  
Unightly Property Clean-up

June 19, 2019  
2171 Highway 208, Hemford, NS  
PID 60266350 AA 00215783



**Please submit a quotation for the following:**

**Scope of Work:**

The Scope of Work shall include the following:

- Clean up of property noted above of: Junk, garbage and demolition debris
- Debris to be tipped at an approved landfill *\*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME*
- Contractor must call Kyle Whynot, Assistant Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Contractor Quoting (print clearly):

Name of Company: Envirobate Inc

Civic Address: 193 Susie Lake Crescent

City /Province/ Postal Code: Halifax NS B3S 1C3

Telephone: 902-832-0820 Fax: 902-832-0662

Email Address: Gordie.matheson@Envirobate.ca

HST #: 82106 2148 RT 0001

Name of Representative: Gordie Matheson

Signature of Representative: [Handwritten Signature]

Date: July 17/19

**Item Description(s):**

LABOUR & EQUIPMENT: \$ 8,800

TRUCKING: \$ 375.00

DISPOSAL FEES\*: \$ 400.00

SUB-TOTAL: \$ 9,575.00

HST: \$ 1,436.00

TOTAL: \$ 11,011.00

Expected Start Date: July 30/19

Expected Completion Date: Aug 2/19

**Submit with Quotation:**

- WCB Clearance Letter
- Letter of Good Standing
- Proof of Insurance

**The supplier agrees to comply with all of the Terms and Conditions.**

**Attachments:**

- Property Photographs
- Property Location Map

---

NOTE: THIS IS NOT AUTHORITY TO PROCEED WITH THE WORK DESCRIBED.

Quotation Due Date: 2:00 pm local time **Thursday, July 18, 2019** - emailed to [Jennifer.Harrietha@modl.ca](mailto:Jennifer.Harrietha@modl.ca)



MEETING: D&UPC  
DATE: August 28, 2019  
ITEM NO: 5.2  
APPROVED BY: J Merrill

## MUNICIPALITY OF THE DISTRICT OF LUNENBURG

### *REQUEST FOR DECISION/DIRECTION*

**REPORT TO:** Dangerous & Unsightly Property Committee  
**SUBMITTED BY:** Kyle Whynot  
**DATE:** August 28, 2019  
**FILE No.** NC180055  
**RE:** **Quote Recommendation**  
Unsightly premise – Kimberley Parsons  
Property – 3214 Highway 208, Colpton, NS  
PID # 60319381 Assessment # 04809599  
**ORIGIN:** Unsightly Property Complaint

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### **RECOMMENDATION**

Staff recommends:

**That the Committee recommend to Council that the lowest quote from Envirobate Inc. be accepted for the clean up of the property located at 3214 Highway 208, Colpton, PID 60319381; that is \$3,400.00 + \$510.00 HST, for a total of \$3,910.00.**

### **BACKGROUND**

The Municipality received an unsightly property complaint on June 5, 2018 in reference to the above-noted property. An initial inspection was carried out on June 21, 2018 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 July 6, 2018 was sent to the property owners advising of the unsightly condition of the property and the action required to remedy the conditions of the property.

On August 10, 2018, a follow up inspection was conducted which found no change to the unsightly condition of the property. The property owner submitted a request of a 50 day extension to clean up the property on August 10, 2018 which was granted.

A follow up inspection of the property was conducted on October 3, 2018 and found little to not change of the conditions of the property. A 30 day order dated October 9, 2018 was posted on the property and a copy sent to the property owner. 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 all junk and garbage, the rotten deck, wood and roofing debris, appliances and metal must be cleaned up and removed from the property”**

On October 16, 2018, the property owner requested a further 90 day extension to clean up the property. The extension was granted.

A follow up inspection of the property was conducted on January 25, 2019 which found no change to the unsightly condition of the property. The matter was then sent for tenders.

Staff will be inspecting the property prior to the Dangerous & Unsightly Committee and will provide updated photos.

## **DISCUSSION**

- The Property Valuation Services Corporation (PVSC) records show the property as being assessed at \$52,200.00 (Multiple property assessment).
- The lot area is 39, 826sq ft (0.914 acres)
- Property taxes are \$1,560.74 (4 years owing. Multiple property assessment).

## **QUOTES**

1. Envirobate Inc.  
\$3,400.00 + \$510.00 HST = \$3,910.00
2. FancyGreen Property Maintenance  
\$3,645.00 + \$546.75 HST = \$4,191.75
3. Verhagen Demolition Limited  
\$4,500.00 + \$675.00 HST = \$5,175.00

## **ALTERNATIVES**

- 1) Grant additional time to clean up.
- 2) Deem not to be unsightly and close the file.
- 3) Award quote to FancyGreen Property Maintenance to clean up both PID 60319381 and PID 60617347 (both properties owned by same party).

**CONCLUSION**

It is my opinion that the property is unsightly as per the Municipal Government Act.

**ATTACHMENTS**

- Photos from last inspection
- Quotes

Report Prepared By: Kyle Whynot

Date: August 28, 2019

Report Approved By: \_\_\_\_\_ Date \_\_\_\_\_

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













**Please submit a quotation for the following:**

**Scope of Work:**

The Scope of Work shall include the following:

- Clean up of property, noted above: garbage, building debris-roof shingles and wood debris, old metal, old appliances and remove rotten deck on back of mobile.
- Debris to be tipped at an approved landfill *\*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME*
- Contractor must call Kyle Whynot, Assistant Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Contractor Quoting (print clearly):

Name of Company: Farey Green Property Maintenance

Civic Address: 480 Glen Allan Dr

City /Province/ Postal Code: Bridgewater NS B4V 0B1

Telephone: 902 298-2406 Fax: \_\_\_\_\_

Email Address: fareygreenproperty@gmail.com

HST #: 72398 3524 RT0001

Name of Representative: Michael Green

Signature of Representative: *Michael Green*

Date: July 16<sup>th</sup> 2019

**Item Description(s):**

LABOUR & EQUIPMENT: \$ 2100.00

TRUCKING: \$ 695.00

DISPOSAL FEES\*: \$ 850.00

SUB-TOTAL: \$ 3645.00

HST: \$ 546.75

TOTAL: \$ 4191.75

Expected Start Date: 07/31/19

Expected Completion Date: 08/07/19

**Submit with Quotation:**

- WCB Clearance Letter
- Letter of Good Standing
- Proof of Insurance

The supplier agrees to comply with all of the Terms and Conditions.

**Attachments:**

- Property Photographs
- Property Location Map

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NOTE: THIS IS NOT AUTHORITY TO PROCEED WITH THE WORK DESCRIBED.

Quotation Due Date: 2:00 p.m. local time **Thursday, July 18, 2019** - emailed to: [Jennifer.Harrietha@modl.ca](mailto:Jennifer.Harrietha@modl.ca)



**Please submit a quotation for the following:**

**Scope of Work:**

The Scope of Work shall include the following:

- Clean up of property, noted above: garbage, building debris-roof shingles and wood debris, old metal, old appliances and remove rotten deck on back of mobile.
- Debris to be tipped at an approved landfill *\*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME*
- Contractor must call Kyle Whynot, Assistant Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Contractor Quoting (print clearly):

Name of Company: Verhagen Demolition Limited.

Civic Address: 6408 Highway #4

City /Province/ Postal Code: Linacy Nova Scotia B2H 5C4

Telephone: 902 752-6411 Fax: 902 928 0990

Email Address: marinusverhagen@eastlink.ca

HST #: HST 859970170 RT

Name of Representative: Marinus Verhagen

Signature of Representative: *Marinus Verhagen*

Date: July 9, 2019.

**Item Description(s):**

LABOUR & EQUIPMENT: \$ 2,000.00

TRUCKING: \$ 1,000.00

DISPOSAL FEES\*: \$ 1,500.00

SUB-TOTAL: \$ 4,500.00

HST: \$ 675.00

TOTAL: \$ 5,175.00

Expected Start Date: 10 days of notification

Expected Completion Date: 1 day to complete.

**Submit with Quotation:**

- WCB Clearance Letter
- Letter of Good Standing
- Proof of Insurance

The supplier agrees to comply with all of the Terms and Conditions.

**Attachments:**

- Property Photographs
- Property Location Map

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NOTE: THIS IS NOT AUTHORITY TO PROCEED WITH THE WORK DESCRIBED.

Quotation Due Date: 2:00 p.m. local time **Thursday, July 18, 2019** - emailed to: [Jennifer.Harrietha@modl.ca](mailto:Jennifer.Harrietha@modl.ca)



**Please submit a quotation for the following:**

**Scope of Work:**

The Scope of Work shall include the following:

- Clean up of property, noted above: garbage, building debris-roof shingles and wood debris, old metal, old appliances and remove rotten deck on back of mobile.
- Debris to be tipped at an approved landfill *\*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME*
- Contractor must call Kyle Whynot, Assistant Building Official at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Contractor Quoting (print clearly):

Name of Company: Envirobate Inc

Civic Address: 193 Susie Lake Crescent

City /Province/ Postal Code: Halifax NS. B3S-1C3

Telephone: 902-832-0820 Fax: 902-832-0662

Email Address: Gordie.matheson@Envirobate.ca

HST #: 82106 2148 BT0001

Name of Representative: Gordie Matheson

Signature of Representative: 

Date: July 17/19

**Item Description(s):**

LABOUR & EQUIPMENT: \$ 2,400.00

TRUCKING: \$ 600.00

DISPOSAL FEES\*: \$ 400.00

SUB-TOTAL: \$ 3,400.00

HST: \$ 510.00

TOTAL: \$ 3,910.00

Expected Start Date: July 23/19

Expected Completion Date: July 24/19

**Submit with Quotation:**

- WCB Clearance Letter
- Letter of Good Standing
- Proof of Insurance

The supplier agrees to comply with all of the Terms and Conditions.

**Attachments:**

- Property Photographs
- Property Location Map

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NOTE: THIS IS NOT AUTHORITY TO PROCEED WITH THE WORK DESCRIBED.

Quotation Due Date: 2:00 p.m. local time **Thursday, July 18, 2019** - emailed to: [Jennifer.Harrietha@modl.ca](mailto:Jennifer.Harrietha@modl.ca)



MEETING: D&UPC  
DATE: August 28, 2019  
ITEM NO: 5.3  
APPROVED BY: J Merrill

MUNICIPALITY OF THE DISTRICT OF LUNENBURG

*REQUEST FOR DECISION/DIRECTION*

**REPORT TO:** Dangerous & Unsightly Property Committee  
**SUBMITTED BY:** Kyle Whynot  
**DATE:** August 28, 2019  
**FILE No.** NC180059  
**RE:** **Quote Recommendation**  
Unsightly premise – Kimberley Parsons  
Property – Highway 208, Colpton, NS  
PID # 60617347 Assessment # 04809599  
**ORIGIN:** Unsightly Property Complaint

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**RECOMMENDATION**

Staff recommends:

**That the Committee recommend to Council that the lowest quote from FancyGreen Property Maintenance be accepted for the clean up of the property located at 3214 Highway 208, Colpton, PID 60319381; that is \$2,750.00 + \$412.50 HST, for a total of \$3162.50.**

**BACKGROUND**

The Municipality received an unsightly property complaint on June 5, 2018 in reference to the above-noted property. An initial inspection was carried out on June 21, 2018 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 July 6, 2018 was sent to the property owners advising of the unsightly condition of the property and the action required to remedy the conditions of the property.

On August 10, 2018, a follow up inspection was conducted which found no change to the unsightly condition of the property. The property owner submitted a request of a 50 day extension to clean up the property on August 10, 2019 which was granted.

A follow up inspection of the property was conducted on October 3, 2018 and found little to not change of the conditions of the property. A 30 day order dated October 9, 2018 was posted on the property and a copy sent to the property owner. 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 all junk and garbage, the rotten deck, wood and roofing debris, appliances and metal must be cleaned up and removed from the property”**

On October 16, 2018, the property owner requested a further 90 day extension to clean up the property. The extension was granted.

A follow up inspection of the property was conducted on January 25, 2019 which found no change to the unsightly condition of the property. The matter was then sent for tenders.

Staff will be inspecting the property prior to the Dangerous & Unsightly Committee and will provide updated photos.

## **DISCUSSION**

- The Property Valuation Services Corporation (PVSC) records show the property as being assessed at \$52,200.00 (multiple property assessment).
- The lot area is 11,553sq ft (0.265 acres)
- Property taxes are \$1,560.74 (4 years owing. Multiple property assessment).

## **QUOTES**

1. Envirobate Inc.  
\$8,225.00 + \$1,233.75 HST = \$9,458.75
2. FancyGreen Property Maintenance  
\$2,750.00 + \$412.50 HST = \$3162.50
3. Verhagen Demolition Limited  
\$12,300.00 + \$1,845.00 HST = \$14,145.00

## **ALTERNATIVES**

- 1) Grant additional time to clean up.
- 2) Deem not to be unsightly and close the file.

**CONCLUSION**

It is my opinion that the property is unsightly as per the Municipal Government Act.

**ATTACHMENTS**

- Photos from last inspection
- Quotes

Report Prepared By: Kyle Whynot

Date: August 28, 2019

Report Approved By: \_\_\_\_\_ Date \_\_\_\_\_

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





















**Please submit a quotation for the following:**

**Scope of Work:**

The Scope of Work shall include the following:

- Clean up of property, noted above: garbage, junk, wood debris, old tires, old metal, roof shingles, collapsed shed, junk, secure building from entry.
- Debris to be tipped at an approved landfill \*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME
- Contractor must call Kyle Whynot, Assistant Building Inspector at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Contractor Quoting (print clearly):

Name of Company: Fancy Green Property Maintenance

Civic Address: 480 Glen Allan Dr

City /Province/ Postal Code: Bridgewater, NS B4V 0B1

Telephone: 902 298-2406 Fax: \_\_\_\_\_

Email Address: fancygreenproperty@gmail.com

HST #: 72398 3524 RT0001

Name of Representative: Michael Green

Signature of Representative: Michael Green

Date: July 16th 2019

**Item Description(s):**

LABOUR & EQUIPMENT: \$ 1800.00

TRUCKING: \$ 250.00

DISPOSAL FEES\*: \$ 700.00

SUB-TOTAL: \$ 2750.00

HST: \$ 412.50

TOTAL: \$ 3162.50

Expected Start Date: 07/24/19

Expected Completion Date: 07/31/19

**Submit with Quotation:**

- WCB Clearance Letter
- Letter of Good Standing
- Proof of Insurance

The supplier agrees to comply with all of the Terms and Conditions.

**Attachments:**

- Property Photographs
- Property Location Map

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NOTE: THIS IS NOT AUTHORITY TO PROCEED WITH THE WORK DESCRIBED.

Quotation Due Date: 2:00 pm local time **Thursday, July 18, 2019** - emailed to: [Jennifer.Harrietha@modl.ca](mailto:Jennifer.Harrietha@modl.ca)



**Please submit a quotation for the following:**

**Scope of Work:**

The Scope of Work shall include the following:

- Clean up of property, noted above: garbage, junk, wood debris, old tires, old metal, roof shingles, collapsed shed, junk, secure building from entry.
- Debris to be tipped at an approved landfill *\*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME*
- Contractor must call Kyle Whynot, Assistant Building Inspector at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Contractor Quoting (print clearly):

Name of Company: Envirobete Inc

Civic Address: 193 Susie Lake Crescent

City /Province/ Postal Code: Halifax N.S. B3S 1C3

Telephone: 902-832-0820 Fax: 902-832-0662

Email Address: Gordie.matheson@Envirobete.ca

HST #: 82106 2148 RT0001

Name of Representative: Gordie Matheson

Signature of Representative:

Date: July 17/19

**Item Description(s):**

LABOUR & EQUIPMENT: \$ \$7,000.00

TRUCKING: \$ 625.00

DISPOSAL FEES\*: \$ \$600.00

SUB-TOTAL: \$ 8,225.00

HST: \$ 1,233.75

TOTAL: \$ 9,458.75

Expected Start Date: July 25/19

Expected Completion Date: July 29/19

**Submit with Quotation:**

- WCB Clearance Letter
- Letter of Good Standing
- Proof of Insurance

The supplier agrees to comply with all of the Terms and Conditions.

**Attachments:**

- Property Photographs
- Property Location Map

---

NOTE: THIS IS NOT AUTHORITY TO PROCEED WITH THE WORK DESCRIBED.

Quotation Due Date: 2:00 pm local time **Thursday, July 18, 2019** - emailed to: [Jennifer.Harrietha@modl.ca](mailto:Jennifer.Harrietha@modl.ca)



**Please submit a quotation for the following:**

**Scope of Work:**

The Scope of Work shall include the following:

- Clean up of property, noted above: garbage, junk, wood debris, old tires, old metal, roof shingles, collapsed shed, junk, secure building from entry.
- Debris to be tipped at an approved landfill \*CONTRACTOR MUST SUPPLY RECEIPTS FOR SAME
- Contractor must call Kyle Whynot, Assistant Building Inspector at 902-541-1325 to meet on site to complete Hazard Assessment before start of work.

Contractor Quoting (print clearly):

Name of Company: Verhagen Demolition Limited.

Civic Address: 6408 Highway #4

City /Province/ Postal Code: Linacy Nova Scotia B2H5C4

Telephone: 902 752 6411 Fax: 902 928 0990

Email Address: marinus.verhagen@eastlink.ca

HST #: HST 859970170 RT

Name of Representative: Marinus Verhagen

Signature of Representative: Marinus Verhagen

Date: July 9, 2019

**Item Description(s):**

LABOUR & EQUIPMENT: \$ 5,500.00

TRUCKING: \$ 2,000.00

DISPOSAL FEES\*: \$ 4,800.00

SUB-TOTAL: \$ 12,300.00

HST: \$ 1,845.00

TOTAL: \$ 14,145.00

Expected Start Date: 10 days of notification

Expected Completion Date: 2 days to complet

**Submit with Quotation:**

- WCB Clearance Letter
- Letter of Good Standing
- Proof of Insurance

The supplier agrees to comply with all of the Terms and Conditions.

**Attachments:**

- Property Photographs
- Property Location Map

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NOTE: THIS IS NOT AUTHORITY TO PROCEED WITH THE WORK DESCRIBED.

Quotation Due Date: 2:00 pm local time **Thursday, July 18, 2019** - emailed to: [Jennifer.Harrietha@modl.ca](mailto:Jennifer.Harrietha@modl.ca)



MEETING: D&UPC  
DATE: August 28, 2019  
ITEM NO: 5.4  
APPROVED BY: J Merrill

## MUNICIPALITY OF THE DISTRICT OF LUNENBURG

### *REQUEST FOR DECISION/DIRECTION*

**REPORT TO:** Dangerous & Unsightly Property Committee  
**SUBMITTED BY:** Kyle Whynot  
**DATE:** August 28, 2019  
**FILE No.** NC180024  
**RE:** **Request for Direction**  
Unsightly premise – Craig Chymist & Dawn Zinck  
Property – 14 Demond Crescent, Auburndale, NS  
PID # 60326769 Assessment # 05138388  
**ORIGIN:** Unsightly Property Complaint

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### RECOMMENDATION

Staff recommends:

**That the Committee give direction to staff on proceeding with this matter.**

### BACKGROUND

The Municipality received an unsightly property complaint on April 24, 2018 in reference to the above-noted property. An initial inspection was carried out on April 25, 2018 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 May 9, 2018 was sent to the property owners advising of the unsightly condition of the property and the action required to remedy the conditions of the property.

On June 21, 2018, a follow up inspection was conducted which found no change to the unsightly condition of the property. A 30 day order dated July 10, 2018 was posted on the property and a copy sent to the property owners. 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 “the storage building must be repaired to NBC 2015 standards or demolished, and the demolition debris removed from the property. The construction debris, metal and plastic must be removed from the property”**

A follow up inspection of the property was conducted on August 8, 2018 which found no change to the unsightly condition of the property. The matter was then sent for tenders.

At the Dangerous and Unsightly Committee meeting October 22, 2018, Committee directed staff to seek alternative contact information for the property owner and attempt to make contact to ensure the property owners are aware of the situation.

Contact information was retrieved for family members of the property owner, however multiple attempts to contact the family yielded no results.

A reinspection of the property was conducted on July 11, 2019 which found no change to the unsightly condition of the property.

Staff will be inspecting the property prior to the Dangerous & Unsightly Committee and will provide updated photos.

## **DISCUSSION**

- The Property Valuation Services Corporation (PVSC) records show the property as being assessed at \$59,500.00
- The lot area is 27,860.9sq ft (0.6396 acres)
- Property taxes are \$679.62 (2 years owing).

## **ALTERNATIVES**

- 1) Grant additional time to clean up.
- 2) Deem not to be unsightly and close the file.

**CONCLUSION**

It is my opinion that the property is unsightly as per the Municipal Government Act.

**ATTACHMENTS**

- Photos from last inspection

Report Prepared By: Kyle Whynot

Date: August 28, 2019

Report Approved By: \_\_\_\_\_ Date \_\_\_\_\_

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



