

Dangerous & Unsightly Property Committee AGENDA
Wednesday, March 31, – 9:00 a.m.
MODL Council Chambers – 10 Allée Champlain Drive, Cookville

1. CALL TO ORDER
2. APPROVAL OF AGENDA (as circulated)
3. APPROVAL OF MINUTES
4. BUSINESS ARISING FROM MINUTES
5. STAFF REPORTS/REQUEST FOR DECISION
- 5.1 HEARING: REQUEST FOR DEMOLITION ORDER: 2104 HIGHWAY 208, HEMFORD
PID:60352051.....2-10
6. ADDED ITEMS
7. IN CAMERA
8. DATE & TIME OF NEXT MEETING
9. ADJOURNMENT

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
Ramzie Mosher, 2104 Highway 208, Hemford, PID 60266293
March 31, 2021 9:00AM
HEARING AGENDA – Dangerous and Unsightly Properties

- 1. CALL TO ORDER –**
- 2. OPENING REMARKS BY Chairperson**
 - a. Introduction of Council Members (if public in attendance)
 - b. Introduction of Staff (if public in attendance)
 - c. Review of Agenda and **Rules of Conduct** (see below)
- 3. REPORTS AND PRESENTATIONS BY ADMINISTRATOR/BUILDING STAFF (10 minutes)**
 - a. Review of File and Recommendation from Administrator

(After presentation and any clarification given to Committee, Staff shall sit in the gallery)
- 4. WRITTEN AND/OR ORAL PRESENTATION (10 minutes)**
 - a. Review of Written Submissions by Director
 - b. Presentation by the Appellant if in attendance (Verbal)
- 5. COMMITTEE MEMBERS AND APPELLANT DISCUSSION (10 minutes)**
 - a. Clarification only, if Required

(After clarification given to Committee, Appellant shall sit in the gallery)
- 6. ADMINISTRATOR CLOSING REMARKS (5 minutes)**
 - a. Administrator Provides Final Comments/Clarification
- 7. REVIEW OF APPROVAL PROCESS**

Dangerous and Unsightly Property Committee may make a decision upon the closing of the hearing. Once the Committee has made its decision, staff will proceed with any actions recommended.

Committee Options:

 - a. Uphold Administrator decision
 - b. Overturn Administrator decision
 - c. Give an Extension

- d. Defer Decision

6. CLOSING OF THE PUBLIC HEARING

- a. No further debate or discussion



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

REPORT TO: Dangerous/Unsightly Committee

SUBMITTED BY: Ryan Whynot

DATE: March 23, 2021

RE: Ramzie Mosher
2104 Highway 208 Hemford
PID 60266293 AAN # 03647013 NC200042

RECOMMENDATION

Staff recommends that the dangerous and unsightly Committee issue a demolition order for the building located at 2104 Highway 208 Hemford, PID 60266293.

BACKGROUND

We received a complaint on June 30, 2020 in reference to the above-noted property. An initial inspection was carried out on July 2, 2020 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 July 3, 2020 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 Sept 30, 2020, a follow up inspection was conducted which found no change in the condition of the dangerous property. As a result of this inspection, an Order was issued on Nov. 27, 2020 providing the property owner 30 days to clean up the property.

On Dec 15, 2020 Staff spoke on the phone with the property owner, she informed staff that she was letting the property go to tax sale. On March 3, 2021 a follow up inspection was done and there was no change to the dangerous property.

DISCUSSION

The property located at 2104 Highway 208 Hemford, is considered dangerous because the back section of the building is starting to collapse and the majority of the windows are broken. You can see where people are trying to break into the building. Staff is recommending that the building is taken down and removed from the property.

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$23 400 in 2021.
- The lot area 7 535 sq ft
- Property taxes are outstanding since 2017 for a total of \$1975.07 as of March 17, 2021.

ALTERNATIVES

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

CONCLUSION

Over the period of inspections there was nothing done to the property to bring it back to a safe condition. The property remains in a dangerous condition therefore staff is recommending a demolition order be issued to have the building taken down and removed from the property.

ATTACHMENTS

Photos from last inspection

Department: Planning and Development service

Report Prepared By: Ryan Whynot

Date: March 23, 2021

Report Approved By:

Date:

Reviewed By CAO:

Date:



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