

Dangerous & Unsightly Property Committee Agenda
Thursday, July 21, 2022 – 2:00 p.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 11 F C Dorey Dr, Dublin Shore2-8**
- 6. Added Items**
- 7. In Camera**
- 8. Date & Time of Next Meeting**
- 9. Adjournment**

Municipality of the District of Lunenburg

John Dorey, 11 F C Dorey Drive, Dublin Shore & 60353679)

July 21, 2022, 2:00pm

Hearing Agenda – Dangerous & 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 site inspections and notification process
 - b. Recommendation from Administrator

(After presentation 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 CAO/Clerk
 - 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 the Committee, Appellant shall sit in the gallery.)

- 6. Administrator Closing Remarks (5 minutes)**
 - a. Administrator provides final comments/clarifications

7. Review of Approval Process

Dangerous & 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

Public Hearing Agenda
Dangerous & Unsightly Properties
Thursday, July 21, 2022

8. 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 Property Committee

SUBMITTED BY: Graham Hopkins

DATE: July 21, 2022

RE: Dangerous Premise

Property – 11 F C Dorey Drive, Dublin Shore

PID 60353679

AAN 01271857

LU-DG2022-005

RECOMMENDATION

Staff recommends:

That the Dangerous & Unsightly Property Committee issue an Order to demolish the apartment building and totally remove the demolition debris from the property. The apartment building is partially demolished and in a dangerous state of non-repair. 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 partially demolished building must be completely demolished and the demolition debris cleaned up and completely 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 in March 2022 in reference to the above-noted property. An initial inspection was carried out on March 17, 2022 which concluded that the property is considered dangerous under the terms of the *Municipal Government Act* (the "Act"). As per Policy MDL-007, a letter dated April 7, 2022 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 June 6, 2022, a follow up inspection was conducted which found no change in the condition of the dangerous property. As a result of this inspection the Committee is being asked to issue an order for demolition.

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$453 000 in 2022.
- The lot area 1.14 acres
- Property taxes are outstanding since 2020
 - Total outstanding taxes and liens since 2020 are \$7698.09

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

Department: Planning & Development Services

Report Prepared By: Graham Hopkins

Date: July 21, 2022

Report Approved By: Jeff Merrill

Date: July 21, 2022

Reviewed By CAO:

Date:



