

Dangerous & Unsightly Property Committee AGENDA
1, March, 2023 – 9:00 a.m.
MODL Council Chambers – 10 Allée Champlain Drive, Cookville

- 1. Call to Order**
- 2. Election of Chair and Vice-Chair**
- 3. Approval of Agenda (as circulated)**
- 4. Approval of Minutes**
- 5. Business Arising from Minutes**
- 6. Staff Reports/Request for Decision**
- 6.1 Quote Recommendation 11 FC Dorey Dr, Dublin Shore.....2-14**
- 6.2 Dangerous & Unsightly Report**
- 7. Added Items**
- 8. In Camera**
- 9. Date & Time of Next Meeting**
- 10. Adjournment**

Meeting: D&UPC
Date: March 1, 2023
Item No: 6.1
Approved By: J. Merrill



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Dangerous & Unsightly Property Committee

SUBMITTED BY: Graham Hopkins

DATE: March 1, 2023

RE: Dangerous Premise

Property – 11 F C Dorey Drive, Dublin Shore

PID 60353679

AAN 01271857

LU-DG2022-005

RECOMMENDATION

Staff recommends:

that the lowest quote from Tidal Coast Construction for \$15,837.00 + \$2,375.55 HST for a total of \$ 18,212.55 for the demolition and clean up of the property at 11 F C Dorey Drive, PID 60353679, AAN 01271857.

Proposed Motion:

That Committee recommend to Council that the lowest quote from Tidal Coast Construction be accepted for the demolition and clean up of PID 60353679 In the amount of \$15,837.00 plus HST

Quote prices are subject t HST. The municipality pays 15% HST on the cost of the work. The municipality receives a rebate which reduces the percentage of HST to 4.29%. MODL is required to charge 15% HST on the total cost to the municipality which includes adding HST to MODL's 4.29% HST expense. Please note the total quoted may not reflect the actual final bill to the property owner there may be other unknown costs that may arise as a result of the work on the property. All costs are required to be passed on to the property owner.

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 the Dangerous and Unsightly Property Committee issued an Order for demolition which was posted on July 27, 2022.

At the time of the Order there was an accepted offer on the property by a developer who has been in contact with our office regarding the property. Since then, the property owner applied for, and received a demolition permit.

There is no longer an accepted offer, and the property is no longer for sale. The building remains in a partially demolished state and remains dangerous.

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the property as being assessed at \$74 000 in 2023.
- The lot area 1.14 acres
- Property taxes are outstanding since 2020
 - Total outstanding taxes and liens since 2020 are \$10,374.46

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: March 1, 2023

Report Approved By:

Date:

Reviewed By CAO:

Date:







NO TRESPASSING
VIOLATORS WILL BE PROSECUTED

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NO TRESPASSING

 Municipality of
the District of
Lunenburg



MUNICIPALITY OF THE DISTRICT OF LUNENBURG

Meeting: D&UPC
 Date: March 1, 2023
 Item No: 6.1
 Approved By: J. Merrill

10 Allée Champlain Drive
 Cookville, NS B4V 9E4

Planning & Development Services
 (ph) 902.541.1325 | planning@modl.ca | building@modl.ca

Bylaw Report

For Period: April 01 2022 To March 31 2023

AppType = DG | Mun = LU

Processes	Total
Bylaw Complaint Received	6
Committee Update	1
Extension Granted	1
File Closed	4
Issue Order (MODL)	1
Letter Mailed	8
Site Visit	6
Total	27

Bylaw Types	Total
Dangerous Complaint	27
Total	27

File No	File Type	Process	Date Entered	Location
LU-DG2021-004				
LU-DG2021-004	DG	Letter Mailed	04-May-2022	260 Haines Rd, Farmington
LU-DG2021-004	DG	Site Visit	08-Feb-2023	260 Haines Rd, Farmington
LU-DG2021-004	DG	File Closed	08-Feb-2023	260 Haines Rd, Farmington
LU-DG2022-003				
LU-DG2022-003	DG	Letter Mailed	04-May-2022	Upper Branch Rd, Auburndale
LU-DG2022-003	DG	Extension Granted	18-Jan-2023	Upper Branch Rd, Auburndale
LU-DG2022-004				
LU-DG2022-004	DG	Bylaw Complaint Received	07-Apr-2022	152 Walburne Rd, Walden
LU-DG2022-004	DG	Letter Mailed	22-Apr-2022	152 Walburne Rd, Walden
LU-DG2022-004	DG	Site Visit	06-Feb-2023	152 Walburne Rd, Walden
LU-DG2022-004	DG	Letter Mailed	17-Feb-2023	152 Walburne Rd, Walden
LU-DG2022-005				
LU-DG2022-005	DG	Bylaw Complaint Received	07-Apr-2022	11 F C Dorey Dr, Dublin Shore
LU-DG2022-005	DG	Letter Mailed	07-Apr-2022	11 F C Dorey Dr, Dublin Shore
LU-DG2022-005	DG	Letter Mailed	14-Jul-2022	11 F C Dorey Dr, Dublin Shore
LU-DG2022-005	DG	Committee Update	21-Jul-2022	11 F C Dorey Dr, Dublin Shore
LU-DG2022-005	DG	Issue Order (MODL)	27-Jul-2022	11 F C Dorey Dr, Dublin Shore
LU-DG2022-006				
LU-DG2022-006	DG	Bylaw Complaint Received	12-May-2022	174 Llewellyn Rd, Middlewood
LU-DG2022-006	DG	Site Visit	17-May-2022	174 Llewellyn Rd, Middlewood
LU-DG2022-006	DG	Letter Mailed	24-Jun-2022	174 Llewellyn Rd, Middlewood
LU-DG2022-006	DG	File Closed	10-Aug-2022	174 Llewellyn Rd, Middlewood
LU-DG2022-007				
LU-DG2022-007	DG	Bylaw Complaint Received	30-May-2022	323 Charles Hill Rd, Farmington
LU-DG2022-007	DG	Site Visit	27-Jan-2023	323 Charles Hill Rd, Farmington
LU-DG2022-007	DG	Letter Mailed	30-Jan-2023	323 Charles Hill Rd, Farmington

<i>File No</i>	<i>File Type</i>	<i>Process</i>	<i>Date Entered</i>	<i>Location</i>
LU-DG2022-008				
LU-DG2022-008	DG	Bylaw Complaint Received	15-Sep-2022	613 Veinotte Rd, Newburne
LU-DG2022-008	DG	Site Visit	21-Sep-2022	613 Veinotte Rd, Newburne
LU-DG2022-008	DG	File Closed	06-Oct-2022	613 Veinotte Rd, Newburne
LU-DG2023-001				
LU-DG2023-001	DG	Bylaw Complaint Received	16-Feb-2023	104 Sweetland Rd, Blockhouse
LU-DG2023-001	DG	Site Visit	17-Feb-2023	104 Sweetland Rd, Blockhouse
LU-DG2023-001	DG	File Closed	17-Feb-2023	104 Sweetland Rd, Blockhouse

Total: 27



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Bylaw Report

For Period: April 01 2022 To March 31 2023

AppType = US | Mun = LU

Processes	Total
Bylaw Complaint Received	19
File Closed	14
Issue Order	1
Issue Order (MODL)	1
Letter Mailed	11
Site Visit	29
Total	75

Bylaw Types	Total
Unightly Complaint	75
Total	75

File No	File Type	Process	Date Entered	Location
LU-DU2023-003				
LU-DU2023-003	US	Bylaw Complaint Received	30-Jan-2023	320 Charles Hill Rd, Farmington
LU-DU2023-003	US	Site Visit	08-Feb-2023	320 Charles Hill Rd, Farmington
LU-DU2023-003	US	Letter Mailed	08-Feb-2023	320 Charles Hill Rd, Farmington
LU-US2021-009				
LU-US2021-009	US	Bylaw Complaint Received	21-Apr-2022	1137 Farmington Rd, Farmington
LU-US2021-009	US	Site Visit	25-Jan-2023	1137 Farmington Rd, Farmington
LU-US2021-009	US	Site Visit	26-Jan-2023	1137 Farmington Rd, Farmington
LU-US2022-001				
LU-US2022-001	US	Issue Order	07-Apr-2022	5494 Highway 331, Petite Riviere
LU-US2022-001	US	Site Visit	09-Feb-2023	5494 Highway 331, Petite Riviere
LU-US2022-004				
LU-US2022-004	US	Site Visit	08-Nov-2022	Rhyno Lake Rd, West Clifford
LU-US2022-004	US	File Closed	08-Nov-2022	Rhyno Lake Rd, West Clifford
LU-US2022-004	US	Bylaw Complaint Received	12-Dec-2022	Rhyno Lake Rd, West Clifford
LU-US2022-004	US	Site Visit	13-Dec-2022	Rhyno Lake Rd, West Clifford
LU-US2022-004	US	File Closed	10-Jan-2023	Rhyno Lake Rd, West Clifford
LU-US2022-005				
LU-US2022-005	US	File Closed	03-May-2022	7853 Highway 3, Martins River
LU-US2022-005	US	Site Visit	03-May-2022	7853 Highway 3, Martins River
LU-US2022-006				
LU-US2022-006	US	Letter Mailed	22-Apr-2022	Shepherds Hill Rd, Riverport
LU-US2022-006	US	Site Visit	09-Feb-2023	Shepherds Hill Rd, Riverport
LU-US2022-006	US	File Closed	09-Feb-2023	Shepherds Hill Rd, Riverport
LU-US2022-007				
LU-US2022-007	US	Site Visit	05-Apr-2022	1690 Highway 331, Pleasantville

<i>File No</i>	<i>File Type</i>	<i>Process</i>	<i>Date Entered</i>	<i>Location</i>
LU-US2022-008				
LU-US2022-008	US	Site Visit	07-Apr-2022	661 Conquerall Rd, Conquerall M
LU-US2022-008	US	Letter Mailed	24-May-2022	661 Conquerall Rd, Conquerall M
LU-US2022-009				
LU-US2022-009	US	Bylaw Complaint Received	06-Apr-2022	357 Penny Rd, Upper Northfield
LU-US2022-009	US	Site Visit	07-Apr-2022	357 Penny Rd, Upper Northfield
LU-US2022-009	US	Letter Mailed	12-May-2022	357 Penny Rd, Upper Northfield
LU-US2022-010				
LU-US2022-010	US	Bylaw Complaint Received	06-Apr-2022	371 Penny Rd, Upper Northfield
LU-US2022-010	US	Site Visit	07-Apr-2022	371 Penny Rd, Upper Northfield
LU-US2022-010	US	File Closed	07-Apr-2022	371 Penny Rd, Upper Northfield
LU-US2022-011				
LU-US2022-011	US	Bylaw Complaint Received	21-Apr-2022	17628 Highway 103, Italy Cross
LU-US2022-011	US	Site Visit	26-Apr-2022	17628 Highway 103, Italy Cross
LU-US2022-011	US	File Closed	05-Jul-2022	17628 Highway 103, Italy Cross
LU-US2022-012				
LU-US2022-012	US	Bylaw Complaint Received	06-May-2022	504 North River Rd, North River
LU-US2022-012	US	Site Visit	12-May-2022	504 North River Rd, North River
LU-US2022-012	US	File Closed	20-Jun-2022	504 North River Rd, North River
LU-US2022-013				
LU-US2022-013	US	Bylaw Complaint Received	06-May-2022	1201 North River Rd, North River
LU-US2022-013	US	Site Visit	11-May-2022	1201 North River Rd, North River
LU-US2022-013	US	File Closed	11-May-2022	1201 North River Rd, North River
LU-US2022-014				
LU-US2022-014	US	Bylaw Complaint Received	06-May-2022	3305 Highway 208, Colpton
LU-US2022-014	US	Site Visit	11-May-2022	3305 Highway 208, Colpton
LU-US2022-014	US	Site Visit	17-Aug-2022	3305 Highway 208, Colpton
LU-US2022-014	US	File Closed	31-Aug-2022	3305 Highway 208, Colpton
LU-US2022-015				
LU-US2022-015	US	Bylaw Complaint Received	30-May-2022	980 Cornwall Rd, Lower New Cor
LU-US2022-015	US	Site Visit	06-Jun-2022	980 Cornwall Rd, Lower New Cor
LU-US2022-015	US	Letter Mailed	05-Jul-2022	980 Cornwall Rd, Lower New Cor
LU-US2022-015	US	Site Visit	12-Aug-2022	980 Cornwall Rd, Lower New Cor
LU-US2022-016				
LU-US2022-016	US	Bylaw Complaint Received	05-Jul-2022	128 Shore Rd, Walden
LU-US2022-016	US	Site Visit	19-Jul-2022	128 Shore Rd, Walden
LU-US2022-016	US	File Closed	19-Aug-2022	128 Shore Rd, Walden
LU-US2022-017				
LU-US2022-017	US	Bylaw Complaint Received	23-Aug-2022	201 Hallamore Lane, Middle New
LU-US2022-017	US	Site Visit	09-Feb-2023	201 Hallamore Lane, Middle New
LU-US2022-017	US	File Closed	09-Feb-2023	201 Hallamore Lane, Middle New

<i>File No</i>	<i>File Type</i>	<i>Process</i>	<i>Date Entered</i>	<i>Location</i>
LU-US2022-018				
LU-US2022-018	US	Bylaw Complaint Received	02-Sep-2022	1893 Highway 210, Chelsea
LU-US2022-018	US	File Closed	21-Sep-2022	1893 Highway 210, Chelsea
LU-US2022-018	US	Site Visit	21-Sep-2022	1893 Highway 210, Chelsea
LU-US2022-019				
LU-US2022-019	US	Bylaw Complaint Received	08-Sep-2022	24 Mary Etta Lane, Indian Point
LU-US2022-019	US	Site Visit	14-Sep-2022	24 Mary Etta Lane, Indian Point
LU-US2022-019	US	Letter Mailed	17-Feb-2023	24 Mary Etta Lane, Indian Point
LU-US2022-020				
LU-US2022-020	US	Bylaw Complaint Received	15-Sep-2022	133 Tannery Rd, Petite Riviere
LU-US2022-020	US	Site Visit	08-Feb-2023	133 Tannery Rd, Petite Riviere
LU-US2022-020	US	Letter Mailed	14-Feb-2023	133 Tannery Rd, Petite Riviere
LU-US2022-021				
LU-US2022-021	US	Bylaw Complaint Received	15-Sep-2022	479 Ramey Rd, Barss Corner
LU-US2022-021	US	Site Visit	21-Sep-2022	479 Ramey Rd, Barss Corner
LU-US2022-021	US	Letter Mailed	28-Sep-2022	479 Ramey Rd, Barss Corner
LU-US2022-022				
LU-US2022-022	US	Site Visit	19-Jan-2023	Crousetown Rd, Conquerall Mills
LU-US2022-022	US	File Closed	19-Jan-2023	Crousetown Rd, Conquerall Mills
LU-US2022-023				
LU-US2022-023	US	Bylaw Complaint Received	04-Nov-2022	1376 Highway 332, First South
LU-US2022-023	US	Site Visit	06-Feb-2023	1376 Highway 332, First South
LU-US2022-023	US	Letter Mailed	23-Feb-2023	1376 Highway 332, First South
LU-US2023-001				
LU-US2023-001	US	Bylaw Complaint Received	13-Jan-2023	68 Cove Rd, Conquerall Bank
LU-US2023-001	US	Site Visit	18-Jan-2023	68 Cove Rd, Conquerall Bank
LU-US2023-001	US	Letter Mailed	18-Jan-2023	68 Cove Rd, Conquerall Bank
LU-US2023-002				
LU-US2023-002	US	Bylaw Complaint Received	16-Feb-2023	1201 North River Rd, North River
NC210033				
NC210033	US	Issue Order (MODL)	07-Apr-2022	344 Baker Rd, Mount Pleasant
NC210033	US	Letter Mailed	07-Apr-2022	344 Baker Rd, Mount Pleasant
NC210033	US	Site Visit	05-Jul-2022	344 Baker Rd, Mount Pleasant
NC210033	US	File Closed	05-Aug-2022	344 Baker Rd, Mount Pleasant

Total: 75



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Bylaw Report

For Period: April 01 2022 To March 31 2023

AppType = DU | Mun = LU

Processes	Total
Bylaw Complaint Received	3
Extension Granted	1
File Closed	2
Letter Mailed	1
Site Visit	3
Total	10

Bylaw Types	Total
Dangerous & Unsightly Complain	10
Total	10

File No	File Type	Process	Date Entered	Location
LU-DU2022-002				
LU-DU2022-002	DU	Bylaw Complaint Received	12-May-2022	19 Mckeen Point Rd, Conquerall
LU-DU2022-002	DU	File Closed	17-May-2022	19 Mckeen Point Rd, Conquerall
LU-DU2022-002	DU	Site Visit	17-May-2022	19 Mckeen Point Rd, Conquerall
LU-DU2023-001				
LU-DU2023-001	DU	Bylaw Complaint Received	06-Jan-2023	1233 Italy Cross Rd, Crousetown
LU-DU2023-001	DU	Site Visit	10-Jan-2023	1233 Italy Cross Rd, Crousetown
LU-DU2023-001	DU	File Closed	10-Jan-2023	1233 Italy Cross Rd, Crousetown
LU-DU2023-002				
LU-DU2023-002	DU	Bylaw Complaint Received	06-Jan-2023	1107 Italy Cross Rd, Crousetown
LU-DU2023-002	DU	Site Visit	18-Jan-2023	1107 Italy Cross Rd, Crousetown
LU-DU2023-002	DU	Letter Mailed	18-Jan-2023	1107 Italy Cross Rd, Crousetown
LU-DU2023-002	DU	Extension Granted	10-Feb-2023	1107 Italy Cross Rd, Crousetown

Total: 10