

Dangerous & Unsightly Property Committee Agenda
March, 27, 2024 – 9:00 a.m.
MODL Council Chambers – 10 Allée Champlain Drive, Cookville

- 1. Call to Order**
- 2. Election of Chair and Vice Chair**
 - 2.1 Nomination of Chair**
 - 2.2 Election of Chair**
 - 2.3 Nomination of Vice Chair**
 - 2.4 Election of Vice Chair**
- 3. Approval of Agenda (as circulated)**
- 4. Approval of Notes – March 29, 2023**
- 5. Business Arising from Notes**
- 6. Staff Reports/Request for Decision**
 - 6.1 Quote Recommendation: 323 Charles Hill Rd, Farmington..... 1-7
 - 6.2 Quote Recommendation: 1137 Farmington Rd, Farmington..... 8-15
- 7. Added Items**
- 8. In Camera**
- 9. Date & Time of Next Meeting**
- 10. Adjournment**

Meeting: D&UPC
Date: March 27, 2024
Item No: 6.1
Approved by: J. Merrill



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Dangerous & Unsightly Properties Committee

SUBMITTED BY: Kyle Whynot

DATE: March 27, 2024

RE: Dangerous Premise – Darren Arseneault

Property – 323 Charles Hills Road, Farmington, NS

PID 60493012

AAN 00652601

LU-DG2022-007

RECOMMENDATION

Staff recommends:

The Committee recommend to Council that the lowest bid from Terra Nova be accepted for the demolition of the buildings and cleanup of the property located at 323 Charles Hill Road, Farmington, PID 60493012: that is \$13,478.00.

BACKGROUND

We received a complaint on April 10, 2022, in reference to the above-noted property. An initial inspection was carried out on January 27, 2023, which concluded that the property is considered dangerous and unsightly under the terms of the *Municipal Government Act* (the “Act”). As per Policy MDL-07, a letter dated January 30, 2023, was sent to the property owners advising of the dangerous and unsightly condition of the property and the remedy required to return the property to a safe and sightly condition.

On February 27, 2023, a follow up inspection was conducted which found no change in the condition of the unsightly property. As a result of this inspection, an Order was issued on April 4, 2023, providing the property owner 30 days to clean up the property. That Order reads:

IT IS HEREBY ORDERED that you are to, within thirty (30) days of the service of this Order, remedy the dangerous/unsightly condition of the property; namely:

ACTION "To remedy the dangerous condition, the three buildings must be demolished, and the demolition debris cleaned up and totally removed from the property along with the junk."

On May 8, 2023, a follow up inspection was conducted which found no change in the condition of the unsightly property. The file was then sent for site cleanup tender.

Bidder's Name	Price with HST
Jamil Construction	\$25,852.00
Terra Nova	\$13,478.00
Hutchinson	\$82,800.00
Kind Guys Property	\$25,875.00
Dexters	\$27,140.00
CK Earthworks	\$18,055.00
GFL	\$32,205.00
Capital Demolition	\$15,180.00
Verhagen Demolition	\$24,610.00
Gillespie Horticulture	\$14,605.00

The total quoted may not reflect the actual bill as any other costs that may arise as a result of the work on the property are required to be passed on to the property owner.

Further, MODL receives an HST rebate which reduces MODL's cost of the HST to 4.29%. However, the Canadian Revenue Agency requires MODL to charge HST on top of its costs. Therefore, the cost to the property owner is calculated as follows:

Cost of work + 4.29% (MODL's HST cost) = subtotal + 15% HST = Final invoice to property owner.

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$23,700.00 in 2024.
- The lot area 0.80 acres (34,887 square feet).
- Property taxes are: \$2656.18 and are outstanding as of 2020.
- Property was on the 2024 property tax sale list but has been pulled off the list.

ALTERNATIVES

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

CONCLUSION

It is my opinion that the property is dangerous and unsightly as per the Municipal Government Act, and therefore requires demolition and cleanup.

ATTACHMENTS

Photos from last inspection

Department:

Report Prepared By: Kyle Whynot

Date: March 20, 2024

Report Approved By:

Date:

Reviewed By CAO:

Date:



323

AUTO
EXTRA.



Antenna

323

Yellow and white notices

Stack of white bags

White bucket

Blue tarp and debris

Blue car





CADET

Meeting: D&UPC
Date: March 27, 2024
Item No: 6.2
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 20, 2024

RE: Unsightly Premise – Gary Skinner

Property Address – 1137 Farmington Road, Farmington

PID 60276201

AAN 0481425

LU-US2021-009

RECOMMENDATION

Staff recommends:

That the committee recommend to Council that the lowest quote from Gillespie Horticulture for \$12,420.00 + \$ 1,863.00 HST for a total of \$ 14,283.00 be accepted for the clean up of the property at 1137 Farmington Road, PID 60276201.

Proposed Motion:

That the Committee recommend to Council that the lowest quote from Gillespie Horticulture be accepted for the clean up of PID 60276201 in the amount of \$12,420.00 + HST

BACKGROUND

We received a complaint on 20 December 2021 in reference to the above-noted property. An initial inspection was carried out in April 2022 and subsequent site inspections were carried out between 12 August 2022 and 18 May 2023 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 20 June 2023 was sent to the property owners advising of the unsightly condition of the property and the remedy required to return the property to a sightly condition.

On 12 July 2023, a follow up inspection was conducted which found no change in the condition of the unsightly property, Mr. Skinner was given another 30 days to complete the clean up of the front of the property. A follow up inspection was conducted on August 15, 2023 which found the property to still be unsightly. On 20 November 2023 a subsequent inspection was conducted and concluded no clean up had been completed despite the extended time period allowed for the clean up of the property. As a result of this inspection, an Order was issued on 21 November 2023 providing the property owner 30 days to clean up the property. A follow up inspection found no change in the unsightly condition of the property and was therefore referred for quotes to bring to the committee.

Bidder	Quote Price (including HST)
CK Earthworks	\$25952.05
Gillespie Horticulture	\$12420.00
Jamil Construction	\$29003.45
Verhagen Demolition	\$64400.00 (+\$5000.00 to complete required hazard assessment)
Rigby	\$41400.00

The total quoted may not reflect the actual bill as any other costs that may arise as a result of the work on the property are required to be passed on to the property owner.

Further, MODL receives an HST rebate which reduces MODL’s cost of the HST to 4.29%. However, the Canadian Revenue Agency requires MODL to charge HST on top of its costs. Therefore, the cost to the property owner is calculated as follows:

Cost of work + 4.29% (MODL’s HST cost) = subtotal + 15% HST = Final invoice to property owner.

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$44,200 in 2024.
- The lot area is 49.59 acres

- Property taxes are outstanding since 2023
 - Total outstanding taxes and liens since 2023 are \$56.22

ALTERNATIVES

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

CONCLUSION

In our opinion the property is unsightly

ATTACHMENTS

Photos from last inspection

Department:	Planning and Development	
Report Prepared By:	Graham Hopkins	Date: 20 March 2024
Report Approved By:		Date:
Reviewed By CAO:		Date:









