

Dangerous & Unsightly Property Committee Agenda
January 29, 2025 – 8:30 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 – October 1, 2024**
- 5. Staff Reports/Request for Decision**
 - 5.1 Request for Demolition Order: 586 Woodstock Rd, Clearland..... 1-10
 - 5.2 Quote Recommendation: 447 Llewellyn Rd, Middlewood 11-22
 - 5.3 Request for Direction: 323 Charles Hill Rd, Farmington 23-29
 - 5.4 MODL Policy MDL-074 Unsightly Premises Clean-up Assistance Program..... 30-35
- 6. Added Items**
- 7. In Camera**
- 8. Date & Time of Next Meeting**
- 9. Adjournment**

Meeting: D&UPC
Date: Jan 29, 2025
Item No: 5.1
Approved by: J. Merrill



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Dangerous & Unsightly Properties Committee

SUBMITTED BY: Kyle Whynot

DATE: January 29, 2025

RE: Dangerous Premise – Richard Crook

Property – 586 Woodstock Road, Clearland, NS

PID 60226925

AAN 00999369

LU-DG2024-002

RECOMMENDATION

Staff recommends:

The Committee issue an order to demolish the house at 586 Woodstock Road, Clearland and remove all debris from the property, that order shall read:

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 and unsightly conditions, the house must be demolished, and the demolition debris cleaned up and totally removed from the property along with the all junk and debris scattered over the property including: vehicle parts, tires of all sizes and rims, junk, construction debris and old lumber, lawn mowers, household appliances and electronics, old tools, scrap metal, bathtub, motors and parts, BBQs, a derelict boat, and derelict vehicle."

BACKGROUND

We received a complaint on April 5, 2024, in reference to the above-noted property. An initial inspection was carried out on April 11, 2024, which concluded that the property is considered

dangerous and unsightly under the terms of the *Municipal Government Act* (the “Act”). Due to an administrative error, the initial letter was not sent. A follow up inspection to restart the process was conducted July 17, 2024 and found no change to the conditions of the property. As per Policy MDL-07, a letter dated July 19, 2024, was sent to the property owners advising them of the dangerous and unsightly condition of the property and the remedy required to return the property to a safe and sightly condition. Letters were sent by both regular mail and registered mail to the address registered through PVSC and was returned with notice that delivery was unsuccessful.

On August 27, 2024, a follow up inspection was conducted and found the building is actively falling down.

Another follow up inspection was conducted on December 18, 2024 and found further collapse of the building. Administration staff were directed to set up a committee meeting to request a demolition order.

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$115,100.00 in 2024.
- The lot area 1.16 acres (50,529.6 square feet).
- Property taxes are paid as of 2024.

OPTIONS

- 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: Planning & Development

Report Prepared By: Kyle Whynot

Date: January 29, 2025

Report Approved By:

Date:

Reviewed By CAO:

Date:















Meeting: D&UPC
Date: Jan 29, 2025
Item No: 5.2
Approved by: J. Merrill



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Dangerous & Unsightly Properties Committee

SUBMITTED BY: Amanda Esterbrooks

DATE: January 29, 2025

RE: Unsightly Premises – Dale Bollivar

Property – 447 Llewellyn Rd, Middlewood NS

PID 60302270

AAN 02573946

LU-US2024-005

UPDATE

During October 1, 2024 Committee Meeting a decision was made to grant an extension to the owners of 447 Llewellyn Rd, Middlewood NS. A visit to the property November 21, 2024 showed no improvement; which was subsequently verified January 20, 2025.

It has been confirmed that Nichol's will honor the previous bid of \$7,509.50.

RECOMMENDATION

Staff recommends:

The Committee recommend to Council that the lowest bid from Nichol's be accepted for the cleanup of the property located at 447 Llewellyn Rd, Middlewood NS, PID 60302270: that is \$7,509.50.

BACKGROUND

We received a complaint on February 7, 2024 in reference to the above-noted property. An initial inspection was carried out on February 13, 2024 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 March 5, 2024 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 May 9, 2024 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 June 19, 2024 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 unsightly condition of the property; namely:

ACTION "The garbage, refuse, construction debris, 3 derelict vehicles, RV, play structure, and old tires must be cleaned up and removed from the property."

On July 23, 2024, 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
Nichol's Group	\$7,509.50
Verhagen	\$20,700.00
Asbestos	\$11,500.00
Dwight's	\$12,017.50
Night Vision	\$22,550.35

Quote prices are subject to 4.29% HST billed to MODL. MODL is then required to charge 15% HST to this total. 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 passed on to the property owner.

Quote price +4.29% HST = subtotal + 15%HST for total

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$236,000.00 in 2024.
- The lot area 7.45 acres

- Property taxes are: current

ALTERNATIVES

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

CONCLUSION

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

ATTACHMENTS

Photos from last inspection

Department:

Report Prepared By: Amanda Esterbrooks

Date: January 29, 2025

Report Approved By:

Date:

Reviewed By CAO:

Date:



















Meeting: D&UPC
Date: Jan 29, 2025
Item No: 5.3
Approved by: J. Merrill



Municipality of the District of Lunenburg

Request for Direction

REPORT TO: Dangerous & Unsightly Properties Committee
SUBMITTED BY: Kyle Whynot
DATE: January 29, 2025
RE: Dangerous Premise – Darren Arseneault

Property – 323 Charles Hills Road, Farmington, NS

PID 60493012 AAN 00652601 LU-DG2022-007

RECOMMENDATION

Staff is seeking direction from the Committee on how the Committee wishes to proceed with this file.

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.

On March 27, 2024, Staff presented clean up tenders to Committee. The Committee recommended to Council to award lowest tender. Staff attempted to contact the property owner by phone to notify the property owner of the cleanup as directed by the Committee. Council decided to remove the file from the Council agenda postponing the cleanup indefinitely due to personal reasons of the property owner.

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$29,300.00 in 2025.
- The lot area 0.80 acres (34,887 square feet).
- Property taxes are: \$3922.47 and are outstanding as of 2020.
- Property is on the 2025 property tax sale list.

OPTIONS

- a) Do nothing and close file.
- b) Grant additional time.
- c) Direct staff to obtain new quotes to remedy the condition of the property.

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: Planning & Development

Report Prepared By: Kyle Whynot

Date: January 29, 2025

Report Approved By:

Date:

Reviewed By CAO:

Date:



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Municipality of the District of Lunenburg POLICY

Title: Unightly Premises Clean-up Assistance Program Policy	
Policy No. MDL-74	
Effective Date: October 10, 2017	Amended Date:


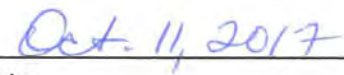
1. PURPOSE

The following shall be the Policy of the Municipality of the District of Lunenburg as it relates to regular and special collections of waste found upon premises deemed to be unsightly. For this policy, defined terms shall have the same meaning as those defined within the Solid Waste Collection and Disposal By-Law.

2. An owner of a premise deemed to be unsightly may apply to the Municipality for collection of Special Waste located upon those premises pursuant to this policy.
3. The owner, in an application, must document to the satisfaction of the Municipality, that there is a financial need on the part of the owner(s) to qualify for Municipal assistance in the collection of Special Waste.
 - 3.1. The income thresholds for financial assistance shall be the thresholds as set by Council in the Property Tax Rebate Policy MDL-49;
 - 3.2. For clarity, financial assistance (grant) under this policy is not limited to the owner's principal residence.
4. There must be sufficient quantity of waste upon the premises to justify a collection and the minimum amount that would qualify would be approximately that amount that exceeds the capacity of two-ton truck loads.
5. As a condition of approval, the owner may be required to:
 - 5.1. Agree to supply whatever labour and machinery may be required to gather up the Special Waste;
 - 5.2. Agree to meet with the Community Recycling Centre's Outreach & Communications department to discuss waste separation, construction and demolition disposal and the collectable waste programs.
 - 5.3. Agree to have Special Waste gathered up within specified time period as set out by the Municipality at the time;
 - 5.4. Agree not to allow Special Waste to accumulate again upon the premises so

that it becomes unsightly.

6. All applications for collection assistance of Special Waste under this Policy shall be presented to the Dangerous & Unsightly Property Committee (the Committee) by either an Dangerous and Unsightly Property Administrator or the local Councillor for consideration.
7. Upon review by the Committee, the degree and manner of assistance will be determined and recommended to Council.
8. Normally the value of the assistance provided will not exceed Five Hundred Dollars (\$500.00) and may be in the form of one or more of the following:
 - 8.1. Providing and removal of containers from the premises;
 - 8.2. Providing a truck or other machinery;
 - 8.3. Providing a purchase order, for all or a portion of the tipping fees, to a waste management facility.
9. The owner will be responsible to have the waste gathered up from the premises and deposited into the container or truck. Sufficient waste must be removed from the premises so that it is no longer deemed to be unsightly.
10. Unless there are extraordinary circumstances, once an owner has received collection assistance under this Policy, then that owner shall not be eligible to receive further collection assistance. If the premises should become unsightly again, then the owner would be subject to the normal procedures that deal with unsightly premises as set out in the Municipal Government Act.

Annotation for Official Policy Book	
Date of Notice to Council Members of Intent to Consider: (7 days minimum)	September 19, 2017 & October 3, 2017
Date of Adoption:	October 10, 2017
I certify that this "MDL-74 – Unsightly Premises Clean-up Assistance Program Policy" was adopted by Council as indicated above.	
 _____ Sherry A. Conrad, Municipal Clerk	 _____ Date



Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, NS B4V 9E4

Phone: 902-541-1325

Email: building@modl.ca

Application for Unsightly Premises Clean-up Financial Assistance

Property Owner(s) Name(s): _____

Mailing Address: _____

Phone Number: _____

Email: _____

Civic Address of Unsightly Property: _____

Community: _____

PID: _____ AAN: _____

Description of Item(s) to be removed from the property: _____

What is your plan for clean-up? (Include such details as your timeline, what resources you will be providing, how you plan to accomplish the clean-up): _____

As a condition of Approval, the owner(s) may be required to:

Initials

Agree to supply whatever labour and machinery may be required to gather up the waste on the property.	
Agree to meet with the Community Recycling Centre's Outreach & Communications department to discuss waste separation, construction and demolition disposal and the collectible waste programs.	
Agree to have the waste gathered up within specified time period as set out by the Municipality.	
Agree not to allow waste to accumulate again upon the premises so that it becomes unsightly.	

The following are the owners and their spouses (including common law spouses) living on the property: _____

The total income from last year of the persons listed above is included on the Statement of Income (attached).

I consent to the Municipality of the District of Lunenburg carrying out such inquiries as it deems necessary in order to assess my claim. I agree that the Municipality of the District of Lunenburg has my authorization and consent to obtain information from any third party source whatsoever. I will execute any necessary documentation required in order to disclose information to the Municipality of the District of Lunenburg.

I understand that Municipal Council will determine the actual amount of the Financial Assistance.

AND I make this solemn declaration conscientiously believing the same to be true and knowing that is of the same force and effect as if made under my oath and by virtue of the *Canada Evidence Act*.

SOLEMNLY DECLARED

Before me, at _____
in the County of _____
and Province of Nova Scotia, this _____, day
of _____, 20__

A Barrister or Commissioner of the Supreme
Court of Nova Scotia, or Mayor; or Councillor
(sworn as a Commissioner), or a Notary Public
of the Province of Nova Scotia

Signature

Signature



Statement of Income

for the calendar year ending December 31, 20____.

	Name:	Name:	Total
Employment Income			
Canada Pension Plan Income			
Old Age Security Income			
Guaranteed Income Supplement			
Interest Income (Bank, Bonds, etc)			
Rental Income			
Business Income (specify)			
*Other Pension Income (specify)			
Other Income			
Total Yearly income			

*Do not include *War Veterans Allowance Act* income or income from the *Pension Act (Canada)*. The *Pension Act (Canada)* is not the Canada Pension Plan or Old Age Security, but is a Pension for members of the Armed Forces who have been disabled or their dependants.