

Dangerous & Unsightly Property Committee Agenda
Wednesday, June 4, 2025 – 8:30 a.m.
MODL Council Chambers – 10 Allée Champlain Drive, Cookville

- 1. Call to Order**
- 2. Approval of Agenda** (as circulated)
- 3. Approval of Notes – January 29, 2025**
- 4. Business Arising from Notes**
- 5. Staff Reports/Request for Decision**
 - 5.1 Quote Recommendation: 447 Llewellyn Rd, Middlewood..... 1-3
 - 5.2 Quote Recommendation: 59 Big Lots Rd, Big Lots..... 4-6
 - 5.3 Quote Recommendation: 586 Woodstock Rd, Clearland..... 7-9
 - 5.4 Policy 074 Unsightly Premises Clean Up Financial Assistance Discussion 10-12
- 6. Added Items**
- 7. In Camera - Nil**
- 8. Date & Time of Next Meeting**
- 9. Adjournment**



Municipality of the District of Lunenburg

REPORT TO: Dangerous & Unsightly Properties Committee

SUBMITTED BY: Amanda Esterbrooks

DATE: May 27, 2025

RE: Unsightly Premises – Dale Bollivar

Property – 447 Llewellyn Rd, Middlewood NS

PID 60302270

AAN 02573946

LU-US2024-005

RECOMMENDATION

Staff recommends:

The Committee recommend to Council that the lowest bid from Fine Cuts Landscaping be accepted for the cleanup of the property located at 447 Llewellyn Rd, Middlewood NS, PID 60302270 for \$6,908.40.

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. Which was subsequently presented to the committee on October 1, 2024 when a decision was made to grant an extension.

A follow up inspection took place January 27, 2025 where no change to the condition of the property was confirmed. On January 29th the Committee decided to go forward with the bid which Nichols Group had indicated they would honor. Unfortunately, Nichols Group changed their mind and indicated they would no longer honor the quote. Subsequently the cleanup was again put out for tender where Fine Cuts Landscaping had the lowest bid of \$6,908.46.

Bidder's Name	Price with HST
Andy's Do it All	\$33,806.52
Fine Cuts Landscaping	\$6,908.40
14981570 Canada Inc.	\$7,292.58
3324984 NS Ltd	\$7,096.50
Black Jack	\$16,085.40

Note: Only the lowest bidder successfully submitted all mandatory documents requested, including: proof of insurance, a safety certificate of recognition, and a WCB clearance letter.

Quote prices are subject to 3.8574% HST billed to MODL. MODL is then required to charge 14% 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 be passed on to the property owner.

Quote price +3.8574% HST = subtotal + 14%HST for total

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$289,100.00 in 2025.

- 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: May 28 2025

Report Approved By:

Date:

Reviewed By CAO:

Date:

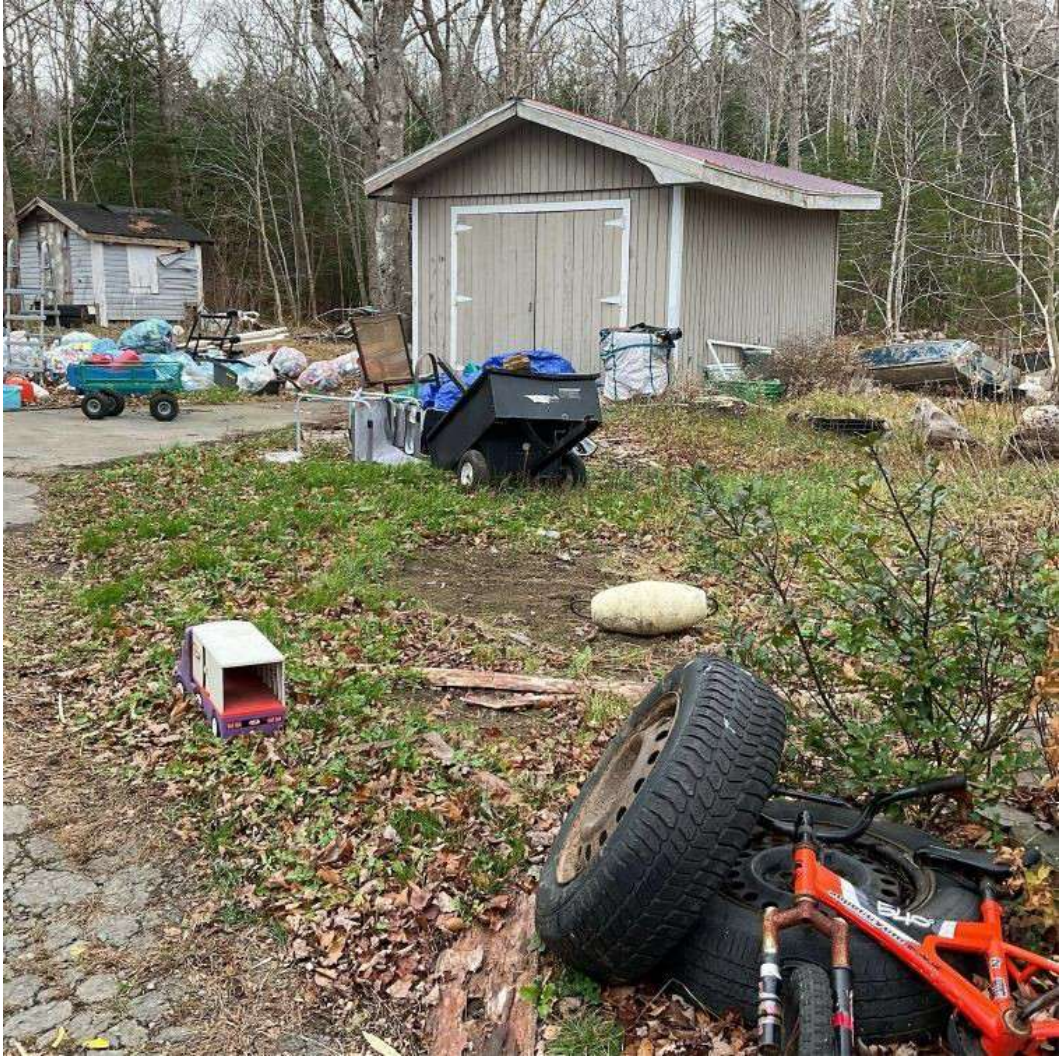




















Municipality of the District of Lunenburg

REPORT TO: Dangerous & Unsightly Properties Committee
SUBMITTED BY: Amanda Esterbrooks
DATE: October 1, 2024
RE: 59 Big Lots Rd, Big Lots – Paul & Donna Hawco

Property – Paul & Donna Hawco

PID 60221512 AAN 05263239 LU-US2024-026

RECOMMENDATION

Staff recommends:

The Committee recommend to Council that the lowest bid from Fine Cuts Landscaping be accepted for the cleanup of the property located at 59 Big Lots Rd, Big Lots, PID 60221512, being \$1,801.00.

BACKGROUND

We received a complaint on June 28, 2024 in reference to the above-noted property. An initial inspection was carried out on July 9, 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 July 17, 2024 was sent.

On August 28, 2024, a follow up inspection was conducted which found no change in the condition of the unsightly property. Unfortunately an order was not posted. A follow up inspection was performed January 9, 2025. As a result of this inspection, an Order was issued on January 22, 2025 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 two derelict vehicles must be cleaned up and removed from the Property"

On February 24, 2025 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 April 28, 2025 a letter outlining the updated Cleanup Assistance Program was sent to the property owners.

Bidder's Name	Price with HST
Andy's Do it All	\$9,972.96
Fine Cuts Landscaping	\$1,801.00
14981570 Canada Ltd	\$3,987.72
Samali Construction	\$41,528.00
3324984 NS Ltd	\$3,716.40
Black Jack	\$2,046.30

Note: Only the lowest bidder successfully submitted all mandatory documents requested, including proof of insurance, a safety certificate of recognition, and a WCB clearance letter.

Quote prices are subject to 3.8574 HST billed to MODL. MODL is then required to charge 14% 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 be passed on to the property owner.

Quote price +3.8574% HST = subtotal + 14%HST for total

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$264,500 in 2025.
- The lot area 0.46 acres
- Property taxes are: not yet paid for 2025





Municipality of the District of Lunenburg

REPORT TO: Dangerous & Unsightly Properties Committee
SUBMITTED BY: Kyle Whynot
DATE: June 4, 2025
RE: Dangerous Premise – Richard Crook
Property – 586 Woodstock Road, Clearland, NS
PID 60226925 AAN 00999369 LU-DG2024-002

RECOMMENDATION

The Committee recommends to Council that the lowest bid from Fine Cuts Lawn Care + Landscaping be accepted for the demolition of the buildings and cleanup of the property located at 586 Woodstock Road, Clearland, PID 60226925: that is \$17,174.00.

Quote prices are subject to 3.8574% HST billed to MODL. MODL is then required to charge 14% 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 be passed on to the property owner.

Quote price +3.8574% HST = subtotal + 14%HST for total

Bidder's Name	Price with HST
Asbestos Abatement Limited	\$39,900.00
Fine Cuts Lawn Care + Landscaping	\$17,174.00
14981570 Canada Inc.	27,356.58
Andy's Do It All Inc.	93,524.51
Asbestos Abatement Limited	39,900.00
3324984 NS Ltd.	19,277.40
Blackjack Powerline & Tree Service Ltd.	17,772.60

Note: Two bidders (including the lowest bidder) submitted all the mandatory documents (proof of insurance, safety certificate of recognition, and WCB clearance letter). Four bidders did not submit the mandatory documents.

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.

On January 29, 2025 the Dangerous and Unsightly Properties Committee granted an order for the demolition of the house. 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 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."

The order was posted to the property January 30, 2025.

A follow up inspection was conducted on March 3, 2025 and found that the building had completely collapsed. No clean up had been done. Staff was directed to send out for clean up quotes.

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$115,100.00 in 2025.
- 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: June 4, 2025

Report Approved By:

Date:

Reviewed By CAO:

Date:







Municipality of the District of Lunenburg

Policy Details	
Name	Unsightly Premises Clean-up Assistance Program
Number	074
Legislative Authority	MGA 47, 48(3)
Effective Date	March 25, 2025

Purpose

- (1) The following will be the Policy of the Municipality of the District of Lunenburg as it relates to clean up assistance of unsightly premises, such as, regular and special collections of waste found upon premises determined to be unsightly.

(2) For this policy, defined terms will have the same meaning as those defined within Bylaw 039, Solid Waste Collection and Disposal.

Eligibility for Assistance

- An owner of a premise determined to be unsightly under Policy 007, Dangerous and Unsightly Property by the Administrator, may apply to the Municipality for collection of **Special Waste** (not eligible for curbside pickup) located upon those premises under this policy.
- (1) The owner, in an application, must document to the satisfaction of the Administrator that there is a financial need on the part of the owner(s) to qualify for Municipal assistance.

(2) The income thresholds for financial assistance will be the thresholds set by Council in Policy 049 Property Tax Rebate Policy;

(3) For clarity, financial assistance under this policy is not limited to the owner's principal residence.
- Where the remedy of the unsightly condition can't be achieved-through curbside collection, a property owner may apply for financial assistance for conditions specified in section 8.

Conditions for Approval

- (1) As a condition of approval for collection of Special Waste, the owner may be required to:
 - Agree to supply whatever labour and machinery may be required to gather up the Special Waste.

- b) 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.
- c) Agree to have Special Waste gathered up within specified time period determined by the Administrator.
- d) Agree not to allow Special Waste to accumulate again on the premises.

Review of Applications

- 6. All applications for assistance under this Policy will be presented to the Dangerous & Unightly Property Committee (the Committee) by either the Administrator or the local Councillor for consideration.
- 7. Upon review by the Committee, the degree, manner and the financial aid of assistance will be determined and recommended to Council.
- 8. The value of the assistance provided will not exceed Fifteen Hundred Dollars (\$1500.00) and may be in the form of one or more of the following:
 - a) Providing and removal of containers from the premises;
 - b) Providing a truck or other machinery;
 - c) Providing a purchase order, for all or a portion of the tipping fees, to a waste management facility;
 - d) Other means necessary to remedy the unightly premises.

Owner Responsibilities

- 9. The owner will be responsible for having 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 unightly.
- 10. Unless there are extraordinary circumstances, once an owner has received assistance under this Policy, that owner will not be eligible to receive further assistance. If the premises become unightly again, then the owner would be subject to the normal procedures under Policy 007, Dangerous and Unightly Property.

Policy Adoption	
Date of Original Passage	October 10, 2017
Date of Notice of Intent to Amend	March 11, 2025
Date of Council Approval	March 25, 2025
Date of Effective Date (if different from approval date)	
I certify that this Policy 074 Unsightly Premise Clean-up Assistance Program was amended by Municipal Council as indicated above.	
Signature of Municipal Clerk <i>April Whyte Hobbs</i>	Date March 25, 2025

Version	Amendment Description	Approval Date
Original V1	Unsightly Premise Clean-up Assistance Program	Oct 10, 2017
V2	Updates to assistance dollar amount and expanded the category for cleanup; re-formatted for accessibility and clarity of language.	Mar 25, 2025