

Dangerous & Unsightly Property Committee Agenda
Wednesday, July 30, 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 – June 4, 2025**
- 4. Business Arising from Notes**
- 5. Staff Reports/Request for Decision**
 - 5.1 Clean Up Assistance Request: 68 Cove Rd, Conquerall Bank 2-4
 - 5.2 Clean Up Assistance Request: 1735 Newburne Rd, Barss Corner 5-6
- 6. Added Items**
- 7. In Camera**
- 8. Date & Time of Next Meeting**
- 9. Adjournment**

Meeting: D&UPC
Date: July 30, 2025
Item No: 5.1
Approved by: G. Hopkins



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Dangerous & Unsightly Properties Committee
SUBMITTED BY: Amanda Esterbrooks
DATE: July 30 2025
RE: 68 Cove Rd,

Property – 68 Cove Rd, Conquerall Bank – Earl McAlpine

PID 60337169 AAN 00889547 LU-US2024-021

RECOMMENDATION

Staff recommends:

That the application for Cleanup Financial Assistance be granted.

BACKGROUND

We received a complaint on June 10, 2024 in reference to the above-noted property. An initial inspection was carried out on June 12, 2024 which concluded that the property is considered dangerous and unsightly under the terms of the *Municipal Government Act* (the "Act"). A letter was sent July 11, 2024.

Unfortunately, the file was not scheduled for reinspection and was scheduled for a site visit January 7, 2025 where nothing had been repaired or cleaned up. 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 structure must either be repaired or otherwise removed from the property, and the barrels, garbage, and glass must be cleaned up and removed from the property."

On April 28, 2025 a copy of the revised cleanup assistance program with application was sent to the property owner. Where application was received on May 15, 2025 for assistance with the described “We plan to get a quote from a private trucking company fore complete cleanup of this property.”

On June 4, 2025, this committee met and discussed the condition of the structure and decided at that time the condition warranted an engineer’s assessment. A request for quotes was sent to engineering firms who have standing offers with the municipality as per our procurement policy. Only one quote was received from EXP in the amount of \$3,800 + HST = \$4,332

A request for more details was made to the applicant, Betty McAlpine who is acting on her brother’s behalf, resulting in the submission of two quotes for demolition and cleanup of the structure and refuse in the surrounding yard. The lowest of which is \$10,300 + tax = \$11,742.

We recommend that the cleanup assistance request for \$1500 be granted under the following conditions:

- Demolition/Cleanup must be completed within 30 days
- Demolition/Cleanup must be paid for by the owner or their representative and proof of payment provided to MODL

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$36,700.00 in 2025.
- The lot area 0.20 acres
- Property taxes are: 6 months Past Due for 2024 and not yet paid for 2025, totaling \$124.86 including interest.

ALTERNATIVES

- a) Proceed with engineering assessment (quoted at \$3,800.00 + HST)
- b) Do nothing and close file.
- c) Grant additional time.

CONCLUSION

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

ATTACHMENTS

Photos from last inspection

Department:

Report Prepared By: Amanda Esterbrooks Date: July 22, 2025

Report Approved By: Date:

Reviewed By CAO: Date:

Meeting: D&UPC
Date: July 30, 2025
Item No: 5.2
Approved by: G. Hopkins



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Dangerous & Unsightly Properties Committee

SUBMITTED BY: Graham Hopkins

DATE: July 30 2025

RE: 1735 Newburne Rd,

Property – 1735 Newburne Rd, Barss Corner

PID 60204476

AAN 02438291

LU-US2025-013

RECOMMENDATION

Staff recommends:

That the application for Cleanup Financial Assistance be granted.

BACKGROUND

We received a complaint on April 23, 2025 in reference to the above-noted property. An initial inspection was carried out on April 24, 2025 which concluded that the property is considered dangerous and unsightly under the terms of the *Municipal Government Act* (the “Act”). A letter was sent May 2, 2025 including the newly revised application for financial assistance.

Application was received on May 13, 2025 for assistance with the described “Need a large dumpster to put town down shed into.”

A request for more details was made to the applicant resulting in the submission of a quote in the amount of \$3,000

We recommend that the cleanup assistance request for \$1500 be granted under the following conditions:

- Cleanup must be completed within 30 days
- Cleanup must be paid for by the owner or their representative and proof of payment provided to MODL

DISCUSSION

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$133,400
- The lot area 43,500 sq/ft
- Property taxes are: past due \$690.64 from 2023, \$363,09 from 2024 and \$389.42 for the current year totalling \$1,443.15

ALTERNATIVES

- a) Do nothing and close file.

CONCLUSION

It is our recommendation that application for Cleanup Financial Assistance be granted.

ATTACHMENTS

Photos from last inspection

Department:

Report Prepared By: Amanda Esterbrooks Date: July 22, 2025

Report Approved By: Date:

Reviewed By CAO: Date: