

Dangerous & Unsightly Property Committee Agenda
Wednesday, October 22, 2025 – 11:00 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 Order Appeal: 932 Camperdown Rd, Camperdown 1-5
 - 5.2 Request for Demolition Order: 68 Cove Rd, Conquerall Bank..... 7-11
- 6. Presentations**
 - 6.1 Lisa Bennett, Senior Safety Coordinator.....12
- 7. Added Items**
- 8. In Camera**
- 9. Date & Time of Next Meeting**
- 10. Adjournment**

Meeting: DUPC
Date: Oct 22, 2025
Item No: 5.1
Approved By: J Merrill



The Municipality of the District of Lunenburg

REPORT TO: Dangerous and Unsightly Properties Committee

SUBMITTED BY: Ryan Whynot

DATE: October 22, 2025

RE: Appeal - Unsightly Premises

932 Camperdown Road, Camperdown

PID 60294741

AAN 03473082

LU-US2024-028

RECOMMENDATION

Staff recommend that the Dangerous and Unsightly Committee uphold the Order to remove the two derelict vehicles from the property at 932 Camperdown Road, Camperdown

BACKGROUND

We received a complaint on December 16th, 2024, in reference to the above-noted property. An initial inspection was carried out on December 18th, 2024, which concluded that the property is considered unsightly (*and/or dangerous*) under the terms of the *Municipal Government Act* (the "Act"). As per Policy MDL-07, a letter dated January 3rd, 2025, was sent to the property owners advising of the unsightly (*and/or dangerous*) condition of the property and the remedy required to return the property to a sightly (*and/or safe*) condition.

On February 11, 2025, a follow up inspection was conducted which found one of the two derelict vehicles was removed from the property, I spoke with the owners of the property about the other vehicle, and they informed me that it was for sale and stored there for their business they repair and sell used cars. As a result of this inspection, the file was closed.

On August 20th, 2025, another complaint was received about the property. The file was reopened and an inspection was carried out. I spoke with the property owner about the derelict vehicles and asked him to remove two vehicles from the property.

On August 22, 2025, a registered letter was sent to the property owner requesting the vehicles be removed from the property. An order was issued to have the vehicles removed from 932 Camperdown Road located in Camperdown. 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 cars must be cleaned up and removed from the property."

On September 3, 2025, we received an appeal of the Order from the property owner.

DISCUSSION

- The property has received complaints about derelict vehicles in July 2024 and August 2025.
- The lot area 17 acres
- Property taxes are paid to current billing

ALTERNATIVES

- a) Close file and cancel the Order.
- b) Grant additional time.

CONCLUSION

It is our opinion that the property is unsightly as per the Municipal Government Act and therefore requires cleanup, removing the cars from the property.

ATTACHMENTS

Photos from last inspection

Department:

Report Prepared By: Ryan Whynot

Date: 22 October 2025

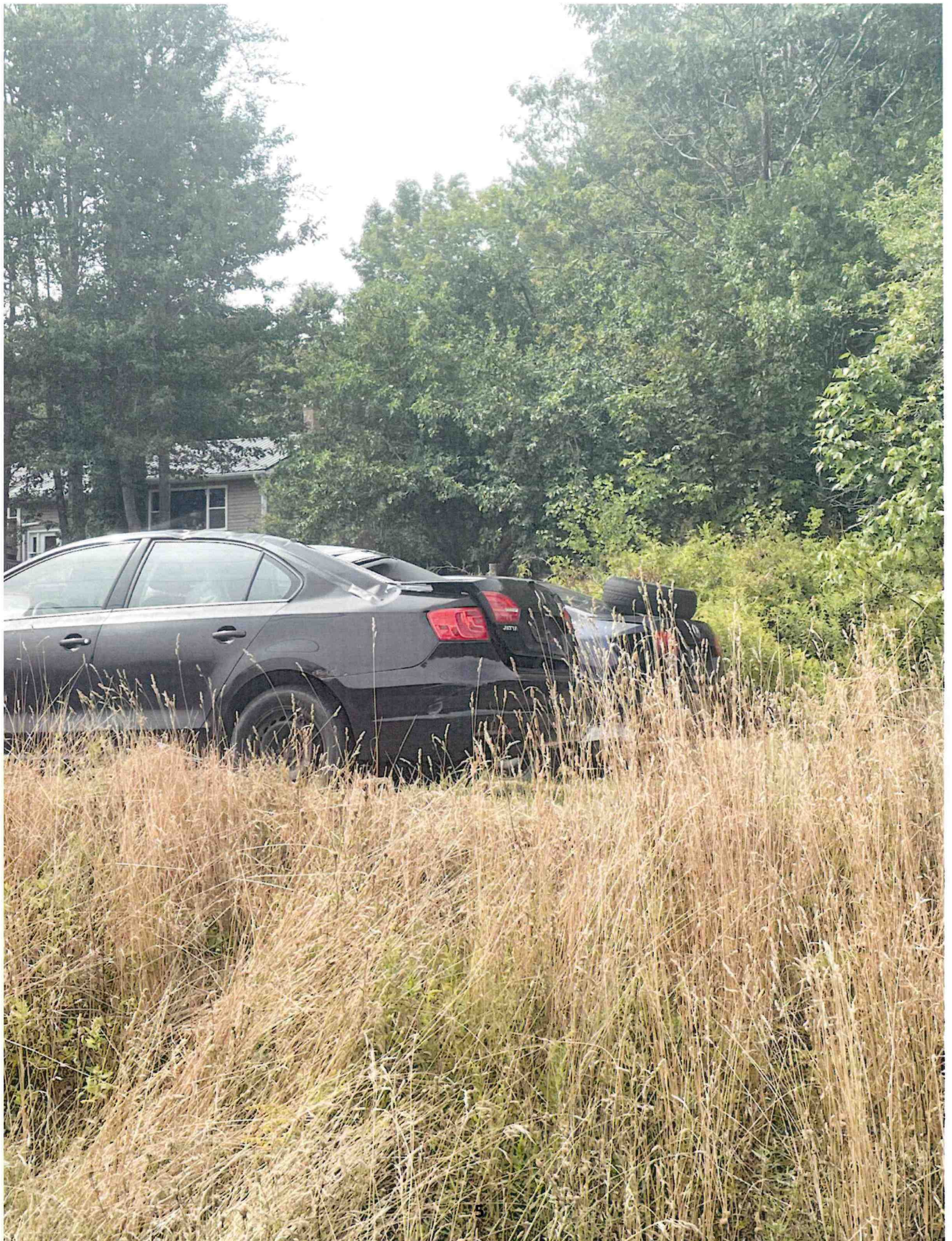
Report Approved By:

Date:

Reviewed By CAO:

Date:







Meeting: DUPC
Date: Oct 22, 2025
Item No: 5.2
Approved By: J Merrill



Municipality of the District of Lunenburg

Request for Direction

REPORT TO: Dangerous & Unsightly Properties Committee

SUBMITTED BY: Amanda Esterbrooks

DATE: October 7, 2025

RE: 68 Cove Rd,

Property – 68 Cove Rd, Conquerall Bank

PID 60337169

AAN 00889547

LU-US2024-021

RECOMMENDATION

Staff recommends:

That the Committee issue a Demolition Order for the demolition of the building and subsequent cleanup of the property.

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 for the complete cleanup of this property”.

On August 19, 2025, the property owner withdrew the financial assistance request due to the cost of demolition.

On August 29 2025 we received a letter from the property owners requesting that the municipality take on the demolition and cleanup of the property, expressing understanding that the cost would then be placed as a lien against the property which, if unpaid after 3 years, would result in the property being listed at Tax Sale.

DISCUSSION

- This property has had complaints since March 2010, the dates of which are: March 16, 2010, May 1, 2012, March 2, 2021, January 13, 2023, and the current one June 10, 2024.
- 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 current as of October 7, 2025

ALTERNATIVES

- a) Do nothing and close the file.

CONCLUSION

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

ATTACHMENTS

Photos from last inspection

Department:

Report Prepared By:

Amanda Esterbrooks

Date: October 7 2025

Report Approved By:

Date:

Reviewed By CAO:

Date:







Meeting: DUPC
Date: Oct 22, 2025
Item No: 6.1
Approved by: J Merrill

October 23, 2025

Dangerous and Unsightly Premises Committee Meeting Outline:

Lunenburg County Seniors' Safety Program

Coordinator Lisa Bennett

- History of LCSSP and how we can collaborate in some cases
- Community Based Assistance Community Resource list / Helping Tree
- Referral Sources and possible hidden agendas
- Equitable practices
- Plain language grade
- Can we build on or look at other ways to offer help?

Please see below for links to LCSSP Brochure and Helping Tree:

<https://www.bridgewaterpolice.ca/services/special-services/seniors-safety-program>

<https://www.bridgewaterpolice.ca/services/special-services/seniors-safety-resources>

Thank you for the opportunity to share ideas.