

Dangerous & Unsightly Property Committee Agenda
Wednesday, December 17, 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 – October 22, 2025**
- 4. Business Arising from Notes**
- 5. Staff Reports/Request for Decision**
 - 5.1 Quote Recommendation: 4388 Cornwall Rd, Union Square 1-3
 - 5.2 Quote Recommendation: 68 Cove Rd, Conquerall Bank 4-6
 - 5.3 Quote Recommendation: 19 Copeland Rd, New Germany 7-9
 - 5.4 Quote Recommendation: Dorey Mills Rd, Clearland (PID 60226453)..... 10-12
- 6. Added Items**
- 7. In Camera**
- 8. Date & Time of Next Meeting**
- 9. Adjournment**



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Dangerous & Unsightly Properties Committee
SUBMITTED BY: Amanda Esterbrooks
DATE: December 17 2025
RE: 4388 Cornwall Rd,

Property – 4388 Cornwall Rd, Union Square

PID 60284536 AAN 02818671 LU-DU2025-004

RECOMMENDATION

Staff recommends:

That the tender be awarded to Steward-Lucas Inc. for the cleanup of the demolished house and property in the amount of \$7,363.59 plus HST. (Subject to confirmation of WCB and Insurance)

BACKGROUND

We received a complaint on March 3, 2025 regarding the above-noted property. An initial inspection was completed on March 6, 2025, and the property was found to be dangerous and unsightly under the Municipal Government Act (the "Act"). A letter notifying the owner was sent on March 7, 2025.

A follow-up inspection on April 23, 2025 confirmed that the burnt vehicle had been removed and another old vehicle had been relocated. An order to clean up the property was drafted and posted on May 15, 2025, which read:

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 "To remedy the unsightly condition, the household junk and debris must be cleaned up and removed from the property."

During a site visit on June 16, 2025, I met with the property occupant and observed that approximately 25–30% of the cleanup had been completed. We discussed a plan to continue the work, and the order was extended by an additional 30 days.

On July 13, 2025, an individual attempted to demolish the house. The addition was destroyed except for the roof, which was left hanging unsupported from the main structure. The rear left corner of the house was also severely damaged, with the main corner support obliterated. An outbuilding had also been demolished.

Reports of further damage prompted a site visit on July 22 to assess the condition of the building, followed by another visit on July 29 after a third incident resulted in additional destruction. A 14-day cleanup order was issued on July 30, 2025, due in part to concerns about potential arson during a fire ban. The order read:

IT IS HEREBY ORDERED that you are to, within Fourteen (14) days of the service of this Order, remedy the dangerous condition of the property; namely:

ACTION "Finish demolishing the house and remove all demolition debris and other junk from the property."

When the order expired, a visit on August 18 confirmed that no cleanup had occurred. A request to issue an RFQ for cleanup was submitted the same day.

A follow-up on September 29 determined that the RFQ had not yet been issued, and a further request was made for it to be sent out as soon as possible.

DISCUSSION

An RFQ was issued on November 5, 2025. 10 quotes were received. The lowest quote was received from Steward-Lucas Inc.

Company	Price Plus HST
Steward-Lucas Inc	\$7,353.69
AD Drywall	\$10,800.00
Contracting BYEC	\$22,394.74
Blackjack	\$23,850.00
Joe Dirt	\$26,157.80
Dexter	\$28,200.00
Frank Daye Trucking	\$37,080.00
Capitol Demolition	\$44,000.00
United Structures	\$48,000.00
Euroworld	\$50,500.00

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.

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$ 96,800
- The lot area 1.05 acres
- Property taxes are past due to the amount of \$202.04

ALTERNATIVES

- a) Do nothing and close file.

CONCLUSION

Staff recommends that the tender be awarded to Steward-Lucas Inc. for the cleanup of the demolished house and property in the amount of \$7,363.59 plus HST.

ATTACHMENTS

Photos from last inspection

Department:

Report Prepared By: Amanda Esterbrooks Date: December 17, 2025

Report Approved By: Date:

Reviewed By CAO: Date:



Municipality of the District of Lunenburg

Request for Direction

REPORT TO: Dangerous & Unsightly Properties Committee
SUBMITTED BY: Amanda Esterbrooks
DATE: December 17 2025
RE: 68 Cove Rd, Conquerall Bank

Property – 68 Cove Rd, Conquerall Bank – Earl McAlpine

PID 60337169 AAN 00889547 LU-US2024-021

RECOMMENDATION

Staff recommends:

The demolition and property cleanup tender be awarded to Steward – Lucas Inc. in the amount of \$8,771.93 plus HST.(Subject to confirmation of WCB and Insurance)

BACKGROUND

We received a complaint on June 10, 2024 regarding the above-noted property. An initial inspection was completed on June 12, 2024, and the property was found to be dangerous and unsightly under the Municipal Government Act (the "Act"). A letter was sent on July 11, 2024.

Unfortunately, the file was not scheduled for reinspection, and the next site visit did not occur until January 7, 2025. At that time, no repairs or cleanup had been completed. As a result, an Order was issued on January 22, 2025, providing the property owner with 30 days to clean up the property. The 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."

A return visit on February 25, 2025 confirmed that no changes had been made to the building or property. On April 28, 2025, a copy of the revised cleanup assistance program and application was sent to the property owner. An application was received on May 15, 2025 requesting assistance, noting: "we plan to get a quote from a private trucking company for the complete cleanup of this property."

On August 29, 2025, the property owners submitted a request for the municipality to assume responsibility for the demolition and cleanup, acknowledging that the cost would be applied as a lien against the property and, if unpaid after three years, could result in the property being listed for Tax Sale.

At the Dangerous and Unsightly Committee meeting on October 22, 2025, a motion was made and passed to issue a 7-day Order to proceed with the owners' request for demolition and cleanup. An Order was posted on November 2, 2025, finding that the structure has further deteriorated, which reads:

IT IS HEREBY ORDERED that you are to, within seven (7) days of the service of this Order, remedy the dangerous/ unsightly condition of the property; namely:

ACTION

"To remedy the dangerous and unsightly condition, the derelict structure must be demolished, and the demolition debris, garbage, glass, and barrels must be cleaned up and totally removed from the property."

DISCUSSION

An RFQ was issued on November 5, 2025. 10 quotes were received. The lowest quote was received from Steward – Lucas Inc.

Company	Price Plus HST
Steward-Lucas Inc	\$8,771.93
AD Drywall	\$9,900.00
Contracting BYEC	\$14,289.25
Joe Dirt	\$21,640.08
Blackjack	\$32,225.00
Dexter	\$34,800.00
Frank Daye	\$44,680.00
Euroworld	\$50,500.00
United Structures	\$59,000.00
Capitol Demolition	\$68,350.00

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.

- 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 past due in the amount of \$60.78

ALTERNATIVES

- a) Do nothing and close file.

CONCLUSION

The demolition and property cleanup tender be awarded to Steward – Lucas Inc. in the amount of \$8,771.93 plus HST.

ATTACHMENTS

Photos from last inspection

Department:

Report Prepared By: Amanda Esterbrooks Date: December 17 2025

Report Approved By: Date:

Reviewed By CAO: Date:

Meeting: D&U Committee
Item: #5.3
Date: December 17, 2025
Authorization: J. Merrill



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Dangerous & Unsightly Properties Committee

SUBMITTED BY: Amanda Esterbrooks

DATE: December 17 2025

RE: 19 Copeland Rd, New Germany

Property – 19 Copeland Rd, New Germany

PID 60258589

AAN 04091337

LU-US2024-011

RECOMMENDATION

Staff recommends:

That the tender be awarded to Steward-Lucas Inc. for the cleanup of the property in the amount of \$3,508.77.00 plus HST. (Subject to confirmation of WCB and Insurance)

BACKGROUND

We received a complaint on April 9, 2024 regarding the above-noted property. An initial inspection was completed on April 11, 2024, and the property was found to be unsightly under the Municipal Government Act (the "Act"). A letter notifying the owner was sent on April 18, 2024.

A follow-up inspection on May 22, 2024 confirmed that no cleanup had been completed. An order to clean up the property was drafted and posted on July 4, 2024 which read:

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 "To remedy the unsightly condition, all junk, garbage, and old tires must be cleaned up and removed from the property."

During a site visit on August 14, 2024, it was determined that some cleanup had been completed. As a result, the order was extended for an additional 30 days.

Due to a scheduling error, a follow-up visit did not occur until January 7, 2025, at which time the property's condition had worsened. A new order was posted on January 22, 2025 which read:

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 "To remedy the unsightly condition, all garbage and debris must be cleaned up and removed from the property."

A letter regarding the cleanup assistance program was sent to the property owner(s) on April 28, 2025.

The property changed ownership in March, requiring the process to restart. A new site visit was conducted on May 28, 2025, during which the property was found to be in the same unsightly condition. A letter was mailed on June 24, 2025. A subsequent site visit on July 29 confirmed that no cleanup had occurred, and an order was requested and posted on August 27, 2025 which read:

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 "To remedy the unsightly condition, all junk, garbage, and old building materials must be cleaned up and removed from the property."

A site visit on October 2, 2025 confirmed that cleanup still had not been completed.

DISCUSSION

A request to issue an RFQ was made the same day, and the RFQ was issued on November 5, 2025. 10 quotes were received. The lowest quote was received from Steward-Lucas Inc.

Company	Price Plus HST
Steward-Lucas Inc	\$3,508.77
Blackjack	\$4,340.00
Fine Cuts	\$5,680.00
Joe Dirt Excavation	\$8,679.00
Scenesafe	\$10,329.00
Contracting BYEC	\$12,307.02
United Structures	\$21,000.00

Dexter	\$24,200.00
Frank Daye Trucking	\$30,179.82
Euroworld	\$50,500.00

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.

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$49,900
- The lot area 16,235 sq/ft
- Property taxes are past due to the amount of \$567.77

ALTERNATIVES

- Do nothing and close file.

CONCLUSION

Staff recommend that the tender be awarded to Steward-Lucas Inc. for the cleanup of the demolished house and property in the amount of \$3,508.77 plus HST.

ATTACHMENTS

Photos from last inspection

Department:

Report Prepared By: Amanda Esterbrooks

Date: December 17, 2025

Report Approved By:

Date:

Reviewed By CAO:

Date:

Meeting: D&U Committee
Item: #5.4
Date: December 17, 2025
Authorization: J. Merrill



Municipality of the District of Lunenburg

Request for Direction

REPORT TO: Dangerous & Unsightly Properties Committee

SUBMITTED BY: Amanda Esterbrooks

DATE: December 17 2025

RE: Dorey Mills Rd, Clearland

Property – Dorey Mills Rd, Clearland

PID 60226453

AAN 04159403

LU-US2024-002

RECOMMENDATION

Staff recommends:

The property cleanup tender be awarded to Steward – Lucas Inc. in the amount of \$3,939.00 plus HST. (Subject to confirmation of WCB and Insurance)

BACKGROUND

We received a complaint on February 7, 2024 regarding the above-noted property. An initial inspection was completed on February 13, 2024, and the property was found to be dangerous and unsightly under the Municipal Government Act (the “Act”). A letter was sent on March 5, 2024.

Because of snow cover, the follow-up site visit did not occur until May 9, 2024. At that time, no cleanup had been completed. The visit also revealed additional issues that had previously been obscured by snow, and a letter was drafted outlining an expanded scope of required work, including the need to secure the structure.

A site visit on June 18, 2024 included a meeting with the purchaser of the property, who had begun cleanup efforts and assured that the work would be completed within two weeks. An extension was granted. A return visit on July 3, 2024 found that no improvements had been made, and a request was submitted for an order to be issued.

Due to clerical oversight, no order was issued, and no further site visit occurred until April 15, 2025. At that time, no improvements had been made, and a new request for an order was submitted.

On April 28, 2025, a letter regarding the updated Cleanup Assistance Program was sent to the property owner(s). An order was posted on April 29, 2025, which 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 “Cleanup of junk and refuse”

Property ownership changed on June 6, 2025. A site visit on June 10, 2025 confirmed that the new owner had made some progress, and an extension to the order was granted. A follow-up visit on July 21, 2025 determined that no further progress had been made. A request to issue an RFQ was made on August 13, 2025.

DISCUSSION

An RFQ was issued on November 5, 2025. 8 quotes were received. The lowest quote was received from Steward Lucas Inc.

Company	Price Plus HST
Steward-Lucas Inc	\$3,939.00
Joe Dirt	\$11,150.00
Scenesafe	\$13,638.00
Contracting BYEC	\$15,555.26
Blackjack	\$16,755.00
Dexter	\$27,200.00
United Structures Inc	\$32,000.00
Euroworld	\$50,500.00

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 pass on to the property owner. Quote price +3.8574% HST = subtotal + 14%HST for total.

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$7,200.00 in 2025.
- The lot area 0.80 acres

