

STELLARTON TOWN COUNCIL
PUBLIC HEARING
MARCH 8, 2021

A Public Hearing of the Stellarton Town Council was held on Monday, March 8, 2021, at 5:00 p.m. in the Council Chambers.

Present

Present were Mayor D. MacGillivray, Couns. B. Knight, S. Lawand, S. Campbell, and G. Pentz.

Also present Town Clerk S. Higdon, Building Inspector Mannie Withrow, and Town Solicitor Craig Clarke.

Agenda

The agenda was approved as received on motion by Coun. G. Pentz, seconded by Coun. S. Lawand. **Motion Carried.**

Dangerous and Unsightly Hearing for 127 & 129 Hudson Street

Mayor D. MacGillivray asked if anyone would like to speak.

Melissa MacDonald, the niece of property owners, addressed Council requesting a postponement due to a death in the family.

Mayor D. MacGillivray re timelines and plans to fix up the property.

Ms. MacDonald commented on letter they received to clean up the yard; unsure what needs to be done to the inside of house.

Coun. G. Pentz recommended informing stakeholders of what has to be done and go through regular procedures of 30 days.

Ms. MacDonald re boards on the house preventing them access.

Town Clerk S. Higdon stated that access is allowed by appointment.

Coun. S. Lawand re clarity and have an official provide details to property owners of the Unsightly and Dangerous status along with timeframe for remediation; if required work is not complete in the determined timeframe, then Council can move forward with demolition.

Building Inspector and Dangerous and Unsightly Administrator Mannie Withrow to Council; reviewed the sequence of events followed by photos.

Sequence of events:

Complaint received November 10, 2020;

Property inspected on November 18, 2020 and deemed to be Unsightly;

Stellarton Police Service requested Building Inspector to perform inspection of the interior of the structure on February 18, 2021;

Photographs were taken of the interior; due to the conditions found, issued an Immediate Cease Occupancy Order, and boarded up the building with Town Staff.

Recommends a Demolition of the unsafe structure; therefore a Hearing was set for today; Notices were posted and mailed to the owners.

M. Withrow reviewed photos with Council and provided comments of property; one side being abandoned; photos taken November 27, 2020, representing First Order.

M. Withrow showed more photos taken on February 18, 2021 of the interior of property; showing unsafe woodstove, ceiling falling down, bedrooms with no proper egress, condition of the stairwell, electrical, attic area, leaks, etc. In its current condition, M. Withrow's recommendation is for the owners to submit a structural report on the entire building from an engineer licensed to practice in Nova Scotia with all remediated work outlined in said report by April 8, 2021 and to be corrected within 60 days.

M. Withrow stated that if the conditions are not met by April 8, 2021, he would recommend demolition; removing all debris from property.

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Comments/Questions:

Coun. S. Lawand re sharing information with residents; agrees with Building Inspector's report and recommendation; feels that it will be very expensive to fix property; willing to work with property owners.

Ms. MacDonald commented re new wiring done recently; furthermore, the pipes froze and broke; who is responsible for damage.

Mayor D. MacGillivray replied that there was no legal heating system in the house; but suggested they seek legal advice.

Mayor D. MacGillivray read the Dangerous or Unightly Premises Order, addressed to John and Melburn Cornett, for the record. Order attached, dated 8th day of March 2021.

Coun. S. Lawand made motion to approve Order, seconded by Coun. S. Campbell.
Motion Carried.

Adjournment

Public Hearing adjourned at 5:25 p.m. on motion by Coun. G. Pentz.

MAYOR

TOWN CLERK