



Municipality of the District of Argyle

Date: September 19<sup>th</sup>, 2024

Item: Request to demolish  
property – 1122 Comeau's Hill  
Road

## *Vision statement*

*Argyle is the community of choice to invest, live and play.*

## *Mission statement*

*Argyle invests time & talent in growth opportunities in fishing, tourism, and renewable energy sectors.*

*Argyle provides affordable taxation while providing safe and healthy communities and strives to engage and inform our residents on decisions that affect them most.*

*Argyle provides high class, accessible recreational and cultural facilities and helps celebrate its unique heritage and culture and welcomes new residents to our region.*

### **CAO's Recommendation:**

That Council approves the request of our Dangerous or Unsightly Administrator's recommendation to demolish the property located at 1122 Comeau's Hill Road.

This property is deemed dangerous and could pose a safety risk for traffic or residents in the area.

### **Suggested motion:**

Issue an order to demolish the residential structures located at 1122 Comeau's Hill Road, and that the demolition be completed by October 31, 2024, and that the costs of the demolition constitute a lien against that property under section 507 of the Municipal Government Act.

### **Background:**

The Administrator memo, along with the redacted map and complaint form, and pictures of the property are enclosed.

The Administrator has deemed the property to be in a ruinous and dilapidated condition, that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes. Finally, it is the conclusion of the Administrator that this property constitutes a

hazard to the health or safety of the public. Those in the vicinity of the property are concerned that it will depreciate the value of land and buildings nearby. Based on his assessment and the accompanying pictures of the property, the condition of the property meets the definition of dangerous. The Administrator issued an order Demolition is the only option for this property, and the Administrator requires Council approval for such a decision,

The Administrator has contacted the owner, who no longer lives there, and he agrees to the recommendation to demolish, has asked the municipality to lead the demolition, and wishes to enter a term loan with the Municipality to repay the cost. This confirmation is in writing and was shared with Council on September 19<sup>th</sup>..

### **MGA considerations:**

Policy C13 – Dangerous or Unsightly Premises Policy, developed through the powers of the MGA, inspections guidelines may be found in Section 500.

Specifically, Section 2.4 Which defines what a dangerous property means  
3.4.3 Defines the information the Administrator must share with Council when there is an order to demolish recommendation  
3.4.4 Defines the notice period required to advise council and the owner of a decision to demolish.  
3.4.5 Defines the owners’ right to appear to Council if they choose to.  
3.6.1 Defines priority of demolition, dangerous structure within a pre-defined distance of a roadway.

The policy also requires a 7-day notice to the owner and Council in advance of the meeting, which was satisfied on September 19, 2024.

### **Financial considerations:**

The demolition would be led by the municipality, and therefore would pay the invoice. The total amount would be recoverable from the property owner.

The property owner desires to enter into a long-term loan agreement, which would result in us charging 4% interest on the loan.

Should the applicant qualify, our policy allows for a grant that will relieve the owner of part or all the tipping fees on the demolition. When this policy was presented to Council, the logic was to encourage the proper disposal of material, as opposed to illegal dumping. The cost of which is not known until the cost of demolition is known.