



Municipality of the District of Argyle

Item: Request to Demolish – 1057 Highway 335

Date: December 11, 2025

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:

The Administrator has completed all tasks associated with a potential demolition of property, in accordance with our Dangerous or Unsightly Premises Policy. Therefore, Council is in its rights to decide on the demolition of Civic 1057 Highway 335 in West Pubnico.

Demolition order shall include the date by which the owner must have the demolition carried out, and shall advise the owner that after that date, the Municipality shall enter the lands and carry out the demolition and the costs of such work shall constitute a lien against the property pursuant to Section 507 of the Municipal Government Act.

Suggested motion:

Should Council wish to approve demolition:

Move to approve the demolition at 1057 Highway 335 in West Pubnico in accordance with Council's Dangerous or Unsightly Premises Policy.

Should Council require additional information, it may request through motion and defer a decision until a further date. In doing so, our Administrator would be required to advise the owner of this, and ensure that the owner has the opportunity to be present at that future meeting.

Background:

The following actions should be taken and have been taken on the property by our Administrator.

Policy article

- 3.3.1 Complaint received in writing
- 3.3.2 Property in question visited, photos taken and demolition is proposed as a result of the visit
- 3.4 Demolition order to be proposed, letter confirming status of building.
- 3.4.1 Owner is contacted; the administrator shall cause the owner or representative to be explained the nature of the complaint and the results of the investigation and done so in writing.
- 3.4.3 Package delivered to Council including copy of complaint, photos, letter to owner, and property information.
- 3.4.4 That the owner is notified not less than 7 days before Council considers demolition at a public meeting and given the opportunity to appear and be heard.
- 3.4.7 Administrator serves a copy of the Order on the owner by mailing the Order using the current address contained in the Municipality's tax records and post a copy of the Order in a conspicuous place on the subject property.

MGA considerations:

MGA Part XV – Dangerous or Unsightly Premises Policy

Financial considerations:

The owner has not responded to our many attempts to reach out and determine the intentions of this derelict property. It appears that they will not undertake the demolition themselves. The property is in significant disrepair, and it is the recommendation from our Official that it be demolished. The municipality will have to undertake the demolition. In this case, while the costs shall be added as a lien against their property.

The property in question is a former parish hall and is a large building. Demolition costs will be first paid by the municipality. Typical demolition of a residential home can cost from \$15,000 to \$25,000 all in. This property is 4-5 times the size of a typical home. The cost to demolish is not yet known., but the information shared here would suggest that this is a considerable amount. The higher the amount, the higher the risk that the municipality will not recover the entire cost. It should be noted that the age of the building would almost certainly mean there are contaminants (asbestos), and their existence would sharply increase the cost of demolition.

In any demolition, the responsibility rests with the landowner to pay these costs. If they do not, the property is either sold to a third party or is added to the municipality's tax sale process.

The tax sale process continues to be a bidding process, where an opening bid is the balance of taxes and interest and other costs owing to the municipality. While we do not control the future use of that property, the purpose of the tax sale is to reestablish the property to “active” status, either for residential or commercial purposes.

The property in question is subdivided into many lots therefore the recovery of our demo costs may be challenging. Council should be aware, that in demolishing this property runs a higher than usual risk that the cost may not be fully recovered. Historically, when we have undertaken major clean ups or demo, we have recovered all costs, or virtually all the costs, but we have not undertaken the lead of a demolition this large before. The probability of collection from the current owner is low.