



Memorandum

To: Alain D. Muise CAO

From: Mitch Colburn By-Law Enforcement Officer

RE: Recommendation to Council of Demolition

In the best interest of the safety of our community and the fire and life safety issues involved at a property at 1057 Hwy 335, I am requesting the process to commence for demolition. The purpose of this request is to conclude this 5-year-old file.

We received a complaint for this building on June 23, 2025 for roof shingles flying off the building and hitting the complainants truck next door repeatedly. The complainant is also very concerned for the fire and life safety of their home as it is directly next door to their property.

This building has been an issue dating back to April of 2021. Our former By-Law Enforcement Officer Hans Pfeil was also involved and has a lengthy detailed file that will be included with the Council Package.

I have been involved with this ongoing issue since June of 2022. There have been clean-ups, hazardous material cleanups, boarding up and partial building collapses along with severe forced entry. There is also a broken well which has filled a partial basement area with water. Many pics will be in the council Package. There is a very heavy fire load within this building as pictures will show. In all issues dating back to April of 2021, the owner never responds to phone messages, emails, warning letters and order letters. His only response is to pay the bills involved when it is applied as a tax lien.

I am requesting the process of demolition to commence as soon as possible in the interest of public safety.

I have reviewed along with the CAO the policies and MGA regulations for Dangerous or Unsightly premises and the rules associated with this action.

April 9, 2025



Property Mapping

carte de propriété



June 23, 2025 04:53:51 PM

Data at 20240802

OWNER	ASSESSMENT
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AAN: 10125197

PID

PID: 90318668	Civic address: 1057 HIGHWAY 335 MIDDLE WEST PUBNICO
Type:	District: 08
Status:	Lot:
LR Status: Yes	Acres: 0.4591368

ZONING	UTILITIES	HERITAGE	DESIGNATION
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Zone: H1	Sanitary sewer: Yes	Heritage property: No	
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PERMIT	DATE ISSUED	PROJECT	USE	VALUE	NOTE
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This product includes map data derived from the Nova Scotia Topographic Database (NSTDB), Nova Scotia Civic Address File (NSCAF), Nova Scotia Property Records Database (NSPRD) and is crown © copyright 2025, Province of Nova Scotia Used by permission of Service Nova Scotia and Municipal Relations License. This map is not to be construed or used as a legal description of properties. It is intended for references purposes only. This map may not be reproduced in whole or in part by any means-graphic, electronic or mechanical without the written permission of the Municipality of Argyle © 2025.

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Department of Property Inspection and Public Works
Telephone Inquiry and/or Complaints

Subject: Abandoned Building Complaint taken by: Mitch Colburn
Building at 1057 Hwy 335

Date: 6/23/2025

Inquiry/Complaint: Shingles coming off and hitting Truck
and car. Major fire Safety Issue.

Property/subject Owner

Name:

Phone:

Address:

Complainant

Name:

Phone:

Address:

Signature:

NOTES TO FILE

June 30, 2022 – Site visit keeping an eye on the building. Noticed partial building collapse of rear entry way and tall brush up against the building with excess debris on one side. Sent letter. No response. Duffus Remove All cleaned up. Applied as tax lien. Taxes paid.

July 7, 2022 – Site Visit – 70 barrels of dogfish in formaldehyde behind the building are very close to the ocean. Contacted Glenn Diggdon for help finding owner. Owner contacted and barrels removed.

June 16, 2025 – Site visit keeping an eye on the building. I noticed someone ripped open the back outside wall and created a large hole and gained entry. I also noticed someone tried to kick in a piece of plywood covering a side entry door.

June 23, 2025 – Received complaint about shingles coming off of the building at 1057 Hwy 335 and going on to his property and hitting his truck. He stated he is very concerned about a Fire and Life Safety issue as the building is directly next door.

July 8, 2025 – Warning letter sent registered for the condition of the property. Letter returned August 13, 2025

August 18, 2025 - [REDACTED] the owner of the building does not return phone messages. Email used in the past does not go through anymore stating that his email box is too full. Registered letter sent on July 7, 2025, has been returned on August 13, 2025

August 20, 2025 – Order to Remedy letter sent registered for the condition of the property. Letter returned September 19, 2025, Phone calls, text messages and emails also sent with no response.

MUNICIPALITY OF ARGYLE
Department of Property
Inspection & Public Works



MUNICIPALITÉ D'ARGYLE
Le Service d'Inspection des
Propriétés et les Travaux Publics

June 30, 2022



RE: Dangerous and Unsightly Property- Civic # 1057 Hwy 335- Middle West Pubnico, N.S.
PID# 90318668

Dear 

I am contacting you at this time regarding the condition of your property at the above noted address. We are receiving complaints about your property at 1057 Highway 335 in Middle West Pubnico N.S. I have been to the site and took pictures. There is a partial building collapse in the rear corner of the building and must be torn down and resecure the building. There is also a lot of debris and oil tank on the south side of the building which must be cleaned up. This building may need to be demolished which will require a permit.

In its present condition and from pictorial accounts this property is deemed dangerous and unsightly based on definitions (r) in the Municipal Government Act (MGA) and our Municipal Policy. You are required to contact us immediately as this condition has been an issue since our last letter to you of May 21, 2022.

The Municipality reserves the right to take further legal action should the situation warrant such action(s).

You may contact me at 902 648-2623 or email me at mcolburn@munargyle.com
Thank you for your time and attention to this matter.

Sincerely,



Mitch Colburn
By-Law Enforcement Officer
Municipality of Argyle

5 J.E. Hatfield Court
P.O. Box 10
Tusket, NS B0W 3M0

Phone: 902-648-2623
Website: munargyle.com

5 Rue J.E. Hatfield
C.P. 10
Tusket, N.É B0W 3M0

MUNICIPALITY OF ARGYLE
DEPARTMENT OF
PROTECTION SERVICES



MUNICIPALITÉ D'ARGYLE
DÉPARTEMENT DES SERVICES
DE PROTECTION

July 8, 2025



**RE: WARNING – DANGEROUS AND UNSIGHTLY PROERTY – CIVIC # 1057 HWY 335- MIDDLE
WEST PUBNICO, N.S. PID # 90318668**

Dear 

I am contacting you at this time regarding the condition of your property at the above noted address. An official complaint has been filed with this office as to the condition of this property and the dangers it has. We did a site visit after the building was recently discovered to be severely damaged in the rear of the structure. Someone created two large holes in the rear of the building and gained entry. They also tried to break in the plywood over the side entry. Pictures were taken inside and out. This property is now deemed "Dangerous and Unsightly", as defined in Part XV of the Municipal Government Act (MGA) and our Municipal Policies. This building has extremely deteriorated over the years and needs to be demolished. Letters have been written and sent all the way back to May of 2021. We are giving you 7 days of the receipt of this letter to respond to this office before an "Order" is written. The "Order" will give you 30 days to remedy the situation. If no response has been received, this building will be brought before The Municipal Council and recommended to be demolished. Any and all costs incurred by the Municipality to remedy the situation will be recovered as a first lien pursuant to Section 507 of the MGA.

Sincerely,



Mitch Colburn
By-Law Enforcement Officer
Municipality of the District of Argyle

MUNICIPALITY OF ARGYLE
DEPARTMENT OF
PROTECTION SERVICES



MUNICIPALITÉ D'ARGYLE
DÉPARTEMENT DES SERVICES
DE PROTECTION

August 20, 2025

**RE: ORDER TO REMEDY – DANGEROUS AND UNSIGHTLY PREMISES – Civic # 1057 Hwy 335, West Pubnico,
Yarmouth County, Nova Scotia – PID # 90318668**

Dear [REDACTED]

Please be advised that the above noted property has been determined to be "Dangerous and Unsightly" as defined in Part XV of the Municipal Government Act (MGA) and you are hereby ordered to remedy the situation on your property. There has been an official complaint filed with the office due to its deterioration of roof shingles flying off and hitting automobiles. There has been a serious break in at the rear of the building creating two large holes to gain entry and an attempt to kick in the plywood covering a ride side entry door. The siding has deteriorated and is falling off creating holes. One wall on the right side is seriously sagging and could collapse.

This building is also a Fire and Life Safety issue due to its very close proximity to the neighbor. A registered written warning letter was sent to your registered address and returned to this office. This is the last step before this issue is brought forth to the Municipal Council and the demolition of this building will be recommended.

You have **14 days** after service of this order to contact this office to notify us of your intentions to remedy this very serious situation. Please contact this office at 902-648-2623 to advise this office of your plans to fulfill this order. Failure to comply with this order will result in action from the Municipality of Argyle in accordance with section 346 of the MGA. Any and all costs incurred by the Municipality to remedy this situation will be recovered as a first lien pursuant to section 507 of the MGA. As in Section 346 (2) MGA you may appeal this order to Council within seven days upon posting. Your appeal may be brought forwarded to:

Municipality of Argyle
Attn: Alain Muise, Chief Administrative Officer
P.O. Box 10
Tusket, N.S. BOW 3M0

Sincerely,

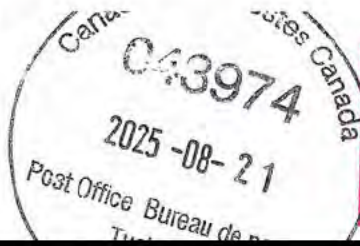
Mitch Colburn
By-Law Enforcement Officer
Municipality of the District of Argyle



Municipality of Argyle
P.O. BOX 10 TUSKET N.S.

Municipalité d'Argyle
C.P. 10 TUSKET N.É.

BOW 3MO BOW 3MO
www.munargyle.com www.munargyle.com



FP041 4520954
000384 E29d
0820 105336



Return to Sender
Renvoi à l'expéditeur

Envoi retourné pour
la raison suivante :

This item is being
returned because:

- Non réclamé
☒ Undeclared
☐ No such Address
☐ Address incomplete
☐ Moved/Unknown
☐ No such Post Office
☐ Refused

Amount Due Montant dû
\$ 33-086-648 (08-04)



Registered Recommandé



RT 526 952 435 CA

RT 526 952 435 CA



Signature Required
Signature requise

Sender warrants that this shipment does not contain dangerous goods.
L'expéditeur garantit que cet envoi ne contient pas de matières dangereuses.



Municipality of Argyle
P.O. BOX 10 TUSKET N.S.

Municipalité d'Argyle
C.P. 10 TUSKET N.É.

BOW 3MO
www.munargyle.com

BOW 3MO
www.munargyle.com

RECEIVED
AUG 13 2025



FP041 4520954
000515 Lc1n9
0708 153153



Registered Recommandé



3 CA

Return to Sender
Renvoi à l'expéditeur

Envoi retourné pour
la raison suivante :

This item is being
returned because:

- Non réclamé
☒ Undeclared
☐ No such Address
☐ Address incomplete
☐ Moved/Unknown
☐ No such Post Office
☐ Refused

Amount Due Montant dû
\$ 33-086-648 (08-04)

Sender warrants that this shipment does not contain dangerous goods.
L'expéditeur garantit que cet envoi ne contient pas de matières dangereuses.

Mitch Colburn

From: postmaster@outlook.com
To: [REDACTED]
Sent: August 18, 2025 8:16 AM
Subject: Undeliverable: Registered Letter Returned

You don't often get email from postmaster@outlook.com. [Learn why this is important](#)

Delivery has failed to these recipients or groups:

[REDACTED]

The recipient's mailbox is full and can't accept messages now. Please try resending your message later, or contact the recipient directly.

Diagnostic information for administrators:

Generating server: SN7PR12MB7809.namprd12.prod.outlook.com

[REDACTED]

Remote server returned '554 5.2.2 mailbox full; STOREDRV.Deliver.Exception:QuotaExceededException; Failed to process message due to a permanent exception with message [BeginDiagnosticData]Microsoft Unified Storage is full. QuotaExceededException: Microsoft Unified Storage is full.[EndDiagnosticData] [Stage: DeliverMessage]'

Original message headers:

ARC-Seal: i=2; a=rsa-sha256; s=arcselector10001; d=microsoft.com; cv=pass;

b=DiYMcZGi9+IZwraTKuw4DmNnHD4Kp2R/dTqbKMxgvyQSDb4tUOHh/74HAEW8lpYqdCft1+aLH5zyox3BNwA8DI26cxRQafQkVIm4XtBFqd5Qun/5n6oWNqbJ8NYcIMbKG16ygJM1kNE4Ide9EqJ2nk3mjbI1Bng49bRY7Fmb3WqWsqstVVxC13P3i12OjsDG18jcgM9sK/UaR25beX+N0e8a1mlkQP2aXcZ8mmwVNH1--ZlxQscxcg+HYSr1r6kP8gFknJcncNehjcQRrSYes/YUmgerZfIKJ41hG5trfUUGKXmPpQAViCrtEhmYTUyOUsp8iJmt4epvXD1sTRW420A==

ARC-Message-Signature: i=2; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com;

Mitch Colburn

From: postmaster@outlook.com
To: [REDACTED]
Sent: August 20, 2025 11:06 AM
Subject: Undeliverable: Written Warning and Order to Remedy letters

You don't often get email from postmaster@outlook.com. [Learn why this is important](#)

Delivery has failed to these recipients or groups:

[REDACTED]
The recipient's mailbox is full and can't accept messages now. Please try resending your message later, or contact the recipient directly.

Diagnostic information for administrators:

Generating server: CH3PR12MB8259.namprd12.prod.outlook.com

[REDACTED]
Remote server returned '554 5.2.2 mailbox full; STOREDRV.Deliver.Exception:QuotaExceededException; Failed to process message due to a permanent exception with message [BeginDiagnosticData]Microsoft Unified Storage is full. QuotaExceededException: Microsoft Unified Storage is full.[EndDiagnosticData] [Stage: DeliverMessage]'

Original message headers:

ARC-Seal: i=2; a=rsa-sha256; s=arcselector10001; d=microsoft.com; cv=pass;

b=Yp4y6Q8F0S±ZKNpk9EPmu531256d//okdB3e6p04sKTXK2Ea+±D5/cURQGHqFotyKxFbmMCdw2XE96gnYwFFvZhra7WAZOI1d7gJtSuHAXjCBDG/wTPm
+gHzMS1z7PU1EKr-eun8f2bIqzoGNEpSRELYetu3uU49wsMOERYd/PmVf2/UV3ImAmDJAanjAvfHqkE8mS2SpvEjNrEMK3CcYyK4JcmXxfVeGtbV+hR1eSt
glvrJi3ZSqL1ZDzkaYhY1DL/8k0rnwKGHaJr/18FsZ7/EaGjgRGorVOpx/n7nr3L7Z5Wt77dRweW8+DCOV80WSx7GbFibVN8ycrFpuCRA==
ARC-Message-Signature: i=2; a=rsa-sha256; c=relaxed/relaxed; d=microsoft.com;



43°39'30", -65°47'58", -26.6m, 351°

Jun 17, 2025 08:43:53



43°39'31", -65°47'58", -17.9m, 287°

Jun 16, 2025 12:23:06



43°39'31", -65°47'58", -20.6m, 304°
Jun 16, 2025 12:23:15

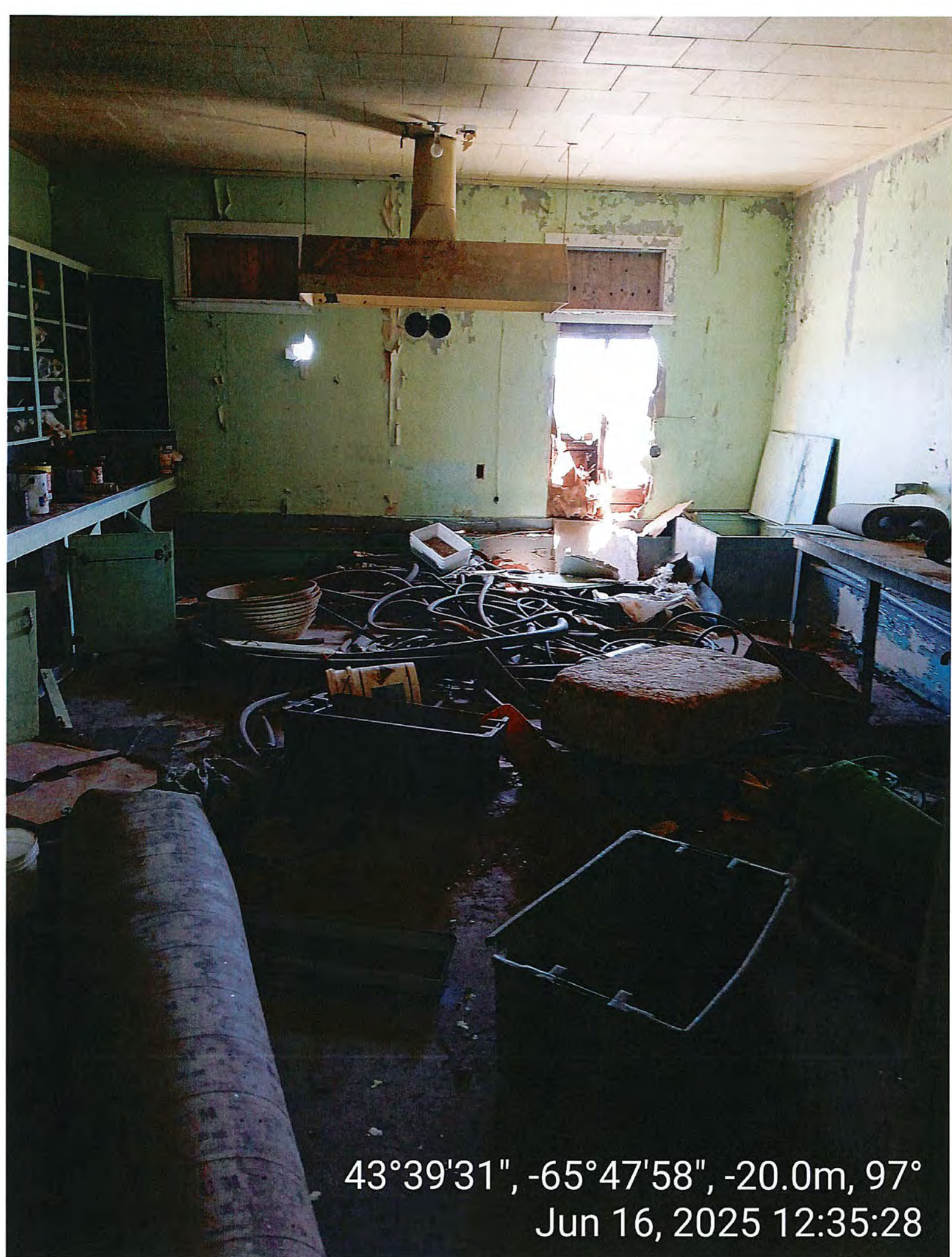


43°39'31", -65°47'59", -19.5m, 353°
Jun 17, 2025 08:32:08



43°39'31", -65°47'59", -20.1m, 115°
Jun 17, 2025 08:32:52





43°39'31", -65°47'58", -20.0m, 97°
Jun 16, 2025 12:35:28



43°39'31", -65°47'59", -13.4m, 96°
Jun 17, 2025 08:26:03



43°39'31", -65°47'58", -15.2m, 234°
Jun 17, 2025 08:26:21



07/07/2022 11:50:28 a.m.

Civic# 1057 HWY 335, Midl. West Pubnico, Yarmouth County, Nova Scotia

April 8, 2021

H.Pfeil was contacted by Councillor Diggon with concerns about the safety of the remaining building on the property. The "Old Hall" building raised concerns to residents after the fire of the fish plant.

April 13, 2021

H. Pfeil performed a site visit and assessed the building and property. The building is showing severe signs of deterioration and is not secured. Access to the inside is not blocked. It was deemed dangerous and unsightly.

April 15, 2021

Opening letter was sent out via mail with 7-day deadline.

April 22, 2021

No response.

May 7, 2021

Letter came back unopened; email was sent by H.Pfeil with a copy of the letter attached with a time line of another 7 days to respond to MODA.

May 14, 2021

No response to the letter or email. Order of Remedy to secure the building is being prepared.

May 17, 2021

Order to Remedy was posted on the property.

May 31, 2021

Hans Pfeil

From: Hans Pfeil
Sent: May 7, 2021 2:44 PM
To: [REDACTED]
Cc: Alain Muise; Réal J. Boudreau
Subject: 1057 Highway 335, Middle West Pubnico
Attachments: Opening-Letter-Apr-15-2021.pdf

Dear [REDACTED]

I am contacting you regarding the property at the above noted address. Over the past few weeks we received written complaints from concerned residents about the large storage building on your property. We had made the attempt of sending you the attached letter in order to get into contact with you to inform you about the situation and find ways to support you with remedies. In its current condition it is posing a risk for further vandalism and we hope the building could be made secure to minimize the risk of trespassing or more severe vandalism.

We would highly appreciate if you could get in contact with our office within the next 7 days.

As stated in the letter, we would reserve the right to take further actions if we do not hear from you by next Friday May 14, 2021.

Thank you for your time and attention to this matter.

Kindly,
Hans



HANS PFEIL, B.Sc., APALA, CSLA
Director of Public Works

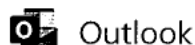
27 Courthouse Road / PO Box 10
Tusket, Nova Scotia B0W 3M0

☎ 902-648-2623 ☎ 902-648-0367

✉ hpfeil@munargyle.com

🌐 www.munargyle.com





Re: The old hall in middle West Pubnico

From Calvin D'Entremont <cdentremont@munargyle.com>

Date Fri 2021-05-28 11:13 AM

To Hans Pfeil <hpfeil@munargyle.com>


Sent from my iPhone

> On May 28, 2021, at 9:48 AM, Calvin D'Entremont <cdentremont@munargyle.com> wrote:

>

> I'll get you a telephone number

> Calvin

>

> Sent from my iPhone

>

>> On May 28, 2021, at 9:31 AM, Hans Pfeil <hpfeil@munargyle.com> wrote:

>>

>> Hi Calvin,

>> Thanks for brining this up. I am trying for weeks to get a hold of the owner via letters and email without success. My email was not answered and the letter I had sent was returned unopened.

>>

>> If the owner knows about the order of remedy, then I would encourage him to give me or Alain a call and discuss his plan to address the safety issues at his property. If not we would have the option to make the property secure for him at his cost as stated in the order of remedy and as per MGA.

>>

>> I would appreciate any help in getting this message to the owner because we have no other contact information on file and I think I already went above and beyond to get in contact with the owner.

>>

>> Thank you,

>> Hans

>>

>> -----Original Message-----

>> From: Calvin D'Entremont <cdentremont@munargyle.com>


>> Sent: May 27, 2021 9:25 PM

>> To: Hans Pfeil <hpfeil@munargyle.com>

>> Subject: The old hall in middle West Pubnico

>>

>> Hi Hans,

>> One of the local lobster buyer spoke with  who owns the old inshore property and he said he didn't know anything about the order to remedy/secure the building. Has the owner been contacted?

>> Calvin

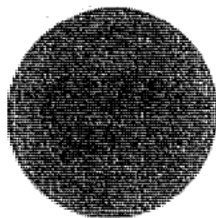
>>

>> Sent from my iPhone

MUNICIPALITY OF ARGYLE

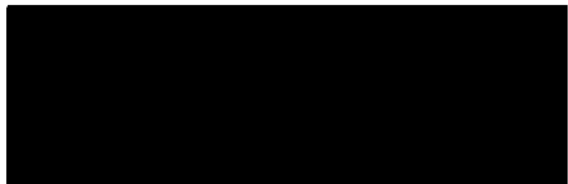
Department of Property
Inspection & Public Works

April 15, 2021



MUNICIPALITÉ D'ARGYLE

Le Service d'Inspection des
Propriétés et les Travaux Publics



**Re: Dangerous & Unsightly Property – Civic # 1057 Hwy 335 – Middle West Pubnico,
Yarmouth County, Nova Scotia - PID #90318668**

Dear Ken,

I am contacting you at this time regarding the condition of your property at the above noted address. We have received concerns regarding the public safety of the remaining large storage building. This is including but not limited to building debris, oil tank, plastic buckets and totes, partially collapsed corner section of the building, broken windows and basement windows, unobstructed access to the inside, excessive amount of highly flammable materials on the inside on the above noted property. This building may need to be demolished which will require a permit.

In its present condition and from pictorial accounts this property is deemed dangerous and unsightly based on definitions (r) in the Municipal Government Act (MGA) and our Municipal Policy.

You are required to contact us by **April 22, 2021** or sooner, as to your intentions on the future or remedial actions at this property.

The Municipality reserves the right to take further legal action should the situation warrant such action(s).

You may contact me at (902) 648-2623 or e-mail me at hpfeil@munargyle.com.
Thank you for your time and attention to this matter.

Yours truly,

A handwritten signature in dark ink, appearing to read 'H. Pfeil'.

Hans Pfeil

By-Law Enforcement Officer

Enclosures

Cc: Alain Muise, CAO
Réal Boudreau, Municipal Solicitor

MUNICIPALITY OF ARGYLE
Department of Property
Inspection & Public Works



MUNICIPALITÉ D'ARGYLE
Le Service d'Inspection des
Propriétés et les Travaux Publics

May 17, 2021



RE: Order to Remedy - Dangerous and Unsightly Premises - Civic # 1057 Hwy 335, West Pubnico, Yarmouth County, Nova Scotia - PID #90318668

Dear 

Please be advised that the above noted property has been determined to be *dangerous and unsightly*, as defined in Part XV of the Municipal Government Act (MGA) and you are hereby ordered to remedy the situation on your property, this is including but is not limited to building debris, oil tank, plastic buckets and totes, partially collapsed corner section of the building, broken windows and basement windows, unobstructed access to the inside, excessive amount of highly flammable materials on the inside, which need to be removed to an approved Department of Environment disposal site and all building openings need to be secured to avoid easy entry.

You have **14 days** after service of this order, to remedy the above noted items.

Please contact this office at 902-648-2623 to advise this office of your plans to fulfill this order. Failure to comply with this order will result in action from the Municipality of Argyle in accordance with Section 346 of the MGA.

Any and all costs incurred by the Municipality to remedy the situation will be recovered as a first lien pursuant to Section 507 of the MGA.

As in Section 346 (2) MGA you may appeal this order to Council within seven days upon receipt of this posting. Your appeal may be brought forwarded to:

Municipality of Argyle
Attn: Alain Muise, Chief Administrative Officer
P.O. Box 10
Tusket, NS B0W 3M0

Yours truly,

Hans Pfeil
By-Law Enforcement Officer
Cc: Alain Muise, Chief Administrative Officer;
Real Boudreau, Municipal Solicitor

Images:













