

Eastern District Planning Commission

375 Main St., Port Hood, NS B0E 2W0
Tel: 902-787-2900
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Cyril LeBlanc
CRBO, MFI
cleblanc@edpc.ca

April 13, 2018

page 1

Attention: Keith MacDonald, CAO and Municipal Council
375 Main Street, Port Hood, Inverness County, NS- B0E2W0

RE: Dangerous/Unightly Premises property at 15891 Central Avenue, Inverness, NS B0E1N0, owned by John and Linda Dixon (PID# 50130293) of 437 Shuter Street, Toronto, Ontario- M5A1X4 / Telephone number 1 416 363 3165

Dear Sir:

I am recommending demolition of the above referenced property because it is unsightly and not worthy of repair. I did visit the site on two separate occasions and took pictures for the file. Following are my findings.

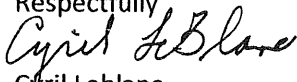
- 1) Power is not connected to this building.
- 2) Ms Joanne MacDonald has informed me that it has been vacant possibly four years or longer.
- 3) The oil tank and stand are not safe.
- 4) The porch roof is caving in. The main part of the roof is leaning toward the party wall denoting a structural problem.
- 5) The house is sitting very close to the ground and on the ground, whereas sills/floor joists/beams are likely rotten. I could not enter the building to verify this.
- 6) The lawn is not mowed and there is much dry grass which could contribute to fire under ideal conditions.
- 7) There is debris at back of building including tires.
- 8) The front landing is rotten.
- 9) The back addition is pulling away from the main part of the house.
- 10) There is more garbage along the side of the building.
- 11) There is a Ford Winstar vehicle (grey in colour) loaded with garbage. The tires are flat.
- 12) All window sills/frames are rotted. Doors are in need of replacement. Rodents could enter the building between the bottom of the door and sill/jamb.
- 13) Asphalt roof shingles are in need of replacement. Roof boards appear rotten.
- 14) The brick chimney appears ready to fall.

Page 2
Continued

Mr Sean Donovan has sent a letter to Mr Dixon and received no response as of yet. I tried to contact him via a telephone number given to me by Joanne MacDonald, however, there was no answer. She mentioned that she tried to contact them via Registered Mail, but no success there either.

This property satisfies almost all aspects of the Definition under the MGA, deeming it a property suitable for Demolition.

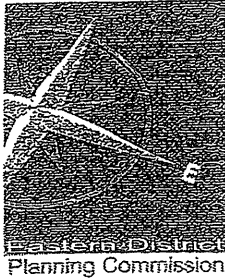
Respectfully



Cyril Leblanc

Canadian Registered Building Official

Cc John Bain, EDPC, Director



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Attention: Keith MacDonald, CAO and Municipal Council
375 Main Street, Port Hood, Inverness County, NS- B0E2W0

RE: Dangerous/Unightly Premises property at 15893 Central Avenue, Inverness, NS B0E1N0, owned by Joanne MacDonald Ryan (PID #50130285) of 60 Archibald Avenue, North Sydney, NS- B2A2X1- Her telephone number is 794-2728 and email is mac_ryan98@hotmail.com

Dear Sir:

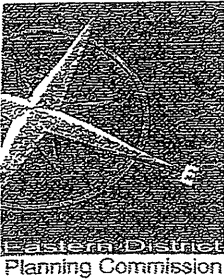
I have spoken several times with Joanne MacDonald and she is in favor of demolition of her portion of the building. Her lot is about 40 feet by 185 feet. She wants to develop this property and two adjacent properties into rental accommodations. She is in contact with EDPC (Paul Dec/625-5363) at this time. If the Municipality does the demolition, she will pay the amount owing for her side. She has also told Sean Donovan that she is in favor of demolition. Her lot is assessed at \$23,300-

I recommend "Demolition of her portion of the building at 15893 Central Avenue in Inverness". However, there is no way that her side can be demolished without demolition of the other portion of the attached building owned by John and Linda Dixon at 15891 Central Avenue in Inverness. Her portion of the building is in better condition than Mr Dixon's portion

Please feel free to contact her for any further information.

Respectfully

Cyril LeBlanc
Canadian Registered Building Official
Cc John Bain, EDPC, Director
Joanne MacDonald



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April 11, 2018

page 1

Attention: Keith MacDonald, CAO, and Municipal Council
375 Main Street, Port Hood, Inverness County, NS-B0E2W0

RE: Dangerous/Unightly Premises followup on property at 15826 Central Avenue, Inverness, NS- PID # 50174127 and owned by Victor Apps- 12 Wendigo Way, Toronto, Ontario- M6S2T9

Dear Sir:

A building permit was issued for a frostwall under this building and floor system repairs/supports, under building permit INB2014-139. Work was done by Margaree Excavating. Total cost of this work along with required traffic control was about \$160,000-. This person also owns the adjacent property where another building permit was issued-RIN034-09 for total building interior/exterior repairs, also totaling in excess of \$100,000-. The person in charge of overseeing this first other project was Paul Smith of Inverness Properties

I wanted to mention this because the owner has spent considerable of his own money on these two properties. I did contact Paul Smith on April 10/18. He mentioned that he had not as of yet been in contact with Sean Donovan. I mentioned that I had inherited his files(Dangerous/Unightly Premises). He told me that Mr Apps was concerned with the cost of repairing one section of the roof /and some siding. One contractor who Paul Smith mentioned was afraid of the safety/ structural integrity of the roof sheathing, and again maybe needed traffic control. Paul Smith mentioned that Mr Apps wanted to put both his properties on the market. It is unlikely that any work will be done at present time to alleviate unsightly concerns. Snow/rain entering through holes in roof boards on one part of the roof will further cause damage to the interior of the building. This and missing siding must be addressed.

My recommendation is that the Municipality take action to take care of required work to satisfy unsightly complaints, and attach said cost to his tax bill.

Respectfully

Cyril Leblanc

Canadian Registered Building Official

Cc John Bain ,Director,EDPC

Paul Smith, contact for Victor Apps