

RICHMOND COUNTY MUNICIPAL COUNCIL

SPECIAL MEETING

AUGUST 4, 2004

Location: Council Chambers, Municipal Office

Warden Johnson called the meeting to order at 7:00 p.m. and the Clerk took roll call of Councillors.

Councillor Boudreau indicated an item had been circulated to Councillors requesting unanimous consent to discuss a potential lease with the Isle Madame Historical Society to construct a storage shed on municipal property.

Moved by Councillor Boudreau, seconded by Deputy Warden Bourque that unanimous consent be given to add this item to the agenda. Motion carried.

Public Hearing re: Dangerous Building in St. Peter's (Civic #9803 Grenville Street)

(a) Report from the Unsightly Premises Act Administrator

Mr. John Bain addressed Council (copy of staff report attached) and indicated the Building Inspector had inspected this property on June 9th, and his report summarized the Building Inspector's findings at that time, as follows:

- The building is easily visible from the main road in St. Peter's being within approximately ten metres of Grenville Street;
- The building is open and accessible as the door to the front of the building is unsecured and open; the door to the rear of the building as well as a third door leading to the cellar are both missing; and there are several windows broken providing easy unrestricted access;
- The window frames are decayed or missing so that some of the windows are no longer in place;
- Portions of siding are missing from the side of the building exposing the underside of the exterior walls and there are a significant number of shingles missing from the peak of the roof exposing the sheeting underneath;

- The main chimney is showing signs of decay and deterioration and is leaning slightly;
- The sills are decayed in places especially at the front of the building and the floors in the front entrance to the building are structurally unsound;
- Portions of the roof have partially disconnected from the main building and are hanging down;
- The rear portion of the building has collapsed;
- The interior of the building shows signs of vandalism and there is a significant amount of combustible debris throughout the building; and
- The electrical service has been disconnected.

Mr. Bain noted that it is the opinion of staff that this building is in a severely dilapidated condition, and are recommending that the building be demolished.

Mr. Bain indicated his report included pictures of the property that had been taken on Monday, June 14, 2004 and he noted the property was posted with a “Notice of Intended Demolition Order” Friday, July 23, 2004 in accordance with the procedures outlined in the Municipal Government Act and as detailed in Mr. Lorne MacDowell’s “Dangerous and Unsightly Premises Provisions Correspondence” of March 15, 2004.

Mr. Bain indicated he had spoken to Mr. Hugh MacIsaac today, who is representing the heirs of Catherine MacDonald, and had indicated he would not be attending tonight’s meeting. He noted that Mr. MacIsaac has indicated that there is no legal interest in the property, and they are searching for a will for Jane Stewart, but to date, have been unable to locate one in the registry.

In response to a question from Councillor Goyetche, Mr. Bain indicated that the property is presently assessed to Jane Stewart c/o Catherine MacDonald, and he noted that taxes have not been paid for some time on this property.

In response to a question from Councillor Sampson, Mr. Bain indicated that registered mail had been sent to the last known address, and had not been returned.

In response to a question from the CAO, Mr. Bain indicated that he not received any representation regarding this property since the property was posted. He noted only Councillors had contacted him regarding this property, and no one had expressed opposition to demolishing the building. The CAO indicated he had not received any representation regarding this property.

Councillor MacNeil indicated he had received a considerable amount of complaints from residents in his district regarding the property, and he stressed the grave situation within

the community, if the property was accessed by children or the devastation the village would face if the building were to catch on fire, because of the close proximity of the new subdivision/homes located near the property.

Warden Johnson asked if there were any written or oral presentations, and she requested that it be noted in the minutes that there were no written or oral presentations.

Moved by Councillor MacNeil, seconded by Councillor Goyetche that Municipal Council issue a Demolition Order to the owner of the property located at 9803 Grenville Street, St. Peter's, which is found to be a dangerous and unsightly premise contrary to the Municipal Government Act; to demolish the dwelling and clear and remove all demolition debris forthwith no later than 30 days from the date of the Order; and further moved that the Administrator be authorized to effect the demolition and removal, if the owner fails to comply with the Order within the time specified. Motion carried.

Staff Recommendation re: Advance Polling Day

The CAO reported that the Municipal Elections Act stipulates that one advance polling date shall be the Tuesday preceding ordinary polling day, and one other day fixed by Council that is either the Thursday (the ninth day before ordinary polling day) or Saturday (the seventh day before ordinary polling day). He indicated that he had held discussions with the Returning Officer, and they were recommending that Council establish the second polling day as Saturday, October 9th, because this is a long week-end, and would provide an opportunity for many students to exercise their voting privileges.

Moved by Councillor Goyetche, seconded by Deputy Warden Bourque that Municipal Council establish Saturday, October 9, 2004 as the second advance polling day for the upcoming municipal elections. Motion carried.

Councillor MacPhee expressed concerns with the process regarding the Municipal Elections Act noting that enumeration lists are not being posted and individuals are required to call the Returning Officer in order to confirm if they are on the voters list.

The CAO indicated that the Returning Officer has been advised that the Municipal Elections Act has been amended regarding the Protection of Privacy.

Item Added to the Agenda

Councillor Boudreau indicated he had been approached by the Isle Madame Historical Society who were proposing to construct a storage shed on municipal property located behind the sewage treatment plant because they require additional space to store event fencing, tents, kiosks, chairs, tables and tools. He noted they have indicated the building will be constructed on cement blocks and can be moved if the Municipality requires the property.

Mr. McLean (Director of Public Works) indicated he had written to the Isle Madame Historical Society on July 16th, and they have responded on July 20th indicating that they are willing to enter into a lease agreement with the Municipality for a five year term, with an option to renew in additional five year intervals. He also indicated that they have indicated that the proposed storage building will not interfere with access to facilities on municipal property by municipal staff and the building will only be used to store fencing, tents, kiosks, chairs, tables and tools; and they will allow municipal staff to inspect the building's contents. He noted they have also indicated that the approximate amount of times that the storage shed will be accessed will be once a week from May to October and once a month thereafter; and most items will be moved via a pickup truck or 4 wheeler with a trailer.

The CAO indicated that the Municipality could give them a 60 day notice if the property was required and was recommending that they purchase appropriate liability insurance.

Moved by Councillor Boudreau, seconded by Councillor MacPhee that the Municipality enter into a lease agreement with the Isle Madame Historical Society for a five year term, with the option to renew, to include the conditions outlined by the Municipal Engineer; and that a 60 day notice will be given to them if the property is required by the Municipality; and further moved that they provide proof that they have acquired appropriate liability insurance, prior to construction. Motion carried.

In response to a question from Councillor Boudreau, Mr. McLean indicated construction could begin prior to the lease being drawn up if they provide the Municipality with the proof that they have purchased the additional liability insurance.

Councillor Boudreau indicated he would reiterate this information to the group.

Moved by Councillor MacPhee, seconded by Councillor McNamara that the meeting be adjourned. Motion carried.

There being no further business, Warden Johnson adjourned the meeting at 7:20 p.m.