

STAFF REPORT

To: Members of Shelburne Municipal Council

From: Darrell Locke, Administrator Dangerous or Unsightly Premises

Approved By: Marcia d'Eon, Director of Operations & Protective Services

Date: November 27, 2025

Subject: Property located at 11 Lupin St., 23 Lupin St., 24 Lupin St., 20 Aster St. and 62 Aster St., Sandy Point.

ORIGIN:

This is a Dangerous or Unsightly Premise file that was opened on July 3, 2025. The property is registered to 3337285 Nova Scotia Limited with Randolph Bolt as President. The Municipal tax records indicate the same company with Randy Bolt as the contact. The appropriate documentation has been prepared and sent to Mr. Bolt. There has also been email correspondence to and from Mr. Bolt regarding the process.

RECOMMENDED MOTION:

Be it resolved that the Council of the Municipality of the District of Shelburne hereby issues an order as per Section 507 of the Municipal Government Act; and authorizes the Warden to sign off on this demolition and clean up order for the property located at 11 Lupin St., 23 Lupin St., 24 Lupin St., 20 Aster St., and 62 Aster St., Sandy Point.

DISCUSSION:

That the Municipality of the District of Shelburne holds that the condition of the property located at 11 Lupin St., 23 Lupin St., 24 Lupin St., 20 Aster St., and 62 Aster St., Sandy Point justifies that the property is in violation of the provisions of the Municipal Government Act, S.N.S. 1998, c.18 because the property is Dangerous or Unsightly because but not limited to: The property or building is in such a condition that seriously depreciates the value of land or buildings in the vicinity. The property or buildings are in a ruinous or dilapidated condition. The property or building is in such a state of non-repair that they are not suitable for human habitation or business. The property or building is an allurements to children who may play there to their danger. The property or building constitutes a hazard to the health or safety of the public. The property or building is unsightly in relation to the neighbouring properties because the exterior finish of the building or the landscaping is not maintained. The property or building is a fire hazard to itself or to surrounding lands or buildings.

The Municipality of Shelburne will determine the order in which the structures will be demolished and the property cleaned up.

ATTACHMENTS:

Photographs of the property

Copies of documents posted and/or served