

## Region of Queens Municipality Staff Report

**To:** Mayor and Council

**From:** Kelley-Anne Hurley, S.CST, Bylaw Enforcement Officer  
Brenda Keating, Bylaw Enforcement Officer

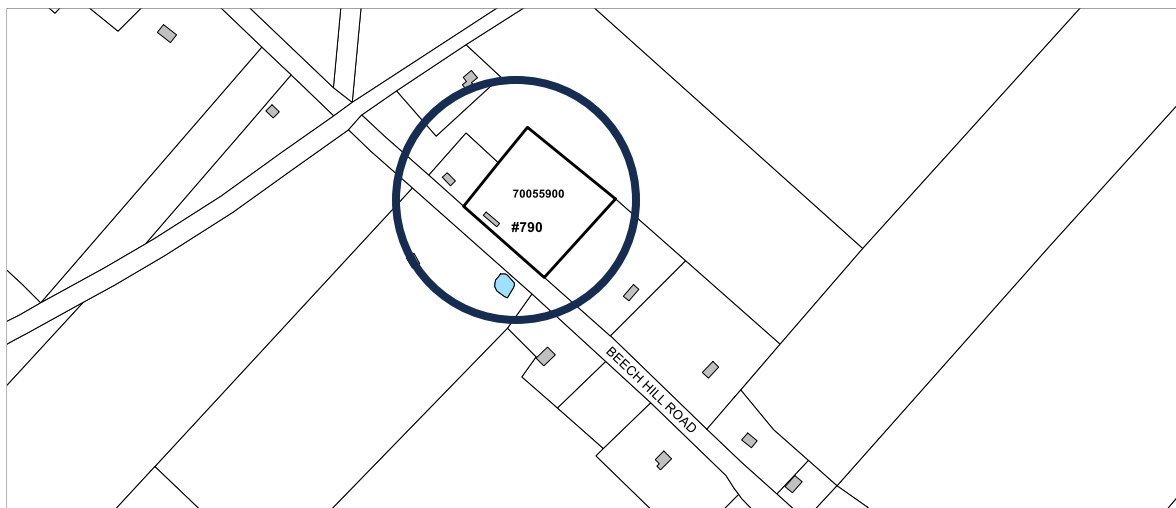
**Date:** February 11, 2025

**Re:** Dangerous or Unsightly Premises – 790 Beech Hill Road,  
Beech Hill Farms

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### Background

The property located at 790 Beech Hill Road, Beech Hill Farms, Queens County, Nova Scotia and identified as PID #70055900 has been on the Municipality's Dangerous and Unsightly roster on and off since April 2021, resulting from the deteriorating condition of the dwelling, remnants of a recreational vehicle and a deteriorated storage trailer / truck box. Staff have previously ordered clean-up of the property and seasonal maintenance; however, have received no compliance from the property owner(s). Refer to photos in Appendix A.





**Details**

The property is deemed to be a possible threat to public safety and does not meet with “Neighborhood Standards”. As a result, a full demolition of the dwelling is recommended, with transport of construction and demolition materials to the Region of Queens Landfill Facility. Also, property being levelled and full clean-up of miscellaneous items strewn about the property, including remnants of one recreational vehicle and one storage trailer / truck box.

**Applicable Legislation**

Section 346( 1) of the Municipal Government Act states that where a property is dangerous or unsightly, the council may order the owner to remedy the condition by removal, demolition, or repair, specifying in the order what is required to be done.


Section 348(3) further specifies that where the owner fails to comply with the requirements of an order within the time specified in the order, the administrator may enter upon the property without warrant or other legal process and carry out the work specified in the order.

**Budget Impacts**

Any costs incurred by Region of Queens Municipality will become the responsibility of the property owner(s), and a lien will be placed against the property to ensure the collection of these costs.

**Recommendation**

**That** the Council of the Region of Queens Municipality receive the report titled Dangerous or Unsightly Premises – 790 Beech Hill Road, Beech Hill Farms;



**And That** the Council of Region of Queens Municipality declares the property located at 790 Beech Hill Road in Beech Hill Farms, and identified as PID #70055900, as dangerous or unsightly as defined in the Municipal Government Act;

**And That** an Order be served upon the owner(s) of the property requiring that within (30) days of the date of the service of the Order, the following work be carried out:

1. Full demolition of dwelling;
2. Construction and demolition materials transported to the Region of Queens Landfill Facility;
3. Leveling of the property;
4. Removal and proper disposal of remnants of recreational vehicle;
5. Removal of storage trailer / truck box;
6. Clean-up of previously collapsed outbuilding; and
7. Clean-up of miscellaneous items strewn about the property.

**And That** if the owner fails to comply with the Order, the Administrator may cause the requirements of the Order to be carried out and all expenses incurred by the Region of Queens Municipality become the responsibility of the property owner(s).

Appendix A



