



Municipality of the District of Argyle

Item: request to demolish – 2894  
highway 334

Date: May 13, 2025

### *Vision statement*

*Argyle is the community of choice to invest, live and play.*

### *Mission statement*

*Argyle invests time & talent in growth opportunities in fishing, tourism, and renewable energy sectors.*

*Argyle provides affordable taxation while providing safe and healthy communities and strives to engage and inform our residents on decisions that affect them most.*

*Argyle provides high class, accessible recreational and cultural facilities and helps celebrate its unique heritage and culture and welcomes new residents to our region.*

### **CAO's Recommendation:**

The Administrator has completed all tasks associated with a potential demolition of property, in accordance with our Dangerous or Unsightly Premises Policy. Therefore, Council is in its rights to decide on the demolition of Civic 2894, Highway 334 in Wedgeport.

Demolition order shall include the date by which the owner must have the demolition carried out, and shall advise the owner that after that date, the Municipality shall enter the lands, and carry out the demolition and the costs of such work shall constitute a lien against the property pursuant to Section 507 of the Municipal Government Act.

### **Suggested motion:**

Move to issue an order to demolish the residential structure located at 2894 Highway 334, and that the demolition be completed by July 31, 2025, and the costs of the demolition constitute a lien against that property under section 507 of the Municipal Government Act.

### **Background:**

The following actions should be taken and have been taken on the property by our Administrator.

Policy article

3.3.1

Complaint received in writing

- 3.3.2 Property in question visited, photos taken and demolition is proposed as a result of the visit
- 3.4 Demolition order to be proposed, letter confirming status of building.
- 3.4.1 Owner is contacted; the administrator shall cause the owner or representative to be explained the nature of the complaint and the results of the investigation and done so in writing.
- 3.4.3 Package delivered to Council including copy of complaint, photos, letter to owner, and property information.
- 3.4.4 That the owner is notified not less than 7 days before Council considers demolition at a public meeting, and given the opportunity to appear and be heard.
- 3.4.7 Administrator serve a copy of the Order on the owner by mailing the Order using the current address contained in the Municipality's tax records, and shall post a copy of the Order in a conspicuous place on the subject property.

#### **MGA considerations:**

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MGA Section 345

#### **Financial considerations:**

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It is almost certain that the municipality shall have to undertake the demolition of this property, as the ownership is abandoning any association with it. In this case, while the costs shall be added as a lien against their property, there is always the risk that the amount shall not be repaid in full.

If this property shall be abandoned by the owner, the tax bill will, after 2 years, trigger a tax sale on the property. Tax sales are done by auction, and we seek full payment of the amounts outstanding. In recent years, this investment has been recovered, but in some cases, properties have been sold for less than the taxes owing, and the municipality would have to absorb that difference if it exists.

In short, Argyle will have to finance this demolition, and there is risk that the cost is not fully recovered through tax sale or other means. The amount is not known today.