

PROPERTY COMPLAINT FORM – SCHEDULE “A”

We, the undersigned, consider the Property described below to be:

- dangerous or unsightly as described in the *Municipal Government Act*.
- in violation of the requirements of the Municipality’s Land Use (Zoning) By-law.
- In violation of the *Nova Scotia Building Code Regulations*
- In violation of the *Nova Scotia Fire Safety Act*

PROPERTY LOCATION: _____
CIVIC ADDRESS OR PROPERTY IDENTIFICATION NUMBER

PROPERTY OWNER: _____
NAME

DESCRIPTION OF CONDITION:

(Please be specific. Attach additional pages if needed and pictures if available.)

COMPLAINANT: _____
SIGNATURE

NAME (PRINT) _____ TELEPHONE NOS. _____

ADDRESS (OPTIONAL) _____

ADDRESS (OPTIONAL) _____ DATE _____

INFORMATION ON REVERSE >>>

PLEASE NOTE:

1) Confidentiality

Complainants' names will be kept confidential insofar as reasonably possible however confidentiality is not guaranteed.

2) Responsibility of Property Owners

Section 344 of the *Municipal Government Act*, S.N.S. 1998, c.18 as am. states as follows:

Every property in a municipality shall be maintained so as not to be dangerous or unsightly.

3) Definition

The *Municipal Government Act* defines “**dangerous or unsightly**” as follows:

s.3(r) “**dangerous or unsightly**” means partly demolished, decayed, deteriorated or in a state of disrepair so as to be dangerous, unsightly or unhealthy and includes property containing

- (i) ashes, junk, cleanings of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or machinery, or bodies of these or parts thereof,
- (ii) an accumulation of wood shavings, paper, sawdust, dry and inflammable grass or weeds or other combustible material,
- (iia) an accumulation or collection of materials or refuse that is stockpiled, hidden or stored away and is dangerous, unsightly, unhealthy or offensive to a person, or
- (iii) any other thing that is dangerous, unsightly, unhealthy or offensive to a person, and includes property, a building or structure
- (iv) that is in a ruinous or dilapidated condition,
- (v) the condition of which seriously depreciates the value of land or buildings in the vicinity,
- (vi) that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes,
- (vii) that is an allurements to children who may play there to their danger,
- (viii) constituting a hazard to the health or safety of the public,
- (ix) that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure or the landscaping is not maintained,
- (x) that is a fire hazard to itself or to surrounding lands or buildings, or
- (xi) that has been excavated or had fill placed on it in a manner that results in a hazard;

Please note, the above provisions are reproduced here for general information purposes only and are not to be relied upon as an official version of the legislation.

4) Contact:

Eastern District Planning Commission

606 Reeves Street, Unit #3

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