

FORM 4
NOTICE TO COMPLY – DANGEROUS OR
UNSIGHLTY PREMISES
(Local Governance Act, S.N.B., 2017, c.18, s 132(2))

Parcel identifier:

PID #00337931

Address: 71 Goldsworthy Road, Saint John, New Brunswick

Owner(s) or Occupier(s):

Name: Boyde, D. Lynn

Address: 71 Goldsworthy Road, Saint John, New Brunswick, E2J 4E1

Name: Boyde, Philip L.

Address: 71 Goldsworthy Road, Saint John, New Brunswick, E2J 4V1

Local government giving notice: The City of Saint John

By-law contravened: *Saint John Unsightly Premises and Dangerous Buildings and Structures By-Law*, By-law Number M-30 and amendments thereto (the “By-law”).

Provision(s) contravened: Subsections 6(1), 6(2) and 6(3) of the By-law.

Conditions(s) that exist: The premise is unsightly by permitting junk, rubbish, refuse and a dilapidated building to remain on the premise. The building has become a hazard to the safety of the public by reason of being vacant or unoccupied and has become a hazard to the safety of the public by reason of dilapidation and by reason of unsoundness of structural strength. The conditions of the building and premise are described in Schedule “A”, a true copy of the inspection report dated June 28, 2019 prepared by Catherine Lowe, EIT and reviewed and concurred in by Rachel Van Wart, P.Eng., By-law Enforcement Officers.

What must be done to correct the condition: The owner is to remedy the conditions by complying with the required remedial actions of the aforementioned inspection report and bring the building and premises into compliance with the aforesaid By-law.

In the event that the owner does not remedy the condition of the building and premises in the time prescribed by this Notice to Comply, the building may be demolished as the corrective action to address the hazard to the safety of the public and the premises may be cleaned up.

In the event of demolition, all debris and items on the premises will be disposed of as the corrective action to address the hazard to the safety of the public.

FORMULE 4
AVIS DE CONFORMITÉ – LIEUX
DANGEREUX
OU INESTHÉTIQUES
(Loi sur la gouvernance locale,
L.N.-B. 2017, ch. 18, par. 132(2))

Numéro d’identification de la parcelle :

NID : 00337931

Adresse : 71, rue Goldsworthy, Saint John, Nouveau-Brunswick

Propriétaire(s) ou occupant(s) :

Nom : Boyde, D. Lynn

Adresse : 71, rue Goldsworthy, Saint John, Nouveau-Brunswick, E2J 4E1

Nom : Boyde, Philip L.

Adresse : 71, rue Goldsworthy, Saint John, Nouveau-Brunswick, E2J 4V1

Gouvernement local signifiant l’avis : The City of Saint John

Arrêté enfreint : *Arrêté relatif aux lieux inesthétiques et aux bâtiments et constructions dangereux de Saint John*, Arrêté numéro M-30, ainsi que ses modifications ci-afférentes (l’ « Arrêté »).

Disposition(s) enfreinte(s) : Les paragraphes 6(1), 6(2) et paragraphe 6(3) de l’Arrêté.

Description de la (des) situation(s) : Les lieux sont inesthétiques en permettant la présence de ferraille, de détrit et le bâtiment délabré. Le bâtiment est devenu dangereuse pour la sécurité du public du fait de son inhabitation ou de son inoccupation et est devenu dangereuse pour la sécurité du public du fait de son délabrement et du fait de manque de solidité. Les conditions du bâtiment et des lieux sont décrites à l’annexe « A », une copie conforme du rapport d’inspection en date du 28 juin 2019 et préparé par Catherine Lowe, IS et révisé et en d’accorde avec par Rachel Van Wart, ing., agentes chargé de l’exécution des arrêtés du gouvernement local.

Ce qu’il y a lieu de faire pour y remédier : La propriétaire doit restaurer les conditions en se conformant aux recommandations du rapport d’inspection susmentionné et d’amener le bâtiment et les lieux en conformités avec l’Arrêté.

Dans l’éventualité que la propriétaire ne remédient pas le bâtiment et les lieux dans le temps prescrit par le présent avis de conformité, le bâtiment pourront être démolis comme mesure corrective compte tenu qu’il représente un danger pour la sécurité du public et les lieux pourront être nettoyés.

Dans l’éventualité de démolition, tous les débris et autres items sur les lieux seront disposés comme mesure corrective dans le but de remédier le danger pour la sécurité du public.

The aforementioned remedial actions relating to the demolition of the building and the disposal of debris and items on the premises do not include the carry-out clean-up, site rehabilitation, restoration of land, premises or personal property or other remedial action in order to control or reduce, eliminate the release, alter the manner of release or the release of any contaminant into or upon the environment or any part of the environment.

Date before which the condition must be corrected: ¹

- a) The demolition of the building, clean-up of the property and related remedies must be complete, or plans and permit applications for repair related remedies, must be submitted: within 30 days of being served with the Notice to Comply.
- b) The repair related remedies must be complete within 120 days of being served with the Notice to Comply.

Date for giving notice of appeal: Within 14 days of being served with the Notice to Comply.

Process to appeal: The owner may within 14 days after having been served with this Notice to Comply, send a Notice of Appeal by registered mail to the Common Clerk of The City of Saint John, City Hall – 8th Floor, 15 Market Square, Saint John, New Brunswick, E2L 4L1.

Potential penalty for not complying with notice within time set out in notice:² Subsection 11(1) of the By-law states that a person who fails to comply with the terms of a Notice to Comply given under section 7 of the said By-law, commits an offence that is punishable under Part 2 of the *Provincial Offences Procedure Act* as a category F offence.

Where an offence under subsection 11(1) continues for more than one day, the minimum fine that may be imposed is the minimum fine set by the *Provincial Offences Procedure Act* for a category F offence multiplied by the number of days during which the offence continues pursuant to subparagraph 11(3)(b)(i).

Local government's authority to undertake repairs or remedy:³ Paragraphs 12(1)(a), 12(1)(b) and 12(1)(c) of the By-law state that if an owner or occupier does not comply with a Notice to Comply given under section 7 within the time set out in the said Notice, the City may, cause the premises of that owner or occupier to be cleaned up or repaired, or cause the building or other structure of that owner or occupier to be repaired or demolished. Further, subsection 12(3) of the By-law states that the cost of carrying out such work, including any associated charge or fee, is chargeable to the owner or occupier and becomes a debt due to the City.

Les mesures correctives susmentionnées relativement à la démolition du bâtiment et la disposition des débris et autres items sur les lieux ne comprennent pas le nettoyage, la remise en état des lieux, des terrains ou des biens personnels ou toute autre mesure corrective dans le but de contrôler ou de réduire, d'éliminer le déversement, de modifier le mode de déversement ou le déversement d'un polluant dans ou sur l'environnement ou toute partie de l'environnement.

Délai imparti pour y remédier : ¹

- a) La démolition du bâtiment et le nettoyage des lieux doivent être complétés, ou à laquelle les plans et demande de permis pour les mesures des réparations, doivent être soumises, dans les 30 jours qui suivent la signification de l'avis de conformité.
- b) Les réparations reliées aux mesures doivent être complétées dans les 120 jours qui suivent la signification de l'avis de conformité.

Date limite pour donner l'avis d'appel : Dans les 14 jours qui suivent la notification de l'avis de conformité.

Processus d'appel : La propriétaire peut dans les 14 jours qui suivent la notification de l'avis de conformité, envoyé un avis d'appel par courrier recommandé à la greffière communale de la municipalité, à The City of Saint John, Édifice de l'hôtel de ville, 8^e étage, 15 Market Square, Saint John, Nouveau-Brunswick, E2L 4L1.

Peine possible en cas d'omission de se conformer aux exigences de l'avis dans le délai y imparti :² Le paragraphe 11(1) de l'Arrêté prévoit quiconque omet de se conformer aux exigences formulées dans un avis de conformité notifié aux termes de l'article 7 de ladite Arrêté, commet une infraction qui est punissable en vertu de la partie 2 de la *Loi sur la procédure applicable aux infractions provinciales* à titre d'infraction de la classe F.

Lorsqu'une infraction prévue au paragraphe 11(1) se poursuit pendant plus d'une journée, l'amende minimale qui peut être imposée est l'amende minimale prévue par la *Loi sur la procédure applicable aux infractions provinciales* pour une infraction de la classe F multipliée par le nombre de jours pendant lesquels l'infraction se poursuit conformément à l'alinéa 11(3)(b)(i).

Pouvoir du gouvernement local d'entreprendre des réparations ou de remédier à la situation :³ Conformément aux alinéas 12(1)(a), 12(1)(b) et 12(1)(c) de l'Arrêté, si un avis de conformité a été signifié aux termes de l'article 7 de ladite Arrêté et, que le propriétaire ou l'occupant ne se conforme pas à cet avis de conformité dans le délai imparti et tel qu'il est réputé confirmé ou tel qu'il est confirmé ou modifié par un comité du conseil ou par un juge en vertu le paragraphe 12(3) de ladite Arrêté, la municipalité peut faire nettoyer ou réparer les lieux de ce propriétaire ou de cet occupant ou de faire réparer ou démolir le bâtiment ou autre construction de ce propriétaire ou de cet occupant,

et les coûts afférents à l'exécution des ouvrages, y compris toute redevance ou tout droit connexe, sont mis à la charge du propriétaire ou de l'occupant et deviennent une créance de la municipalité.

Dated at Saint John the 29th day of June, 2019.

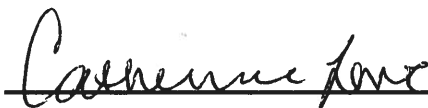
Fait à Saint John le ____ juin, 2019.

Local government: The City of Saint John

Gouvernement locale : The City of Saint John

Signature of the officer of the local government:

Signature du fonctionnaire du gouvernement local:



Contact information of the officer of the local government:

Coordonnées du fonctionnaire du gouvernement local :

Name: Catherine Lowe, EIT
Mailing address:

Nom : Catherine Lowe, IS
Adresse postale :

Growth and Community Development Services

Service de la Croissance et du Développement
Communautaire

The City of Saint John
15 Market Square
City Hall Building, 10th Floor
P. O. Box 1971
Saint John, New Brunswick
E2L 4L1

The City of Saint John
15 Market Square
Édifice de l'hôtel de ville, 10^e étage
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Télécopieur : (506) 632-6199

Corporate seal of the local government



Sceau du gouvernement local

Notes:

1. All appropriate permits must be obtained and all relevant legislation must be complied with in the course of carrying out the required remedial action.
2. Payment of the fine does not alleviate the obligation to comply with the by-law, standard or notice.
3. Costs become a debt due to the local government and may be added to the joint local government and provincial Real Property Assessment and Tax Notice.

Notes :

1. Tous les permis prescrits doivent être obtenus et toute la législation pertinente doit être respectée pendant l'exécution des mesures de remédiation.
2. Le paiement de l'amende n'a pas pour effet d'annuler l'obligation de se conformer à l'arrêté, à la norme ou à l'avis.
3. Les coûts deviennent une créance du gouvernement local et peuvent être ajoutés à l'avis commun d'évaluation et d'impôt foncier des gouvernements local et provincial.

I hereby certify that this document is a true copy of the original.

INSPECTION REPORT
Schedule "A"
71 Goldsworthy Road
Saint John, New Brunswick
PID# 00337931

Dated at Saint John,
this 28th day of
June 2019
Catherine Lowe
Standards Officer

Inspection Date: June 5, 2019 and June 27, 2019

Inspection Conducted by: Catherine Lowe, EIT & Rachel Van Wart, P.Eng.

Introduction

Inspections of the property at 71 Goldsworthy Road, PID# 00337931, have revealed that there are five Structures on the premise (the "Structures"); a single-storey mobile home (the "Mobile Home"), a mobile camping trailer (the "Trailer"), a two-storey wooden barn (the "Barn"), a two-storey wooden shed ("Shed 1"), and a single-storey wooden shed that has collapsed ("Shed 2"). Staff first became aware of the property's vacancy in May 2018 and began standard enforcement procedures. The property is located on the City's East side in a rural residential zone. The Structures are a hazard to the safety of the public by reason of being open, by reason of being vacant, by reason of dilapidation and by reason of unsoundness of structural strength.

Discussion

The Structures are not in compliance with the *Saint John Unsightly Premises and Dangerous Buildings and Structures By-law*, By-law Number M-30, and amendments thereto (the "By-law").

Unsightly Premise Conditions

Subsection 6(1) of the By-law states:

No person shall permit premises owned or occupied by him or her to be unsightly by permitting to remain on any part of such premises

- (a) any ashes, junk, rubbish or refuse,
 - (b) an accumulation of wood shavings, paper, sawdust or other residue of production or construction,
 - (c) a derelict vehicle, equipment, machinery or the body of any part of a vehicle equipment or machinery, or
 - (d) a dilapidated building.
1. There is an excessive accumulation of junk, rubbish, and refuse on the property. There are multiple piles of rusted scrap metal, discarded boards, and other broken or damaged materials on the property. Other items scattered around the property include, but are not limited to; tires, plastic piping and furniture, household furniture, a deep freezer, other discarded miscellaneous household items, a shopping cart, a broken temporary parking shelter, as well as other various loose and bagged garbage. The collection of junk expands into the wooded area to the left and to the rear of the property. The aforementioned accumulation of junk, rubbish, and refuse is unsightly.
 2. There are multiple dilapidated vehicles on the property as well. At the right front of the property, there is a rusted tractor that is missing the hood for the engine. At the rear of the property there is a yellow van and a grey van as well, both are rusted and do not appear to be in working condition. Located on the left side of the property is the bed half of a pickup truck.

3. Rusted machinery and equipment is scattered across the property. These items include, but are not limited to; a wood burning furnace, pieces of a lawn mower and pieces of a snow blower, a small flatbed trailer, and various other unidentifiable rusted metal objects. These aforementioned items cause the property to be unsightly.

Mobile Home

4. The Structures are dilapidated. The metal siding of the Mobile Home is rusted, damaged or missing in many locations. The wooden boards, which enclose the area beneath the Mobile Home, have fallen in many locations and expose building materials such as insulation and vapour barrier; this has caused the materials to deteriorate and rot. The lower sections of siding at the rear of the Mobile Home have been nearly entirely removed, which has exposed wooden members, insulation, and electrical wires of the rear wall of the Mobile Home. The wooden members are damaged and rotting, the insulation is destroyed, and the electrical wires are frayed and rusted. The main entrance to the Mobile Home consists of concrete stairs and a wooden landing. The stairs lack proper guards and handrails, and the paint on the landing is peeling. The overhang above the main entrance is sloped and rusted. The wooden stairs to the left side entrance are rotten and unsafe. The paint on the wooden door of the left entrance is peeling and the wood is deteriorated.

Barn

5. The red paint on the wooden Barn located on the left side of the property is weathered and peeling. The roof of the Barn is sagging and the roof covering is deteriorated. The fascia of the Barn is rotten and hanging in some locations. A section of the OSB wall panel on the right side of the Barn has been forcibly removed; this provides unrestricted access into the Barn. Damaged pieces of wall panel are stacked against the Barn while others lie on the ground near the opening in the wall. The metal framing members of this section of the wall are now exposed and rusted. The floorboards of this section of the Barn have also been removed, exposing rusted metal floor members. The front right door of the Barn is detached and is braced to the Barn with a wooden board. The left wall of the Barn is bulging.

Trailer

6. The front door of the Trailer on the right front side of the property is open. Loose and bagged garbage strewn throughout the Trailer can be seen through the open door. It can also be seen that the right rear corner of the Trailer is severely water damaged and sagging. There are tires on the roof of the Trailer, presumably to hold down the white tarp on the roof. The metal siding of the Trailer is beginning to rust in many locations and is discolored.

Shed 1

7. Shed 1 that is located on the right side of the property is dilapidated and unsound. Shed 1 is a two-storey wooden shed with asphalt shingles. Paint is peeling from the exterior walls, and the shingles are curling and are deteriorated. The front door of Shed 1 is crooked and sloped. It can be seen that the walls of Shed 1 are sagging as the siding and window frames are no longer straight. There is a gap in the front wall on the left side of the Shed. The right side of the front wall of the Shed is bulging.

Shed 2

8. Shed 2 at the rear of the property has collapsed entirely. The walls and roof lay in a heap on the ground. Wooden boards with exposed nails from the walls and roof are jutting out from beneath the collapsed roof. There is junk visible in the heap, some appears to have been stored in the shed while some appears to have been collected near the shed. There had been a blue tarp covering the roof of Shed 2 that is now entangled in the debris.

The aforementioned condition of the Structures on the property is unsightly.

Vacant and Unoccupied

Subsection 6(2) of the By-law states:

No person shall permit a building or other structure owned or occupied by the person to become a hazard to the safety of the public by reason of being vacant or unoccupied.

The Structures are a hazard to the safety of the public by reason of being vacant or unoccupied for the following reasons:

1. Buildings and structures in a dilapidated condition that are known to be vacant can attract vandalism, arson and criminal activity. The property's condition affects the quality of life of neighboring properties and negatively impacts property value of real estate in the area due to negative perceptions of unsafe and deteriorating conditions. The large volume of scrap metal and the many derelict vehicles on the property could attract vandalism and could be subject to theft. This is a hazard to the neighbors as their properties may also be subjected to trespassing and theft. Information obtained from Saint John Energy regarding the services at the property provides a strong indication of when the property may have been vacated. Saint John Energy confirmed that the power was disconnected in October 2018 and equipment was removed in February 2019. These services have not been reinstated to date.
2. There is a higher risk of a fire event occurring at the property since it is known to the public that the Structures are vacant. There is a neighboring single family home at 61 Goldsworthy Road and single family home with detached garage at 83 Goldsworthy Road. The garage at 83 Goldsworthy Road is in close proximity to the right property line of 71 Goldsworthy, and thus is near Shed 1. Should a fire start in Shed 1 it could potentially spread to the neighboring garage. The property is also surrounded by wooded area. If a fire event were to occur it could easily spread into the surrounding trees, endangering the neighboring homes as well as any wildlife in the area.
3. There is a concern for emergency personnel safety in the event of an emergency. If firefighters suspect there may be people inside the Structures, it would be reasonable to expect they may be required to enter them. They may also need to enter the Structures to fully extinguish the fire. The frame of the Mobile Home is rusted and the wooden members of the walls and floors that are visible at the rear are rotten. The roof of the Barn is sagging and appears to be leaking in some locations as the ceiling is discolored. The walls of Shed 1 are sagging and the entire structure is out of plumb, which indicated structural instability. These conditions pose a hazard to emergency personnel and anyone else in the Structures should an emergency event occur. The accumulation of junk across the property poses a tripping hazard, which would hinder the movements of personnel in the event of an emergency.

Dilapidated and Structurally Unsound Building Conditions

Subsection 6(3) of the By-law states

No person shall permit a building or other structure owned or occupied by the person to become a hazard to the safety of the public by reason of dilapidation or unsoundness of structural strength.

The Structures are a hazard to the safety of the public by reason of dilapidation and by reason of unsoundness of structural strength for the following reasons:

Mobile Home

1. The Mobile Home is dilapidated and structurally unsound. The metal frame of the structure is rusted and deteriorated. The siding that enclosed the left side foundation area of the Mobile Home has fallen, exposing damaged vapour barrier and insulation. The left rear corner of the Mobile Home is damaged. The siding on either side of the corner is bowing away and the corner trim is bent at the center, allowing material such as wooden members, vapour barrier and other material to spill out of the walls of the Mobile Home. The siding on the rear lower half of the Mobile Home has fallen. This has caused material such as insulation to fall from the rear wall and has exposed wooden framing and structural members. The framing and structural members are rotten in many locations. One vertical deteriorated wooden framing member is jutting out from the Mobile Home at an approximate 45-degree angle. These conditions render the rear wall and floor of the Mobile Home structurally unsound, which is a hazard to anyone who may enter the Mobile Home. The siding that remains attached to the rear of the Mobile Home is bent away from the rear wall, exposing the sharp edges of the metal siding. There are also many exposed, rusted and deteriorated wires in the rear wall of the Mobile Home. Metal siding and electrical wires that have fallen from the rear of the Mobile Home now rest on the ground, covered with leaves. A rusted electrical pole and wires hang in the branches of a tree and the rear left side of the Mobile Home. These conditions are a hazard to the safety of the public by being a tripping hazard to anyone at the rear of the Mobile Home.
2. Through a window on the left front of the Mobile Home, it appears as though junk and household items have been strewn throughout the structure. There are two buckets pressed against the rear right window of the Mobile Home. In addition, the rear left window of the Mobile Home is open. This allows rain and other inclement weather to enter into the Mobile Home. Continued exposure to wet conditions will cause further deterioration to the interior of the Mobile Home. It does not appear as though the Mobile Home is suitable for habitation in its current condition.

Barn

3. The Barn is dilapidated. There is a section of fascia hanging from the right side of the Barn. The material covering the roof of the Barn is deteriorated. Anyone near the Barn could be harmed by falling debris. A section of the OSB wall panel on the right side of the Barn has been forcibly removed; due to this, it is now open to the public. The metal framing of this section of the wall is now exposed and rusted. A section of floorboard has also been removed from the Barn, exposing the rusted metal flooring members. There are items strewn throughout the interior of the Barn, likely due to vandalism. There is junk covering counter surfaces, wall shelves and all across the floor of the Barn. Gas cans, bottles of oil, and other products that may be dangerous can be seen through the front window of the Barn. These items create a tripping hazard and health hazard to anyone inside the Barn. The Barn appears to be structurally unsound. The roof of the Barn is sagging and the left side wall is bowing away from the Barn. There is also evidence of water damage on the ceiling at the rear of the Barn as the wooden members of the ceiling are discolored. Prolonged exposure to water can cause the wooden members to rot. The Barn is in danger of collapsing if these conditions are not remedied.

Trailer

4. The Trailer is open to the public as the front door is open; the door appears damaged and will not easily latch. Due to this, the Trailer is at an increased risk for vandalism. The Trailer is full of junk, as well as loose and bagged garbage. The rear right side of the ceiling is sagging and is significantly water damaged. Personal injury could occur if someone was in the Trailer and the ceiling collapsed.
5. Wild animals are also able to access the Trailer for shelter. Animals that have protected shelter can lead to overpopulation, which can have negative consequences

for the neighboring area. Animals can carry disease as well as do damage to buildings.

Shed 1

6. Shed 1 is dilapidated and structurally unsound. Wooden trim on the Shed and roof shingles are deteriorated, and could fall off the Shed if subjected to a strong wind. The Shed is leaning to the left. The siding on the front wall of the Shed is no longer straight and is sagging, indicating structural instability of the wall. The front door of the Shed is no longer properly fitted in the doorframe due to structural movement. Windows on the front and left side of the Shed are out of plumb. The roof of the Shed is sagging. There is a pile of junk and wooden debris to the left of the Shed that is partially leaning on the left and front walls. Shed 1 is structurally unsound and could collapse if it is left in this condition.

Shed 2

7. Shed 2 has collapsed. It now rests in a heap on the ground along with items that were inside and around the Shed. Wooden boards containing nails protrude from the pile in all directions. Shed 2 is located at the rear of the property, close to many large trees. The heap of the collapsed Shed and other material are covered by leaves, which partially conceals some of the debris. This is a dangerous tripping hazard for anyone attempting to manoeuvre through this section of the property, as it is difficult to avoid the debris.

The Property

8. The accumulation of derelict items on the property is a hazard to the safety of the public. The piles of junk are haphazardly stacked, with items protruding in all directions. Some items are now concealed in the tall grass at the front of the property and are not easily avoided. This condition creates a tripping hazard to anyone on the property. Many items are rusted and deteriorated. Being cut by a protruding item could have adverse health effects and would likely require hospital treatment for a tetanus shot.

Required Remedial Actions

The owner must comply with one of the two options stated below:

Option 1: Remedy the conditions of the Structures through all repair and remedial actions as follows:

1. The Structures must be completely repaired to remedy the above mentioned hazards to public safety while meeting the requirements of the *National Building Code of Canada (2010)* as well as all other applicable by-laws.
2. The Structures must be maintained, kept secure, and monitored on a routine basis while the property remains vacant or unoccupied.
3. A detailed plan must be submitted to the Growth and Community Development Services Department of the City of Saint John (the "Department") for review and approval. The plan should also include a schedule for the work that is to be carried out. The repaired Structures must meet the *National Building Code of Canada (2010)* as well as other applicable codes.
4. The detailed plan, including schedules and any engineering reports, must be approved by the Department prior to commencing repair work.
5. A building permit must be obtained for any and all applicable work prior to commencing said work from the City of Saint John in order to comply with the

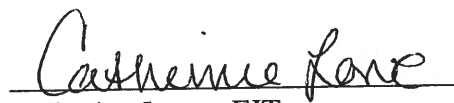
Saint John Building By-law, By-law Number C.P. 102 and amendments thereto (the “*Saint John Building By-law*”).

6. The premise must be cleared of all debris found on the property, including any and all rubbish that may be considered hazardous or unsightly. The debris from the premise must be disposed of at an approved solid waste disposal site, in accordance with all applicable by-laws, acts and regulations. Documented proof, that clearly demonstrates an approved solid waste disposal site was used for the disposal of debris, must be provided to the Department. The premise must comply with all applicable By-laws, Acts, Codes and Regulations.

Option 2: Demolition of the Structures and cleanup of all debris on the premise by complying with all the remedial actions as follows:


1. The Structures must be demolished to remove the hazard to the safety of the public by reason of dilapidation and by reason of being vacant or unoccupied.
2. A demolition permit must be obtained from the City of Saint John in order to comply with the *Saint John Building By-law*.
3. The premise must be cleared of the debris from the demolition and the lot must be made reasonably level with grade so as to not create a tripping or falling hazard. All debris must be disposed of at an approved solid waste disposal site, and in accordance with all applicable By-laws, Acts and Regulations. Documented proof, that clearly demonstrates an approved solid waste disposal site was used for the disposal of debris, must be provided to the Department.
4. All debris that is currently on the premise must be removed and disposed of at an approved solid waste disposal site, and in accordance with all applicable By-laws, Acts and Regulations. Documented proof, that clearly demonstrates an approved solid waste disposal site was used for the disposal of debris, must be provided to the Department.
5. The property must be in compliance with all applicable By-laws, Acts and Regulations.

Prepared by:


Catherine Lowe, EIT
Technical Services Officer
Growth and Community Development Services

June 28, 2019
Date

Reviewed by and concurred in by:


Rachel Van Wart, P.Eng.
Technical Services Officer
Growth and Community Development Services

JUNE 28 / 19
Date