

APPEALS STANDING COMMITTEE
MINUTES

September 12, 2013

- PRESENT: Councillor Brad Johns, Chair
Councillor Matt Whitman, Vice Chair
Councillor David Hendsbee
Councillor Linda Mosher
Councillor Steve Adams
Councillor Steve Craig
- REGRETS: Councillor Bill Karsten
Councillor Gloria McCluskey
- STAFF: Ms. Tanya Phillips, Manager of By-Law Services
Ms. Cathy Mellett, Municipal Clerk
Ms. Laurie Lauder, Orders Assistant, By-Law Services
Mr. Randolph Kinghorne, Solicitor
Ms. Theresa Hickey, Compliance Officer, By-Law Standards
Mr. Mark Prosser, Compliance Officer, By-Law Standards
Mr. Robert Coolen, Compliance Officer, By-Law Standards
Mr. Darcy Warren, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 10:06 in the Council Chamber, Halifax City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES – July 25, 2013

MOVED by Councillor Adams, seconded by Councillor Craig that the minutes of July 25, 2013 be approved as presented. MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Deletions:

5.1.1 Case 211122 – PID 00603761 Clam Bay Road, Clam Harbour

5.1.2 Case 211123 - PID 00603761 Clam Bay Road, Clam Harbour

MOVED by Councillor Mosher, seconded by Councillor Adams that the agenda approved as amended. MOTION PUT AND PASSED.

4. CONSIDERATION OF ADJOURNED BUSINESS

4.1 Case # 209102 – 10 Umlahs Drive

A report dated August 20, 2013 was before the Committee.

Mr. Robert Coolen, Compliance Officer, By-Law Standards, presented the report. He noted that he conducted a site inspection on August 26, 2013 and again on August 29, 2013. Mr. Coolen informed the Committee that the violation still exists. He asked that the members deny the appeal based on the staff report.

Councillor Hendsbee entered the meeting at 10:10 a.m.

The Chair asked Committee members if they had questions of clarification. There being none, the Chair read a letter that was received via e-mail on September 12, 2013 from the appellant. In the letter Ms. Woolfrey asked the Committee for more time to get rid of or sell the derelict car.

A copy of the e-mail/letter is on file.

MOVED by Councillor Adams, seconded by Councillor Mosher, that the Appeals Standing Committee deny the appeal of Case # 209102, 10 Umlahs Drive, Halifax. MOTION PUT AND PASSED.

5. DANGEROUS OR UNSIGHTLY PREMISES

5.1 Appeals

5.1.1 Case # 211122 – PID 00603761 Clam Bay Road, Clam Harbour

5.1.2 Case # 211123 – PID 00603761 Clam Bay Road, Clam Harbour

These cases were deleted from the agenda. Staff indicated that Cases 211122 and 211123 are in compliance. No further action required.

5.2 Demolitions

5.2.1 Case # 188130 – 7220 Highway 207, West Chezzetcook

A report dated August 30, 2013 was before the Committee.

Ms. Theresa Hickey, By-Law Enforcement Officer, presented the report, including photographs of the property in question. Ms. Hickey advised that the owner agreed that the building needs to be demolished, but stated that he wanted to sell the property and have the new owners demolish the property.

MOVED by Councillor Mosher, seconded by Councillor Craig that the Appeals Standing:

Finds the Property to be dangerous or unsightly as per section 3(q) of the Charter and as per section 356 of the Charter, Orders demolition of the Main and Accessory Buildings, including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the Property in a neat, tidy, environmentally compliant and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV of the Charter.

A brief discussion ensued. Councillor Hendsbee noted that the report did not reflect that a real estate sign is on the property and in the event that the property is sold the demolition costs could be added to the sale of the property.

MOTION PUT AND PASSED.

6. BY-LAW M-100 – RESPECTING STANDARDS FOR RESIDENTIAL OCCUPANCIES - None

7. ADDED ITEMS – None

8. IN CAMERA - None

9. NEXT MEETING DATE – October 10, 2013

The next meeting of the Appeals Standing Committee will be held on Thursday, October 10, 2013 in the Council Chamber, Third Floor City Hall, 1841 Argyle Street, Halifax.

10. ADJOURNMENT

The meeting was adjourned at 10:29 a.m.

Darcy Warren
Legislative Assistant