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1. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

2. APPROVAL OF MINUTES - August 19, 2004

MOVED by Councillor Cooper, seconded by Councillor Snow, that the minutes of August 19, 2004 be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. APPROVAL OF THE AGENDA, ADDITIONS AND DELETIONS

Deletions

Items 4.1, 4.2, 4.5, 5.4, 5.8, 5.11 and 6.3 were deleted as the properties were in compliance.

Items 5.14 and 5.15 were deleted as the appeals were withdrawn.

MOVED by Councillor Harvey, seconded by Councillor Sloane, that the agenda, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. CONSIDERATION OF DEFERRED BUSINESS

4.1 Lands of John Sipos and S. Melissa Sanford, 1755 Vernon Street

This item was deleted during the setting of the agenda as the property was in compliance.

4.2 Lands of Carolyn Myrtle Johnston, 45 A Kennedy Drive, Dartmouth, NS

This item was deleted during the setting of the agenda as the property was in compliance.

4.3 Lands of Patrick David Wiggin and Jocelyn Mae Ryan-Wiggin, 2590 Robie Street, Halifax, NS

- A previously distributed reported dated July 30, 2004 was before the Committee for consideration.

Mr. David Henry, By-Law Enforcement Officer, with the aid of a video, presented the

report.

Mr. David Wiggin, property owner, addressed the Committee indicating that at the August meeting he had advised the Committee that he was doing the work himself. However, now that he was back in school he indicated he had hired contractors, through a verbal contract, to complete the work. He briefly outlined the work that he had begun and what was to follow.

MOVED by Councillor Cooper, seconded by Councillor Sarto the item be deferred to the next meeting scheduled for October 21, 2004. MOTION PUT AND PASSED.

4.4 Lands of Michael M. Williams, 19 Albro Lake Road, Dartmouth, NS

- A previously distributed report dated July 30, 2004 was before the Committee for consideration.

As the appellant was not in attendance, the appeal was denied.

4.5 Lands of Ursula Mary Thomas, 2560 Joseph Street, Halifax, NS

This item was deleted during the setting of the agenda as the property was in compliance.

4.6 Lands of Brian Underhill and Mary Underhill, 1480 Cobeguid Road, Waverley, NS - Demolition

- A previously distributed report dated August 3, 2004 was before the Committee for consideration.

Mr. Cameron Brown, By-Law Enforcement Officer, with the aid of a video, presented the staff report.

Ms. Jennifer Brigman, property owner, addressed the Committee and indicated that it was her intent to keep the shed. She noted that she had put in 60 man hours and \$600 in materials since August to bring the shed into compliance. Ms. Brigman outlined the repairs that had taken place and what was left to be done. She noted that the roof and shingles would begin immediately after two trees in the area were removed.

MOVED by Councillor Snow, seconded by Councillor Sloane, that the demolition order be denied. MOTION PUT AND PASSED UNANIMOUSLY.

4.7 Lands of Paul A. Mugford, 2 Courtney Road, Dartmouth, NS - Demolition

- A previously distributed report dated August 3, 2004 was before the Committee for consideration.

Mr. Cameron Brown, By-Law Enforcement Officer, with the aid of a video, presented the staff report. He noted the property was in the process of being demolished.

MOVED by Councillor Sloane, seconded by Councillor Snow, that the Committee issue an Order requiring the demolition of the dilapidated accessory building, the removal of all demolition debris and the backfilling of any crawl space or foundation, leaving the property in a neat and tidy fashion within thirty (30) days after service of the Order upon the owner. Otherwise, the Municipality will exercise its right as set forth under Part XV of the Municipal Government Act. MOTION PUT AND PASSED UNANIMOUSLY.

4.8 Lands of Mae Oderkirk and Glenn Oderkirk, 239 Church Street, Wellington, NS - Demolition

- A previously distributed report dated August 3, 2004 was before the Committee for consideration.

Mr. Keith Cahoon, By-Law Enforcement Officer, with the aid of a video, presented the staff report.

Mr. Glenn Oderkirk addressed the Committee indicating that during his research, he received a letter from a Land Identification Officer with the Province of Nova Scotia indicating the property belonged to his Aunt. He showed a new plan illustrating that the property was not on his land. He noted that his research is still ongoing and is waiting for more information from the Province of Nova Scotia. A brief discussion ensued with Mr. Oderkirk responding to questions from the Committee.

MOVED by Councillor Snow, seconded by Councillor Sloane, that the item be deferred to the next meeting scheduled for October 21, 2004 pending confirmation of ownership. MOTION PUT AND PASSED UNANIMOUSLY.

5. APPEALS

5.1 Lands of Clinton W. Pinks, 2037 Beech Street, Halifax, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement,

Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Ms. Tamar Dorey, By-Law Enforcement Officer, with the aid of a video, presented the report.

Mr. Clinton Pinks, property owner, addressed the Committee using a Powerpoint presentation. Mr. Pinks noted that he had been the property owner since 2003 and in 2004 he had noticed viola and other plants growing on the front lawn. He further noted that he had mowed a border around the lawn and continued to show pictures of the different plants growing on the lawn and of the surrounding area. Mr. Pinks advised that he viewed it as a natural garden and not as a lawn. He advised that his neighbors had no objections to the tall grass. A brief discussion ensued with Mr. Pinks responding to questions from the Committee and Mr. Pinks indicated that he will cut the grass after the seeds had dropped.

MOVED by Councillor Harvey, seconded by Councillor Cooper that the Committee uphold the appeal. MOTION PUT AND PASSED.

5.2 Lands of Gary Walter Brown and Brenda E. Brown, 1137 Ketch Harbour Road, Ketch Harbour, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004 on the above noted item, was before the Committee.

As the appellant was not in attendance, the appeal was denied.

5.3 Lands of Alex Boyd, 87 Lakeview Road, Lakeview NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Don Shea, By-Law Enforcement Officer, with the aid of a video, presented the report.

Mr. Alex Boyd, property owner, addressed the Committee noting that he had bought the house through a tax sale in February 2004. He advised that when he had obtained a permit to repair the property he was advised he had two (2) years to fix the property. He noted that the repairs had begun and he was hiring university students as a way for

them to make extra money. He advised his plan was to have the property roof tight and secured by the end of the year but preferably by the end of October. Mr. Boyd acknowledged that he may have put in the original complaint prior to his purchasing the property for fear of kids entering the building. He noted that he had a 24 foot trailer on site for the debris.

A brief discussion ensued with Mr. Shea responding to questions from the Committee.

MOVED by Councillor Snow, seconded by Councillor Sloane that the Committee uphold the appeal. MOTION PUT AND PASSED UNANIMOUSLY.

5.4 Lands of Janice Elaine Grant, 383 Montague Road, Westphal, NS

This item was deleted during the setting of the agenda as the property was in compliance.

5.5 Lands of Scott D. Inness and Jo Ann C. Inness, 38 Murray Hill Drive, Dartmouth, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Cameron Brown, By-Law Enforcement Officer, with the aid of a video, presented the report.

Mr. Inness, property owner, addressed the Committee indicating that when he purchased the property last year he knew there was a lot of work to be done. He advised that he had obtained the services of an architect and had added an addition to the back of the property. He further outlined other repairs he had undertaken and the substantial dollar amount he had spent in repairing the property. Mr. Inness advised that he had received quotes from two contractors and was waiting to hear from another. He noted other by-law violations that had taken place in June and stressed that he was working diligently on bringing the property into compliance.

MOVED by Councillor Snow, seconded by Councillor Sloane, that the item be deferred to June 2005 to allow the property owner time to obtain a signed contract with a contractor or a building permit. MOTION PUT AND PASSED UNANIMOUSLY.

5.6 Lands of Nelson Julian, Barbara Julian, Dolene LaPointe and David

LaPointe, 48 Churchill Drive, Dartmouth, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Cameron Brown, By-Law Enforcement Officer, with the aid of a video, presented the staff report.

Ms. Dolene LaPointe, one of the property owners, addressed the Committee and noted that they had received quotes on the repairs and were trying to obtain financing. She further noted that she would know on Monday whether she had obtained financing to repair one-half of the dwelling. Ms. LaPointe advised that, rather than paint the building, it was their intention to side the building and had hired a contractor to do the work once financing was secured.

A brief discussion ensued with Ms. LaPointe responding to questions from the Committee.

MOVED by Councillor Sarto, seconded by Councillor Sloane that the item be deferred to the meeting scheduled for May 2005. MOTION PUT AND PASSED UNANIMOUSLY.

5.7 Lands of Timothy Brian McInnis, 47 Pioneer Avenue, Halifax, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. David Henry, By-Law Enforcement Officer, with the aid of a video, presented the staff report.

Mr. Timothy McInnis, property owner, addressed the Committee and noted that the vehicle was in working order but was not licensed due to financial reasons. He further outlined some repairs he had done to the property and indicated that he will be siding the building when his financial situation improves. Mr. McInnis advised that he had purchased wood two weeks ago to replace the dilapidated steps and, due to a medical condition, he was looking for someone to help him. He indicated that the steps would be repaired within the next couple of days.

A brief discussion ensued with Mr. McInnis responding to questions from the Committee.

It was agreed to deal with the appeal of the three Orders separately.

1. Order to Remedy the condition of the property by removing the derelict blue ford ranger dated July 29, 2004.

MOVED by Councillor Cooper, seconded by Councillor Snow that the appeal be denied. MOTION PUT AND PASSED UNANIMOUSLY.

2. Order to Remedy the condition of the property by removing debris including but not limited to blue tarp, bags of solid waste, tires, mop, pop bottles, and organic material dated July 29, 2004.

MOVED by Councillor Cooper, seconded by Councillor Snow that the appeal be denied. MOTION PUT AND PASSED UNANIMOUSLY.

3. Order to Remedy the condition of the property by repairing or boarding up the broken window in the shed, repairing or removing the broken screen doors, repairing or removing the deck and steps at the front of the property, scrape and paint exterior of the main structure and shed including but not limited to eaves, soffit, window and door frames and siding dated July 29, 2004.

MOVED by Councillor Snow, seconded by Councillor Sloane, that the appeal be deferred for sixty (60) days to the meeting scheduled for November 18, 2004. MOTION PUT AND PASSED.

5.8 Lands of Anthony J. LaPierre and Helen LaPierre, 36 Murray Hill Drive, Dartmouth, NS

This item was deleted during the setting of the agenda as the property was in compliance.

5.9 Lands of Enviroscape Limited, 2183 Gottingen Street, Halifax, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Rob Coolen, By-Law Enforcement Officer, with the aid of a video, presented the staff report.

Mr. Wayne Mitchell, property owner, addressed the Committee, and explained his situation indicating that people drive by and discard debris on his property and over the fence onto the property. He advised the Committee that he does have a plan to clean up the property and briefly outlined his intentions. Mr. Mitchell reviewed the issues he had faced since 2001 and noted some of the obstacles he had to deal with.

Discussion ensued and due to incomplete information, it was **MOVED by Councillor Snow, seconded by Councillor Sloane, that the appeal be deferred to the next scheduled meeting to be held on October 21, 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

Later in the meeting Councillor Sloane requested a complete update on the status of this property.

5.10 Lands of James D. Godwin & Doreen R. Godwin, 104 Dartmouth Road, Bedford, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Donald Shea, By-Law Enforcement Officer, with the aid of a video, presented the staff report.

Mr. James Godwin, property owner, addressed the Committee, indicating that he can remove the debris within a reasonable amount of time.

MOVED by Councillor Cooper, seconded by Councillor Sloane that the order be upheld. MOTION PUT AND PASSED UNANIMOUSLY.

5.11 Lands of David Langille & Deborah Langille, 36 Johnson Avenue, West Chezzetcook, NS

This item was deleted during the setting of the agenda as the property was in compliance.

5.12 Lands of Frederick Charles Purcell, 5562 Falkland Street, Halifax, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was

before the Committee.

As the appellant was not in attendance, the appeal was denied.

5.13 Lands of Michael Stanley, 79 Pleasant Street, Dartmouth, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Donald Shea, By-Law Enforcement Officer, with the aid of a video, presented the staff report.

Due to incomplete information the Committee **agreed to defer this item to the next scheduled meeting to be held on October 21, 2004.**

5.14 Lands of Gavras McClure Incorporated, 5536 Bloomfield Street, Halifax

This item was deleted during the setting of the agenda as the appeal was withdrawn.

5.14 Lands of Cassadelle Real Estate Investments Inc., 10 Tantling Crescent, Dartmouth, NS

This item was removed under the Approval of the Order of Business as the appeal was withdrawn.

6. DEMOLITIONS

6.1 Lands of Joseph Ralph Hudder and Brenda Leanne Young, 856 Prospect Road, Goodwood, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Cameron Brown, By-Law Enforcement Officer, with the aid of a video, presented the report.

MOVED by Councillor Sloane, seconded by Councillor Snow, that the Committee issue

an Order requiring the demolition of the dilapidated and structurally unsound porch, the removal of all demolition debris, and the backfilling of any crawl space or foundation, leaving the property in a neat and tidy fashion within thirty (30) days after service of the Order upon the owner/occupant. Otherwise, the Municipality will exercise its rights as set forth under Part XV of the Municipal Government Act. MOTION PUT AND PASSED UNANIMOUSLY.

6.2 Lands of James Milton Riley, 83 Lake Loon Road, Westphal, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Cameron Brown, By-Law Enforcement Officer, with the aid of a video, presented the staff report.

MOVED by Councillor Snow, seconded by Councillor Sloane, that the Committee issue an Order requiring the demolition of the dilapidated and structurally unsound accessory buildings, the removal of all demolition debris, and the backfilling of any crawl space or foundation, leaving the property in a neat and tidy fashion within thirty (30) days after service upon the owner/occupant. Otherwise, the Municipality will exercise its rights as set forth under Part XV of the Municipal Government Act. MOTION PUT AND PASSED UNANIMOUSLY.

6.3 Lands of James Patrick Girffin, 8210 # 7 Highway, Musquodoboit

This item was removed under the Approval of the Order of Business as the property was in compliance.

6.4 Lands of Jeanne Patrine Campbell, 1323 Hammonds Plains Road, Hammonds Plains, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Keith Cahoon, By-Law Enforcement Officer, with the aid of a video, presented the staff report.

Ms. Jeanne Campbell, property owner, addressed the Committee indicating the building

had been demolished. She requested time to sort through the debris prior to removing it to allow her time to recycle some of the material.

MOVED by Councillor Snow, seconded by Councillor Sloane, that the Committee issue an Order requiring the demolition of the dilapidated and structurally unsound vacant building, the removal of all demolition debris, and the backfilling of any crawl space or foundation, leaving the property in a neat and tidy fashion within thirty (30) days after service of the Order upon the owner/occupant. Otherwise, the Municipality will exercise its rights as set forth under Part XV of the Municipal Government Act. MOTION PUT AND PASSED UNANIMOUSLY.

6.5 Lands of Paul Gerald Bates and Valerie C. Bates, 97 Windmill Road, Dartmouth, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated September 8, 2004, on the above noted item, was before the Committee.

Mr. Robert Coolen, By-Law Enforcement Officer, with the aid of a video, presented the staff report. Mr. Coolen indicated that the property owner is not contesting the demolition order.

MOVED by Councillor Harvey, seconded by Councillor Sloane that the Committee issue an Order requiring the demolition of the accessory building and the removal of all demolition debris, and backfilling any crawl space or foundation, leaving the property in a neat and tidy fashion within thirty (30) days after service of the Order upon the owner. Otherwise, the Municipality will exercise its rights as set forth under the Part XV of the Municipal Government Act. MOTION PUT AND PASSED UNANIMOUSLY.

7. NEXT MEETING

The next meeting is scheduled for Thursday, October 21, 2004, 2004 at 6:00 p.m.

8. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Millie Hull
Legislative Assistant