



**APPEALS STANDING COMMITTEE
MINUTES
January 8, 2015**

PRESENT: Councillor Matt Whitman, Chair
Councillor Steve Adams, Vice Chair
Councillor Russell Walker
Councillor Gloria McCluskey
Councillor David Hendsbee
Councillor Bill Karsten
Councillor Tim Outhit

REGRETS: Councillor Brad Johns

STAFF: Ms. Tanya Phillips, Manager, By-law Standards
Ms. Karen MacDonald, Solicitor
Ms. Sherryl Murphy, Deputy Clerk
Ms. Krista Vining, Legislative Assistant

The following does not represent a verbatim record of the proceedings of this meeting.

*The agenda circulated to the Appeals Standing Committee is available online:
<http://www.halifax.ca/boardscom/SCappeals/Appeal150108agenda.php>*

The meeting was called to order at 10:00 a.m., and adjourned at 12:26 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 10:00 a.m. and turned the meeting over to the Legislative Assistant.

ELECTION OF CHAIR AND VICE CHAIR

Ms. Krista Vining, Legislative Assistant called for nominations for Chair of the Appeals Standing Committee.

MOVED by Councillor Adams, seconded by Councillor Hendsbee that Councillor Matt Whitman be appointed Chair of the Appeals Standing Committee for 2015.

Ms. Vining called three times for any further nominations. There being none, it was **MOVED by Councillor McCluskey, seconded by Councillor Hendsbee that nominations cease. MOTION PUT AND PASSED.**

Ms. Vining declared Councillor Whitman as Chair of the Appeals Standing Committee for 2015.

Ms. Vining turned the meeting over to Councillor Whitman.

Councillor Whitman called for nominations of Vice Chair of the Appeals Standing Committee.

MOVED by Councillor Hendsbee, seconded by Councillor McCluskey that Councillor Steve Adams be appointed Vice Chair of the Appeals Standing Committee for 2015.

Councillor Whitman called three times for any further nominations; there being none, it was **MOVED by Councillor McCluskey, seconded by Councillor Hendsbee that nominations for Vice Chair cease. MOTION PUT AND PASSED.**

Councillor Whitman declared Councillor Adams as Vice Chair of the Appeals Standing Committee for 2015.

2. APPROVAL OF MINUTES – NONE

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

MOVED by Councillor McCluskey, seconded by Councillor Walker that the agenda be approved, as presented. MOTION PUT AND PASSED.

- 4. BUSINESS ARISING OUT OF THE MINUTES – NONE**
- 5. MOTIONS OF RECONSIDERATION – NONE**
- 6. MOTIONS OF RESCISSION – NONE**
- 7. CONSIDERATION OF DEFERRED BUSINESS – NONE**

8. CORRESPONDENCE, PETITIONS & DELEGATIONS

- 8.1 Correspondence – None**
- 8.2 Petitions – None**
- 8.3 Presentations – None**

9. REPORTS

9.1 DANGEROUS OR UNSIGHTLY PREMISES: APPEALS

9.1.1 Case #244119, 46 Ellenvale Avenue, Dartmouth

The following was before the Standing Committee:

- A staff recommendation report dated December 21, 2014
- A signed letter from Roxanne Ryan, appellant granting Sharon Ryan permission to speak on her behalf
- Photographs of 46 Ellenvale Avenue, Dartmouth submitted by Sharon Ryan, representing the appellant

The Chair confirmed that the appellant or representative was present.

Mr. Steven Berkman, Compliance Officer provided an overview of the staff report dated December 21, 2014, presenting photographs of the property in question.

The Chair asked if members of the Standing Committee had any questions of clarification for staff.

Councillor Outhit entered the meeting at this time. The Councillor did not take part in the debate nor vote on the matter.

Councillor McCluskey sought clarification around the process for site inspections and compliance officers looking into residents' sheds/garages. Mr. Berkman and Ms. Tanya Phillips, Manager of By-law Services stated that if the shed's contents are not visible (door is closed) then there would not be a compliance issue. As outlined in the December 21, 2014 staff report, the Compliance Officer had identified during a number of site inspections that the shed doors had been open. Ms. Phillips added that By-law Services brought this issue to the resident's attention, advising them that they needed to secure the shed doors and ensure there was no garbage, waste or debris accumulating on the property.

Councillor Hendsbee asked staff to confirm whether the 2007 Dodge Caravan was registered, whether it had been moved at any time, and/or if it was being used as a storage container. Mr. Berkman confirmed that at present the Motor Vehicle Inspection (MVI) and license plate registration were expired and that the vehicle was being used for storage.

Councillor Karsten asked whether a motor vehicle could be used for storage on a residential property, to which Mr. Berkman responded no.

Ms. Sharon Ryan, representing the appellant indicated that she was unaware that one of the vans had an expired MVI. Ms. Ryan explained that she used the 2007 Dodge Caravan to store her 1,400 flyers and the van was now at a garage being serviced. Ms. Ryan presented photos of the property in question, pointing out the van has dark tinted windows and the contents, which included articles of work clothing, could not be seen from the street. She suggested that you would have to enter onto the property and go up to the front of the van to see what was inside. She added that she always parked the van in the driveway and never on the street. Ms. Ryan went on to elaborate that the caravan had been at Dartmouth Dodge for seven weeks and needed a new steering column. She had purchased a 2000 Buick Regal as a result of the caravan being in for service for so many weeks. Ms. Ryan further expressed that when she had picked the caravan up from Dartmouth Dodge, they had never informed her of the expired MVI. She indicated that the caravan was her work vehicle and she was very proud of it. Ms. Ryan spoke to the other van on the property needing a new muffler and was unsure of what her plans were for that vehicle. She further explained that the photos taken by staff of the flyers was the result of the Halifax Herald not picking up the surplus flyers. She noted that she had to put the surplus flyers to the curb weekly.

Ms. Ryan went on to speak about losing her job without notice or pay and how she had put out notices to her clients in regards to this, which resulted in the Halifax Herald receiving 141 phone calls from residents expressing how hard she worked. Since then, Ms. Ryan indicated that the Halifax Herald has given her two of her original five routes back and she was hopeful that they would give her the remaining three routes back shortly. Ms. Ryan noted that she had applied for a home based business license, for which

she anticipated receiving approval. She noted that she works out of her shed, commenting that the doors were always closed. She confirmed that all business materials had been removed from the other sheds on the property to the one shed, as the home based business license only permitted her to work out of one area. Ms. Ryan stated that she had given the wooden boxes back to the Halifax Herald and at the time of the complaint the boxes had been halfway down the property and were securely closed. Ms. Ryan reiterated her concerns with people coming onto the property and looking into the vans, which she viewed as trespassing. She explained that the garbage identified in the staff photos was weekly garbage that has been placed at the curb for collection. Ms. Ryan commented on loving her job and the individuals to which she delivers flyers. She noted that she has arranged for the Halifax Herald to pick up surplus flyers since getting two of her routes back. She further commented that the contents in the sheds were the result of closing cottages and that the sheds contained no food or firearms and are secured. Ms. Ryan concluded by speaking to her rental agreement with her parents who own the property and further clarified that recyclables being stored in the shed, as identified in the staff photographs, have since been taken to the Bluenose Bottle Exchange.

The Chair asked if members of the Standing Committee had any questions of clarification for the appellant's representative.

Ms. Ryan responded to a question in regard to her discussions with her area councillor and with the Halifax Herald to see about getting her three remaining flyer routes back.

Based on the progress made to the property over the past weeks, Councillor Karsten asked whether Ms. Ryan was confident she could keep the property in its current condition. Ms. Ryan responded that she was confident as a result of Halifax Herald taking responsibility for collecting the surplus flyers weekly for recycling. She commented that she would be able to clean out her vans and organize the surplus flyers on Sunday nights.

Councillor McCluskey asked if the materials identified by staff behind the house would be removed during Tuesday's garbage collection. Ms. Ryan confirmed that the garbage bags would be gone by Tuesday and that she would try her best to get the rest of the materials from behind the house to the curb if she was successful on getting the frozen flyers unstuck from the ground. She commented that she wanted the materials removed so the property would look nice.

Councillor Hendsbee sought clarification on the source of the surplus flyers. Ms. Ryan responded that there had been changes to the civic addresses in Dartmouth, which resulted in the Halifax Herald sending her duplicate flyers. She expressed concern with past arrangements with the Halifax Herald and surplus flyers being stored at the house. Ms. Ryan confirmed that she had approximately four bundles of flyers left over and reiterated that the Halifax Herald have arranged to pick them up. In response to a follow up question in regard to protocol for flyer pick up if residents do not collect their flyers, Ms. Ryan explained that if she saw two or more flyers on a resident's property, she would not leave any more flyers. She noted that the Halifax Herald had informed their delivery personnel not to pick up old flyers. Ms. Ryan commented that she did not want to bring home someone else's garbage.

MOVED by Councillor Karsten, seconded by Councillor McCluskey that the Appeals Standing Committee allow the appeal of Case #244119, 26 Ellenvale Avenue, Dartmouth as required under Administrative Order One, Section 25 (8A).

Councillor Karsten noted his support for the motion; explaining that he would not be taking into consideration the condition of the shed at this time on the basis that the materials were contained and secured ninety-nine percent of the time. As well, he would not be considering the status of the vans for the same reasons. Councillor Karsten indicated that he was familiar with the property and commented on the cleanup efforts made over the past number of weeks, and would support the appeal on the understanding that any outstanding cleanup would be completed by Ms. Ryan without the involvement of the Municipality. Councillor Karsten further commented on Ms. Ryan being admired in the community and he asked the Committee to support the motion.

Councillor Walker asked staff whether they viewed the property as having been cleaned up, to which Mr. Berkman responded no. Councillor Walker sought clarification on the timeframe the property owner would be given to clean up the property. For clarification, Ms. Tanya Phillips, Manager of By-law Services advised that the options before the Committee were to allow the appeal and the case would be closed. She noted that HRM would return to the property in the event another complaint was received. If the Committee were to deny the appeal, the property owner would be given the same 14 day timeframe to bring the property into compliance as outlined in Order to Remedy issued November 14, 2014. Following this timeframe, HRM staff would return to the property to confirm compliance and if it was not in compliance, HRM would carry out the work.

Councillor Walker expressed concern with supporting the motion and having no guarantee that the work would be completed. He further expressed concern with Ms. Ryan living out of the shed and vans and not in the house.

Councillor Hendsbee asked staff to provide a percentage breakdown of the materials onsite. Mr. Berkman responded that fifty percent was flyers. He noted that there are both current flyers and flyers and catalogues that date back to 2012.

Councillor Hendsbee noted his support for the motion and the challenges of setting a 14 day timeframe based on weather conditions. However, he was concerned with the materials onsite and the number of auxiliary buildings and the potential for fire hazards with the amount of paper being stored in the sheds.

The Committee was reminded that Councillor Outhit was unable to vote on the motion as he was not present for the entire discussion of the case.

In response to a question raised, Ms. Karen MacDonald, Solicitor explained the process if the Standing Committee wanted to extend the timeframe the property owner had to bring the matter into compliance.

MOTION PUT AND PASSED.

9.1.2 Case #243296, 80 Brunt Road, Harrietsfield

The following was before the Standing Committee:

- A staff recommendation report dated December 17, 2014

The Chair confirmed that the appellant or representative was present.

Mr. Mark Prosser, Compliance Officer provided an overview of the staff report dated December 17, 2014, presenting photographs of the property in question in regard to the fencing. During the presentation Mr. Prosser noted that the appellant had informed him prior to the start of the meeting that the fencing had been removed.

Mr. Larry McKinnon, representing the appellant Mr. Roger Rehberg confirmed that the fencing had been removed from the site.

In discussion with staff it was **MOVED by Councillor Hendsbee, seconded by Councillor Karsten that Case #243296, 80 Brunt Road, Harrietsfield be deferred to next meeting, to be held February 12, 2015, to allow the Compliance Officer to confirm compliance of the Order to Remedy Dangerous or Unsightly Premises issued October 29, 2014. MOTION PUT TO DEFER AND PASSED.**

9.2 DANGEROUS OR UNSIGHTLY PREMISES: DEMOLITIONS

9.2.1 Case #202675, 3 Mercury Avenue, Harrietsfield

The following was before the Standing Committee:

- A staff recommendation report dated December 16, 2014

- Submissions from Larry McKinnon, representing the appellant: correspondence from Stephen Fougere, Home Improvements to Roger Rehberg dated January 7, 2015 and Thomas Keoughan to Roger Rehberg dated January 7, 2015
- Photographs submitted by Larry McKinnon, representing the appellant

The Chair confirmed that the appellant or representative was present.

Mr. Mark Prosser, Compliance Officer provided an overview of the staff report dated December 16, 2014, presenting photographs of the property in question in regard to the house.

The Chair asked if members of the Standing Committee had any questions of clarification for staff.

In response to a question raised, Mr. Larry McKinnon, representing the appellant Mr. Roger Rehberg confirmed that the property had been vacant for approximately a year.

Councillor Adams questioned the degree of work or renovations that has been done to this property over the past years. Mr. Prosser responded that since HRM had been onsite in January 2013, no work had been done to the property, with the exception of boarding up a couple of windows. Mr. Prosser added that all four buildings on the property continue to deteriorate. In follow up, Mr. Prosser confirmed that HRM issued an Order to Vacate Unsafe Property on January 17, 2013 as identified in the December 16, 2014 staff report. Mr. McKinnon confirmed that since the order was issued no work had been done other than to secure the property.

In response to a question raised on the property owner's intent for the property, Mr. McKinnon referred to the renovation permit issued April 2014 and confirmed Mr. Rehberg's intention to renovate the property. Mr. McKinnon further commented on Mr. Rehberg now being in a financial position to renovate the property.

At this time Mr. McKinnon submitted the photographs of the house and correspondence from Stephen Fougere of Home Improvements dated January 7, 2015, which stated that the structural integrity of the house was good and could be renovated. He further submitted correspondence from Thomas Keoughan to Roger Rehberg dated January 7, 2015, which stated Mr. Keoughan would be doing daily security checks at the property. Mr. McKinnon reiterated his comments on Mr. Rehberg being in a financial position to restore the property and expressed concern with demolishing the house based on its size and characteristics. As well, he reconfirmed Mr. Rehberg's intent to move forward with the property's restoration. Mr. McKinnon asked the Standing Committee to allow the appeal.

The Chair asked if members of the Standing Committee had any questions of clarification for the appellant.

In response to questions raised on public safety concerns, staff referred the Standing Committee to the information identified in the Building Official's Report dated November 21, 2014 (Attachment G of the December 16, 2014 staff report).

For the Standing Committee's information, Councillor Hendsbee clarified Stephen Fougere's business Home Improvements was registered with the Nova Scotia Registry of Joint Stocks; however, the current status was listed as 'not active' and the registration had been revoked two years ago due to non-payment.

Councillor Adams sought clarification on the date of Mr. Fougere's correspondence to Mr. Rehberg. Mr. McKinnon explained that upon being retained by Mr. Rehberg the week prior to the hearing, he encouraged Mr. Rehberg to obtain a written report from Mr. Fougere respecting their discussions on the condition of the house and renovation plans, so that it could be presented to the Standing Committee for consideration. In follow up, Councillor Adams questioned whether HRM staff has sought confirmation on the structural integrity of the house, to which Mr. Prosser referred to the Building Official's Report attached to the staff report. Councillor Adams asked Mr. McKinnon when the photographs he submitted were taken. Mr. McKinnon responded that some of the photos were older but some of the exterior

photographs had been taken within the last week. Mr. McKinnon noted that the photos were submitted to the Standing Committee to demonstrate how the house could look and that the house was not a complete demolition and has value in the community.

Following a brief discussion on the property's history and former owners, it was **MOVED by Councillor Adams, seconded by Councillor Hendsbee that Case #202675, 3 Mercury Avenue, Harrietsfield be deferred for two months, to be considered at the March 12, 2015 meeting, with conditions that during that time the property owner secure the property, commence with the extensive renovations and repairs to the building and submit a renovation plan to the Committee.**

The Standing Committee discussed the deferral with staff responding to questions of clarification on the structural integrity of the house and renovation costs. During the discussion Councillor Outhit asked that the motion be amended to include *that the property owner provide the Committee with a signed letter by a certified structural engineer indicating that the building is structurally sound*, to which the Standing Committee agreed.

The motion now reads:

MOVED by Councillor Adams, seconded by Councillor Hendsbee that Case #202675, 3 Mercury Avenue, Harrietsfield be deferred for two months, to be considered at the March 12, 2015 meeting, with conditions that during that time the property owner secure the property, commence with the extensive renovations and repairs to the building and submit a renovation plan to the Committee. Further that the property owner provide the Committee with a signed letter by a certified structural engineer indicating that the building is structurally sound.

The Chair asked Mr. Rehberg to explain what would be accomplished on the house in the next two months.

Mr. Roger Rehberg, appellant stated that his first plan was to install security gates and that he already dug the holes and just needed to pour the concrete. In regard to the rationale for not working on the property over the last years, Mr. Rehberg explained that there was a situation with an individual squatting in the house and the process he had to undergo to get the individual out. Mr. Rehberg also spoke to personal difficulties he faced since that time which further delayed him working on the house. Over the last week he has been working steadily at the house to get renovations underway. He went on to refer to other work being done on the property (e.g. demolition of the little barn and the fence). He confirmed that the exterior of the house has been partially cleaned up and that he would be converting the pool into a garage, pending application and approval of a building permit. He further confirmed that the guest house, formerly used as staffing quarters by the previous owners, would be renovated. Mr. Rehberg commented on the challenges of not having electrical in the buildings and having to use generators. As well, he noted his background in the construction business and having owned his own business Aaa Rehco Contracting since 1984. Mr. Rehberg added that he had the materials to board up all the windows during the renovation period and how his electrician who works for his company will be attempting to hook up electricity in the house.

In regard to the photos presented by staff, Mr. Rehberg clarified that he had started to take down the gyprock in the hallways and from the ceiling. Since the time those photos were taken, he has installed a new roof and he plans to remove and replace the insulation. Mr. Rehberg further noted his plans to leave a set of keys for the security gate with local police and he noted the challenges he has faced with break-ins and theft of copper heating piping. Mr. Rehberg explained that he also plans to install electric heat pumps in the house. He anticipated spending \$20,000 to \$35,000 between now and next summer to get the renovations started.

The Chair asked Mr. Rehberg to reiterate/clarify what would be accomplished on the house over the next two months. Mr. Rehberg stated that he planned to remove the ceiling and secure the property by installing a security gate (leaving keys with local police), and having Mr. Keoughan do daily onsite

security checks. Mr. Rehberg further noted that Mr. Fougere would be working with him to renovate the house.

The discussion ensued on the deferral with staff responding to additional questions regarding safety concerns and the structural integrity of the house.

MOTION TO DEFER PUT AND PASSED.

9.2.2 Case #240424, 80 Brunt Road, Harrietsfield

The following was before the Standing Committee:

- A staff recommendation report dated December 17, 2014

The Chair confirmed that the appellant or representative was present.

Mr. Mark Prosser, Compliance Officer provided an overview of the staff report dated December 17, 2014, presenting photographs of the property in question in regard to the small barn. Mr. Prosser noted that since his last site inspection, the appellant has informed him that approximately 75 to 80 percent of the barn has been demolished.

The Chair asked if members of the Standing Committee had any questions of clarification for staff, which there were none.

**MOVED by Councillor Outhit, seconded by Councillor McCluskey that Case #240424, 80 Brunt Road, Harrietsfield be deferred to next meeting, to be held February 12, 2015, to allow the Compliance Officer to confirm that the building has been demolished and is in compliance.
MOTION TO DEFER PUT AND PASSED.**

9.2.3 Case #245613, 80 Brunt Road, Harrietsfield

The following was before the Standing Committee:

- A staff recommendation report dated December 17, 2014
- Photographs submitted by Larry McKinnon, representing the appellant

The Chair confirmed that the appellant or representative was present.

Mr. Mark Prosser, Compliance Officer provided an overview of the staff report dated December 17, 2014, presenting photographs of the property in question in regard to the former indoor/outdoor riding arena.

The Chair asked if members of the Standing Committee had any questions of clarification for staff.

Councillor McCluskey sought clarification on whether the arena could be renovated/repared, as identified in the Building Official's Report dated November 21, 2014 (Attachment C of the staff report dated December 17, 2014). Mr. Roger Rehberg, appellant responded that he had all the materials to paint the siding. He noted that siding had surface rust, which he suggested was from not mowing the grass. Mr. Rehberg spoke to the repairs needed at the back of the arena to secure it and how he was in the process of securing all the windows and that the large door was closed and locked. He further added that new locks were purchased for the two smaller doors. Mr. Rehberg explained that he has been onsite almost every day last week and how the inside of the arena had been cleaned up. He further indicated that there was a large security light in front of the arena.

Councillor McCluskey asked Mr. Prosser why staff was recommending demolishing the building. Mr. Prosser responded that there had been no work done to the building over the last two years and it was a concern that it would be an attractive place for children to play.

In response to the photographs submitted by the appellant and his representative, Mr. McKinnon confirmed that the photos were taken recently, with the exception of the photo with the vehicle which was taken approximately a month ago. Several members of the Committee expressed concern with the dating of the photos submitted by the appellant and his representative as they were not date stamped.

MOVED by Councillor Outhit, seconded by Councillor McCluskey that Case #245613, 80 Brunt Road, Harrietsfield be deferred for two months, to be considered at the March 12, 2015 meeting, with conditions that during that time the property owner secure the building and commence the renovations and repairs to the building and submit a renovation plan to the Committee.

In response to a question raised, Mr. Prosser confirmed the property was zoned R-6 (Rural Residential).

MOTION TO DEFER PUT AND PASSED.

The Standing Committee recessed at 11:59 a.m. and reconvened at 12:04 p.m.

9.2.4 Case #228560, 31 Isaiah Lane, North Preston

The following was before the Standing Committee:

- A staff recommendation report dated December 10, 2014

The Chair confirmed that the appellant or representative was not present.

Mr. Steven Berkman, Compliance Officer provided an overview of the staff report dated December 10, 2014, presenting photographs of the property in question.

The Chair asked if members of the Standing Committee had any questions of clarification for staff, which there were none.

MOVED by Councillor Hendsbee, seconded by Councillor Karsten that the Appeals Standing Committee 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 Dwelling, 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 was held with staff responding to questions related to the information provided in the staff report. Mr. Berkman clarified that the original sale of the property had fallen through and the current property owners were looking for a new buyer to purchase the property 'as is'.

MOTION PUT AND PASSED.

9.2.5 Case #232580, 1306 West Jeddore Road, West Jeddore

The following was before the Standing Committee:

- A staff recommendation report dated December 12, 2014

The Chair confirmed that the appellant or representative was present.

Ms. Tamar Pryor-Brown, Compliance Officer provided an overview of the staff report dated December 12, 2014, presenting photographs of the property in question.

The Chair asked if members of the Standing Committee had any questions of clarification for staff.

In response to a question raised, Ms. Pryor-Brown confirmed that Case #232580 was to consider the demolition of the accessory building, as outlined in the staff report.

Mr. Finley McInnis, appellant indicated that the accessory building was built in the 1970's; pointing out that it had old chipboard. Mr. McInnis explained that he has been a carpenter for 27 years, indicating that he could do the necessary repairs to the building (e.g. new window sills and re-shingle the roof).

The Chair asked if members of the Standing Committee had any questions of clarification for the appellants, which there were none.

The Standing Committee entered into discussion on the current condition of the accessory building. Mr. McInnis confirmed he was in a financial position to do the repairs and that the supplies were onsite.

MOVED by Councillor Hendsbee, seconded by Councillor Karsten that the Appeals Standing Committee 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 Dwelling, 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.

Following a brief discussion on the Standing Committee's options, it was **MOVED by Councillor Outhit, seconded by Councillor Walker that Case #232580, 1306 West Jeddore Road, West Jeddore be deferred for two months, to be considered at the March 12, 2015 meeting, to allow the property owner to complete the necessary repairs to the accessory building to bring it into compliance. MOTION TO DEFER PUT AND PASSED.**

- 10. **MOTIONS – NONE**
- 11. **IN CAMERA – NONE**
- 12. **ADDED ITEMS – NONE**
- 13. **NOTICES OF MOTION – NONE**

- 14. **DATE OF NEXT MEETING – February 12, 2015, 10:00 a.m., Council Chambers, City Hall**

At this time, Councillors Hendsbee and Outhit provided their regrets for the February 12, 2015 meeting.

Prior to adjourning a brief discussion was held on Information Item 1 - Memorandum from Legal Services dated November 26, 2014 entitled: Issuance of Order to Remedy to Federal or Provincial Properties. In response to a question raised, the Standing Committee asked Legal Services to provide additional clarification on whether this would apply to the Metropolitan Regional Housing Authority.

15. ADJOURNMENT

The meeting was adjourned at 12:26 p.m.

Krista Vining
Legislative Assistant