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**1. CALL TO ORDER**

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

**2. APPROVAL OF MINUTES - September 16, 2004**

**MOVED by Councillor Harvey, seconded by Councillor Sloane, that the minutes of September 16, 2004 be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**3. APPROVAL OF THE AGENDA, ADDITIONS AND DELETIONS**

Deletions

Items 4.1 was deleted as the property was in compliance.

Items 4.5 and 6.4 were deferred to the meeting scheduled for November 18, 2004 pending confirmation of ownership of the properties in question.

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

**4. CONSIDERATION OF DEFERRED BUSINESS**

**4.1 Lands of Edgemere Tower House Limited, 83 Tulip Street, Dartmouth**

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

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

- A previously distributed report 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 work is on-going, however, the contractors have not been able to complete the painting due to inclement weather. He noted that it will be completed as soon as the weather permits. Mr. Wiggin also indicated that the construction work will commence after the painting has been completed. Responding to a question from Councillor Sloane, Mr. Wiggin indicated that he will place

plywood over the hole in the veranda for Halloween night to prevent someone from falling through.

**MOVED by Councillor Harvey, seconded by Councillor Sloane that this item be deferred to the next meeting scheduled for November 18, 2004 to allow the property owner time to complete the work. MOTION PUT AND PASSED.**

**4.3 Lands of Enviroscape Limited, 2183 Gottingen Street, Halifax, NS**

- A previously distributed reported dated September 8, 2004 was before the Committee for consideration.

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

Later in the meeting Mr. Wayne Mitchell, property owner, arrived. The Committee rescinded their motion to deny and heard the appeal.

**4.4 Lands of Michael Stanley, 79 Pleasant Street, Dartmouth, NS**

- A previously distributed reported dated September 8, 2004 was before the Committee for consideration.

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

Mr. Michael Stanley, property owner, addressed the Committee indicating that the deck is safe and has cross members underneath. He read a letter into the record in support of his appeal and indicated that he will be forwarding the letter to By-Law Enforcement Staff. Mr. Stanley noted that the damage to the property was a result of Hurricane Juan and stated that his insurance claim has yet to be finalized. He also noted that he has been working on the repairs but due to his physical and financial limitations the progress has been very slow.

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

**MOVED by Councillor Sloane, seconded by Councillor Harvey that the appeal be denied. MOTION PUT AND PASSED UNANIMOUSLY.**

**4.5 Lands of Mae Oderkirk and Glenn Oderkirk, 239 Church Street, Wellington, NS - DEMOLITION**

This item was deferred to the meeting scheduled for November 18, 2004 during the setting of the agenda pending confirmation of ownership of the property.

## 5. APPEALS

### 5.1 Lands of Joseph G. Arab, 87 Rose Street, Dartmouth, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 11, 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. Joseph Arab, property owner, addressed the Committee indicating that the furniture belongs to a tenant who lives in the adjoining apartment. He further indicated that he was advised that it could stay where it was as long as it was secured and covered, which it is. Mr. Arab advised that he was having problems with the tenant living in the property in question and noted that legal action is in progress.

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

**MOVED by Councillor Harvey, seconded by Councillor Sloane that the appeal be denied. MOTION PUT AND PASSED UNANIMOUSLY.**

### 5.2 Lands fo Micheline Elise Fautley and Michael James O'Neill, 2350 Maynard Street, Halifax, NS

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 11, 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.

Ms. Micheline Elise Fautley, property owner, addressed the Committee indicating the property is over 100 years old. She advised that the property was purchased two years ago and that the property had been neglected for 15 years. Ms. Fautley indicated the repairs were extensive and briefly outlined their plan to remedy the property. She noted it was their intention to have the face of the house completed by the end of December 2004 and the entire renovations to be completed by the end of December 2005.

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

**MOVED by Councillor Sloane, seconded by Councillor Harvey, that the item be deferred to the meeting scheduled for June 2005. Further, that staff present a progress video to the Committee at the meeting scheduled for December 16, 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

**5.3 Lands of Donald F. Mauger, 1 Wallington Street, Dartmouth, NS**

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 11, 2004, on the above noted item, was before the Committee.

Mr. Paul Dixon, representing the property owner, addressed the Committee, indicating that the pallets will be broken down soon. He also advised that the contractor has indicated the work will be completed within one week pending weather conditions.

**MOVED by Councillor Harvey, seconded by Councillor Sloane, that the item be deferred to the meeting scheduled for November 18, 2004. MOTION PUT AND PASSED UNANIMOUSLY.**

**5.4 Lands of Stephen Elroy Brewer and Mary Elizabeth Brewer, 172 Woodside Road, Dean, NS**

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 11, 2004, on the above noted item, was before the Committee.

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

**5.5 Lands of A. Henry Horvath, 63 Fenerty Road, Sackville, NS**

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 12, 2004, on the above noted item, was before the Committee.

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

**5.6 Lands of Zina Zoe LeBlanc, 48 Tulip Street, Dartmouth, NS**

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 11, 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 staff report.

Mr. Alvin LeBlanc, representing the property owner, addressed the Committee indicating that most of the debris had been cleaned up by 5 pm the evening of October 21, 2004. He indicated that the windows and lumber were new and the owner was waiting for his insurance claim from Hurricane Juan to be settled. Mr. LeBlanc noted that the pallets were going to be used to level the swimming pool.

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

**MOVED by Councillor Harvey, seconded by Councillor Sloane, that the appeal be denied. MOTION PUT AND PASSED UNANIMOUSLY.**

#### **4.3 Lands of Enviroscope Limited, 2183 Gottingen Street, Halifax, NS**

- A previously distributed report dated September 8, 2004 was before the Committee for consideration.

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

Mr. Wayne Mitchell, property owner, addressed the Committee indicating that the bulk of the debris in the compound was not his. He indicated that it belonged to his neighbors and people were driving by and depositing the debris on his property. He further indicated that the cube van had not been derelict until vandals smashed the windows. Mr. Mitchell advised that there was a police report of the incident. He further advised that he was working to the best of his ability to clean up the compound and that he has a window to replace the broken window in the front of the building. Mr. Mitchell provided a brief history of events that had taken place with this property.

**MOVED by Councillor Harvey, seconded by Councillor Sloane, that the appeal be denied. MOTION PUT AND PASSED UNANIMOUSLY.**

## 6. DEMOLITIONS

### 6.1 Lands of Murray Purcell, 27 Hill Road, West Chezzetcook,

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 4, 2004, on the above noted item, was before the Committee.
- Correspondence from Mr. Mark T. Knox, Garson, Knox & MacDonald, dated October 20, 2004 addressed to Ms. Mary Ellen Donovan, Legal Services, was before the Committee for their information.
- A letter from Mr. Murray Purcell was before the Committee for their information.

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

Mrs. Delphine Purcell, representing the property owner, addressed the Committee requesting clarification that the Committee had received a copy of the letter from Mr. Knox.\_

Mr. Barry Allen, Legal Services, advised that the letter from Mr. Knox was suggesting the Demolition Order be deferred until the legal action specified in the letter has been finalized, possibly another six to nine months. He indicated that the structure looked as if it would have to come down at some point in time and suggested that the Committee make a decision based on whether the structure was dangerous to the public.

Councillor Hetherington reiterated that, based on the letter from Mr. Purcell, the building had burned down in January 2001.

A discussion ensued and it was **MOVED by Councillor Harvey, seconded by Councillor Sloane, that the Committee issue an Order requiring the demolition of the fire damaged, partially collapsed building, the removal of all demolition debris and the backfilling of any crawlspace 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 Act Respecting Municipal Government.**

**Further that a detailed video of the property be taken prior to the demolition. MOTION PUT AND PASSED UNANIMOUSLY.**

The signed Demolition Order was given to Mrs. Purcell prior to her leaving the meeting.

**6.2 Lands of Carl Burbridge and Angela Reeves, 38 Saluki Drive, Beaverbank, NS**

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 11, 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.

**MOVED by Councillor Sloane, seconded by Councillor Harvey, that the Committee issue an Order requiring the demolition of the structurally unsafe addition (porch) on the side of the building, the removal of all demolition debris, and 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 *Act Respecting Municipal Government*. MOTION PUT AND PASSED UNANIMOUSLY.**

**6.3 Lands of John Alexander Schook, 34 Montague Mines Road, Montague Gold Mines, NS**

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 11, 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. Henry noted that the Order only covers the dwelling and not the additional structure located at the back of the property.

Mr. Schook, property owner, addressed the Committee indicating the building will be demolished and the debris hauled away, the foundation will be filled in and the property cleaned up.

**MOVED by Councillor Harvey, seconded by Councillor Sloane, that the Committee issue an Order requiring the demolition of the dwelling, 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 *Act Respecting Municipal Government*. MOTION PUT AND PASSED UNANIMOUSLY.**

**6.4 Lands of Jennie B. Miller and David E. Miller, Lot #6, Caribou Road, Middle Musquodoboit, NS**

This item was deferred to the meeting scheduled for November 18, 2004 during setting of the agenda pending confirmation of ownership of the property.

**6.5 Lands of Dennis Baxter, 315 Sackville Drive, Sackville, NS**

- A staff report prepared for Andre Noël, Regional Coordinator By-Law Enforcement, Community Projects, dated October 11, 2004, on the above noted item, was before the Committee.

Mr. Robert Coolen, By-Law Enforcement Officer, indicated that the property owner was in attendance and was not contesting the demolition order. Mr. Coolen also advised that the property owner has asked that the video not be shown. Mr. Barry Allen, Legal Services, advised that it was the Committee's decision whether they wished to view the video.

**MOVED by Councillor Harvey, seconded by Councillor Sloane that the Committee issue an Order requiring the demolition a structurally unsound green house, the removal of all demolition debris, and the 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, November 18, 2004, 2004 at 6:00 p.m.

Councillor Hetherington gave farewell remarks and thanked staff for their continued commitment to the citizens of Halifax Regional Municipality.

**8. ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

Millie Hull  
Legislative Assistant