

DANGEROUS & UNSIGHTLY PREMISES  
MINUTES

November 19, 2009

PRESENT:

Councillor Dawn Sloane, Chair  
Councillor Gloria McCluskey, Vice Chair  
Councillor Sue Uteck  
Councillor Darren Fisher  
Councillor Brad Johns  
Councillor Barry Dalrymple  
Councillor Robert Harvey  
Councillor Lorelei Nicoll  
Councillor Stephen Adams

STAFF:

Mr. Rick Brown, Supervisor, Permits and Inspections  
Mr. Sergio Grbac, Building Official, Permits & Inspections  
Mr. Jeff Rogers, Regional Coordinator By-Law Enforcement  
Mr. Stephan Jedynek, Municipal Solicitor  
Ms. Melody Campbell, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER .....	3
2.	APPROVAL OF MINUTES - NONE .....	3
3.	APPROVAL OF THE AGENDA, ADDITIONS AND DELETIONS .....	3
4.	CONSIDERATION OF ADJOURNED BUSINESS	
4.1	M-100 Case 110929 - 137 Ridgevalley Road .....	3
5.	APPEALS - DANGEROUS OR UNSIGHTLY - NONE .....	4
6.	DEMOLITIONS - DANGEROUS OR UNSIGHTLY - NONE .....	4
7.	APPEALS - DERELICT BUILDINGS - D300 - NONE .....	4
8.	DEMOLITIONS - DERELICT BUILDINGS - D300 - NONE .....	4
10.	ADDITIONS .....	4
11.	NEXT SCHEDULED MEETING - Thursday, December 17, 2009 .....	4
12.	ADJOURNMENT .....	4

1. **CALL TO ORDER**

The Chair called the meeting to order at 10:02 a.m..

2. **APPROVAL OF MINUTES - NONE**

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

Addition:

1. INCAMERA - LEGAL MATTER - 2001 Lawencetown Road

**MOVED BY Councillor McCluskey, seconded by Deputy Mayor Johns, that the Order of Business, as amended, be approved. MOTION PUT AND PASSED.**

4. **CONSIDERATION OF ADJOURNED BUSINESS**

4.1 **M-100 APPEAL - 137 Ridgevalley Road, Halifax Case 110929**

- A report dated July 3, 2009 was before the Committee.

Mr. Rick Brown, Supervisor, Planning & Development Services, provided an update regarding the property to the Committee.

Ms. Bridgette O'Connell, from Pathways Housing Cooperative advised the Committee that HRM staff has not tested the mold. She advised that there is no report advising that the mold is dangerous. She noted that the property owner's remediation stated that this is a Class C mold. She added that the resident could have done more to stop the mold growth.

In response to a question by Councillor McCluskey, Ms. O'Connell advised that the strain and level of toxicity of the mold has to be tested.

Ms. Veronica Nicolls, tenant of 137 Ridgevalley Road advised the Committee that she moved into the unit two years ago. She noted that it was difficult to get ventilation into the home as some of the windows did not work and others had no screens. She advised that the mold started in the bathroom and spread to other rooms in the townhouse.

In response to a question by Councillor McCluskey, Ms. Nicolls advised that she reported the mold to the Cooperative.

In response to a question by Councillor Uteck, Ms. Nicolls advised that general contractors removed the mold in the bathroom although mold still remains in other rooms of the home.

**MOVED BY Councillor McCluskey, seconded by Councillor Nicoll that the Dangerous & Unsightly Premises Committee refuse the appeal and uphold the Order to Remedy Residential Occupancy dated May 11, 2009.**

Councillor Fisher stated that the information provided by the property owner is not official documentation of a mold assessment.

**MOTION PUT AND PASSED.**

5. **APPEALS - DANGEROUS OR UNSIGHTLY - NONE**
6. **DEMOLITIONS - DANGEROUS OR UNSIGHTLY - NONE**
7. **APPEALS - DERELICT BUILDINGS - D300 - NONE**
8. **DEMOLITIONS - DERELICT BUILDINGS - D300 - NONE**
9. **ADDITIONS**
10. **NEXT SCHEDULED MEETING - Thursday, December 17, 2009**
11. **ADJOURNMENT**

The meeting was adjourned at 10:15 p.m.

Melody Campbell  
Legislative Assistant