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Item No. 6
Halifax Regional Council
August 4, 2015

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by Director

Bob Bjerke, Chief Planner and Director, Planning & Development

DATE: July 9, 2015

SUBJECT: Status of Dangerous or Unsightly Orders

INFORMATION REPORT

ORIGIN

The "Dangerous and Unsightly Premises Amendment (2011) Act". Amendment to the Halifax Regional Charter requires the Administrator to report to Council on the status of dangerous or unsightly property Orders including any remedial progress.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter 189, 2008, c.39, section 355 (3)

BACKGROUND

Staff submitted a report dated January 30, 2015 to Regional Council reporting on the status of dangerous or unsightly property Orders issued July 1 to December 31, 2014. Section 355 (3) states, " The Administrator shall at least twice per year table a public report to the Council describing the status of dangerous or unsightly property orders including remedial progress made regarding properties for which orders were issued pursuant to this Part. 2008, c. 39, s. 355; 2011, c. 4, s. 3."

This report will provide an update on Orders issued January 1 to June 30, 2015.

DISCUSSION

Orders to Remedy are generally addressed in one of three ways:

- Compliance by a property owner,
- Appeal by a property owner, or
- Remedy by HRM.

If a property owner appeals an Order, the case is heard by the Appeals Standing Committee. The Committee will determine if the appeal is granted or denied. If the appeal is granted, there will be no remedy required and the case is closed.

There are circumstances where an Order is issued and the remedial progress is pending re-inspection. Orders for unsightly violations are issued for no less than 7 days and can be 60 days or greater depending on the scope of work required to bring the property into compliance. This report is inclusive of January 1 to June 30, 2015. There are 122 re-inspections that will be carried forward for the coming months.

The below table provides the status of Orders issued from January 1 – June 30, 2015.

Remedial Progress of Orders	
Number of Orders	371
Owner compliance achieved by Order	224
Remedy complete by HRM	24
Pending re-inspection	122
Appeal(s) granted by Appeals Standing Committee	1

FINANCIAL IMPLICATIONS

There are no financial implications.

COMMUNITY ENGAGEMENT

Compliance Officers make every effort to speak directly to the property owner(s) regarding any Order issued for violations at their property. Orders are also posted on the property and a copy is sent through registered mail to the property owner. Property owners have the option to appeal the Order within 7 days of it being posted. The appeal is heard in a public meeting by the Appeals Standing Committee.

ATTACHMENTS

There are no attachments.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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