



**APPEALS STANDING COMMITTEE
SPECIAL MEETING
MINUTES
December 14, 2017**

PRESENT: Councillor Steve Adams, Chair
Councillor Russell Walker, Vice Chair
Councillor Sam Austin
Councillor David Hendsbee
Councillor Lisa Blackburn

REGRETS: Councillor Steve Streach

STAFF: Martin Ward, General Counsel and Litigation Team Lead
Tanya Phillips, Manager, By-law Standards
Krista Vining, Legislative Assistant

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

The agenda, supporting documents, and information items circulated to the Appeals Standing Committee are available online: <http://www.halifax.ca/boardscom/SCappeals/170209asc-agenda.php>

The meeting was called to order at 1:00 p.m. and adjourned at 1:25 p.m.

1. CALL TO ORDER

The Chair called the meeting to order at 1:00 p.m.

2. APPROVAL OF MINUTES – October 12, 2017

MOVED by Councillor Walker, seconded by Councillor Hendsbee

THAT the minutes of October 12, 2017 be approved as presented.

MOTION PUT AND PASSED.

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

MOVED by Councillor Blackburn, seconded by Councillor Walker

THAT the agenda be approved as presented.

Two-thirds majority required.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. CORRESPONDENCE, PETITIONS & DELEGATIONS

10.1 Correspondence – None

10.2 Petitions – None

11. INFORMATION ITEMS BROUGHT FORWARD – NONE

12. REPORTS

12.1 DANGEROUS OR UNSIGHTLY PREMISES: DEMOLITIONS

12.1.1 Case 300322, 21 Conrod Road, Grant Desert

The following was before the Appeals Standing Committee:

- A staff recommendation report dated November 29, 2017

The Chair confirmed that a representative for the property owner was in attendance.

Carrie Butler, Compliance Officer presented Case 300322, showing photos of the property taken October 30, 2017 and December 13, 2017.

The Compliance Officer confirmed that the power was disconnected to the property and a lock was on the power box. The property is on well and septic. They further spoke to the contactor creating a frame to support boarding up the windows and doors that were bowed.

Alicia Richards, representing the property owner sought an extension until February 1, 2018 on their behalf. They explained that the owner lives out of province and spoke to the financial costs associated with boarding up the building and previous painting and yard work undertaken by the Municipality. Richards confirmed the owner's intention to demolish the building, noting they did want to try and salvage some of the beams. The owner also recognizes that the building is beyond compare.

MOVED by Councillor Hendsbee, seconded by Councillor Blackburn

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 main building, 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 (15) of the Charter.

In consultation with staff, members considered their options to defer the matter to a later date or extend the timeline of the order to allow the property owner additional time to undertake the demolition. Concern was expressed with winter conditions and the property owner being able to complete the demolition in their requested timeline.

MOVED by Councillor Hendsbee, seconded by Councillor Austin

To amend the timeline of the order to sixty (60) days.

MOTION TO AMEND PUT AND PASSED.

The motion now reads:

MOVED by Councillor Hendsbee, seconded by Councillor Blackburn

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 main building, 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 sixty (60) 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 (15) of the Charter.

MOTION AS AMENDED PUT AND PASSED.

12.2 STAFF

12.2.1 Proposed 2018 Appeals Meeting Schedule

The following was before the Standing Committee:

- A staff recommendation report dated November 16, 2017

MOVED by Councillor Hendsbee, seconded by Councillor Blackburn

THAT the Appeals Standing Committee approve the proposed 2018 meeting schedule as outlined in Attachment 1 to the staff report dated November 16, 2017.

Councillor Walker noted two scheduling conflicts and it was MOVED by Councillor Walker, seconded by Councillor Blackburn

To amend the 2018 meeting schedule and hold the March and May meeting dates on the 1st Thursday of the Month.

MOTION TO AMEND PUT AND PASSED.

The motion now reads:

MOVED by Councillor Hendsbee, seconded by Councillor Blackburn

THAT the Appeals Standing Committee approve the proposed 2018 meeting schedule as outlined in Attachment 1 to the staff report dated November 16, 2017, with the following amendments:

- **March 8th rescheduled to March 1st**
- **May 10th rescheduled to May 3rd**

MOTION AS AMENDED PUT AND PASSED.

13. MOTIONS – NONE

14. IN CAMERA (IN PRIVATE) – NONE

15. ADDED ITEMS – NONE

16. NOTICES OF MOTION – NONE

The Chair turned the meeting over the Legislative Assistant at this time.

17. ELECTION OF CHAIR AND VICE CHAIR

The Legislative Assistant called for nominations of Chair for the Appeals Standing Committee.

MOVED by Councillor Hendsbee, seconded by Councillor Walker

To nominate Councillor Adams as Chair.

The Legislative Assistant called three times for any further nominations, there being none, Councillor Adams was declared Chair of the Appeals Standing Committee for 2018.

MOTION PUT AND PASSED.

The Legislative Assistant turned the meeting over the Chair, who called for nominations of Vice Chair for the Appeals Standing Committee.

MOVED by Councillor Austin, seconded by Councillor Blackburn

To nominate Councillor Walker as Vice Chair.

The Chair called three times for any further nominations, there being none, Councillor Walker was declared Vice Chair of the Appeals Standing Committee for 2018.

MOTION PUT AND PASSED.

18. DATE OF NEXT MEETING – January 11, 2018, 10:00 a.m. Council Chamber, 3rd Floor City Hall, 1841 Argyle Street, Halifax

19. ADJOURNMENT

The meeting adjourned at 1:25 p.m.

Krista Vining
Legislative Assistant