



**APPEALS STANDING COMMITTEE
SPECIAL MEETING
MINUTES
February 11, 2021**

PRESENT: Councillor David Hendsbee, Chair
Councillor Pam Lovelace, Vice Chair
Councillor Becky Kent
Councillor Patty Cuttell
Councillor Iona Stoddard
Councillor Lisa Blackburn

STAFF: Karen MacDonald, Senior Solicitor
Tanya Phillips, Manager, By-law Standards
Roody Mitri, Compliance Officer II, By-law Standards
Haruka Aoyama, Legislative Assistant
Liam Power, Legislative Assistant

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

The agenda, reports, supporting documents, information items circulated, and video (if available) are online at halifax.ca.

The meeting was called to order at 10:02 a.m., and the Standing Committee adjourned at 11:51 p.m.

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – December 10, 2020

MOVED by Councillor Blackburn, seconded by Councillor Kent

THAT the minutes of December 10, 2020 be approved as circulated.

MOTION PUT AND PASSED UNANIMOUSLY.

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

MOVED by Councillor Kent, seconded by Councillor Lovelace

THAT the agenda be approved as circulated.

MOTION PUT AND PASSED UNANIMOUSLY.

4. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

5. CONSIDERATION OF DEFERRED BUSINESS – NONE

6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE

6.1 Correspondence

The Clerk noted that there was no correspondence received.

6.2 Petitions – NONE

7. REPORTS

7.1 DANGEROUS OR UNSIGHTLY PREMISES: DEMOLITIONS

7.1.1 Case 345615: Property located at 46 Community Center Lane, Windsor Junction

The following was before the Standing Committee:

- A staff recommendation report dated January 28, 2021

Roody Mitri, Compliance Officer II, By-law Standards presented Case 345615: Property located at 46 Community Center Lane, Windsor Junction and showed photographs of the property taken February 1, 2021. Mitri answered questions from members of the Appeals Standing Committee.

The Standing Committee confirmed the property owner was not in attendance.

MOVED by Councillor Kent, seconded by Councillor Lovelace

THAT the Appeals Standing Committee find 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 structure 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.

MOTION PUT AND PASSED.

7.1.2 Case 347344: Property located at 3382 Agricola Street, Halifax

The following was before the Standing Committee:

- A staff recommendation report dated January 28, 2021

Roody Mitri, Compliance Officer II, By-law Standards presented Case 347344, property located at 3382 Agricola Street, Halifax, and showed photographs of the property taken February 1, 2021.

The Standing Committee confirmed the property owner was in attendance.

Percy Douglas Simmons Jr, property owner, and Owen Simmons, property owner's Power of Attorney, spoke to their intent to repair the accessory structure and of its history, then answered questions from the Appeals Standing Committee.

MOVED by Councillor Kent, seconded by Councillor Cuttall

THAT the Appeals Standing Committee find 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 accessory structure 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.

MOVED by Councillor Cuttall, seconded by Councillor Stoddard

THAT the motion be amended to change compliance date from 30 days to 60 days.

MOTION TO AMEND PUT AND DEFEATED.

The motion before the Standing Committee now reads:

MOVED by Councillor Kent, seconded by Councillor Cuttall

THAT the Appeals Standing Committee find 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 accessory structure 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.

MAIN MOTION PUT AND PASSED.

8. DATE OF NEXT MEETING – March 11, 2021

9. ADJOURNMENT

The meeting adjourned at 11:51 a.m.

Liam Power
Legislative Assistant