



**APPEALS STANDING COMMITTEE
MINUTES
October 14, 2021**

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

STAFF: Tanya Phillips, Manager, By-law Standards
Roxanne Maclaurin, Senior Solicitor
Simon Ross-Siegel, Legislative Assistant
Krista Vining, 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 10:00 a.m., and the Standing Committee adjourned at 11:20 a.m.

1. CALL TO ORDER

The Chair called the special meeting to order at 10:05 a.m.

2. APPROVAL OF MINUTES – July 8, 2021

MOVED by Councillor Lovelace, seconded by Councillor Stoddard

THAT the minutes of July 8, 2021 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

MOVED by Councillor Kent, seconded by Councillor Stoddard

THAT the agenda be approved as circulated.

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: APPEALS – NONE

12.2 DANGEROUS OR UNSIGHTLY PREMISES: DEMOLITIONS

12.2.1 Case 352902: 11 Hartling Hill Lane, Sheet Harbour

The following was before the Standing Committee:

- Staff recommendation report dated September 30, 2021
- Staff presentation dated October 14, 2021

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

Kevin Berrigan, Compliance Officer II gave a presentation on Case 352902, showing photographs of the property taken September 23, 2021 and responded to questions of clarification from the Standing Committee.

Shawn Hartling, representing the estate of Hazel Hartling spoke to the condition of the accessory structure and work being done to remedy the structural issues, including removing and replacing the roof, removing the debris, and reframing the walls. Hartling asked for 60 days to complete the work. Hartling responded to questions of clarification raised by the Standing Committee.

Berrigan, Joshua Hirschfeld, Assistant Building Official and Rick Brown, Supervisor, Building Standards, responded to questions of clarification from Hartling and the Standing Committee. It was confirmed that a building permit would need to be obtained to rebuild the accessory structure. Building Standards staff will work with Hartling to assist with the permitting process. Berrigan confirmed that progress was being made on the property, but it was slow.

MOVED by Councillor Lovelace, seconded by Councillor Kent

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.

Councillor Hendsbee stepped down as Chair and Councillor Lovelace assumed the Chair.

MOVED by Councillor Hendsbee, seconded by Councillor Cuttell

THAT the order be amended to sixty (60) days.

Roxanne MacLaurin, Senior Solicitor and Tanya Phillips, Manager, By-law Services responded to questions of clarification from the Standing Committee.

Phillips advised that if a demolition order was issued and significant changes were made within the timeframe of the order so that the property was no longer structurally compromised, staff would return to the Standing Committee to request the demolition order be revoked.

MOTION TO AMEND PUT AND PASSED.

The motion as amended now read:

MOVED by Councillor Lovelace, seconded by Councillor Kent

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 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.

Councillor Hendsbee resumed as Chair.

13. MOTIONS – NONE

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14. IN CAMERA (IN PRIVATE) – NONE

15. ADDED ITEMS – NONE

16. NOTICES OF MOTION – NONE

17. DATE OF NEXT MEETING – November 18, 2021

18. ADJOURNMENT

The meeting adjourned at 11:20 a.m.

Krista Vining
Legislative Assistant