



**APPEALS STANDING COMMITTEE
DRAFT MINUTES
August 11, 2022**

PRESENT: Councillor David Hendsbee, Chair
Councillor Cathy Deagle Gammon
Councillor Iona Stoddard

REGRETS: Councillor Lisa Blackburn, Vice Chair
Councillor Becky Kent
Councillor Patty Cuttell

OTHERS PRESENT: Councillor Paul Russell

STAFF: Karen MacDonald, Senior Solicitor
Tanya Phillips, Manager, By-Law Services
Simon Ross-Siegel, Legislative Assistant

These minutes are considered draft and will require approval by Appeals Standing Committee at a future meeting.

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.

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**Appeals Standing Committee
Draft Minutes
August 11, 2022**

The meeting was called to order at 10:01 a.m. and the Standing Committee adjourned at 10:14 a.m.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 10:01 a.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – July 14, 2022

MOVED by Councillor Stoddard, seconded by Councillor Deagle Gammon

THAT the minutes of July 14, 2022 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions:

- Item 12.2.2 Case #364920, 49 Battery Drive, Halifax

MOVED by Councillor Stoddard, seconded by Councillor Deagle Gammon

THAT the agenda be approved as amended.

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 – 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 #366404, 36 Zinck Avenue, Lower Sackville

The following was before the Standing Committee:

- Staff recommendation report dated August 2, 2022
- Staff presentation dated August 9, 2022

The Chair confirmed the property owner was in attendance.

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Valerie Rodger, Compliance Officer II gave a presentation on Case 366404, property located at 36 Zinck Avenue, Lower Sackville, showing photographs of the property taken August 9, 2022 and responded to questions of clarification from the Standing Committee. Rodger provided information pertaining to the damage of the accessory structure, including wood rot and large holes in the structure. Rodger responded to questions from Councillors, regarding the safety hazard of the structure. Where the structure is insecure, it will always be tempting for youth to go into structure and could pose a danger to the community.

Constance Burns, property owner provided a statement and responded to questions of clarification from the Standing Committee regarding the accessory structure and the demolition order. Burns has recently sought to secure a contractor to conduct the demolition and received a visit on August 10, 2022 for which they are waiting for a confirmation. Burns stated that they believe they would be able to obtain and proceed with the demotion within the next thirty days and as such do not oppose an order for demolition.

MOVED by Councillor Deagle Gammon, seconded by Councillor Stoddard

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.

MOTION PUT AND PASSED.

13. MOTIONS – NONE

14. IN CAMERA (IN PRIVATE) – NONE

15. ADDED ITEMS

16. NOTICES OF MOTION – NONE

17. DATE OF NEXT MEETING – September 8, 2022

18. ADJOURNMENT

The meeting adjourned at 10:14 p.m.

Simon Ross-Siegel
Legislative Assistant