



**APPEALS STANDING COMMITTEE
MINUTES
December 8, 2022**

PRESENT: Councillor David Hendsbee, Chair
Councillor Iona Stoddard, Vice Chair
Councillor Trish Purdy
Councillor Lisa Blackburn
Councillor Cathy Deagle Gammon

REGRETS: Councillor Lindell Smith

STAFF: Karen MacDonald, Senior Solicitor
Tanya Phillips, Manager, By-Law Services
Simon Ross-Siegel, 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 10:43 a.m..

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 10:00 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.

1.1 ELECTION OF CHAIR AND VICE CHAIR

Simon Ross-Siegel, Legislative Assistant called for nominations for the position of Chair of the Appeals Standing Committee.

MOVED by Councillor Deagle Gammon, seconded by Councillor Purdy

THAT Councillor Hendsbee be nominated for Chair of the Appeals Standing Committee.

Councillor Hendsbee accepted the nomination.

Ross-Siegel called three times for any further nominations, there were none.

MOVED by Councillor Stoddard, seconded by Councillor Blackburn

THAT nominations for the position of Chair be closed.

MOTION PUT AND PASSED.

Councillor Hendsbee was declared Chair of the Appeals Standing Committee.

Councillor Hendsbee assumed the Chair and called for nominations for the position of Vice Chair of the Appeals Standing Committee.

MOVED by Councillor Stoddard, seconded by Councillor Blackburn

THAT Councillor Stoddard be nominated for Vice Chair of the Appeals Standing Committee.

Councillor Stoddard accepted the nomination for Vice Chair.

MOTION PUT AND PASSED.

The Chair called three times for any further nominations for the position of Vice Chair of the Appeals Standing Committee, there were none.

MOVED by Councillor Stoddard, seconded by Councillor Blackburn

THAT nominations for the position of Vice Chair be closed.

MOTION PUT AND PASSED.

Councillor Stoddard was declared Vice Chair of the Appeals Standing Committee.

2. APPROVAL OF MINUTES – October 13, 2022

MOVED by Councillor Blackburn, seconded by Councillor Stoddard

THAT the minutes of October 13, 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 360177, 22403 Highway 7, Sheet Harbour

MOVED by Councillor Purdy, seconded by Councillor Blackburn

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

10.1 Correspondence – None

10.2 Petitions – None

10.3 Presentation – 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 2002 000493, 143 Myra Road, Porters Lake

The following was before the Standing Committee:

- Staff recommendation report dated December 1, 2022
- Staff presentation dated December 8, 2022

The Chair confirmed the property owner was in attendance.

Scott Hill, Regional Compliance Supervisor, gave a presentation on Case 2002 000493, property located at 143 Myra Road, Porters Lake, showing photographs of the property taken December 4, 2022, and responded to questions of clarification from the Standing Committee. Hill spoke to the state of the main structure including damage to the power mast, rotting eaves, bowing walls, and window rot.

Daniel Leon LeBlanc, the property owner provided a statement and responded to questions of clarification from the Standing Committee regarding the main structure. LeBlanc acknowledged some of the damage detailed in staff's presentation but stated that this was confined to the porch and several parts of the structure not original to the building. LeBlanc stated they wanted to remove these damaged parts of the building and inspect the structure for further damage with the hope of repairing the main structure for habitation. If this were not feasible, LeBlanc wanted to avoid demolishing the poured

concrete foundation with the intention to build a new structure on it. LeBlanc stated they had not sought permits for this work as they wanted to confirm direction from the municipality regarding possible demolitions orders. Responding to questions from Standing Committee, LeBlanc estimated that they could obtain permits within three months and complete demolition work within six months.

Tanya Phillips, Manager of By-Law Services and Karen MacDonald, Senior Solicitor responded to questions of clarification from the Standing Committee regarding the effects of deferring consideration as opposed to issuing an order for demolition with an extended timeline.

Shawn Kennedy, Residential Building Official provided information regarding the structure and foundations. Kennedy stated that the foundation and wood structure appear to be in an advanced state of decay. Parts of the building appeared to have fallen from the foundation due to rot including a spot which was not inclusive of the porch and sever bowing was occurring which was evidence of water entering the structure. Kennedy stated that a building permit would likely require evaluation from a structural engineer.

Several Councillors proposed deferring consideration for the appeal for six months to provide the property owner to perform further investigation regarding options to reconstruct the main structure and seek development permits.

MOVED by Councillor Blackburn, seconded by Councillor Deagle Gammon

THAT Case 2002 000493, 143 Myra Road, Porters Lake be deferred to the June 8, 2023 meeting of Appeals Standing Committee.

MOTION PUT AND PASSED.

12.2.2 Case 360177, 22403 Highway 7, Sheet Harbour

The following was before the Standing Committee:

- Staff recommendation report dated November 29, 2022
- Staff presentation dated December 8, 2022

This matter was deleted during the approval of the Order of Business.

12.3 STAFF REPORTS

12.3.1 2023 Appeals Standing Committee Meeting Schedule

The following was before the Standing Committee:

- Staff memorandum dated December 8, 2022

Simon Ross-Siegel, Legislative Assistant responded to questions of clarification from the Standing Committee.

MOVED by Councillor Purdy, seconded by Councillor Deagle Gammon

THAT the Appeals Standing Committee approve the proposed 2023 Appeals Standing Committee meeting schedule as outlined in the staff memorandum.

MOTION PUT AND PASSED.

12.3.2 Councillor Appointments to Boards and Committees

Simon Ross-Siegel, Legislative Assistant responded to questions of clarification from the Standing Committee.

MOVED by Councillor Deagle Gammon, seconded by Councillor Purdy

THAT the Appeals Standing Committee appoint one (1) member to the Executive Standing Committee for a term to November 2024.

MOVED by Councillor Deagle Gammon, seconded by Councillor Purdy

THAT the Appeals Standing Committee nominate Councillor Hendsbee to the Executive Standing Committee for a term to November 2024.

The Chair called three times for any further nominations; there were none.

Councillor Hendsbee was declared the successful nominee.

The motion now read:

MOVED by Councillor Deagle Gammon, seconded by Councillor Purdy

THAT the Appeals Standing Committee appoint Councillor Hendsbee to the Executive Standing Committee for a term to November 2024.

MOTION PUT AND PASSED.

13. MOTIONS – NONE

14. IN CAMERA (IN PRIVATE) – NONE

15. ADDED ITEMS – NONE

16. NOTICES OF MOTION – NONE

17. DATE OF NEXT MEETING – January 12, 2023

18. ADJOURNMENT

The meeting adjourned at 10:43 a.m.

Simon Ross-Siegel
Legislative Assistant