

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 3

Regional Council
April 25, 2017

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: March 10, 2017

SUBJECT: Status of Dangerous and Unsightly Orders

INFORMATION REPORT

ORIGIN

The "*Dangerous and Unsightly Premises Amendment (2011) Act*", 2011, c.4. Amendment to the *Halifax Regional Charter* requires the Administrator to report to Council on the status of dangerous or unsightly property Orders including any remedial progress.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, 2008, c.39, section 355 (3):

The Administrator shall at least twice per year table a public report to the Council describing the status of dangerous or unsightly property orders including remedial progress made regarding properties for which orders were issued pursuant to this Part.

BACKGROUND

Staff submitted a report dated August 16, 2016 to Regional Council reporting on the status of dangerous or unsightly property Orders issued January 1- June 30, 2016. Section 355 (3) states, "*The Administrator shall at least twice per year table a public report to the Council describing the status of dangerous or unsightly property orders including remedial progress made regarding properties for which orders were issued pursuant to this Part. 2008, c. 39, s. 355; 2011, c. 4, s. 3.*"

This report will provide an update on Orders issued July 1 – December 31, 2016.

DISCUSSION

Orders to Remedy are generally addressed in one of three ways:

- Compliance by a property owner,
- Appeal by a property owner, or
- Remedy by HRM.

If a property owner appeals an Order, the case is heard by the Appeals Standing Committee. The Committee will determine if the appeal is granted or denied. If the appeal is granted, there will be no remedy required and the case is closed.

There are circumstances where an Order is issued and the remedial progress is pending re-inspection. Re-inspections include deferral by Appeals Standing Committee on an appeal, inclement weather or a change in condition at the property. Orders for unsightly violations are issued for no less than 7 days and can be 60 days or greater depending on the scope of work required to bring the property into compliance. This report is inclusive of July 1 – December 31, 2016. There are 63 re-inspections that will be carried forward for the coming months.

The below table provides the status of Orders issued from July 1 – December 31, 2016.

Remedial Progress of Orders	
Number of Orders	516
Owner compliance achieved by Order	371
Case Closed	20
Remedy complete by HRM	53
Pending re-inspection	63
Pending Appeal	6
Appeal(s) granted by Appeals Standing Committee	3

FINANCIAL IMPLICATIONS

There are no financial implications.

COMMUNITY ENGAGEMENT

Compliance Officers make every effort to speak directly to the property owner(s) regarding any Order issued for violations at their property. Orders are also posted on the property and a copy is sent through registered mail to the property owner. Property owners have the option to appeal the Order within 7 days of it being posted. The appeal is heard in a public meeting by the Appeals Standing Committee.

ATTACHMENTS

No attachments.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Tanya Phillips, Manager, By-Law Standards, 902.490.4491

Original Signed by Director

Report Approved by: _____
Bob Bjerke, Chief Planner and Director, Planning and Development, 902.490.1627
