



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

Item No. 14.2
Halifax Regional Council
May 21, 2024
June 4, 2024

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY:

Cathie O'Toole, Chief Administrative Officer

DATE: May 13, 2024

SUBJECT: **Status of Dangerous or Unsightly Orders**

INFORMATION REPORT

ORIGIN

The "*Dangerous and Unsightly Premises Amendment (2011) Act*". 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 189, 2008, c.39, section 355 (3)

BACKGROUND

Section 355 (3) of the *HRM Charter* 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 between July 1, 2023 – December 31, 2023.

DISCUSSION

Dangerous and Unsightly Property 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. There are 26 re-inspections that have been carried forward for the coming months.

The following table provides the status of Orders issued from July 1 – December 31, 2023.

Remedial Progress of Orders	Total	%
Number of Orders	185	
Owner compliance achieved by Order	131	71%
Remedy completed by HRM	26	14%
Pending re-inspection	26	14%
Other resolution (ticket issued, appeal granted, etc.)	2	1%

FINANCIAL IMPLICATIONS

There are no financial implications. All costs related to work associated with Orders to Remedy were included in the approved 2023-24 operating budget for By-Law Standards and carried out with existing resources.

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

There are no attachments.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Tanya Snair, Regional Licensing Supervisor, Licensing & Compliance, 902.490.2550
Tanya Phillips, Manager, By-Law Standards, 902.490.4491

Report Approved by: Andrea MacDonald, Director, Community Standards & Compliance, 902.490.7371
