



P.O. Box 1749
 Halifax, Nova Scotia
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Item No. 15.10.1

Request for Council's Consideration		
<input checked="" type="checkbox"/> Included on Agenda (Submitted to Municipal Clerk's Office by Noon Thursday)	<input type="checkbox"/> Added Item (Submitted to Municipal Clerk's Office by Noon Monday)	<input type="checkbox"/> Request from the Floor
<p>Date of Council Meeting: Tuesday, July 9th, 2024</p> <p>Subject: Dangerous and Unsightly Premises By-law</p>		
<p>Motion for Council to Consider: That Halifax Regional Council direct the Chief Administrative Officer (CAO) to provide a staff report on the development of a Dangerous and Unsightly Premises by-law to provide more specific guidelines defining dangerous and unsightly premises and outlining the procedure for repeat offences that will supplement the Halifax Charter regulations.</p> <p>Reason: Dangerous and Unsightly premises are currently assessed under the Halifax Charter Part 15. The legislation states that "Every property in the Municipality must be maintained so as not to be dangerous or unsightly."</p> <p>The definition of dangerous and unsightly is specified as: "partly demolished, decayed, deteriorated or in a state of disrepair so as to be dangerous, unsightly or unhealthy, and includes property containing (i) ashes, junk, cleanings of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or machinery, or bodies of these or parts thereof, (ii) an accumulation of wood shavings, paper, sawdust, dry and inflammable grass or weeds or other combustible material, (iia) an accumulation or collection of materials or refuse that is stockpiled, hidden or stored away and is dangerous, unsightly, unhealthy or offensive to a person, or (iii) any other thing that is dangerous, unsightly, unhealthy or offensive to a person, and includes property or a building or structure with or without structural deficiencies (iv) (v) that is in a ruinous or dilapidated condition, the condition of which seriously depreciates the value of land or buildings in the vicinity, (vi) that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes, (vii) their danger, that is an allurements to children who may play there to (viii) constituting a hazard to the health or safety of the public, (ix) that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure or the landscaping is not maintained, (x) buildings, (xi) that is a fire hazard to itself or to surrounding lands or that has been excavated or had fill placed on it in a manner that results in a hazard, or (xii) that is in a poor state of hygiene or cleanliness;"</p> <p>While the Charter clearly states the authority of the municipality to enforce orders to remedy or demolish dangerous and unsightly premises and the processes for appeal, the definition of</p>		

unsightly is very broad and subjective. This could make the process for staff to determine what is unsightly inconsistent and causes confusion for both complainants and property owners. The Act also does not include provisions for repeat offences or allow for re-occurant issues to be captured and reflected in practice.

The municipality of Colchester County recently enacted a similar by-law that addressed related issues and other municipalities across the country have these by-laws in place.

Outcome Sought:

Staff report on the creation of a new by-law pertaining to dangerous and unsightly properties.

Councillor Tony Mancini

District 6