



**APPEALS STANDING COMMITTEE
DRAFT MINUTES
June 13, 2024**

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

STAFF: Tanya Phillips, Manager, By-law Standards
Karen MacDonald, Solicitor
Andrea Lovasi-Wood, Legislative Assistant
Jamie D'Angelo, 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
June 13, 2024**

The meeting was called to order at 10:01 a.m., and the Standing Committee adjourned at 10:40 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 – April 11, 2024

MOVED by Deputy Mayor Gammon, seconded by Councillor Stoddard

THAT the minutes of April 11, 2024 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions: None

MOVED by Councillor Purdy, seconded by Councillor Blackburn

THAT the agenda be approved as presented.

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

12.1.1 Case CF-2023-029979, 24 Wilcot Lane, Dartmouth

The following was before the Standing Committee:

- Staff report dated May 30, 2024
- Staff presentation dated June 8, 2024

The Chair confirmed the appellant was present.

Humberto Madrigal Sanchez, Compliance Officer II gave a presentation, showing photographs of the property taken June 8, 2024 and responded to questions of clarification from the Standing Committee.

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Madrigal Sanchez stated multiple trucks including two that were considered derelict, plywood, barrels and recyclables were laid out across the property. They clarified there were no hazardous waste stickers on the barrels and that they did not observe fluids leaking from the trucks.

Councillor Smith entered the meeting after the staff presentation had started and was unable to vote on the matter.

Barry William Smith, Appellant explained to the Standing Committee how the plywood on their property was used in their concrete foundation business and their attempts to clean up the property. Smith responded to questions of clarification from the Standing Committee. Smith explained the vans on the property stored tools and materials used in their business and that the empty barrels remained on the property until they had enough to transport to the dump as the barrels were not returnable. Smith told the Standing Committee that if they could not use the derelict trucks for storage that the items would be stored out in the open on the property. Smith accepted the need to tidy the property and to explore alternative storage methods rather than using the derelict vehicles. Smith indicated to the Standing Committee they required a year to bring the property into compliance. Smith also spoke to their efforts to keep the property safe.

Tanya Phillips, Manager By-Law Standards responded to questions of clarification from the Standing Committee and indicated by-law compliance staff could offer the appellant advice to bring the property into compliance. Phillips confirmed that the appellant needed to apply for a business permit and would need to apply for a permit if a sea can were used to store items on the property.

Karen MacDonald, Solicitor responded to questions of clarification from the Standing Committee and explained that in order to allow the appellant an extension of time to comply with the Orders to Remedy they would need to defeat the appeal motion and then move a motion to amend the timeframe in the Orders. They explained the *Halifax Regional Municipality Charter* defined when a vehicle was deemed derelict and that the Standing Committee would need to provide reasons why a vehicle was not derelict.

Scott Hill, Supervisor Regional Compliance responded to questions of clarification from the Standing Committee.

MOVED by Councillor Blackburn, seconded by Councillor Stoddard

THAT the Appeals Standing Committee allow the appeal.

MOTION PUT AND DEFEATED.

MOVED by Councillor Blackburn, seconded by Councillor Stoddard

THAT the Appeals Standing Committee amend the compliance period in the two Orders to Remedy for Case CF-2023-029979, 24 Wilcot Lane, Dartmouth issued April 16, 2024, Appendices E and F of the staff report dated May 30, 2024 to 180 days.

MOTION PUT AND PASSED.

13. MOTIONS – NONE

14. IN CAMERA (IN PRIVATE) – NONE

14.1 In Camera (In Private) Minutes – April 11, 2024

This matter was dealt with in public.

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MOVED by Deputy Mayor Gammon, seconded by Councillor Purdy

THAT the In Camera (In Private) minutes of April 11, 2024 be approved as circulated.

MOTION PUT AND PASSED.

15. ADDED ITEMS – NONE

16. NOTICES OF MOTION – NONE

17. DATE OF NEXT MEETING – July 11, 2024

18. ADJOURNMENT

The meeting adjourned at 10:40 a.m.

Jamie D'Angelo
Legislative Assistant