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**Item No. 21.4**  
**Halifax Regional Council**  
**January 28, 2025**

**TO:** Mayor Fillmore and Members of Halifax Regional Council

**FROM:** Cathie O'Toole, Chief Administrative Officer

**DATE:** January 13, 2025

**SUBJECT:** Status of Dangerous or Unsightly Orders Report January - June 2024

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### **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.

#### **EXECUTIVE SUMMARY**

Staff are accountable under the Halifax Charter to submit a report to Council twice per year providing the outcomes of the Status of Orders to Remedy issued to property owners. This report contains the details of the Orders issued between January to June 2024. There are no financial implications or risks associated with this report.

#### **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 January 1, 2024 – June 30, 2024.

#### **DISCUSSION**

Dangerous and Unsightly Property Orders to Remedy are generally addressed in one of three ways:

- Compliance by 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 19 re-inspections that have been carried forward for the coming months.

The following table provides the status of Orders issued from January 1 – June 30, 2024.

<b>Remedial Progress of Orders</b>	<b>Total</b>	<b>%</b>
Number of Orders	224	
Owner compliance achieved by Order	152	68%
Remedy completed by HRM	51	23%
Pending re-inspection	19	8%
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 2024-25 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.

### **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter 189, 2008, c.39, section 355 (3)*

### **ATTACHMENTS**

There are no attachments.