



**APPEALS STANDING COMMITTEE
DRAFT MINUTES
June 12, 2025**

PRESENT: Councillor Becky Kent, Chair
Councillor Trish Purdy
Councillor Kathryn Morse
Councillor Nancy Hartling
Councillor Billy Gillis

REGRETS: Councillor Janet Steele, Vice Chair

STAFF: Tanya Phillips, Manager, By-law Standards
Karen MacDonald, Solicitor
Simon Ross-Siegel, 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.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 10:00 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 – May 8, 2025

MOVED by Councillor Hartling, seconded by Councillor Morse

THAT the minutes of May 8, 2025 be approved as circulated.

MOTION PUT AND PASSED.

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

Additions: None

Deletions:

- Item 12.1.3 – Case CF-2025-007392, 2450 John Street, Halifax

MOVED by Councillor Hartling, seconded by Councillor Gillis

THAT the agenda be approved as amended.

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-2025-007842, 332 Beaverbank Road, Lower Sackville

The following was before the Standing Committee:

- Staff report dated May 28, 2025
- Staff presentation dated June 12, 2025

The Chair reviewed the rules of procedure for appeal hearings and confirmed the appellant was present. The Chair noted that the compliance staff who prepared the report and performed site visits was not present, but staff were able to speak to the photographs of the property taken of the subject property. The Chair noted that if a deferral was requested, it would have to be made prior to the opening of the hearing.

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Scott Hill, Supervisor of Regional Compliance, gave a presentation, showing photographs of the property taken on June 4, 2025 and responded to questions of clarification from the Standing Committee.

Malcolm MacLeod, appellant spoke to the debris and the state of the property. MacLeod noted they were able and prepared to remove the debris and comply with the order, however they had a forthcoming medical procedure which would limit their ability to perform the necessary work. In response to questions from the Standing Committee, MacLeod confirmed that three months would provide some assistance in their ability to comply with the order.

Karen MacDonald, Managing Solicitor noted that if the Committee wanted to permit the property owners more time to remedy the property a new motion would need to be put on the floor to amend the compliance period in the Order to Remedy and if no motion was moved the compliance period in the Order to Remedy would stand. MacDonald also stated that if a motion was moved to amend the compliance period the length of the extension would need to be specified in the number of days.

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT the Appeals Standing Committee allow the appeal.

MOTION PUT AND DEFEATED.

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT the Appeals Standing Committee amend the compliance period in the Order to Remedy for Case CF-2025-007842, 332 Beaverbank Road, Lower Sackville issued April 10, 2025, Appendix D of the staff report dated May 28, 2025 to ninety (90) days from the June 12, 2025 Appeal Standing Committee hearing.

MOTION PUT AND PASSED.

12.1.2 Case CF-2025-006975, 4 Kelly Road, Wellington

The following was before the Standing Committee:

- Staff report dated May 21, 2025
- Staff presentation dated June 12, 2025

The Chair reviewed the rules of procedure for appeal hearings and confirmed the appellant was present. The Chair noted that the compliance staff who prepared the report and performed site visits was not present, but staff were able to speak to the photographs of the property taken of the subject property. The Chair noted that if a deferral was requested, it would have to be made prior to the opening of the hearing.

Scott Hill, Supervisor of Regional Compliance, gave a presentation, showing photographs of the property taken June 4, 2025 and responded to questions of clarification from the Standing Committee.

Darryl Darcy, appellant spoke to the history of the use of the property and previous engagements with compliance staff. Darcy stated that they had limited sources of assistance from others to manage the work necessary to comply with the Order to Remedy. Darcy spoke to their past efforts to seek a building permit which would enable them to build a residence on the subject property. Darcy expressed that limited sources of assistance from others and confusion about the scope and priority of work requested from compliance had made it difficult for them to comply with previous efforts to remedy the property.

Responding to questions from the Standing Committee, Darcy stated that the construction materials and vehicles on the property were not being stored for the operation of a commercial business.

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Tanya Phillips, Manager, By-law Standards confirmed that the appellant had previously applied for a variance in October of 2024 and then discontinued the application as noted in the staff report.

Members of the Standing Committee expressed concerns regarding safety and potential environmental contamination from the derelict vehicles and fluid containers.

MOVED by Councillor Gillis, seconded by Councillor Morse

THAT the Appeals Standing Committee allow the appeal.

MOTION PUT AND DEFEATED.

12.1.3 Case CF-2025-007392, 2450 John Street, Halifax

The following was before the Standing Committee:

- Staff report dated May 23, 2025

This matter was deleted during the approval of the Order of Business.

13. MOTIONS – NONE

14. IN CAMERA (IN PRIVATE) – NONE

15. ADDED ITEMS – NONE

16. NOTICES OF MOTION – NONE

17. DATE OF NEXT MEETING – July 10, 2025

18. ADJOURNMENT

The meeting adjourned at 11:04 a.m.

Simon Ross-Siegel
Legislative Assistant