



**APPEALS STANDING COMMITTEE
DRAFT MINUTES
September 18, 2025**

PRESENT: Councillor Janet Steele, Vice Chair
Councillor Trish Purdy
Councillor Kathryn Morse
Councillor Billy Gillis

REGRETS: Councillor Becky Kent, Chair
Councillor Nancy Hartling

STAFF: Tanya Phillips, Manager, By-law Standards
Karen MacDonald, Solicitor
Andrea Lovasi-Wood, 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 Vice Chair called the meeting to order at 2:04 p.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 – June 12, 2025

MOVED by Councillor Gillis, seconded by Councillor Purdy

THAT the minutes of June 12, 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: None

MOVED by Councillor Gillis, seconded by Councillor Morse

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

Correspondence was received and circulated for item 12.1.1.

For a detailed list of correspondence received refer to the specific agenda item.

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 CF-2025-019243, 40 Mountain Road, Halifax

The following was before the Standing Committee:

- Staff report dated September 11, 2025
- Correspondence from Steven Baigent

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**Appeals Standing Committee
Draft Minutes
September 18, 2025**

The Vice Chair confirmed the appellant was not present.

Andrea Lovasi-Wood, Legislative Assistant informed the Standing Committee that the appellant telephoned to indicate they could not attend the appeal hearing because they were not able satisfy the security measures to enter City Hall.

Karen MacDonald, Solicitor noted that the Standing Committee's Legislative Assistant sent the appellant two registered letters that informed the appellant of the security measures and that the appellant told Lovasi-Wood that they did not pick up these registered letters and was not aware of the new security measures. MacDonald noted the Standing Committee had two options. The Standing Committee could defer the appeal hearing to its' next meeting. The Standing Committee could also choose to proceed with the appeal hearing. MacDonald advised of the importance to allow the appellant an opportunity to be heard on the matter.

MOVED by Councillor Purdy, seconded by Councillor Gillis

THAT Appeals Standing Committee defer item 12.1.1 CF-2025-019243, 40 Mountain Road, Halifax to the October 9, 2025 Appeals Standing Committee meeting.

Tanya Phillips, Manager, By-law Standards and Humberto Madrigal Sanchez, Compliance Officer II responded to questions of clarification from the Standing Committee.

MOTION TO DEFER PUT AND PASSED.

13. MOTIONS – NONE

14. IN CAMERA (IN PRIVATE) – NONE

15. ADDED ITEMS – NONE

16. NOTICES OF MOTION – NONE

17. DATE OF NEXT MEETING – October 9, 2025

18. ADJOURNMENT

The meeting adjourned at 2:16 p.m.

Andrea Lovasi-Wood
Legislative Assistant