



**APPEALS STANDING COMMITTEE
DRAFT MINUTES
November 13, 2025**

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

STAFF: Tanya Phillips, Manager, By-law Standards
Karen MacDonald, Solicitor
Andrea Lovasi-Wood, Legislative Assistant
Elizabeth Macdonald, 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.

1.1 Annual Election of Chair

Andrea Lovasi-Wood, Legislative Assistant called for nominations for the position of Chair of the Appeals Standing Committee.

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT Councillor Kent be nominated Chair of the Appeals Standing Committee.

Councillor Kent was declared the successful nominee.

MOVED by Councillor Steele, seconded by Councillor Hartling

THAT Councillor Kent be appointed Chair of the Appeals Standing Committee.

MOTION PUT AND PASSED.

Councillor Kent was declared the Chair of the Appeals Standing Committee.

Councillor Kent assumed the Chair.

1.2 Annual Election of Vice Chair

Councillor Kent called for nominations for the position of Vice Chair of the Appeals Standing Committee.

MOVED by Councillor Hartling, seconded by Councillor Gillis

THAT Councillor Steele be nominated Vice Chair of the Appeals Standing Committee.

Councillor Steele was declared the successful nominee.

MOVED by Councillor Purdy, seconded by Councillor Gillis

THAT Councillor Steele be appointed Vice Chair of the Appeals Standing Committee.

MOTION PUT AND PASSED.

Councillor Steele was declared the Vice Chair of the Appeals Standing Committee.

2. APPROVAL OF MINUTES – October 9, 2025

MOVED by Councillor Steele, seconded by Councillor Morse

THAT the minutes of October 9, 2025 be approved as circulated.

MOTION PUT AND PASSED.

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

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Additions: None

Deletions:

- Item 12.1.3 - CF-2025-024019, 31 Wournell Drive, Dartmouth

MOVED by Councillor Steele, seconded by Councillor Morse

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

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-2025-024287, 9525 St Margarets Bay Road, Queensland

The following was before the Standing Committee:

- Staff report dated November 3, 2025
- Correspondence from Greg Delalis
- Staff presentation dated November 13, 2025

The Chair reviewed the rules of procedure for appeal hearings and confirmed the appellant was present.

Ryan MacNeil, Compliance Officer II gave a presentation, showing photographs of the property taken November 7, 2025.

Greg Delalis, appellant spoke to the recent impacts of storms to the area, their health, the presence of reusable materials on the property and plans to donate the materials to charitable organizations. Delalis noted some portions of the property had been cleaned. Delalis requested further time to bring the property into compliance and suggested July or August of 2026 as an ideal deadline.

Tanya Phillips, Manager, By-law Standards noted that if the appeal were denied, the property owner would have the opportunity to complete the work. However, if the property was not brought into compliance within the given timeline and the municipality were required to complete the work, an invoice would be issued to the property owner. Subsequently, if the property owner was unable to pay the

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invoice, a lien would be placed on the property and the property owner would have the opportunity to work with finance to establish a payment plan. Phillips clarified that the Standing Committee had the option to make changes to the compliance timeline.

Delalis responded to questions of clarification from the Standing Committee regarding a tree on the property and confirmed they would receive assistance from the local community to bring the property into compliance.

Karen MacDonald, Solicitor clarified that the Standing Committee would need to deny the appeal and pass a motion to amend the compliance period in the Order to Remedy to grant the property owner additional time.

MacNeil responded to questions of clarification from the Standing Committee regarding what was observed during their most recent visit to the property and clarified they did not have any information regarding what prompted the initial complaint.

Phillips noted the initial complaint was received through a complaint to 311 Contact Centre in August of 2025.

MOVED by Councillor Hartling, seconded by Councillor Steele

THAT the Appeals Standing Committee allow the appeal.

MOTION PUT AND DEFEATED.

MOVED by Councillor Hartling, seconded by Councillor Purdy

THAT the Appeals Standing Committee amend the compliance period in the Order to Remedy for Case CF-2025-024287, 9525 St Margarets Bay Road, Queensland issued September 23, 2025, Appendix C of the staff report dated November 3, 2025 to thirty (30) days from the November 13, 2025 Appeals Standing Committee hearing.

MOTION PUT AND PASSED.

12.1.2 CF-2025-028598, 27 Raymond Street, Dartmouth

The following was before the Standing Committee:

- Staff report dated October 28, 2025
- Staff presentation dated November 13, 2025

The Chair reviewed the rules of procedure for appeal hearings and confirmed the appellant was present.

Ryan MacNeil, Compliance Officer II gave a presentation, showing photographs of the property taken November 7, 2025. MacNeil responded to questions of clarification from the Standing Committee regarding the appearance of other properties in the community. MacNeil explained debris could not be seen from the street but the debris in the backyard was visible to neighbouring properties. MacNeil noted the property owner had indicated plans to use the windows on the property for a greenhouse and was not aware of any ongoing renovations. MacNeil confirmed their last visit to the property was on November 12, 2025 but the most recent full inspection took place on November 7, 2025. MacNeil clarified that rearranging items would not bring the site into compliance but cleaning up debris would.

Lynnette LaPaire, appellant spoke to health issues that delayed clean up of the property and noted plants and seedlings had been cleaned up. LaPaire explained they had folded some of the tarps in preparation to store them and a number of items had been moved into their carport. LaPaire stated they would require approximately two weeks to a month to bring the property into compliance. LaPaire responded to

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questions of clarification from the Standing Committee and clarified they had not brought updated photos. LaPaire explained neighbours could assist them with bringing the property into compliance.

MOVED by Councillor Purdy, seconded by Councillor Hartling

THAT the Appeals Standing Committee allow the appeal.

MOTION PUT AND DEFEATED.

MOVED by Councillor Purdy, seconded by Councillor Hartling

THAT the Appeals Standing Committee amend the compliance period in the Order to Remedy for Case CF-2025-028598, 27 Raymond Street, Dartmouth issued September 17, 2025, Appendix C of the staff report dated October 28, 2025 to fourteen (14) days from the November 13, 2025 Appeals Standing Committee hearing.

MOTION PUT AND PASSED.

12.1.4 CF-2024-022046, 1626 Shore Road, Eastern Passage

The following was before the Standing Committee:

- Staff report dated October 29, 2025
- Staff presentation dated November 13, 2025

The Chair reviewed the rules of procedure for appeal hearings and confirmed the appellant was present.

Scott Hill, Supervisor Regional Compliance gave a presentation, showing photographs of the property taken November 5, 2025. Hill responded to questions of clarification from the Standing Committee and confirmed the property owner had a permit for the sale of motor vehicles but not for the salvage or storage of motor vehicles. Hill noted the vehicles on the property were sinking into the ground which indicated the amount of time they were present on the property and noted weeds had grown around the vehicles. Hill confirmed there was no indication of an oil leak on the property.

Tanya Phillips, Manager, By-law Standards confirmed the lot file had been reviewed with Planning & Development regarding permits that had been issued to the property.

Rodney Berglund, appellant spoke to their vintage auto sales business and explained they bought and sold used cars and car parts. Berglund spoke to the sale of cars as a source of income and they were unable to operate their business for the past three years due to their partner's health. Berglund expressed concern, that as a result of the Order to Remedy, they would be unable to operate their business.

Berglund responded to questions of clarification from the Standing Committee and clarified 1626 Shore Road was a commercial property. Berglund noted they were not aware a permit was required for the salvage of motor vehicles and confirmed they could attempt to re-locate the cars to a proper shelter.

Karen MacDonald, Managing Solicitor responded to questions of clarification from the Standing Committee and noted there were two orders to remedy. MacDonald explained one order was for debris, one was for derelict vehicles and a separate motion was required for each order.

MOVED by Councillor Steele, seconded by Councillor Hartling

THAT the Appeals Standing Committee allow the appeal of the derelict vehicle Order to Remedy regarding Case CF-2024-022046, 1626 Shore Road, Eastern Passage issued September 24, 2025, Appendix E of the staff report dated October 29, 2025.

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MOTION PUT AND DEFEATED.

Phillips explained staff had been working with the property owner since July 2024, outlined staff's work with Planning & Development regarding the zoning of the property and clarified materials on the property not considered commercial would be considered derelict.

Hill responded to questions of clarification from the Standing Committee and noted concerns that the cars present on the property appeared abandoned.

Berglund spoke to plans to sell the cars on the property and explained they had a license to buy, sell and repair cars. Berglund confirmed a repair garage was present on the property.

MOVED by Councillor Purdy, seconded by Councillor Hartling

THAT the Appeals Standing Committee amend the compliance period in the derelict vehicle Order to Remedy regarding Case CF-2024-022046, 1626 Shore Road, Eastern Passage issued September 24, 2025, Appendix E of the staff report dated October 29, 2025 to ninety (90) days from the November 13, 2025 Appeals Standing Committee hearing.

MOTION PUT AND PASSED.

MOVED by Councillor Steele, seconded by Councillor Hartling

THAT the Appeals Standing Committee allow the appeal of the debris Order to Remedy for Case CF-2024-022046, 1626 Shore Road, Eastern Passage issued September 24, 2025, Appendix F of the staff report dated October 29, 2025.

MOTION PUT AND DEFEATED.

MOVED by Councillor Hartling, seconded by Councillor Purdy

THAT the Appeals Standing Committee amend the compliance period in the debris Order to Remedy for Case CF-2024-022046, 1626 Shore Road, Eastern Passage issued September 24, 2025, Appendix F of the staff report dated October 29, 2025 to ninety (90) days from the November 13, 2025 Appeals Standing Committee hearing.

MOTION PUT AND PASSED.

12.2 STAFF

12.2.1 Proposed 2026 Meeting Schedule

The following was before the Standing Committee:

- Staff report dated November 13, 2025

MOVED by Councillor Purdy, seconded by Councillor Gillis

THAT the Appeals Standing Committee approve the proposed 2026 Appeals Standing Committee meeting schedule as outlined in the staff memorandum.

MOTION PUT AND PASSED.

13. MOTIONS – NONE

14. IN CAMERA (IN PRIVATE) – NONE

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15. ADDED ITEMS – NONE

16. NOTICES OF MOTION – NONE

17. DATE OF NEXT MEETING – December 4, 2025

18. ADJOURNMENT

The meeting adjourned at 12:15 p.m.

Elizabeth Macdonald
Legislative Assistant