HALIFAX

**APPEALS STANDING COMMITTEE**
**MINUTES**
**April 9, 2026**

| | |
|---|---|
| PRESENT: | Councillor Becky Kent, Chair<br>Councillor Janet Steele, Vice Chair<br>Councillor Trish Purdy<br>Councillor Kathryn Morse<br>Councillor Nancy Hartling<br>Councillor Billy Gillis |
| STAFF: | Tanya Phillips, Director of Community Standards & Compliance<br>Karen MacDonald, Solicitor<br>Andrea Lovasi-Wood, Legislative Assistant |

*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 10:02 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 – November 13, 2025**

MOVED by Councillor Gillis, seconded by Councillor Morse

**THAT the minutes of November 13, 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 Steele

**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-2025-029355, 2370 Armcrescent East Drive, Halifax**

The following was before the Standing Committee:

- Staff report dated March 20, 2026
- Correspondence from Bonnie Burke on behalf of Veronica Arany
- Staff presentation dated April 9, 2026

The Chair reviewed the rules of procedure for appeal hearings and confirmed the appellant was not present but had submitted correspondence.

Viv Gravina, Compliance Officer II gave a presentation, showing photographs of the property taken April 7, 2026.

MOVED by Councillor Steele, seconded by Councillor Morse

**THAT the Appeals Standing Committee allow the appeal.**

**MOTION PUT AND DEFEATED.**

**12.1.2 CF-2025-035226, 44 Verdi Drive, Bedford**

The following was before the Standing Committee:

- Staff report dated March 20, 2026
- Staff presentation dated April 9, 2026

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

Humberto Madrigal Sanchez, Compliance Officer II gave a presentation, showing photographs of the property taken April 2, 2026 and responded to questions of clarification from the Standing Committee.

Eric Findlay of MNP Limited, appellant stated the appeal was filed to request additional time to comply with the two Orders because the two Orders were initially sent to the property owner who was insolvent and that the property owner's secured lender engaged Findlay's company as a court appointed receiver. Findlay learned of the Orders in December 2025 and since the appeal was filed, had worked to secure vendors to complete the necessary work, but winter weather prevented access to the property. Findlay detailed the measures to secure the property including patrols by uniformed security officers, alarm systems and barricades gates preventing access to the property. Findlay responded to questions of clarification from the Standing Committee. Findlay stated the debris clean up had started, could be completed within four weeks and requested that the debris Order be dismissed. Findlay requested that the decision on the open access Order be adjourned to a later date to allow for the receipt of three quotes to build fencing and selection of a vendor. Findlay indicated that a purchaser for the property was selected and the purchase needed to be approved by at a court hearing in May 2026. Findlay explained that the hockey rink's dome roof collapsed during a storm in 2022, repairs were made and that after a second roof collapse in 2022 consultants determined the structure was beyond its useful life and could not be repaired. Findlay confirmed the property's two roadside entrances were blocked by concrete blocks and chains. Findlay confirmed MNP Limited was appointed receiver in 2022. Findlay clarified security guards were hired over the winter and attended the property twice a day. Findlay confirmed fencing would be placed around the collapsed hockey rink building and that the costs for cleanup and fencing would be financed through borrowing and paid from proceeds of the court approved sale.

Madrigal Sanchez responded to questions of clarification from the Standing Committee regarding the type of fencing expected. Madrigal Sanchez confirmed they had not observed security patrols and saw limited fencing with no measures to prevent access to the collapsed rink when the site was last visited.

MOVED by Councillor Steele, seconded by Councillor Hartling

**THAT the Appeals Standing Committee allow the appeal of the Order to Remedy regarding Open Access issued December 4, 2025, Appendix C of the staff report dated March 20, 2026.**

Tanya Phillips, Director of Community Standards & Compliance responded to questions of clarification from the Standing Committee.

**MOTION PUT AND DEFEATED.**

MOVED by Councillor Purdy, seconded by Councillor Hartling

**THAT the Appeals Standing Committee allow the appeal of the Order to Remedy regarding Debris issued December 4, 2026, Appendix D of the staff report dated March 20, 2026.**

**MOTION PUT AND DEFEATED.**

MOVED by Councilor Hartling, seconded by Councillor Purdy

**THAT the Appeals Standing Committee amend the compliance period in the Order to Remedy regarding Debris for Case CF-2025-035226, 44 Verdi Drive, Bedford issued December 4, 2025, Appendix D of the staff report dated March 20, 2026 to thirty (30) days from the April 9, 2026 Appeal Standing Committee hearing.**

**MOTION PUT AND PASSED.**

**12.1.3 CF-2025-035010, 3 Shore Road, Herring Cove**

The following was before the Standing Committee:

- Staff report dated March 20, 2026
- Staff presentation dated April 9, 2026
- Appellant presentation dated April 9, 2026

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

Tristan Zinck, Compliance Officer II gave a presentation, showing photographs of the property taken April 2, 2026.

Terry Deveau, appellant gave a presentation and responded to questions of clarification from the Standing Committee. Deveau confirmed a dumpster was used during house renovations and that a second dumpster could not be placed on driveway because of the neighbouring fence. Deveau spoke to plans to complete clean up of remaining leftover, valuable lumber for reuse in future construction projects by May 30, 2026. Deveau confirmed tree breaches would be cut for firewood and added to existing wood pile.

Tanya Phillips, Director of Community Standards & Compliance and Zinck responded to questions of clarification from the Standing Committee.

MOVED by Councillor Gillis, seconded by Councillor Steele

**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-2025-035010, 3 Shore Road, Herring Cove issued December 4, 2025, Appendix D of the staff report dated March 20, 2026 to forty-five (45) days from the April 9, 2026 Appeal Standing Committee hearing.**

**MOTION PUT AND PASSED.**

**12.1.4 CF-2025-036274, 378 Herring Cove Road, Halifax**

The following was before the Standing Committee:

- Staff report dated March 20, 2026
- Staff presentation dated April 9, 2026

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

The Chair invited the appellant to come forward and address the Standing Committee regarding their request for a deferral of the appeal hearing to a future meeting.

Amit Gandhi of Akaar Commercial Limited, appellant spoke to request for deferral of the appeal hearing to April 16, 2026 because the appellant's tenant, who was to serve as a witness, was not able to attend to provide evidence of the tenant's use of the property which gave rise to the Order to Remedy.

Karen MacDonald, Solicitor responded to questions of clarification from the Standing Committee and confirmed it was not uncommon for an appellant to request an adjournment or deferral because an appellant was not able to attend. MacDonald clarified that the appeal was initially filed by the tenant with the property owner's approval and that a deferral to the Standing Committee's next meeting on May 14, 2026 would allow the tenant an opportunity to speak.

MOVED by Councillor Gillis, seconded by Councillor Morse

**THAT the Appeals Standing Committee defer Item 12.1.4 CF-2025-036274, 378 Herring Cove Road, Halifax to the May 14, 2026 meeting of Appeals Standing Committee.**

MacDonald responded to questions of clarification from the Standing Committee. MacDonald clarified that the Order was paused when it was appealed and if the deferral was approved that pause would continue. MacDonald confirmed the property owner was ultimately responsible for the condition of the property and that a property owner could grant permission to another person to file an appeal and to have a witness at an appeal hearing.

Gandhi confirmed they granted the tenant permission to file the appeal and spoke to communications with the tenant of the tenant's responsibility under terms of lease to keep property safe, clean and to comply with the Order. Gandhi explained tenant built a case that the tenant wanted to present to the Standing Committee.

Tristan Zinck, Compliance Officer II responded to questions of clarification from the Standing Committee and confirmed the debris was located at the back of the commercial property and could be viewed by residential neighbours.

**MOTION TO DEFER PUT AND DEFEATED.**

Tristan Zinck, Compliance Officer II gave a presentation, showing photographs of the property taken April 2, 2026 and responded to questions of clarification from the Standing Committee. Zinck confirmed that no rodents or rodent traps were seen at last site visit.

Amit Gandhi of Akaar Commercial Limited, appellant spoke to efforts to communicate with tenant of the tenant's responsibility to properly maintain the rear of the property prior to the issuance of the Order to Remedy. Gandhi explained how the winter weather prevented clean up, that the tenant wanted to present their case for an appeal and that Gandhi delayed further action until a decision was made on the appeal. Gandhi stated they would comply with any decision made by the Standing Committee. Gandhi responded to questions from the Standing Committee and confirmed they last visited the site a month ago and contacted the tenant via letter and phone. Gandhi indicated the tenant did not share details of a plan to clean up the debris. Gandhi spoke to what efforts they would undertake to clean up debris if the appeal was denied. Gandhi explained the tenant's business included the collection of used commercial kitchen equipment and fixtures for resale and confirmed the debris in the rear of the property was the tenant's surplus inventory.

Tanya Phillips, Director of Community Standards & Compliance and Karen MacDonald, Solicitor responded to questions of clarification from the Standing Committee regarding the ability of the Standing Committee to prioritize clean up of garbage ahead of clean up of kitchen equipment. MacDonald confirmed the only terms in the Order that could be modified by the Standing Committee was the number of days listed for compliance.

MOVED by Councillor Purdy, seconded by Councillor Steele

**THAT the Appeals Standing Committee allow the appeal.**

**MOTION PUT AND DEFEATED.**

**12.2 DANGEROUS OR UNSIGHTLY PREMISES: DEMOLITIONS**
**12.2.1 CF-2026-000238, 75 Hebridean Drive, Herring Cove**

The following was before the Standing Committee:

- Staff report dated March 26, 2026
- Staff presentation dated April 9, 2026

The Chair confirmed the property owner was not present.

Tristan Zinck, Compliance Officer II gave a presentation, showing photographs of the property taken April 2, 2026.

MOVED by Councillor Steele, seconded by Councillor Hartling

**THAT the Appeals Standing Committee find the property to be dangerous or unsightly as per section 3(q) of the Charter and as per section 356 of the Charter, orders demolition of the accessory structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy, environmentally compliant and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the Charter.**

Tanya Phillips, Director of Community Standards & Compliance responded to questions of clarification from the Standing Committee and confirmed no issue with extension of compliance period to 60 days because of limited contractor availability in the spring.

MOVED by Councillor Purdy, seconded by Councillor Hartling

**THAT the motion be amended to replace “thirty (30) days” with “sixty (60) days”.**

**MOTION TO AMEND PUT AND PASSED.**

The motion as amended now read:

MOVED by Councillor Steele, seconded by Councillor Hartling

**THAT the Appeals Standing Committee find the property to be dangerous or unsightly as per section 3(q) of the Charter and as per section 356 of the Charter, orders demolition of the accessory structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy, environmentally compliant and safe condition within sixty (60) days after the Order is posted in a**

**conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the Charter.**

**MOTION AS AMENDED PUT AND PASSED.**

**12.2.2 CF-2026-001925, 454 Herring Cove Road, Halifax**

The following was before the Standing Committee:

- Staff report dated March 27, 2026
- Staff presentation dated April 9, 2026

The Chair confirmed the property owner was not present.

Yarko Fanok, Compliance Officer II gave a presentation, showing photographs of the property taken April 2, 2026.

MOVED by Councillor Steele, seconded by Councillor Morse

**THAT the Appeals Standing Committee find the property to be dangerous or unsightly as per section 3(q) of the Charter and as per section 356 of the Charter, orders demolition of the main structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy, environmentally compliant and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the Charter.**

Fanok and Tanya Phillips, Director of Community Standards & Compliance responded to questions of clarification from the Standing Committee. Fanok confirmed conversation with property owner, who spoke to plan to apply for a demolition permit. Phillips indicated no record of a current demolition permit application and explained the process if the property owner did not complete demolition under terms of the proposed Demolition Order.

**MOTION 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 – May 14, 2026**

**18. ADJOURNMENT**

The meeting adjourned at 12:05 p.m.

Andrea Lovasi-Wood
Legislative Assistant