HALIFAX

APPEALS STANDING COMMITTEE
DRAFT MINUTES
September 10, 2026

PRESENT:	Councillor Becky Kent, Chair Councillor Kathryn Morse Councillor Nancy Hartling Councillor Billy Gillis
REGRETS:	Councillor Janet Steele, Vice Chair Councillor Trish Purdy
STAFF:	Steven Berkman, Manager, Bylaw 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 Chair called the meeting to order at 10:08 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 African Nova Scotian Affirmation

The Chair led the Standing Committee in the African Nova Scotian Affirmation.

2. APPROVAL OF MINUTES – July 16, 2026

MOVED by Councillor Gillis, seconded by Councillor Hartling

THAT the minutes of July 16, 2026 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 – None
10.2 Petitions – None
10.3 Presentation – None

11. INFORMATION ITEMS BROUGHT FORWARD – NONE

12. REPORTS
12.1 DANGEROUS OR UNSIGHTLY PREMISES: DEMOLITIONS
12.1.1 Order to Demolish – CF-2026-016073, 1212 Highway 277, Dutch Settlement

The following was before the Standing Committee:

- Staff report dated August 24, 2026
- Staff presentation dated September 10, 2026

The Chair confirmed the property owner was present. The Chair reviewed the process for a demolition order hearing.

Scott Hill, Supervisor, Regional Compliance gave a presentation, showing photographs of the property taken September 8, 2026 that detailed the deterioration and partial collapse of the main dwelling structure on the property.

Davoud Sadeghi, property owner spoke to their purchase of the property via a tax sale with the intention to use it as a summer home and their discovery of the main dwelling structure's neglected condition that required demolition. Sadeghi spoke to conversations with compliance staff since mid-June and noted the demolition cost quoted by two Halifax Regional Municipality (HRM) contractors was more than they expected. Sadeghi noted their intention to apply for a demolition permit and efforts taken to hire a relatively affordable contractor who needed to apply to become a registered contractor with HRM. Sadeghi noted the gas company confirmed there was no gas on the property. Sadeghi agreed the property was unsightly but noted the structure did not pose an immediate danger to people. Sadeghi responded to questions of clarification from the Standing Committee. Sadeghi noted their efforts towards demolition began in mid-July when the contractor said the demolition was a three day job, that could be started within two weeks. Sadeghi noted they would need to confirm that these time periods still fit in the contractor's schedule and confirmed that the 60 day time period in the proposed Demolition Order would be enough time for the demolition to be completed.

Adam Sadler, Supervisor, Building Standards spoke to the demolition permit application process, noted that any contractor could complete the demolition, explained that there was some confusion about there being two contractors approved by HRM to perform demolitions and clarified that two was the number of HRM approved sites for debris removal. Sadler spoke to efforts that would be taken by compliance staff to assist the property owner to apply for a demolition permit.

Sadeghi acknowledged they would work with compliance staff to apply for the demolition permit.

MOVED by Councillor Hartling, seconded by Councillor Gillis

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 dwelling 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.

The Standing Committee acknowledged the property owner's efforts to arrange for demolition of the structure within the 60 day period in the 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 – October 8, 2026

18. ADJOURNMENT

The meeting adjourned at 10:31 a.m.

Andrea Lovasi-Wood
Legislative Assistant