



**Nova Scotia Regulatory
and Appeals Board**

NOTICE OF PUBLIC HEARING

GUS GHOSN ET AL. have made an appeal to the Nova Scotia Regulatory and Appeals Board from a decision by the Chief Administrative Officer of the Halifax Regional Municipality approving modification of restrictive covenants to allow development of property located at 1462 Thornvale Avenue and 1445 Birchdale Avenue, Halifax (PIDs 00078352 and 40439796) in accordance with the underlying Regional Centre Land Use By-law's Established Residential 3 (ER-3) zoning. This matter will be considered in a public hearing. The Municipality has asked the Board to consider preliminary motions on issues of jurisdiction. A date for the public hearing of the formal appeal will be set later, subject to the outcome of the preliminary motions.

**Preliminary Hearing starts: Friday, October 31, 2025
9:30 a.m.**

**Hearing Location: Offices of the Board
Summit Place, 3rd Floor
1601 Lower Water Street
Halifax, Nova Scotia**

Board Hearings are open to the public and you may participate as follows:

- You may speak at any final hearing to be scheduled in this matter. You must notify the Board by **Tuesday, September 30, 2025.**
- You may register to make written comments to be considered by the panel in any final hearing to be scheduled in this matter by sending a letter to the Clerk of the Board at P.O. Box 1692, Unit "M", Halifax, NS B3J 3S3, or by email at: board@novascotia.ca, or by fax at (902) 424-3919 by **Tuesday, September 30, 2025.** You will be advised of the date for submitting your written comments after you register, subject to the outcome of the preliminary motions.
- You may request formal standing as an Intervenor, subject to Board approval. This will allow you to present evidence or cross-examine witnesses. Your request must be received by the Board by **September 3, 2025**, and a copy of your written submissions on the preliminary motions by **Friday, September 12, 2025**, for Intervenor supporting the Municipality,

and by **Friday, September 26, 2025**, for Intervenor supporting the Appellants.

- You may request the preliminary and any final hearing be audio or videocast. Your request must be received by the Board by **Tuesday, September 30, 2025**. The Board will make its best effort to accommodate any such request.
- Alternatively, you may request a copy of the audio file for the proceeding after the hearing by contacting the Clerk of the Board.

Additional information about the matter is as follows:

A copy of the appeal and any timetable applying to this matter may be viewed on the Board's website at <https://www.nserbt.ca/nsrab> by clicking on "Matters & Evidence", "Search Records", and in the "Go Directly to Matter" search box, enter Matter No. **M12404**, or at the offices of the **Halifax Regional Municipality**.

To assist the Board in using correct forms of address and pronouns in our hearings and decisions, we invite all parties, lawyers, and all other participants to share their pronouns and titles with the Board and each other if they are comfortable doing so. There is no requirement to provide this information.