



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 12.1.1**  
**Appeals Standing Committee**  
**September 18, 2025**

**TO:** Chair and Members of Appeals Standing Committee

**SUBMITTED BY:** Original Signed  
\_\_\_\_\_  
Andrea MacDonald, Director, Community Standards/Compliance

**DATE:** September 11, 2025

**SUBJECT:** Appeal Report – CF-2025-019243 40 Mountain Road, Halifax

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**ORIGIN**

Appeal of an Order to Remedy the condition of properties pursuant to the Dangerous or Unsightly provisions of the *Halifax Regional Municipality Charter* (the “Charter”).

**LEGISLATIVE AUTHORITY**

Sections 355, 356 and 3(q) of the *Halifax Regional Municipality Charter*, S.N.S., 2008 C.39.

**MOTION FOR CONSIDERATION**

In accordance with Section 58 of Administrative Order One, the motion before the Appeals Standing Committee is to allow the appeal.

**RECOMMENDATION**

It is recommended that the Appeals Standing Committee uphold the Order of the Administrator and thereby deny the appeal.

**BACKGROUND:**

There have been nine (9) previous dangerous or unsightly cases associated with this property over the past ten (10) years. Of these, eight (8) were resolved through owner compliance and one (1) resulted in remedy work being conducted by Halifax Regional Municipality to bring the property into compliance. These cases reflect various violations under Part XV of the Halifax Regional Municipality Charter.

The property is zoned R-2 (Two-Family Dwelling Zone) under the Halifax Mainland Land Use By-law.

A review of the HRM database system shows no permits have been issued for the property.

A complaint was received on June 23, 2025, indicating that grass on the property was overgrown.

The case CF-2025-019243 is brought forward to the Appeals Standing Committee due to the property owner appealing an Order to Remedy for a landscaping violation at the property of 40 Mountain Rd, Halifax.

**CHRONOLOGY OF CASE ACTIVITIES:**

- |              |  |
|--------------|--|
| 10-July-2025 | A complaint was received indicating that grass on the property has not been cut and there is debris in the yard.   |
| 16-July-2025 | <p>A Compliance Officer attended 40 Mountain Road, Halifax, hereinafter referred to as “the property” (attached as Appendix B), and knocked on the door to the residence, receiving no response.</p> <p>The Compliance Officer conducted an inspection of the property and found that it was overgrown with grass, weeds, and shrubs, indicating a lack of landscaping maintenance.</p> <p>The Compliance Officer issued a seven (7) day Notice of Violation for a lack of maintenance to the landscaping (attached as Appendix C). The notice was posted at the property.</p> |
| 31-July-2025 | <p>The Compliance Officer attended the property, knocked on the door to the residence and received no response.</p> <p>The Compliance Officer conducted an inspection of the property and noted that the property was still overgrown with grass, weeds, and shrubs.</p>   |
| 6-Aug-2025   | <p>The Compliance Officer attended the property and posted a seven (7) day Order to Remedy for a lack of maintenance to the landscaping (attached as Appendix D). The Order was posted on the door to the residence and a copy was sent via registered mail to the property owner(s).</p>  |
| 13-Aug-2025  | <p>The property owner submitted a Notice of Appeal (attached as Appendix E) to the Municipal Clerk’s Office.</p>   |
| 14-Aug-2025  | <p>The Municipal Clerk’s Office sent the property owner a letter advising the appeal was scheduled for the September 11, 2025, Appeals Standing Committee meeting (attached as Appendix F).</p>  |
| 22-Aug-2025  | <p>An additional complaint was received indicating that grass on the property was overgrown, and debris was piled up around the yard. The landscaping concern is being heard through this appeal process and the debris concern is being managed separately.</p>   |

8-Sep-2025 The Municipal Clerk's Office sent the property owner a letter advising the appeal was rescheduled for the September 18, 2025, Appeals Standing Committee meeting (attached as Appendix G).

### **FINANCIAL IMPLICATIONS**

There are no financial implications if the owner complies with the Order. If the Municipality is required to complete the work, the costs will form a debt against the property which may be collected in the same manner as taxes pursuant to the Halifax Regional Municipality Charter, S.N.S., 2008, C.39.

### **RISK CONSIDERATIONS**

There are no significant risks associated with the recommendations in this report. The risk consideration rates low.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental impacts identified.

### **ALTERNATIVES**

The Appeals Standing Committee may vary or overturn the Order to Remedy and in doing so, must provide reasons to be recorded in the minutes of the committee meeting.

### **ATTACHMENTS**

Appendix A: Legislative Authority – Halifax Regional Municipality Charter  
Appendix B: Copy of the Nova Scotia Property Records Map  
Appendix C: Copy of the Notice of Violation dated July 16, 2025  
Appendix D: Copy of Order to Remedy dated August 6, 2025  
Appendix E: Copy of the Notice of Appeal dated August 13, 2025  
Appendix F: Copy of the letter from the Clerk's Office dated August 14, 2025  
Appendix G: Copy of the letter from the Clerk's Office dated September 8, 2025

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A copy of this report can be obtained online at [Halifax.ca](http://Halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared For: Humberto Madrigal, Compliance Officer II, Community Standards & Compliance, 902-399-5365

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## Appendix A

### **Halifax Regional Municipality Charter ('HRM Charter') Subsection 355 (1) 356 and 3 (q)**

HRM Charter, subsection 355(1) as follows:

- 355 (1) The Council may, by policy, delegate some or all of its authority pursuant to this Part, except the authority to order demolition, to the Administrator.

HRM Charter, subsection 356(1) as follows:

- 356 (1) Where a property is dangerous or unsightly, the Council may order the owner to remedy the condition by removal, demolition or repair, specifying in the order what is required to be done.

HRM Charter, subsections 356(2), (3A), as follows:

- 356 (2) An owner may appeal an order of the Administrator to the Council or to the committee to which the Council has delegated its authority within seven days after the order is made.
- (3A) Where the Council or the committee varies or overturns the order of the Administrator, the Council or committee shall provide reasons to be recorded in the minutes of the Council or committee meeting.

HRM Charter, subsection 3(q) as follows:

- (q) "dangerous or unsightly" means partly demolished, decayed, deteriorated or in a state of disrepair so as to be dangerous, unsightly or unhealthy, and includes property containing
- (i) ashes, junk, cleanings of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or machinery, or bodies of these or parts thereof,
  - (ii) an accumulation of wood shavings, paper, sawdust, dry and inflammable grass or weeds or other combustible material,
  - (iia) an accumulation or collection of materials or refuse that is stockpiled, hidden or stored away and is dangerous, unsightly, unhealthy or offensive to a person, or
  - (iii) any other thing that is dangerous, unsightly, unhealthy or offensive to a person, and includes property or a building or structure with or without structural deficiencies
  - (iv) that is in a ruinous or dilapidated condition,
  - (v) the condition of which seriously depreciates the value of land or buildings in the vicinity,
  - (vi) that is in such a state of non-repair as to be no longer suitable for human habitation or business purposes,
  - (vii) that is an allurement to children who may play there to their danger,
  - (viii) constituting a hazard to the health or safety of the public,
  - (ix) that is unsightly in relation to neighbouring properties because the exterior finish of the building or structure or the landscaping is not maintained,
  - (x) that is a fire hazard to itself or to surrounding lands or buildings,
  - (xi) that has been excavated or had fill placed on it in a manner that results in a hazard, or
  - (xii) that is in a poor state of hygiene or cleanliness;



Property Online Map

Date: August 26, 2025 10:13:35



<b>PID:</b>	00308601	<b>Address:</b>	40 MOUNTAIN ROAD HALIFAX	<b>AAN:</b>	01896946
<b>County:</b>	HALIFAX COUNTY	<b>Owner:</b>	STEVEN BAIGENT	<b>Value:</b>	\$264,400.00 (2025 RESIDENTIAL TAXABLE)
<b>LR:</b>	LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online Version 1.0

This page and all contents are copyright © 1999-2025, [Government of Nova Scotia](#), all rights reserved.  
If you have comments regarding our site please direct them to: [propertyonline@novascotia.ca](mailto:propertyonline@novascotia.ca)  
Please feel free to [Submit Problems](#) you find with the Property Online web site.

# HALIFAX

## Buildings & Compliance

### Notice of Violation

Notice Served Upon: Name \_\_\_\_\_

or address 40 MOUNTAIN Rd

This is to advise that you are in violation of the following municipal and/or provincial legislation:

- |   |   |
|---|---|
| <input type="checkbox"/> HRM By-law A-700 Animals   | <input type="checkbox"/> HRM By-law S-300 Streets           |
| <input type="checkbox"/> HRM By-law C-300 Civic Addressing  | <input type="checkbox"/> HRM By-law S-600 Solid Waste       |
| <input type="checkbox"/> HRM By-law C-501 Vending   | <input type="checkbox"/> HRM By-law S-801 Temporary Signs   |
| <input checked="" type="checkbox"/> HRM Charter, Part XV Respecting Dangerous or Unsightly Premises | <input type="checkbox"/> HRM By-law S-1000 Sidewalk Cafes   |
| <input type="checkbox"/> HRM By-law N-300 Nuisances   | <input type="checkbox"/> HRM By-law T-1000 Taxi & Limousine |
|   | <input type="checkbox"/> Other: _____                       |

Details of violation(s):

A LACK OF MAINTENANCE TO THE LANDSCAPING INCLUDING BUT NOT LIMITED TO  
OVERGROWN GRASS, WEEDS AND SHRUBS

Violation(s) to be rectified as per the following:

CUT OR MOW THE OVERGROWN LANDSCAPING

Notice of Re-inspection:

A re-inspection will be performed on JULY 23, 2025 to confirm the above noted violations have been rectified. If you have any queries regarding this matter, please contact the issuing Officer prior to the re-inspection date.

T. MURDOCH  
Issuing Officer

902-943-9213  
Issuing Officer Phone Number

\_\_\_\_\_  
Issuing Officer Signature

16/07/25  
Date (dd/mm/yy)

\_\_\_\_\_  
Time (hh/mm)

CF-2025-019243  
Case Number

**For information on municipal legislation visit the HRM Website at [www.halifax.ca](http://www.halifax.ca) or call 311.  
If calling outside the HRM but within NS call 1-800-835-6428 toll free**



**ORDER TO REMEDY  
DANGEROUS OR UNSIGHTLY PREMISES**

**IN THE MATTER OF:** Section 356 of The Halifax Regional Municipality Charter, S.N.S., 2008 , C.39  
Hereinafter referred to as the "Charter"

- and -

**IN THE MATTER OF:** Property located at 40 MOUNTAIN RD, HALIFAX, NS B3N1A2; PID #  
Case # CF-2025-019243;  
Hereinafter referred to as the "Property"

**TO:** **STEVEN BAIGENT**

**WHEREAS** you are the owner(s) of the Property;

**AND WHEREAS** located on the Property is an unsightly or dangerous condition due to a lack of maintenance to the landscaping including but not limited to overgrown grass, weeds, and shrubs, in accordance with Section 3(q) of the Charter;

**TAKE NOTICE** that you are hereby Ordered to remedy the condition of the Property by mowing and or cutting the overgrown grass, weeds, and shrubs, so as to leave the Property in a neat, tidy, environmentally compliant and safe condition;

**TAKE FURTHER NOTICE** that you have the right to appeal this Order to the Appeals Standing Committee of the Halifax Regional Municipality ("HRM") by filing a Notice of Appeal with the Municipal Clerk by mail at City Hall, P.O. Box 1749, Halifax, NS, B3J 3A5 or by fax to (902) 490-4208, within seven (7) days after the Order is posted in a conspicuous place upon the Property or served upon you;

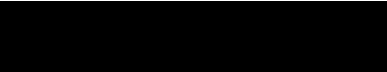
**AND FURTHER TAKE NOTICE** that your failure to comply with the requirements of this Order within seven (7) days after service, the Administrator, or any person authorized by the Administrator, may enter upon the Property without warrant or other legal process and carry out the work specified in this Order.

**AND FURTHER TAKE NOTICE** that the costs of complying with this Order, including the cost of completing the work specified herein, incurred by the Halifax Regional Municipality ("HRM") or its agents, is a debt payable by you to HRM and that HRM has a first lien on the Property in the amount of the debt which may be collected in the same manner and with the same rights and remedies as rates and taxes pursuant to the Charter;

**AND FURTHER TAKE NOTICE** that upon service of this Order any person who aids, assists, permits or causes a dangerous or unsightly condition or fails to comply with the terms of this Order is liable on summary conviction to a penalty of not less than One Hundred Dollars (\$100.00) and not more than Ten Thousand Dollars (\$10,000.00) and every day during which the condition is not remedied is a separate offense.

**DATED** at Halifax, Nova Scotia this August 6, 2025.

HUMBERTO MADRIGAL SANCHEZ  
COMPLIANCE OFFICER  
Phone: (902) 399-5365

  
LORI SCOLARO  
Administrator  
Halifax Regional Municipality



08-13-25;05:58PM;

**HALIFAX**

**NOTICE OF APPEAL REGARDING  
AN ORDER TO REMEDY DANGEROUS OR UNSIGHTLY PREMISES**

IN THE MATTER OF:

Property located at

Case #

PID #

Tax #

I STEVEN BRIGENT (YOUR PROPERTY) wish to file this Written Notice of Appeal in relation to the Order I received dated the 17 day of AUGUST, 2025 from the Compliance Officer respecting the above noted Property.

The reason for the appeal:

I apologize, Masters. Seeing as how you keep proving that I am less than the humans you are, and not deserving of the human rights of health (section 7, possibly), safety (section 7), privacy (section 7 & 8, privacy act & PIPEDA) and security (section 7) or even the International Court of Justice's latest judgement to have a healthy environment of my own, which results in showing that I am YOUR KIND'S PROPERTY. I am sorry for asking for the time to prove that your city's rules are condoning the bullying and harassment of my life and property and don't expect you will give me the allotted 10 minutes time to try and make you like me so that you will re-enforce the mythical concepts of fairness and justice. Especially since doing so will prove that you remember and learn from the past to not act like the officials of the Residential Schools, segregation and other historic events, in which officials have used the LAW to force people (who live a harmlessly different lifestyle) to live a life which causes harm to their physical, mental and spiritual health.

\*Hearings of the Appeals Standing Committee are open to the public and any information, including personal information, which is provided or obtained in relation to your appeal, will be a matter of public record.

Submitted by:

☒ Property Owner(s) ☐ Guardian, Trustee, or Power of Attorney\* ☐ Agent of Property Owner(s)\*  
☐ Other, Please Specify\* \_\_\_\_\_ \*written authorization of property owner required

DATED at 17, Nova Scotia this 17 day of AUGUST, 2025

STEVEN BRIGENT  
Preferred Name SLAVCO TO CITY  
AND BULLYING  
NEIGHBOUR

410 MOUNTAIN RD  
(Address) (Apt)

Legal Name of Appellant (please print)

STEVEN W BRIGENT

Signature of Appellant

SEND TO:

Office of the Municipal Clerk

P.O. Box 1749

Halifax, NS B3J 3A5

Fax: 902-490-4208

Email: [clerks@halifax.ca](mailto:clerks@halifax.ca)

Deliver in person: City Hall, 1841 Argyle  
Street, Halifax (Mon-Fri, 8:30am-4:30pm)

(City)

(Postal Code)

Co

MUST LEAVE MESSAGE



08-13-25;05:58PM;

*Why am I doing this?*

The simple reason behind my starting this; I kept trying to get people to leave me alone by living my life simply and quietly, by going to work and living my life as I choose, by not bothering any of my neighbours, living my life with the morals and ethics taught to us by history's honourable individuals, by having my life and home surrounded by helpful and beautiful nature/unhateful life plus harmony plus good family/friend memories, by having my home planned and set up in such a way that no-one would trespass around my life/property (by their own choice, without me having a fence or telling them what to do in their personal life {something YOUR KIND does and what I don't want to be like}) and....

it resulted in 10 years and now with the new harassment plus 2-3 years of having my home having rocks thrown at it and windows/siding being broken, years of lost sleep (from not sleeping in my own bed and worrying about rocks and glass coming into my home and on me while I sleep), adult bullying stress condoned by the government, having a planned environmental support system for my mental/physical/spiritual health stolen and destroyed, lost money and heat and furnace oil from those broken windows in the winter, having absolute strangers coming up to my face and calling me names and insulting me out of the blue, threatening me, having my property being stolen and permanently vandalized.

This is all because of why?

SERIOUSLY, I am asking you why, with the idea that you will intelligently and honestly answer that question and the following ones. Yeah right

Is it because I am spreading lies about my neighbours?

Is it because I am acting like an animal and showing fear by attacking those who are different?

Is it because I am harming other people and their own property or their own way of life?

Is it because I am destroying society and causing the end of the world?

Is it because I am fighting back against a harmful law designed to be environmentally unfriendly to my health, safety, privacy and security and something that is even against the international court of justice's ruling concerning the human right to a healthy environment?

## How was and am I hurting anyone living my life the way I was and am?

To put it simply; I asked people to leave me alone. I even expected it after my zen property was destroyed by the government, but YOUR KIND couldn't do it. Now, YOUR KIND is unhappy that I am not just sitting back and taking it like a good little piece of property that they consider to be theirs.

Here is a surprising kicker to your thoughts; if you think I am a person who deserves these things happening to me, it might be surprising to know that there is a book/manifesto written and publicly accepted, which describes what and why I am being attacked, and all because I don't do anything, while not being evil (except to hateful, sick minded people {which follows the logic of, "what is evil to evil people"}): "party of one" "the loners' manifesto" Anneli Rufus

Or at least I didn't do anything, until I started fighting back against the bullying, harassment and hatred.

CF 2025 01 9243

## Appendix F

August 14, 2025

### REGISTERED MAIL

Steven Baigent



CANADA POSTES POSTES CANADA		REGISTERED DOMESTIC CUSTOMER RECEIPT	RECOMMANDÉ RÉGIME INTÉRIEUR REÇU DU CLIENT	R
No	Destinataire			
Name	Nom			
Address	Adresse			
City / Prov. / Postal Code	Ville / Prov. / Code postal			
Declared Value	Valeur déclarée			
33-086-584 (17-12)				
		FOR DELIVERY CONFIRMATION	CONFIRMATION DE LA LIVRAISON	
		canadapost.ca	postescanada.ca	
		1 888 550-6333		
		CPC Tracking Number	Numéro de repérage de la SCP	

Re: Case CF-2025-019243, 40 Mountain Road, Halifax

This is to advise that your appeal will be heard by the Appeals Standing Committee on **Thursday, September 11, 2025.**

Enhanced security processes to access the building, including security screening with X-ray and metal detection, as well as sign-in with government-issued photo ID, are in place. Please allow for ample time to complete these processes before your meeting start time. More detail is attached.

Please arrive for 10:00 a.m. but note that there may be other cases heard before yours on the agenda.

If you'd like, you can let us know how to say your name using simple, sound-it-out spelling. (For example: for Leila Nahirah say "Lay-ah Nah-HEE-rah").

**If you cannot attend in person and must participate using Zoom, please let me know no later than 4:30pm on the business day prior to the meeting.**

The staff report for this matter will be posted online to the Appeals Standing Committee web page at Halifax.ca by end of day Friday, September 5, 2025. If you require a hard copy of the report, please contact our office.

If filing an appeal, be advised that your submission and appeal documents will form part of the public record, and will be posted on-line at [www.halifax.ca](http://www.halifax.ca). If you feel that information you consider to be personal is necessary for your appeal, please attach that as a separate document, clearly marked "PERSONAL". It will be provided to the Standing Committee and/or council members and staff, and will form part of the public record, but it will not be posted online. You will be contacted if there are any concerns.

Should you wish to include images, video or audio as part of your appeal presentation to the Standing Committee, you must notify me by end of day Tuesday, September 9, 2025 to allow for technical preparation and testing.

Should you be unable to attend, you may have a representative attend to present the appeal to the Standing Committee. Please note that your representative is required to have a letter signed by you giving permission. You or your representative may have witnesses or other evidence in support of the appeal and will be permitted up to 10 minutes to make a verbal submission. A copy of the appeals process is attached. If neither you nor a representative appears, the hearing will proceed and you will be advised of the Standing Committee's decision.

HALIFAX

Halifax Regional Municipality  
PO Box 1749, Halifax, Nova Scotia  
Canada B3J 3A5

[halifax.ca](http://halifax.ca)

## Appendix F

If you have any questions regarding this process, please contact Andrea Lovasi-Wood at 902-240-7164 or [lovasia@halifax.ca](mailto:lovasia@halifax.ca)

Sincerely,



Krista Vining  
Team Lead, Legislative Assistants  
Office of the Municipal Clerk

cc: Tanya Phillips, Manager, By-law Standards  
Steven Berkman, Manager, Community Safety Program  
Scott Hill, Supervisor, Regional Compliance  
Stephen Rice, Supervisor, Regional Compliance  
Lori Scolaro, Supervisor, Regional Compliance  
Vicki Aguinaga, Supervisor, Support Services  
[adjudication@halifax.ca](mailto:adjudication@halifax.ca)  
[bylawremedy@halifax.ca](mailto:bylawremedy@halifax.ca)  
Humberto Madrigal Sanchez, Compliance Officer

Enclosures:

- Information – Attending In Person Meetings
- Order of Proceedings for Appeals Standing Committee

# **Attending In-Person Meetings**

There are security procedures in place for everyone visiting Halifax City Hall for all meetings and events. Please allow ample time to complete these processes before your meeting or event.

## **Identification and sign in required**

All visitors, including media, must sign in and complete security screening at the security desk at the main (Grand Parade) entrance of City Hall. Visitors who use the accessible entrance on Argyle Street will be escorted to the security desk by staff.

All visitors must present federal, provincial or territorial government-issued photo ID to security. They must also provide their first and last name and the reason for their visit. If a visitor does not have government issued photo ID, they may present two pieces of federal, provincial or territorial government-issued ID, two pieces of documentation (e.g. bills) or a combination of two pieces of government-issued ID/documentation as long as both pieces include their first and last name.

For children younger than 18, one piece of government-issued identification, such as an original birth certificate, health card, passport or non-government-issued ID (e.g. student card) is recommended but not mandatory as long as the child is accompanying a parent/guardian.

## **X-ray and metal detection screening**

"Airport-style" security screening is required to enter City Hall. This ensures a safe environment for all visitors and employees. You will be asked to remove jackets and place all personal items and electronics into the trays provided. City Hall security personnel will guide you through the screening process.

## Appendix F

**For the safety of all, the following items are prohibited:**

- amplification devices and noisemakers (e.g. megaphones, air horns etc.);
- signs, placards and banners;
- sharp or piercing objects (e.g. scissors, razor blades, knitting needles, multi-tools with blades, corkscrews, knives, box cutters etc.) except medical use (e.g. insulin needles, EpiPen etc.);
- striking implements or tools (e.g. batons, hammers or other blunt force items);
- compressed gas containers (except medical use), aerosol sprays, pepper spray or non-sealed batteries;
- explosive or flammable materials (e.g. fireworks, ammunition, fuel, cooking gas, matches or non-disposable lighters) – disposable lighters are permitted;
- firearms of any kind, including imitation, replicas or toy weapons; and
- illegal or restricted items (e.g. brass knuckles, bear spray or other animal repellents etc.)

Once signed in, visitors will be given a visitor badge to wear while they're in City Hall. This badge must be visible during their entire visit and returned to security staff as they're leaving the building.

If visitors require the use of an elevator, they can notify a member of staff who can assist.

For questions about attending a meeting in City Hall, contact the Municipal Clerk's Office.

<https://www.halifax.ca/visitingcityhall>

## Appendix F

### Order of Proceedings for Appeals Standing Committee

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The Chair will open each of the hearings and address the following:

- The Chair will ask the Appellant (property owner) to identify themselves and provide their contact information
- If a person is appearing on behalf of an Appellant who is not present (legal counsel, family member, friend), they must provide written authorization to act on the Appellant's behalf
- The Chair will briefly explain the hearing will proceed (as follows):
- Staff Presentation: The HRM staff presenter explains the basis for the order under review and presents evidence in support of the order (including any documents or recent photos of the property, if applicable)
- The Committee may ask questions of the HRM staff presenter for clarification
- The Appellant may ask questions of the HRM staff presenter for clarification
- Non-party witnesses\* may be permitted to provide factual evidence relevant to the appeal
- The Appellant may ask questions of non-party witnesses for clarification
- Appellant's Presentation: The Appellant is granted reasonable time to present evidence in support of the appeal (documents/photos/witnesses)
- The Committee may ask questions to the Appellant and/or their witnesses
- The Appellant or their representative is then permitted up to 10 minutes to make a verbal submission in support of their case to reverse the order
- The Committee may ask questions to the Appellant and also further questions of HRM staff (subject to Appellant's response to the answers)
- Staff may ask questions to the Appellant (subject to Appellant's response to the answers)
- The Committee then debates their decision and renders a decision with the Appellant or their representative present
- Upon motion the Committee may move In Camera (In Private) to obtain confidential legal advice at any time during the process
- The Committee has four (4) options:
  - cancel the order (allow the appeal)
  - amend the order (change the conditions)
  - keep the order as is (appeal dismissed)
  - continue the hearing at a later date (defer)

#### \*Non-Party Witnesses

Persons who are not parties to the appeal may be permitted to provide relevant evidence of factual matters within their personal knowledge to the Appeals Standing Committee. Non-party witnesses will be given an appropriate amount of time to present their information.

Hearings of the Appeals Standing Committee are open to the public and any information, including personal information, which is provided or obtained in relation to your appeal, will be a matter of public record.

The Appeals Standing Committee meetings begin at 10:00 a.m. and cases will be heard as they appear on the approved agenda.



CANADA POSTES POST CANADA		REGISTERED DOMESTIC CUSTOMER RECEIPT	RECOMMANDÉ RÉGIME INTÉRIEUR REÇU DU CLIENT	R
To Name	Destinataire Nom			
Address	Adresse			
City / Prov. / Postal Code	Ville / Prov. / Code postal			
Declared Value Valeur déclarée	\$			
33-086-584 (17-12)				
		FOR DELIVERY CONFIRMATION canadapost.ca	CONFIRMATION DE LA LIVRAISON postescanada.ca	
		1 888 550-6333		
		CPC Tracking Number Numéro de suivi de la SCP		

September 8, 2025

**REGISTERED MAIL**

Steven Baigent  
40 Mountain Road  
Halifax, NS B3N 1A2

**Re: Case CF-2025-019243, 40 Mountain Road, Halifax**

Further to my voice mail message, this is to advise that your appeal will be heard by the Appeals Standing Committee on **Thursday, September 18, 2025** as the September 11, 2025 Appeals Standing Committee meeting needed to be rescheduled.

Enhanced security processes to access the building, including security screening with X-ray and metal detection, as well as sign-in with government-issued photo ID, are in place. Please allow for ample time to complete these processes before your meeting start time. More detail is attached.

Please arrive for **2:00 p.m.** but note that there may be other cases heard before yours on the agenda.

If you'd like, you can let us know how to say your name using simple, sound-it-out spelling. (For example: for Leila Nahirah say "Lay-ah Nah-HEE-rah").

**If you cannot attend in person and must participate using Zoom, please let me know no later than 4:30pm on the business day prior to the meeting.**

The staff report for this matter will be posted online to the Appeals Standing Committee web page at [Halifax.ca](http://Halifax.ca) by end of day Friday, September 12, 2025. If you require a hard copy of the report, please contact our office.

If filing an appeal, be advised that your submission and appeal documents will form part of the public record, and will be posted on-line at [www.halifax.ca](http://www.halifax.ca). If you feel that information you consider to be personal is necessary for your appeal, please attach that as a separate document, clearly marked "PERSONAL". It will be provided to the Standing Committee and/or council members and staff, and will form part of the public record, but it will not be posted online. You will be contacted if there are any concerns.

Should you wish to include images, video or audio as part of your appeal presentation to the Standing Committee, you must notify me by end of day Tuesday, September 16, 2025 to allow for technical preparation and testing.

Should you be unable to attend, you may have a representative attend to present the appeal to the Standing Committee. Please note that your representative is required to have a letter signed by you giving permission. You or your representative may have witnesses or other evidence in support of the appeal and will be permitted up to 10 minutes to make a verbal submission. A copy of the appeals process is attached. If neither you nor a representative appears, the hearing will proceed and you will be advised of the Standing Committee's decision.

# HALIFAX

Halifax Regional Municipality  
PO Box 1749, Halifax, Nova Scotia  
Canada B3J 3A5

[halifax.ca](http://halifax.ca)



## Appendix G

If you have any questions regarding this process, please contact me at 902-240-7164 or [lovasia@halifax.ca](mailto:lovasia@halifax.ca)

Sincerely,



Andrea Lovasi-Wood  
Legislative Assistant  
Office of the Municipal Clerk

cc: Tanya Phillips, Manager, By-law Standards  
Steven Berkman, Manager, Community Safety Program  
Scott Hill, Supervisor, Regional Compliance  
Stephen Rice, Supervisor, Regional Compliance  
Lori Scolaro, Supervisor, Regional Compliance  
Vicki Aguinaga, Supervisor, Support Services  
[adjudication@halifax.ca](mailto:adjudication@halifax.ca)  
[bylawremedy@halifax.ca](mailto:bylawremedy@halifax.ca)  
Humberto Madrigal Sanchez, Compliance Officer

Enclosures:

- Information – Attending In Person Meetings
- Order of Proceedings for Appeals Standing Committee

# **Attending In-Person Meetings**

There are security procedures in place for everyone visiting Halifax City Hall for all meetings and events. Please allow ample time to complete these processes before your meeting or event.

## **Identification and sign in required**

All visitors, including media, must sign in and complete security screening at the security desk at the main (Grand Parade) entrance of City Hall. Visitors who use the accessible entrance on Argyle Street will be escorted to the security desk by staff.

All visitors must present federal, provincial or territorial government-issued photo ID to security. They must also provide their first and last name and the reason for their visit. If a visitor does not have government issued photo ID, they may present two pieces of federal, provincial or territorial government-issued ID, two pieces of documentation (e.g. bills) or a combination of two pieces of government-issued ID/documentation as long as both pieces include their first and last name.

For children younger than 18, one piece of government-issued identification, such as an original birth certificate, health card, passport or non-government-issued ID (e.g. student card) is recommended but not mandatory as long as the child is accompanying a parent/guardian.

## **X-ray and metal detection screening**

"Airport-style" security screening is required to enter City Hall. This ensures a safe environment for all visitors and employees. You will be asked to remove jackets and place all personal items and electronics into the trays provided. City Hall security personnel will guide you through the screening process.

## Appendix G

### **For the safety of all, the following items are prohibited:**

- amplification devices and noisemakers (e.g. megaphones, air horns etc.);
- signs, placards and banners;
- sharp or piercing objects (e.g. scissors, razor blades, knitting needles, multi-tools with blades, corkscrews, knives, box cutters etc.) except medical use (e.g. insulin needles, EpiPen etc.);
- striking implements or tools (e.g. batons, hammers or other blunt force items);
- compressed gas containers (except medical use), aerosol sprays, pepper spray or non-sealed batteries;
- explosive or flammable materials (e.g. fireworks, ammunition, fuel, cooking gas, matches or non-disposable lighters) – disposable lighters are permitted;
- firearms of any kind, including imitation, replicas or toy weapons; and
- illegal or restricted items (e.g. brass knuckles, bear spray or other animal repellents etc.)

Once signed in, visitors will be given a visitor badge to wear while they're in City Hall. This badge must be visible during their entire visit and returned to security staff as they're leaving the building.

If visitors require the use of an elevator, they can notify a member of staff who can assist.

For questions about attending a meeting in City Hall, contact the Municipal Clerk's Office.

<https://www.halifax.ca/visitingcityhall>

## Order of Proceedings for Appeals Standing Committee

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The Chair will open each of the hearings and address the following:

- The Chair will ask the Appellant (property owner) to identify themselves and provide their contact information
- If a person is appearing on behalf of an Appellant who is not present (legal counsel, family member, friend), they must provide written authorization to act on the Appellant's behalf
- The Chair will briefly explain the hearing will proceed (as follows):
- Staff Presentation: The HRM staff presenter explains the basis for the order under review and presents evidence in support of the order (including any documents or recent photos of the property, if applicable)
- The Committee may ask questions of the HRM staff presenter for clarification
- The Appellant may ask questions of the HRM staff presenter for clarification
- Non-party witnesses\* may be permitted to provide factual evidence relevant to the appeal
- The Appellant may ask questions of non-party witnesses for clarification
- Appellant's Presentation: The Appellant is granted reasonable time to present evidence in support of the appeal (documents/photos/witnesses)
- The Committee may ask questions to the Appellant and/or their witnesses
- The Appellant or their representative is then permitted up to 10 minutes to make a verbal submission in support of their case to reverse the order
- The Committee may ask questions to the Appellant and also further questions of HRM staff (subject to Appellant's response to the answers)
- Staff may ask questions to the Appellant (subject to Appellant's response to the answers)
- The Committee then debates their decision and renders a decision with the Appellant or their representative present
- Upon motion the Committee may move In Camera (In Private) to obtain confidential legal advice at any time during the process
- The Committee has four (4) options:
  - cancel the order (allow the appeal)
  - amend the order (change the conditions)
  - keep the order as is (appeal dismissed)
  - continue the hearing at a later date (defer)

### \*Non-Party Witnesses

Persons who are not parties to the appeal may be permitted to provide relevant evidence of factual matters within their personal knowledge to the Appeals Standing Committee. Non-party witnesses will be given an appropriate amount of time to present their information.

Hearings of the Appeals Standing Committee are open to the public and any information, including personal information, which is provided or obtained in relation to your appeal, will be a matter of public record.

The Appeals Standing Committee meetings begin at 10:00 a.m. and cases will be heard as they appear on the approved agenda.