



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

Item No. 12.2.1
Appeals Standing Committee
October 9, 2025

TO: Chair and Members of Appeals Standing Committee

Original Signed

SUBMITTED BY: _____
Andrea MacDonald, Director, Community Standards/Compliance

DATE: October 2, 2025

SUBJECT: Order to Demolish–CF-2025-008525, 2 Arnolds Lane, East Jeddore, NS

ORIGIN

Staff, pursuant to 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.

RECOMMENDATION

It is recommended 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, **order 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 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.

BACKGROUND:

There has been one previous dangerous or unsightly case at the property. The property owner completed the work and the case was closed as owner compliance.

The property is zoned MU (Mixed Use) and FI (Fishing Industry).

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

A complaint was received by service request on April 03, 2025. The complainant stated that the main structure has failing components (foundation/walls) and a full section which has completely detached from the building. The complainants further stated that the foundation appears to have shifted and the property poses a danger to the public.

The Compliance Officer is bringing forward case CF-2025-008525 to the committee to request a Demolition Order for the main structure that is located on the property.

CHRONOLOGY OF CASE ACTIVITIES:

03-APR-2025 The Compliance Officer conducted a site inspection at 2 Arnolds Lane, East Jeddore, hereinafter referred to as "the Property" (attached as Appendix B). The site inspection revealed the primary structure to be vacant and without power. The Officer also noted that there is a section/addition that has separated from the structure.

29-MAY-2025 The Compliance Officer received the Structural Integrity report from the Building Official, (Attached as Appendix C).

The overall comments regarding the main structure are: The building is a single storey, wood framed dwelling. Doors and windows have been boarded over. Cladding is older fibred clapboard with potential remediation required (asbestos). Rear addition has come unattached and has fallen away, creating an opening into the structure. Walls have wood studs with Gypsum covering inside, they are deteriorating, floors have collapsed in areas.

The dwelling is a public safety concern due to the heavy deterioration and failing structural components. The building is beyond economical repair and should be removed.

18-SEP-2025 The Compliance Officer attended the property and observed that no improvements were made since their last site inspection. The condition of the structure has not changed.

23-SEP-2025 The Compliance Officer posted a Notice to Appear (attached as Appendix D) at the property. A copy was sent to the property owner through registered mail.

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

Risk considerations rate moderate. The structure is a safety hazard in its current condition and poses a risk to anyone who may enter. There are also concerns that any additional loads to this structure from snow or wind could cause it to collapse.

ENVIRONMENTAL IMPLICATIONS

Considerations for appropriate removal and disposal of potential asbestos contaminated materials should be noted by anyone completing demolition work to this structure.

ALTERNATIVES

The state of the property suggests no viable alternative to the recommendation by Staff.

ATTACHMENTS

- Appendix A: Copy of the Legislative Authority – Halifax Regional Municipality Charter
- Appendix B: Copy of the Nova Scotia Property Records Map
- Appendix C: Copy of the Building Official's SI Report Main Structure dated May 25, 2025
- Appendix D: Copy of the Notice to Appear dated September 22, 2025

A copy of this report can be obtained online at Halifax.ca or by contacting the Office of the Municipal Clerk at 902-490-4210.

Report Prepared For: Humberto Madrigal, Compliance Officer II, By-law Standards, 902.399.5365

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:

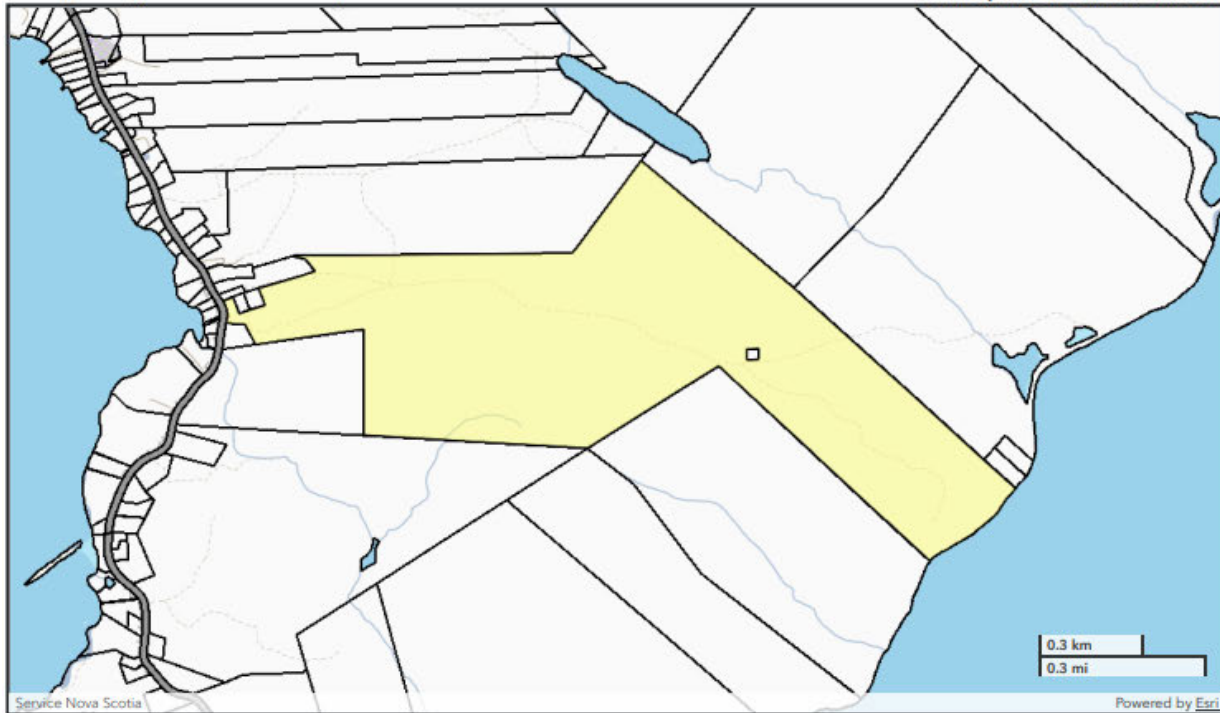
- (q) "dangerous or unsightly" means partly demolished, decayed, deteriorated or in a state of disrepair so as to be dangerous, unsightly or unhealthy, and includes property containing
- (i) ashes, junk, cleanings of yards or other rubbish or refuse or a derelict vehicle, vessel, item of equipment or 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;

Appendix B



Property Online Map

Date: September 24, 2025 12:57:19



PID:	00559773	Address:	2 ARNOLDS LANE	AAN:	00118419
County:	HALIFAX COUNTY		EAST JEDDORE	Value:	\$24,000.00 (2025 RESIDENTIAL TAXABLE)
LR:	LAND REGISTRATION	Owner:	RACHEL HIGGINS		\$113,200.00 (2025 RESOURCE TAXABLE)

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

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Appendix C



Building Official's Report

Planning and Development
PO Box 1749
Halifax, NS B3J 3A5

Pursuant to Part XV of the Halifax Regional Municipality Charter
As requested by the By-Law Compliance Officer, an inspection of the property located at:

Property Address	PID	Inspection Date
2 Arnold's lane	00559773	May 25/25

Building Feature	Condition Relative to Habitability and Structural Integrity
Main Structure	A small 65 SQ. meters Single storey wood framed dwelling. Doors and windows have been boarded over Cladding is older fibre clapboard with potential remediation required (asbestos) Rear addition has come unattached and has fall away creating opening into structure Walls have wood studs with gypsum covering inside that are deteriorating. Floors collapsed in areas.
Foundation	Structure is resting on collapsed and deteriorating concrete cinder blocks. Collapse of foundation is causing floor to cave and fall in.
Heating Appliances	N/A
Chimney	Selkirk chimney is evident but appears unused for a long period and will require repair/replacement
Roof	deteriorated asphalt shingles that look at the end of there recommended usage time. facia is failing and rotting in areas. where addition has disconnected there are openings into dwelling allowing inclement weather to enter.
Building Services	None evident Does not appear to have power disconnected oil tank with no line connected.

Public Safety Considerations
Does not appear that it is occupied or has been in some time Foundation failing/ failed open areas evident Floors have given way and fallen in and collapsed in areas Addition has fallen off and separated from main dwelling leaving an open area that will only further deteriorate and cause structure to fail. The site should be fenced immediately to prevent access.

Comments Regarding Repair or Demolition
Observations of the structure were made from the exterior only as the floors and foundation has failed and unsafe to enter where entry was achievable. Due to the overall deterioration of the building and the failing structural components the building is beyond economical repair and should be removed.

Troy Mansfield	Troy Mansfield	Brettell, David
Building Official (please print)	Signature	Supervisor's Initials



NOTICE TO APPEAR

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: 2 Arnolds Lane, East Jeddore, Nova Scotia;
Case # CF-2025-008525
Hereinafter referred to as the "Property"

-and-

IN THE MATTER OF: Deteriorated main structure
Hereinafter referred to as the "Building"

TO: Rachel Higgins

WHEREAS you are the owner of the Property;

AND WHEREAS situated on the Property is the Building identified as dangerous or unsightly as per section 3(q) of the Charter;

TAKE NOTICE that you are hereby requested to appear before the Appeals Standing Committee ("Committee") at 10:00am on October 9, 2025 in the Council Chambers, 3rd Floor, City Hall, 1841 Argyle Street, Halifax, Nova Scotia, a copy of the report can be found on [Halifax.ca](https://halifax.ca);

At which time the Committee will consider the following application:

APPLICATION by Staff for an Order pursuant to section 356 of the Charter, to require demolition of the main structure, removal of all demolition debris, backfilling of any basement or crawl space and the disconnection of any and all utility connections to the standard set by the service provider within thirty (30) days of the date of the Order.

SECTION 356(3) OF THE CHARTER provides the opportunity for the owner of the Property to appear and be heard by the Committee.

DATED at Halifax, Nova Scotia this 23 of September 2025.

Humberto Madrigal Sanchez
Compliance Officer
902-399-5365

Hill, Scott

Scott Hill
Administrator
Halifax Regional Municipality