



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

Item No. 12.1.1
Appeals Standing Committee
November 13, 2025

TO: Chair and Members of Appeals Standing Committee

SUBMITTED BY: Original Signed

Andrea MacDonald, Director, Community Standards & Compliance

DATE: November 3, 2025

SUBJECT: Appeal Report – CF-2025-024387, 9525 St. Margarets Bay Rd, Queensland

ORIGIN

Appeal of 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:

A review of our HRM database system shows there are no previous dangerous or unsightly premises cases associated with this property. There are also no permits that have been issued for the property.

The property is zoned MU-1 (Mixed Use 1), under Planning Districts 1 & 3 Land Use By-law.

A complaint was received on August 1, 2025, reporting a large amount of debris in the driveway and yard, including several piles covered with tarps.

CHRONOLOGY OF CASE ACTIVITIES:

- 11-Aug-2025 A Compliance Officer attended 9525 St. Margarets Bay Rd, Queensland, hereinafter referred to as “the property” (attached as Appendix B).
- The Compliance Officer knocked on the door to the residence and received no response.
- The Compliance Officer conducted a site inspection and noted a large amount of debris throughout the property. The Officer also noted that much of the debris was tarped.
- 20-Aug-2025 The Compliance Officer spoke to the property owner via telephone, they explained the violation and communicated what needed to be done to bring the property into compliance.
- 19-Sep-2025 The Compliance Officer conducted a reinspection and noted that the debris remains on the property. The Compliance Officer advised the property owner that they would be issuing an Order to Remedy.
- 23-Sep-2025 The Compliance Officer attended the property and noted no change in the condition of the property.
- The Compliance Officer posted a 7-day Order to Remedy (attached as Appendix C) at the property.
- The Compliance Officer spoke to the property owner on site. The Officer advised them of the Order to Remedy, the violations at the property and the appeal process.
- The property owner submitted a Notice of Appeal (attached as Appendix D) to the Municipal Clerk’s Office.
- 24-Sep-2025 The Municipal Clerk’s Office sent the property owner a letter advising that the appeal was scheduled for the November 13, 2025, Appeals Standing Committee meeting (attached as Appendix E).

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 7-Order to Remedy dated September 23, 2025
 - Appendix D: Copy of the Notice of Appeal dated September 23, 2025
 - Appendix E: Copy of Clerk's Office Notice of Valid Appeal dated September 24, 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: Ryan MacNeil, Compliance Officer II, Community Standards & Compliance, 902-478-1203

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;



PID:	40022154	Address:	ST MARGARETS BAY ROAD	AAN:	01136852
County:	HALIFAX COUNTY		QUEENSLAND	Value:	\$239,200.00 (2025
LR:	NOT LAND REGISTRATION	Owner:	LOT Y		RESIDENTIAL TAXABLE)
			GREGORY DELALIS		
			LYNNE WORDSWORTH		

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.



**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 9525 St Margarets Bay Rd, Queensland, NS B0J1T0;
Case # CF-2025-024287;
Hereinafter referred to as the "Property"

TO: Gregory Delalis & Lynne Wordsworth

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

AND WHEREAS located on the Property is an unsightly or dangerous condition due to an accumulation of debris including but not limited to tarped items, bags of solid waste, indoor chairs, table wicker sofa and chairs, bags, scrap wood, clothes hangers, sewing equipment, wooden stools, paint cans, shingles, windows, doors, chandeliers, exercise equipment, children's toys, cardboard boxes, leather bags, mops, clothing, ladders, plastic bins, old outdoor furniture, mirrors, windows, doors, closet doors, buckets, broken garden accessories and tools, wheelbarrow, tarps, dishware, broken bikes, glass, lights, fans, scrap metal, scrap plastic, scrap wood and other scattered litter and debris, in accordance with Section 3(q) of the Charter;

TAKE NOTICE that you are hereby Ordered to remedy the condition of the Property by removing the accumulation of debris including but not limited to tarped items, bags of solid waste, indoor chairs, table wicker sofa and chairs, bags, scrap wood, clothes hangers, sewing equipment, wooden stools, paint cans, shingles, windows, doors, chandeliers, exercise equipment, children's toys, cardboard boxes, leather bags, mops, clothing, ladders, plastic bins, old outdoor furniture, mirrors, windows, doors, closet doors, buckets, broken garden accessories and tools, wheelbarrow, tarps, dishware, broken bikes, glass, lights, fans, scrap metal, scrap plastic, scrap wood and other scattered litter and debris, 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 September 23, 2025.

RYAN MACNEIL
COMPLIANCE OFFICER
Phone: 902-478-1203


SCOTT HILL
Administrator
Halifax Regional Municipality

Lovasi-Wood, Andrea

From: [REDACTED]
Sent: Tuesday, September 23, 2025 2:13 PM
To: Office, Clerks
Subject: [External Email] Re case#cf-2025-024287...I wish to appeal the order to remedy my property as per order... the property is a bussiness as known as blackberry ccottage crafts and antiques housed in a separate building from my house on the same peppery ...

[This email has been received from an external person or system]

Sent from my iPhone

Sent from my iPhone

Sept 23/25

Begin forwarded message: *Please note: I am sending a fax because this email has for some reason partially sent.*

Date: September 23, 2025 at 2:13:12 PM ADT

To: clerks@halifax.ca

Subject: Re case#cf-2025-024287...I wish to appeal the order to remedy my property as per order.. .. the property is a bussiness as known as blackberry ccottage crafts and antiques housed in a separate building from my house on the same peppery about 200 ft away.. bussiness registry number 1501720...it has been a bussiness fr approx 40 yrs..the past two winters have taken a toll on the ocean side of the property where fallen trees and winds have ruined the front third of the property..I have made attempts to fix it temporarily based in the lack of funds ~~in a recent 60 yr old~~ .. economist survival has been hard these past two years ..

last

still

oat8 ovt8..this is limiting my time to effectively do a thourigh cleanup of my property .. also since u was informed of the order initially in Aug ~~last~~ light is sainting and cold is setting in.. limiting ef

the amount of acceptable ~~income~~ ^{fainting} Fixay I have time to do

The materials in question are behind a series of trees and ornamental gardens. A limited view of these if any is available from the front of property. I tens such as paints, cleanup materials are there outside to help restore the building. The rest of materials (antiques & sale items) are covered by weatherproof tarps to limit the potential weather damage as I go through the items. Time, daylight, weather and economics and illness recovery is limiting my efforts.

CANADA POST / POSTES 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	\$			
83-088-584 (17-12)				
		FOR DELIVERY CONFIRMATION canadapost.ca	CONFIRMATION DE LA LIVRAISON postescanada.ca	
		1 888 550 6333		
		CPC Tracking Number	Número de rastreamento da SC	

September 24, 2025

REGISTERED MAIL

&

Greg Delalis
9525 St. Margarets Bay Road
Queensland, NS B0J 1T0

Re: Case CF-2025-024287, 9525 St. Margarets Bay Road, Queensland

This is to advise that your appeal will be heard by the Appeals Standing Committee on **Thursday, November 13, 2025**

The hearing will be held in the Council Chamber, 3rd Floor, City Hall, 1841 Argyle Street, Halifax, in a public session, open to the public and media.

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, November 7, 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. 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 Monday, November 10, 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

HALIFAX

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

halifax.ca

Appendix E

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.

If you have any questions regarding this process, please contact me at 902.240.7164 and 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
bylawremedy@halifax.ca
Ryan McNeil, 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 E

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 E

Order of Proceedings for Appeals Standing Committee

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.