



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

Item No. 12.1.4
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: October 29, 2025

SUBJECT: Appeal Report – CF-2024-022046, 1626 Shore Rd, Eastern Passage

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:

There have been eight dangerous or unsightly cases associated with this property. Five cases were owner compliance and three were deemed invalid.

The property is zoned C-2 (General Business Zone), under the Eastern Passage/ Cow Bay Land Use By-law. A permit was issued in 1996 for Automotive Sales. Planning and Development has confirmed that Automotive Sales does not include the outdoor storage of derelict vehicles.

A complaint was received on July 25, 2024, alleging that the property contains multiple derelict vehicles, deteriorated structures, and scattered debris. The complainant also expressed concern that an illegal business may be operating on the premises.

This case is coming forward to the committee as the property owner appealed the two Orders issued for derelict vehicle and debris violations. There are other violations at the property however they are not the subject of this appeal. The chronology below contains details related to the orders that are being appealed.

CHRONOLOGY OF CASE ACTIVITIES:

- 31-Jul-2024 The Compliance Officer attended 1626 Shore Road, Eastern Passage, 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 multiple vehicles on site in various conditions and an accumulation of debris.
- Waste and debris that was visible included buckets, bins, automotive batteries, car mats, hubcaps, scrap metal, scrap wood, ripped tarps, rotted temporary shelters, and other assorted scattered debris and trash.
- The Officer noted fourteen vehicles on site that were determined to be derelict due to lack of registration, expired MVI, significant rust, flat tires, deterioration of vehicle bodies, and interior being filled with items as storage.
- The Compliance Officer left Notices of Violation at the property for debris (attached as Appendix C) and derelict vehicle violations (attached as Appendix D).
- The Compliance Officer spoke to the property owner via telephone and confirmed that the property owner had received the notices. The Compliance Officer acknowledged the amount of work needed to bring the property into compliance and advised the property owner that extensions can be provided if progress is being made to address the violations.
- 26-Sep-2024 The Compliance Officer conducted a site inspection and noted violations still exist and there was no change to the condition of the property.
- 30-Oct-2024 The Compliance Officer spoke to the property owner via telephone. Arrangements were made for the Compliance Officer to call the property owner next week to arrange a time to meet at the property.
- 07-Nov-2024 The Compliance Officer attended the property and met with the property owner. The Compliance Officer discussed the violations and the work required to bring the property into compliance.

The case was placed in abeyance due to winter weather conditions with a reinspection scheduled to take place in the spring of 2025.

- 11-Apr-2025 The Compliance Officer spoke to the property owner via telephone; he advised him he would be attending the property next week to re-inspect.
- 25-Jul-2025 The Compliance Officer conducted a site inspection. The property owner was not on site. The Officer noted that debris and derelict vehicle violations remain on site.
- 08-Aug-2025 An additional complaint was received from a member of the public stating the property is unsightly, the outbuilding is falling apart, and there are many derelict vehicles throughout the property.
- 22-Sep-2025 The Compliance Officer conducted a site inspection and noted that ten derelict vehicles remain on the property. The Officer also noted debris violations including but not limited to disused car parts and tires, metal, scrap wood, riding lawn mowers, and other scattered debris.

The property owner arrived at the property and advised the Compliance Officer that he would have a contractor tow the derelict vehicles away. The Compliance Officer advised the property owner that they would be back in a couple of days to post the Orders.

- 24-Sep-2025 The Compliance Officer attended the property and conducted a site inspection. The Officer noted no change to the condition of the property. The Compliance Officer posted the Order for derelict vehicles (Appendix E) and an Order for debris violations (attached as Appendix F). The property owner arrived at the property during the inspection. The Compliance Officer discussed with the property owner the violations and what work was required to bring the property into compliance.

Copies of the Orders were sent to the property owner by courier due to the Canada Post strike.

- 29-Sep-2025 The property owner submitted a Notice of Appeal (attached as Appendix G) to the Municipal Clerk's Office.
- 02-Oct-2025 The Municipal Clerk's Office sent the property owner a letter advising the appeal was scheduled for the November 13, 2025, Appeals Standing Committee meeting (attached as Appendix H).

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 14-Day Debris Notice of Violation dated July 31, 2024
Appendix D: Copy of 30-Day Derelict Vehicles Notice of Violation dated July 31, 2024
Appendix E: Copy of the 30-day Derelict Vehicle Order to Remedy dated September 24, 2025
Appendix F: Copy of the 30-day Debris Order to Remedy dated September 24, 2025
Appendix G: Copy of the Notice of Appeal dated September 29, 2025
Appendix H: Copy of the letter from the Clerk's Office dated October 2, 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: Richard Weckworth, Compliance Officer II, Community Standards & Compliance, 902-471-3240

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:

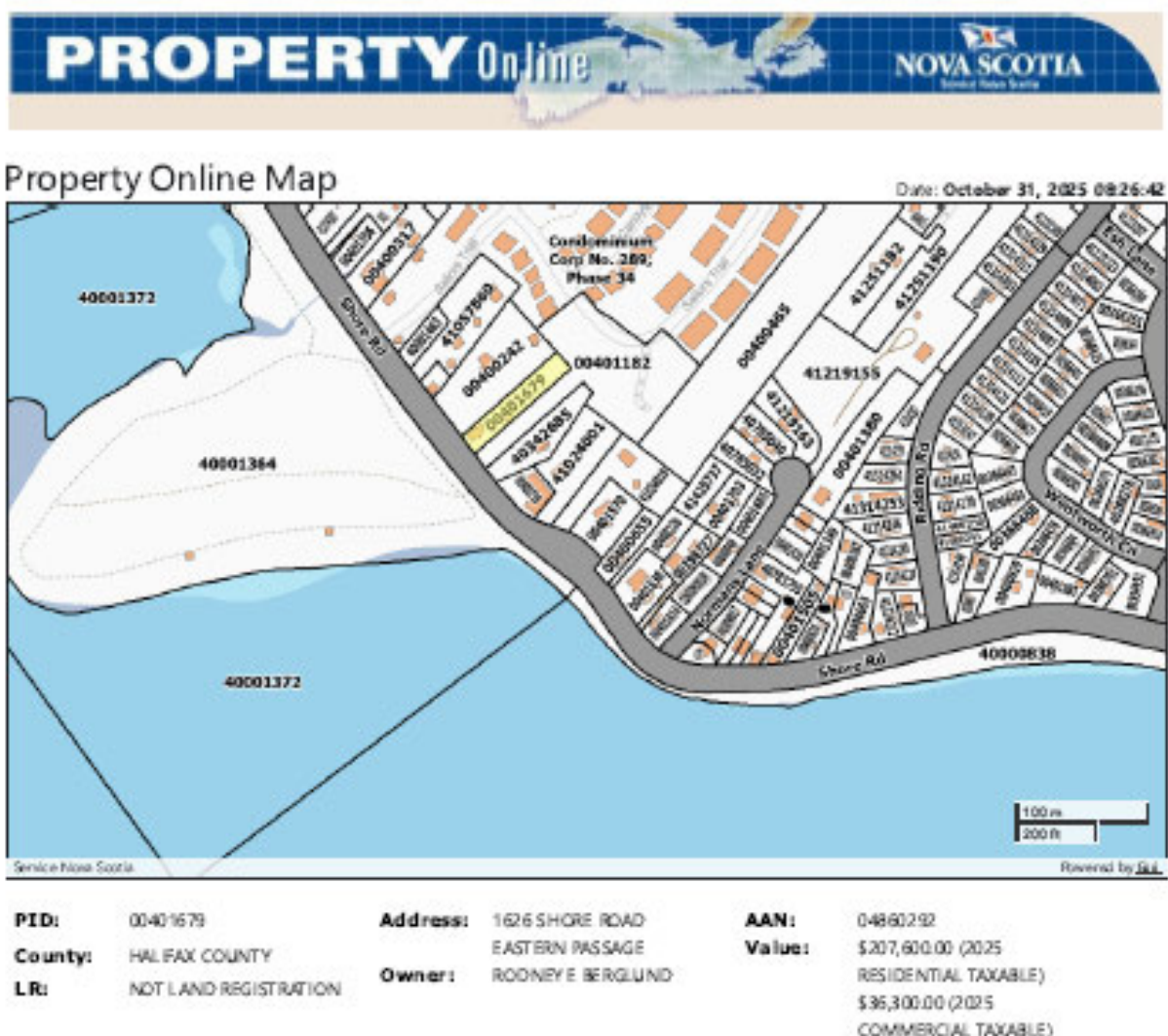
- 356 (2) An owner may appeal an order of the Administrator to the Council or to the committee to which the Council has delegated its authority within seven days after the order is made.

- (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



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](#)
 Please feel free to [Submit Problems](#) you find with the Property Online web site.

HALIFAX

Buildings and Compliance

Notice of Violation

Notice Served Upon: _____

Address: 1626 Shore Rd

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

- | | |
|--|---|
| ☐ HRM By-law A-700 Animals | ☐ HRM By-law S-300 Streets |
| ☐ HRM By-law C-300 Civic Addressing | ☐ HRM By-law S-600 Solid Waste |
| ☐ HRM By-law C-501 Vending | ☐ HRM By-law S-801 Temporary Signs |
| ☒ HRM Charter, Part XV Respecting
Dangerous or Unsightly Premises | ☐ HRM By-law S-1000 Sidewalk Cafes |
| ☐ HRM By-law N-300 Nuisances | ☐ HRM By-law T-1000 Taxi & Limousine |
| | ☐ Other: _____ |

Details of violation(s):

accumulation of waste & debris, including buckets, bins, auto
batteries, car mats, hubcaps, scrap metal, scrap wood, ripped
tarps, rotted temporary shelters, assorted scattered trash.

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

Remove all waste and debris

Notice of Re-Inspection:

A re-inspection will be performed on 14 Aug 2024 to confirm the above noted violations have been rectified. If you have any queries regarding this notice, please contact the issuing Officer prior to the re-inspection date.

Valerie Rodger
Issuing Officer

902-476-1708

Issuing Officer Signature

31 July 2024
Date (dd/mm/yy)

1150
Time (hh/mm)

24-22046
Case Number

Notice of Violation

Notice Served Upon: _____

Address: 11626 Shore Rd.

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

- | | |
|---|---|
| ☐ HRM By-law A-700 Animals | ☐ HRM By-law S-300 Streets |
| ☐ HRM By-law C-300 Civic Addressing | ☐ HRM By-law S-600 Solid Waste |
| ☐ HRM By-law C-501 Vending | ☐ HRM By-law S-801 Temporary Signs |
| ☒ HRM Charter, Part XV Respecting Dangerous or Unsightly Premises | ☐ HRM By-law S-1000 Sidewalk Cafes |
| ☐ HRM By-law N-300 Nuisances | ☐ HRM By-law T-1000 Taxi & Limousine |
| | ☐ Other: _____ |

Details of violation(s):

Defect vehicles: Valiant, white Maverick (or similar), red Pontiac minivan, grey Chev Express, bn Chevella, white Uplander, an Ford Club Wagon, white coupe w/ rotted soft top, bn Chev (Impala?), white Bel Air, blue Bel Air, white Dodge truck, two panelled station wagons

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

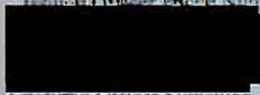
Remove or repair and register vehicles
/renew

Notice of Re-inspection:

A re-inspection will be performed on 3 Aug 2024 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.

Valerie Rodger
Issuing Officer

902-476-1708
Issuing Officer Phone Number



31 July 2024
Date (dd/mm/yy)

1130
Time (hh/mm)

24-27046



**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 1626 SHORE RD, EASTERN PASSAGE, NS B3G 1G3;
Case # CF-2024-022046;
Hereinafter referred to as the "Property"

TO: RODNEY E BERGLUND

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

AND WHEREAS located on the Property is an unsightly or dangerous condition due to the following vehicles that have been deemed to be derelict as they appear to be disused or abandoned by reason of their age, appearance, mechanical condition or lack of license plate or current vehicle registration: a green Mercury Colony Park station wagon, a blue Dodge Aspen station wagon, a blue Chevrolet Bel Aire 4 door, a white Dodge D-150 truck, a green Ford Econoline E150 van, a brown Chevrolet Caprice, a white convertible car with rotted soft top roof, a white Chevrolet Uplander van being used for storage, a grey Chevrolet Express van being used for storage, and a blue Pontiac Montana Van being used for storage, 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 repairing or removing the green Mercury Colony Park station wagon, the blue Dodge Aspen station wagon, the blue Chevrolet Bel Aire 4 door, the white Dodge D-150 truck, the green Ford Econoline E150 van, the brown Chevrolet Caprice, the white convertible car with rotted soft top roof, the white Chevrolet Uplander van being used for storage, the grey Chevrolet Express van being used for storage, and the blue Pontiac Montana Van being used for storage, 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 thirty (30) 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 24, 2025.

RICHARD WECKWORTH
COMPLIANCE OFFICER
Phone: 902-471-3240


SCOTT HILL
Administrator
Halifax Regional Municipality



**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 1828 SHORE RD, EASTERN PASSAGE, NS B3G1G3;
Case # CF-2024-022048;
Hereinafter referred to as the "Property"

TO: RODNEY E BERGLUND

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, disused car parts, tires, scrap metal, scrap wood, a grey mtd riding lawn mower, a red roper riding mower, metal wood stove, old tarps metal desks, rims, hubcaps, rope, old trolley, a trunk, a truck bed liner, and other scattered 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, disused car parts, tires, scrap metal, scrap wood, a grey mtd riding lawn mower, a red roper riding mower, metal wood stove, old tarps metal desks, rims, hubcaps, rope, old trolley, a trunk, a truck bed liner, and other scattered 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 thirty (30) 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 24, 2025.

RICHARD WECKWORTH
COMPLIANCE OFFICER
Phone: 902-471-3240


SCOTT HILL
Administrator
Halifax Regional Municipality



ROOMY BERGLUND
PEGGY SUE'S KRUISERS
1626 SHORE RD.
EASTERN PASSAGE, N.S. B3G 1G3



Sept 29, 2025

Case # CF 2024-02246

I am appealing this case on the grounds that my property is the base for my business of selling Antique Cars.

I have been buying & selling ~~to~~ Antique Cars for over 50 years.

I sell restored Antiques & unrestored! antique cars.

I am a big supplier of Antique cars for the movie industry in Nova Scotia and I have antique parts & products stored in the Vans.





**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 1626 SHORE RD, EASTERN PASSAGE, NS B3G1G3;
[REDACTED]
Case # CF-2024-022046;
Hereinafter referred to as the "Property"

TO: RODNEY E BERGLUND
1626 SHORE RD, EASTERN PASSAGE NS, B3G 1G3

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, disused car parts, tires, scrap metal, scrap wood, a grey mtd riding lawn mower, a red roper riding mower, metal wood stove, old tarps metal desks, rims, hubcaps, rope, old trolley, a trunk, a truck bed liner, and other scattered 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, disused car parts, tires, scrap metal, scrap wood, a grey mtd riding lawn mower, a red roper riding mower, metal wood stove, old tarps metal desks, rims, hubcaps, rope, old trolley, a trunk, a truck bed liner, and other scattered 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 thirty (30) 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 24, 2025.

RICHARD WECKWORTH
COMPLIANCE OFFICER
Phone: 902-471-3240

[REDACTED]
SCOTT HILL
Administrator
Halifax Regional Municipality



**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 1626 SHORE RD, EASTERN PASSAGE, NS B3G1G3;
[REDACTED]
Case # CF-2024-022046;
Hereinafter referred to as the "Property"

TO: RODNEY E BERGLUND
1626 SHORE RD, EASTERN PASSAGE NS, B3G 1G3

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

AND WHEREAS located on the Property is an unsightly or dangerous condition due to the following vehicles that have been deemed to be derelict as they appear to be disused or abandoned by reason of their age, appearance, mechanical condition or lack of license plate or current vehicle registration: a green Mercury Colony Park station wagon, a blue Dodge Aspen station wagon, a blue Chevrolet Bel Aire 4 door, a white Dodge D-150 truck, a green Ford Econoline E150 van, a brown Chevrolet Caprice, a white convertible car with rotted soft top roof, a white Chevrolet Uplander van being used for storage, a grey Chevrolet Express van being used for storage, and a blue Pontiac Montana Van being used for storage, 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 repairing or removing the green Mercury Colony Park station wagon, the blue Dodge Aspen station wagon, the blue Chevrolet Bel Aire 4 door, the white Dodge D-150 truck, the green Ford Econoline E150 van, the brown Chevrolet Caprice, the white convertible car with rotted soft top roof, the white Chevrolet Uplander van being used for storage, the grey Chevrolet Express van being used for storage, and the blue Pontiac Montana Van being used for storage, 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 thirty (30) 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 24, 2025.

RICHARD WECKWORTH
COMPLIANCE OFFICER
Phone: 902-471-3240

[REDACTED]
SCOTT HILL
Administrator
Halifax Regional Municipality

UNIQUE DELIVERY SERVICE

99 Sunnybrae Avenue

Halifax, NS B3N 2G8

Tel: (902) 453-9450

INVOICE

OKAYED BY: _____

DATE:

OCT-02-2025

SHIPPER:

CLERK'S OFFICEHRM CITY HALL

SIGNATURE:

CONSIGNEE:

1626 SHORE ROADEASTERN PASSAGE

PRINT

RODNEY BERGLUND- DELIVER TO BACK DOOR -

SIGNATURE: _____

N^o **239367**REG.
SERVICE
120 MIN.RUSH
SERVICE
60 MIN.HOT
RUSH
30 MIN.

TIME:

CALLED _____

STARTED _____

COMPLETED _____

NO. PCS. _____

PRE-PAID _____

COST CENTRE # _____

COLLECT _____

AMOUNT \$ _____

Included in total due is HST of

\$ _____

DRIVER _____

TOTAL \$ _____



October 2, 2025

COURIER

Rodney Berglund
1626 Shore Road
Eastern Passage, NS B3G 1G3

Re: Case CF-2024-022046, 1626 Shore Road, Eastern Passage

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.

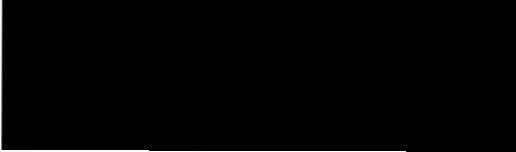
Should you be unable to attend, you may have a representative attend to present the appeal to the Standing Committee. Please note that your representative is required to have a letter signed by you giving permission. You or your representative may have witnesses or other evidence in support of the appeal and will be permitted up to 10 minutes to make a verbal submission. A copy of the appeals process is

Appendix H

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
Richard Weckworth, 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.

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

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.