



**APPEALS STANDING COMMITTEE
DRAFT MINUTES
May 8, 2025**

PRESENT: Councillor Becky Kent, Chair
Councillor Janet Steele, Vice Chair
Councillor Trish Purdy
Councillor Kathryn Morse
Councillor Nancy Hartling
Councillor Billy Gillis

STAFF: Scott Hill, Supervisor, Regional Compliance
Karen MacDonald, Solicitor
Andrea Lovasi-Wood, Legislative Assistant

These minutes are considered draft and will require approval by Appeals Standing Committee at a future meeting.

The following does not represent a verbatim record of the proceedings of this meeting.

The agenda, reports, supporting documents, information items circulated, and video (if available) are online at halifax.ca.

1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 10:02 a.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people, and that we are all treaty people.

2. APPROVAL OF MINUTES – March 6, 2025

MOVED by Councillor Purdy, seconded by Councillor Gillis

THAT the minutes of March 6, 2025 be approved as circulated.

MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

Additions: None

Deletions: None

MOVED by Councillor Steele, seconded by Councillor Purdy

THAT the agenda be approved as presented.

MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES – NONE

5. CALL FOR DECLARATION OF CONFLICT OF INTERESTS – NONE

6. MOTIONS OF RECONSIDERATION – NONE

7. MOTIONS OF RESCISSION – NONE

8. CONSIDERATION OF DEFERRED BUSINESS – NONE

9. NOTICES OF TABLED MATTERS – NONE

10. CORRESPONDENCE, PETITIONS & DELEGATIONS

10.1 Correspondence – None

10.2 Petitions – None

10.3 Presentation – None

11. INFORMATION ITEMS BROUGHT FORWARD – NONE

12. REPORTS

12.1 DANGEROUS OR UNSIGHTLY PREMISES: APPEALS

12.1.1 Case CF-2025-002500, 137 Charles Road, Timberlea

The following was before the Standing Committee:

- Staff report dated April 16, 2025
- Staff presentation dated May 8, 2025

The Chair confirmed the appellant was present.

Kimberley Northrop, Compliance Officer II gave a presentation, showing photographs and video of the property taken May 2, 2025 and noted the community standard for front yards of homes in the neighbourhood.

Jason Ranger, appellant noted the materials stored on their property formed ongoing upcycled art projects from found materials or were stored on the property for future art projects. Ranger stated the property was previously used as an Airbnb where guests engaged in production of art projects. Ranger noted that due to a variety of circumstances including winter weather conditions, moving materials from another property and a burst pipe in the house on the property allowed the number of materials stored on the property to increase during the winter of 2024-25 and prevented their ability to clean up the property. Ranger requested more time until the fall to clean up the property. Ranger responded to questions of clarification from the Standing Committee and noted a plan to cleanup the property that included a review of the materials to determine artistic value to be used by a future artist in residence located on the property. Ranger stated that items beyond repair would be removed and sent to the landfill. Ranger confirmed they did not reside at the property and the house was currently unoccupied. Ranger spoke to their review of land use by-laws which indicated the items stored on the property were within setback requirements.

Northrop responded to questions of clarification from the Standing Committee. Northrop spoke to how one of the neighbouring homes could view some of the materials stored in the backyard. Northrop confirmed the property owner built a fence in the backyard and that the current complaint was the first complaint against the property.

Scott Hill, Supervisor, Regional Compliance responded to questions of clarification from the Standing Committee and spoke to the legislative standards used to determine whether materials, including artwork, were in a state of decay, deterioration or disrepair and confirmed items stored for future use on the property were considered debris. Hill noted concerns about the fridge due to the entrapment risk. Hill also spoke to the limits for what could be stored in a front yard.

MOVED by Councillor Hartley, seconded by Councillor Purdy

THAT the Appeals Standing Committee allow the appeal.

Hill noted the concerns with the items on the property were the manner of storage and the number of items stored for future use. Hill stated that items could not be kept on a property indefinitely with storage limited to a short period of time up to three months.

Karen MacDonald, Solicitor confirmed the Order to Remedy provided the property owner 30 days to remedy the condition of the property. MacDonald provided an overview of the appeal process and outlined the options available to the Standing Committee. The Standing Committee would first need to vote on the appeal. If the Standing Committee decided not to allow the appeal but wished to allow the property owner additional time to clean up the property, they would need to put a second motion on the floor to grant an extension of the compliance period in the Order to Remedy.

Ranger confirmed they were able to clean up the property by the end of June and that items kept for art projects would be stored and other items would be disposed of.

MOTION PUT AND DEFEATED.

MOVED by Councillor Purdy, seconded by Councillor Morse

THAT the Appeals Standing Committee amend the compliance period in the Order to Remedy for Case CF-2025-002500, 137 Charles Road, Timberlea issued March 13, 2025, Appendix D of the staff report dated April 16, 2025 to forty-five (45) days from the May 8, 2025 Appeals Standing Committee hearing.

MOTION PUT AND DEFEATED.

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13. MOTIONS – NONE

14. IN CAMERA (IN PRIVATE) – NONE

15. ADDED ITEMS – NONE

16. NOTICES OF MOTION – NONE

17. DATE OF NEXT MEETING – June 12, 2025

18. ADJOURNMENT

The meeting adjourned at 10:51 a.m.

Andrea Lovasi-Wood
Legislative Assistant