



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

Item No. 12.2.1
Appeals Standing Committee
April 9, 2026

TO: Chair and Members of Appeals Standing Committee

Original Signed

SUBMITTED BY: _____
Tanya Phillips, Director, Community Standards & Compliance

DATE: March 26, 2026

SUBJECT: Order to Demolish – CF-2026-000238, 75 Hebridean Drive, Herring Cove

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, **orders demolition** of the accessory 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 thirty (30) 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 have been 3 previous dangerous or unsightly cases closed with owner compliance at the property.

The property is zoned HCR (Herring Cove Residential).

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

A complaint was received by service request on December 18, 2025. The complainant stated that there is a partially collapsed shed in the backyard of the property.

The Compliance Officer is bringing this case forward to the committee to request a Demolition Order for the accessory structure.

CHRONOLOGY OF CASE ACTIVITIES:

09-JAN-2026 A Compliance Officer attended 75 Hebridean Drive, Herring Cove, hereinafter referred to as “the Property” (attached as Appendix B), knocked on the door of the residence, and was greeted by an individual who identified herself as the mother of the property owner. The Compliance Officer explained the reason for the visit and advised that an inspection of the property would take place.

The Compliance Officer conducted an inspection of the property and noted an accessory building (a shed) which was completely collapsed on one side with debris inside. The roof was caved in, and the other walls of the structure appeared to be unstable.

The Compliance Officer hand delivered a 30-Day Notice of Violation (attached as Appendix C) for a lack of maintenance to an accessory structure including: missing or deteriorating features, rotten wood components and a partial collapse of the structure.

20-JAN-2026 The Compliance Officer received a telephone call from the property owner. The property owner advised that she is unable to complete the required work due to personal circumstances. The Compliance Officer advised the property owner that additional time could be granted to complete the required work.

19-FEB-2026 The Compliance Officer attended the property, knocked on the door of the residence, but received no response. The Compliance Officer conducted an inspection of the property and noted no change to the condition of the accessory structure. Due to recent snow events, there was an accumulation of snow inside the structure.

The Compliance Officer requested a Structural Integrity Report to be completed on the accessory building by a Building Official.

03-MAR-2026 The Building Official submitted a Structural Integrity Report for the accessory structure (attached as Appendix D).

The comments in the report included: “Wood frame where walls appear to be kicking out, wood sheathing deteriorated, no windows, building is not weather tight and missing cladding, several openings in the walls. Asphalt roof material in very poor condition, a big opening in the roof, roof trusses collapsing and pushing the walls out. The structure is in the left rear corner of the property, behind the main dwelling. From observation, it appears to have possible safety concerns for whoever is in the property. This building appears beyond the reasonable state of repair.”

- 19-MAR-2026 The Compliance Officer attended the property, knocked on the door of the residence, but received no response. The Compliance Officer conducted a site inspection and noted further deterioration as the structure is now completely collapsed.
- 24-MAR-2026 The Compliance Officer attended the property, knocked on the door of the residence, but received no response. The Compliance Officer noted no change to the condition of the structure.

The Compliance Officer posted a Notice to Appear (attached as Appendix E) on the door to the residence and a copy was also sent registered mail to the property owner.

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 for anyone who may enter the collapsed accessory structure.

ENVIRONMENTAL IMPLICATIONS

No environmental impact identified.

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 (*Refer to Property Online*)
Appendix C: Notice of Violation dated January 9, 2026
Appendix D: Copy of the Building Official's Report dated March 3, 2026
Appendix E: Copy of the Notice to Appear dated March 24, 2026

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: Tristan Zinck, Compliance Officer II, By-law Standards, 902.292.5146

Appendix A

Halifax Regional Municipality Charter (“HRM Charter) Subsection 355, 356 and 3(q)

HRM Charter, subsection 355 (1) (2) 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.
- (2) The Council may, by policy, delegate its authority pursuant to this Part, or such of its authority as is not delegated to the Administrator, to a community council or to a standing committee, for all or part of the Municipality.

HRM Charter, subsections 356(1)(3), as follows:

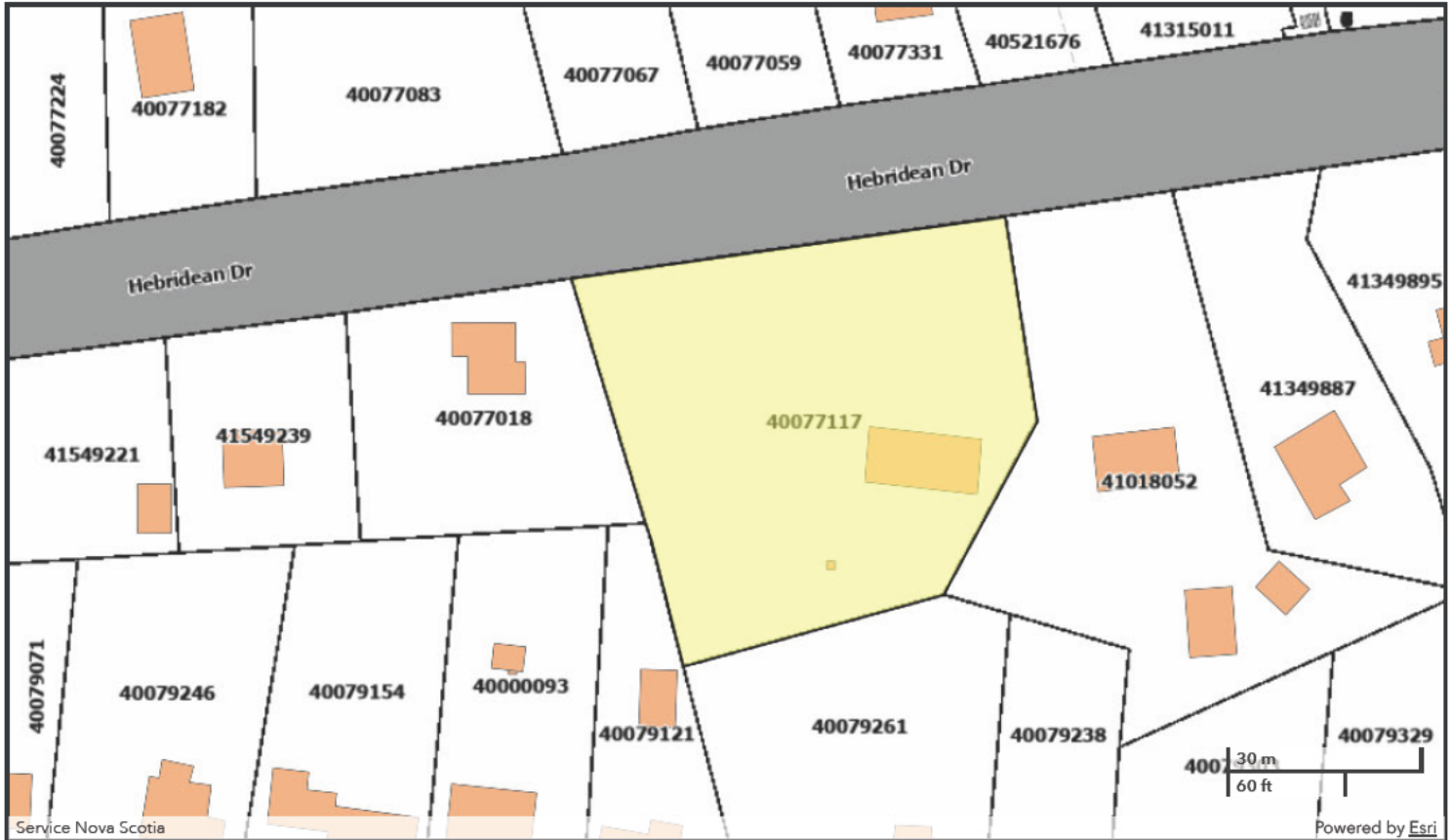
- 356 (1) Where a property is dangerous or unsightly, the Council may order the owner to remedy the condition by removal, demolition or repair, specifying in the order what is required to be done.
- (3) Where it is proposed to order demolition, before the order is made not less than seven days notice must be given to the owner specifying the date, time and place of the meeting at which the order will be considered and that the owner will be given the opportunity to appear and be heard before any order is made.

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: March 27, 2026 07:38:04



PID:	40077117	Address:	75 HEBRIDEAN DRIVE HERRING COVE	AAN:	01722905
County:	HALIFAX COUNTY	Owner:	HEATHER LYNN GLADWIN	Value:	\$550,700.00 (2026 RESIDENTIAL TAXABLE)
LR:	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 © 1999-2026, [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.

Appendix C

Notice of Violation

Notice Served Upon: _____

Address: 75 Hebridean Drive

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 an accessory structure on the property resulting in missing or deteriorated, rotten wood components and a partial collapse of the structure.

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

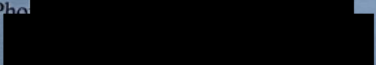
repair or remove the structure from the property

Notice of Re-inspection:


A re-inspection will be performed on February 8/26 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.

Issuing Officer Tristan Zinke

Date (dd/mm/yy) 09/01/26

Issuing Officer Phone 

Time (hh/mm) 1645hrs.

Issuing Officer Signature 

Case Number CF-2026-000738

Appendix D



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
75 Hebridean Dr, Herring Cove	40077117	March 03/2026 11:30a

Building Feature	Condition Relative to Habitability and Structural Integrity
Main Structure	<p>Nobody was home at time of site visit and observed the below:</p> <ul style="list-style-type: none"> - Single Accessory structure measuring approx. 16X12 Ft - Wood frame where walls appears to be kicking out - Wood sheathing deteriorated - No windows - Building is not weather tight and missing cladding - Several opening in the walls
Foundation	The structure is sitting on rock/concrete Blocks
Heating Appliances	No heating appliances observed
Chimney	No Chimney
Roof	<ul style="list-style-type: none"> - Asphalt roof material in very poor condition - A big opening in the roof - Roof trusses collapsing and pushing the walls out
Building Services	It doesn't appear that there is any service for the building

Public Safety Considerations
The structure is in the left rear corner of the property, behind the main dwelling, from observation, it appears to have possible safety concerns for whoever is in the property. But the structure can not be seen from the front road.

Comments Regarding Repair or Demolition
This Building appears beyond the reasonable state of repair

Gemayel El Chalfoun		
Building Official (please print)	Signature	Supervisor's Initials

HALIFAX

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: 75 Hebridean Drive, Herring Cove, Nova Scotia;
Case # CF-2026-000238
Hereinafter referred to as the "Property"

-and-

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

TO: **Heather L Gladwin**

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 April 9, 2026** 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;

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 accessory 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 sixty (60) 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 24th day of March 2026.

Tristan Zinck
Compliance Officer
902-292-5146


Scott Hill
Administrator
Halifax Regional Municipality