



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

Item No. 12.2.2
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 27, 2026

SUBJECT: Order to Demolish – CF-2026-001925, 454 Herring Cove Road, Halifax

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 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 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 two (2) previous dangerous or unsightly cases at the property. One case was closed as owner compliance. The other case resulted in a remedy being completed by HRM to bring the property into compliance.

The property is zoned HA (Housing Accelerator).

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

A complaint was received by service request on January 22, 2026. The complainant stated the exterior cladding had been removed from the building, but the demolition had not been completed.

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

CHRONOLOGY OF CASE ACTIVITIES:

23-JAN-2026 The Compliance Officer attended 454 Herring Cove Road, Halifax, hereinafter referred to as “the Property” (attached as Appendix B), and conducted an inspection. The Officer noted that the structure had no power and was missing windows and siding.

The Compliance Officer contacted the property owner by telephone and the property owner advised that he would obtain a demolition permit to demolish the structure within one month.

30-JAN-2026 The Compliance Officer conducted a site inspection and noted that the condition of the structure remained unchanged.

10-FEB-2026 The Compliance Officer conducted a site inspection and noted that the condition of the structure remained unchanged.

20-FEB-2026 The Compliance Officer conducted a site inspection and noted no change to the condition of the structure. The Compliance Officer contacted the property owner by telephone and left a voicemail advising of next steps and requested a call back.

27-FEB-2026 The Compliance Officer conducted a site inspection and noted no change to the condition of the structure.

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

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

The comments in the report included: “Multiple damaged windows through out the building. No cladding just wood sheathing. Drywall appears to be in decent shape no real damage. Roof seems to be in okay condition from what can be seen. Trusses look to be in okay condition. From my observation it can be repaired.”

24-MAR-2026 The Compliance Officer conducted a site inspection and noted no change in the condition of the structure.

The Compliance Officer posted a Notice to Appear (attached as Appendix D) at the property and sent a copy via registered mail to the property owner.

02-APR-2026 A review of the database records show that no application has been submitted by the property owner for a demolition permit.

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 presents an allurements and the fencing in place has been compromised. The property owner has been directed to property secure the fencing. This violation is being managed separately.

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
- Appendix C: Copy of the Building Official's Report dated March 3, 2026
- Appendix D: 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: Yarko Fanok, Compliance Officer II, By-law Standards, 902.497.5792

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 09:12:37



PID:	00283358	Address:	HERRING COVE ROAD HALIFAX LOT TD-1	AAN:	01099582
County:	HALIFAX COUNTY	Owner:	TUJAX DEVELOPMENTS LIMITED	Value:	\$282,600.00 (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.

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
454, Herring Cove, B3R 1W6	00283358	March 03/2026 12:00p

Building Feature	Condition Relative to Habitability and Structural Integrity
Main Structure	<ul style="list-style-type: none"> - Appears to be an unoccupied standard single-family dwelling. - Approximately 28ft by 26ft - Wood framing - Multiple damaged windows through out the building - No cladding just wood sheathing - Drywall appears to be in decent shape no real damage
Foundation	Structure is sitting on a foundation with a crawl space accessible from outside
Heating Appliances	No heating appliances observed. Appears to have had baseboard heating but has been removed.
Chimney	No Chimney
Roof	<ul style="list-style-type: none"> - Asphalt roof material, roof seems to be in okay condition from what can be seen - Trusses look to be in okay condition
Building Services	It doesn't appear to be attached to power grid

Public Safety Considerations
<ul style="list-style-type: none"> - Missing safety fencing in the back of the building

Comments Regarding Repair or Demolition
From my observation it can be repaired.

Chantel McNiven		
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: 454 HERRING COVE RD, HALIFAX, Nova Scotia;
Case #CF-2026-001925
Hereinafter referred to as the "Property"

-and-

IN THE MATTER OF: Deteriorated standard single-family dwelling structure
Hereinafter referred to as the "Building"

TO: **TUJAX DEVELOPMENTS LIMITED**

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 standard single-family dwelling 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 of March 2026.

Yarko Fanok
Compliance Officer
902-497-5792


Scott Hill
Administrator
Halifax Regional Municipality