

Cape Breton Regional Municipality

Committee of the Whole Meeting Minutes

November 13, 2025

10:01 a.m. at City Hall Council Chambers

Council

Mayor Cecil P. Clarke

Councillor Gordon MacDonald

Councillor Earlene MacMullin

Councillor Esmond "Blue" Marshall (Arrived at 10:25 p.m.)

Councillor Steve Gillespie

Deputy Mayor Eldon MacDonald

Councillor Glenn Paruch

Councillor Steven MacNeil

Councillor Dave MacKeigan

Councillor Darren O'Quinn

Councillor Kim Sheppard-Campbell (Arrived at 10:09 p.m.)

Staff

Christa Dicks, Municipal Clerk / Director of Corporate Information Services

Demetri Kachafanas, KC, Chief Administrative Officer

Tyson Simms, Director of Planning and Development

John Phalen, Director of Public Works

Kirk Durning, Director of Parks, Recreation, Building and Facilities

Toni Delorenzo, Principal Secretary, Mayor's Office

Evan Baillie, Finance Manager

Karen Neville, Senior Planner

Peter Vandermeulen, Planner

Christina Lamey, Communications Manager

Spencer Merrill, Information Technology Technician

Kelly McDonald, Administrative Assistant, Clerk's Office

Yuecong Cao, Recording Secretary

Absent

Councillor Steve Parsons (Regrets)

Councillor Paul Nickituk (Leave of absence)

The following does not represent a word for word record of the proceedings of this meeting. The agenda, reports, supporting documents, information items circulated, and video (if available) are online at www.cbrm.ns.ca.

Mayor Cecil P. Clarke called the meeting to order.

Land Acknowledgement

Roll Call

1. Approval of Agenda

Motion

Moved by Councillor Paruch, seconded by Councillor Gordon MacDonald, to approve the November 13, 2025, committee of the whole agenda as presented.

Motion Carried

2. Approval of Minutes

Moved by Deputy Mayor Eldon MacDonald, seconded by Councillor MacMullin, to approve the CBRM minutes from:

- Committee of the Whole Minutes – October 14, 2025

Motion Carried

3. Presentations

3.1 NS Quality of Life Initiative

Tyson Simms, Director of Planning and Development, introduced the representative from Engage Nova Scotia to provide a presentation titled, "NS Quality of Life Initiative". The presentation included topics such as the Engage NS board members and the organization's mission, emphasizing a shift beyond traditional economic metrics like GDP to measure wellbeing across eight key life domains. The initiative uses a large-scale survey and a sophisticated online mapping tool to provide detailed, intersectional insights into the strengths and challenges faced by different demographic groups.

Discussion took place regarding the features of the Engage NS website and its well-being mapping tool, challenges with forward sortation areas and community boundaries, and survey distribution anticipated timeline.

For Information Only

Council recessed at 10:45 p.m.

Council reconvened at 10:54 p.m.

3.2 Update on Destination Cape Breton

Kirk Durning, Director of Parks, Recreation, Building and Facilities, introduced the representatives of Destination Cape Breton, to provide the presentation titled, "Cape Breton Island". The presentation included topics such as economic context, performance, strategic goals (2024-2027), destination development initiatives, and elevating the visitor experience. Discussion took place regarding the tourism performance and data, the marketing and branding strategy, extending visitor stays and improving the experience, infrastructure and attractions, engaging the local community, and operational details.

For Information Only

4. Planning Issues

4.1 Land Use By-law Zone Map Amendment, Dominion

Peter Vandermeulen, Planner, provided a presentation titled, "Land Use By-Law Zone Map Amendment Neville Street - Dominion", The presentation included topics such as the applicant's request, legislative authority, background, and recommendation. Peter reviewed the recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Deputy Mayor Eldon MacDonald, seconded by Councillor MacNeil, that Committee of the Whole recommend to Council to give First Reading of Amending By-law found in Attachment A, which is included in the agenda package, and schedule a Public Hearing to consider adjusting the boundary of the adjacent Light Industrial (LI) and Low Density Urban Residential (UR2) Zone boundaries for PIDs 15875289, 15875271, 15875297, 15875305 and 15381601 as show in Schedule A of the Amending By-law.

Motion Carried

5. Corporate Services Issues

5.1 Pre-budget Schedule

Demetri Kachafanas, KC, Chief Administrative Officer, reviewed the proposed budget timeline which has been circulated to Council. Discussion took place regarding budget planning, CFO recruitment update, district engagement timeline, and draft budget.

For Information Only

5.2 Committee / Councillor Vacancies

Christa Dicks, Municipal Clerk / Director of Corporate Information Services, reviewed the memo included in the agenda package.

For Information Only

5.3 District 7 Business Association / Former Jamieson School Lease Renewal

Demetri Kachafanas, KC, Chief Administrative Officer, reviewed the Memo and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor MacMullin, seconded by Councillor MacKeigan, that Committee of the Whole recommend to Council to approve a five-year lease

with the District 7 Business Association on the same terms as the previous lease.

Discussion:

- Clarification of tenancy
- Maintenance responsibilities
- Municipal oversight

Motion Carried

6. Financial Statements

6.1 Draft CBRM Financial Statements to September 30, 2025

For Information Only

7. Correspondence

7.1 Dry Wells by District

**7.2 Help us Recruit Volunteers for the Community
Volunteer Income Tax Program in Nova Scotia**

**7.3 Sydney Marine Terminal - \$9M South Dock
Rehabilitation Cape Breton Regional Municipality**

7.4 Question Reply CAP

For Information Only

Meeting adjourned at 11:46 p.m.

Cecil P. Clarke
Mayor

Christa Dicks
Municipal Clerk
/yc