

Cape Breton Regional Municipality

Council Meeting Minutes

February 11, 2025

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

Council

Mayor Cecil P. Clarke

Councillor Gordon MacDonald

Councillor Esmond "Blue" Marshall

Councillor Steve Gillespie

Councillor Glenn Paruch

Councillor Steve Parsons

Councillor Dave MacKeigan

Councillor Paul Nickituk

Councillor Darren O'Quinn

Councillor Kim Sheppard-Campbell

Staff

Demetri Kachafanas, KC, Interim Chief Administrative Officer

Christa Dicks, Municipal Clerk

Robert Sampson, KC, Solicitor

Jennifer Campbell, Chief Financial Officer

Tyson Simms, Director of Planning and Development

Sean Tobin, Chief of Staff

Jenna MacQueen, Communications Advisor

Spencer Merrill, Information Technology Technician

YueCong Cao, Administrative Assistant, Clerk's Department

Kelly McDonald, Recording Secretary

Absent

Councillor Earlene MacMullin (regrets)

Deputy Mayor Eldon MacDonald (regrets)

Councillor Steven MacNeil (regrets)

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

O' Canada

1. Approval of Agenda

Motion

Moved by Councillor Parsons, seconded by Councillor Paruch, to approve the February 11, 2025, council agenda as presented.

Motion Carried

2. Approval of Minutes

Motion

Moved by Councillor Paruch, seconded by Councillor Gillespie, to approve the CBRM minutes from:

- Special Council Minutes – January 14, 2025
- Council Minutes – January 21, 2025

Motion Carried

3. Proclamations and Resolutions

3.1 Wear Red Canada Day

Motion

Moved by Councillor Sheppard-Campbell, seconded by Councillor Paruch, that CBRM Mayor Cecil P. Clarke and Council proclaim Thursday, February 13, 2025, as Wear Red Canada Day in the Cape Breton Regional Municipality.

Motion Carried

4. Business Arising: Committee of the Whole – February 4, 2025

4.1 Doucet Developments – CBRM Council Update

Motion

Moved by Councillor Gillespie, seconded by Councillor Marshall, to approve extensions and amendments to the approved development agreement between CBRM and Doucet Developments as follows:

- Permit Application – six months after land purchase closes
- Breaking Ground – 90 days after permit approval

Discussion:

- Extension reasons
- Timelines and costs
- Request for this vote to be recorded

Motion Carried

4.2 Request for Municipal Property – PID 15435597 – Rear of Lot Fronting on Highland Street, Glace Bay (District 9)

Motion

Moved by Councillor MacKeigan, seconded by Councillor Nickituk, to deem the subject property surplus and sell the said subject property to the applicant pursuant to the *Municipal Government Act*.

Motion Carried

4.3 Request for Municipal Property – Portion of PID 15523707 – Official Row, Reserve Mines (District 9)

Motion

Moved by Councillor MacKeigan, seconded by Councillor Paruch, to deem the subject property surplus and sell the said subject property to the applicant pursuant to the *Municipal Government Act*.

Motion Carried

**4.4 Request for Municipal Property – Portion of PID 15006869
– St. Agnes Avenue, New Waterford (District 11)**

Motion

Moved by Councillor O’Quinn, seconded by Councillor MacKeigan, to deem the subject property surplus and sell the said subject property to the applicant pursuant to the *Municipal Government Act*.

Motion Carried

**4.5 Nova Scotia Power Incorporated / 190 Daley Rd., New
Victoria – Lease Request**

Motion

Moved by Councillor Sheppard-Campbell, seconded by Councillor O’Quinn, to approve a five-year lease with NSPI for CBRM property located at 190 Daley Rd., New Victoria, at an annual rent of \$1200.

Motion Carried

4.6 Vacancies on Various Committees

The Municipal Clerk reviewed the memo regarding vacancies and various committees including the recommendation to Council.

Motion

Moved by Councillor Paruch, seconded by Councillor Sheppard-Campbell, to approve the recommendations regarding vacancies on various committees as follows:

- Refer the applicants as presented for the Accessibility Advisory Committee to Council
- Refer the applicants as presented for the Audit Committee contingent on qualifications to Council
- Refer the applicants as presented for the Diversity, Equity, and Inclusion Committee to Council
- Refer the applicants as presented for the Heritage Advisory Committee to Council

- Defer all applications for the Library Board for additional time for review
- Defer all applications for Police Commission for additional time for review
- That Council direct staff to reissue a call for public interest to serve on the Accessibility Advisory Committee
- That Council direct staff to reissue a call for public interest to serve on the diversity, equity, and inclusion committee after the terms of reference have been developed

Motion Carried

4.7 Property for Municipal Purposes – PID 15519283

The Interim CAO briefly reviewed the recommendation to permit Chief Walsh to engage with the Government of Canada for the acquisition of 1795 Grand Lake Road for a nominal fee.

Motion

Moved by Councillor Paruch, seconded by Councillor MacKeigan, to permit negotiations for a nominal fee with the Government of Canada for potential acquisition of the property at 1795 Grand Lake Road.

Discussion:

- Additional details to be provided to Police Commission and further to Council for direction

Motion Carried

4.8 Resolution for Pre-Approval of Debt Issuance / Temporary Borrowing Resolution

Motion

Moved by Councillor MacDonald, seconded by Councillor Parsons, to approve the resolution, included in the agenda package, for the pre-approval of debt issuance and temporary borrowing resolution in the amount of \$9,208,569 for capital projects completed up to March 31, 2024.

Motion Carried

4.9 Resolution for Pre-Approval of Debt Issuance

Motion

Moved by Councillor Parsons, seconded by Councillor Marshall, to approve CBRM Water Utility to refinance the balance of \$3,750,000, for the final five-year term of the loan.

Motion Carried

Meeting adjourned at 10:29 a.m.

Cecil P. Clarke
Mayor

Christa Dicks
Municipal Clerk
/km