

Cape Breton Regional Municipality

Council Meeting Minutes

July 15, 2025

6:00 p.m. at City Hall Council Chambers

Council

Mayor Cecil P. Clarke
Councillor Gordon MacDonald
Councillor Earlene MacMullin
Councillor Esmond "Blue" Marshall
Councillor Steve Gillespie
Deputy Mayor Eldon MacDonald
Councillor Glenn Paruch
Councillor Steve Parsons
Councillor Steven MacNeil
Councillor Dave MacKeigan
Councillor Paul Nickituk
Councillor Darren O'Quinn
Councillor Kim Sheppard-Campbell

Staff

Demetri Kachafanas, KC, Chief Administrative Officer
Christa Dicks, Municipal Clerk / Director of Corporate Information Services
Jennifer Campbell, Chief Financial Officer
Tyson Simms, Director of Planning and Development
John Phalen, Director of Public Works
Toni Delorenzo, Principal Secretary, Mayor's Office
Bruce MacDonald, Manager of Emergency Management
Karen Neville, Senior Planner
Sheila Kolanko, Property Manager
Travis Radtke, Housing Coordinator, Planning and Development
Christina Lamey, Communications Manager
Derrick Boakye, Intern Planning Research Assistant
Spencer Merrill, Information Technology Technician
Yuecong Cao, Administrative Assistant, Clerk's Department
Kelly McDonald, Recording Secretary

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 July 15, 2025, council agenda and addendum as presented.

Motion Carried

2. Proclamations and Resolutions

2.1 Emancipation Day

Moved by Councillor Sheppard-Campbell, seconded by Councillor Nickituk, that CBRM Mayor Cecil P. Clarke and Council proclaim August 1, 2025, as “Emancipation Day” in the Cape Breton Regional Municipality and encourage all residents of the CBRM to continue striving toward a caring and compassionate society where all individuals regardless of race or ethnic origin are afforded the right to live in conditions of good health, safety, dignity, respect, and peace.

Motion Carried

2.2 Hiroshima Memorial Day

Motion

Moved by Councillor MacNeil, seconded by Councillor Gillespie, that CBRM Mayor Cecil P. Clarke and Council proclaim August 6, 2025, as “Hiroshima Memorial Day” in the Cape Breton Regional Municipality to remember the devastation of Hiroshima and Nagasaki in 1945, and to renew our commitment to ending the threat of human civilization, and all life on Earth, posed by nuclear weapons.

Motion Carried

Addendum**2.3 Structural Fires****Motion**

Moved by Councillor MacKeigan, seconded by Councillor Gillespie, that CBRM Council direct the Mayor to write to the Minister of Municipal Affairs outlining the severity of the position the CBRM finds itself in and to request a meeting to proactively respond and initiate a joint response plan, with resources, to address this pressing public matter.

Discussion:

- Gratitude for volunteer and career firefighters
- Vacant buildings

Motion Carried**3. Planning Issues****3.1 Housing Strategy for Cape Breton Regional Municipality**

Tyson Simms, Director of Planning and Development, reviewed the staff report and recommendation included in the agenda package. Director Simms clarified that the recommendation is to direct staff to return to Council at a future meeting with a series of considerable actions for consideration.

Director Simms introduced James Coons, FBM Senior Planner. James provided a presentation titled "CBRM Housing Strategy Council Presentation".

Discussion took place regarding service areas and a future council workshop.

Mayor Clarke asked Council if it is agreed to schedule a future council workshop; Council agreed. Discussion continued regarding loan interest rates, modular options, rebate opportunities, service area boundaries, initiatives, and land banking. The following motion was then put forward:

Motion

Moved by Councillor MacMullin, seconded by Councillor Paruch, to adopt the CBRM Housing Strategy, which is included in Attachment A of the agenda package, and to direct staff to evaluate the recommended actions and present options for Council's consideration at a future session of Council.

Discussion:

- Residential incentives
- Permit information to be brought to a future workshop

Motion Carried**4. Protective Services Issues****4.1 Council Appointment of By-law Enforcement Officers to Serve as Dog Control Officers**

Director Simms reviewed the staff report and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Deputy Mayor Eldon MacDonald, seconded by Councillor MacMullin, to appoint Mahammad Haroon and Glenn McInnis as By-law Enforcement officers, to serve as Dog Control Officers, administering and enforcing the CBRM Dog by-law (D-400) for the CBRM.

Discussion:

- Employment statuses
- Request NSSPCA to attend a future CBRM meeting to outline duties of NSSPCA
- Updates from SPCA to CBRM
- D400 Bylaw
- Contract enforcement and compliance

Motion Carried

5. Corporate Services Issues**5.1 Request for Municipal Property (Portion of PID
15437718) Hub Amateur Athletic Club, 79 East Avenue,
Glance Bay (District 10)**

Sheila Kolanko, Property Manager, reviewed the memo and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Nickituk, seconded by Councillor MacKeigan, to convey the subject property to the Society for \$1.00 pursuant to the *Municipal Government Act*.

Discussion:

- Gratitude for the Hub Amateur Athletic Club
- Funding opportunities

Motion Carried**5.2 Climate Risk Assessment and Prioritized Adaptation Plan
Funding under the Green Municipal Fund Climate-Ready
Plans and Processes**

Bruce MacDonald, Manager of Emergency Management, reviewed the staff report and recommendation included in the agenda package. Discussion took place regarding one way in one way out areas and environmental concerns.

The following motion was then put forward:

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Paruch, to adopt a resolution to undertake “A Climate Risk Assessment and Prioritized Adaptation Plan for CBRM’ in coordination with thirteen other municipalities across Nova Scotia and Newfoundland and Labrador.

Discussion:

- Funding values

Motion Carried

5.3 Contract Approval

John Phalen, Director of Public Works, reviewed the staff report and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Parsons, seconded by Councillor MacKeigan, to approve a five-year contract with Cubic Transportation Systems Canada (ULC) to provide equipment and services for CBRM's upcoming Smart Card Transit Initiative.

Motion Carried

5.4 Transit Operational Review Comprehensive Report

Director Phalen reviewed the staff report and provided an overview of the transit operational review comprehensive report included in the agenda package. Discussion took place regarding clarification of the recommendation. The following motion was then put forward:

Motion

Moved by Councillor MacMullin, seconded by Councillor Marshall, to receive and accept the transit review report pending an update coming forth in the fall season.

Discussion:

- Transit review report workshop to be scheduled
- Public Works infrastructure
- Transit Tax
- Future policy implementation

Motion Carried

5.5 Reallocation of Budget Item

Director Phalen reviewed the staff report and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Sheppard-Campbell, seconded by Councillor O'Quinn, to reallocate the \$600,000 compost roof rebuild to the Wayfinding and Street Furnishing Project for inclusion in the 2025-26 CBRM Operating Budget, and to authorize the CAO to sign any contribution agreements for the balance of the project.

Discussion:

- Process timelines
- Wayfinding and Street Furnishing Project priorities

Motion Carried**5.6 Telecommunications Lease Renewals**

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

Motion

Moved by Councillor Paruch, seconded by Councillor MacMullin, to approve the lease renewals of CBC Radio Canada and Rogers Communications as stated in the agenda package.

Motion Carried**6. Council Agenda Requests****6.1 Overgrown Properties**

Councillor MacMullin reviewed the council agenda request form included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor MacMullin, seconded by Deputy Mayor Eldon MacDonald, to direct staff to review and report back with potential policy / bylaw updates, enforcement options, and associated costs for effectively managing overgrown properties.

Discussion:

- Enforcement importance

Motion Carried

7. Financial Statements

7.1 CBRM Financial Statements to May 31, 2025

Discussion took place regarding the consolidation process. Jennifer Campbell, Chief Financial Officer, informed that there have been errors on page seventy-three of the agenda package. The corrected financial statements can be found at: <https://www.cbrm.ns.ca/cbrm-meetings-and-minutes.html>.

8. Correspondence

8.1 Cape Breton Regional Fire Chiefs' Association Meetings

**8.2 Federal-Provincial Equalization Transfer Payments in
Cape Breton Regional Municipality**

8.3 Support During Recent Fire Event in Framboise

8.4 Tick Awareness Educational Campaign

**8.5 Nova Scotia Physicians Warning on Uranium Exploration
and Mining**

For Information Only

Meeting adjourned at 8:28 p.m.

Cecil P. Clarke
Mayor

Christa Dicks
Municipal Clerk
/km