

Cape Breton Regional Municipality

Appeals Standing Committee Meeting Minutes

September 16, 2025

6:07 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

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

Robert Sampson, KC, Solicitor

Tyson Simms, Director of Planning and Development

John Crane, Manager of Bylaws and Building Inspection Services

Scott Parker, Bylaw Enforcement Supervisor

Sean Tobin, Chief of Staff

Toni Delorenzo, Principal Secretary, Mayor's Office

Christina Lamey, Communications Manager

Spencer Merrill, Information Technology Technician

YueCong Cao, Administrative Assistant, Clerk's Department

Kelly McDonald, Recording Secretary

Absent

Deputy Mayor Eldon MacDonald (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

1. Approval of Agenda

Motion

Moved by Councillor Parsons, seconded by Councillor MacMullin, to approve the September 16, 2025, appeals standing committee agenda as amended to include athlete presentations.

Motion Carried

2. Approval of Minutes

Motion

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

- Appeals Standing Committee Minutes – April 15, 2025

Motion Carried

Mayor and Council welcomed and congratulated the Sydney Mines Ramblers U11A team and the Sydney Mines Ramblers U11AA team on their recent success in the baseball season.

3. Information Report – Status of 2023 Demolition Orders

Tyson Simms, Director of Planning and Development, reviewed the information report included in the agenda package, to update the Appeals

Standing Committee on the statuses of orders issued by the Appeals Standing Committee during the meeting held on October 24, 2023.

4. Dangerous and Unsightly Properties – Notice of Intent to Demolish

Director Simms informed that each file will be reviewed independently, with a recommendation provided for each. Director Simms reviewed the process for dangerous and unsightly premises and the process for appeals standing committee meetings in accordance with the *Municipal Government Act*. Director Simms acknowledged that John Crane, Manager of Bylaws and Building Inspection Services, and Scott Parker, Bylaw Enforcement Supervisor, are in attendance to assist in answering questions the Appeals Standing Committee may have.

a) File #14038: PID #15195522 – 38 Seaview Drive, Upper North Sydney, District 3

Director Simms reviewed the staff report and recommendation included in the agenda package noting the property owner initially indicated their intention to attend the meeting; however, due to unforeseen circumstances, they were unable to be present. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor MacMullin, seconded by Councillor Paruch, to find the property located at 38 Seaview Drive, Upper North Sydney, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the accessory structure (garage) 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 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 MGA.

Motion Carried

b) File #14111: PID #15324783 – 1408 Keltic Drive, Balls Creek, District 3

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor Marshall, seconded by Councillor Nickituk, to find the property, located at 1408 Keltic Drive, Balls Creek, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the accessory structure (garage) 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 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 MGA.

Motion Carried

**c) File #14112: PID #15211014 – 2429 Point Edward
Highway, Point Edward, District 4**

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal. The property owner of 2429 Point Edward Highway, Point Edward, addressed the Appeals Standing Committee to appeal to the notice to demolish the building on his property. Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor Gillespie, seconded by Councillor Parsons, to find the property located at 2429 Point Edward Highway, Point Edward, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the accessory structure (barn) 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 and safe condition within forty-five (45) 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 MGA.

Motion Carried

**d) File #13555: PID #15058589 – 29 Glebe Street, Sydney
District 5**

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor MacMullin, seconded by Councillor Gillespie, to find the property located at 29 Glebe Street, Sydney, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the 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 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 MGA.

Motion Carried

**e) File #14126: PID #15084494 – 11 Ankerville Street,
Sydney, District 5**

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor Parsons, seconded by Councillor Nickituk, to find the property located at 11 Ankerville Street, Sydney, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the accessory structure (garage) 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 and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally

Motion

Moved by Councillor MacNeil, seconded by Councillor MacKeigan, to find the property located at 86 Bastion Avenue, Louisbourg, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the 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 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 MGA.

Motion Carried

The owner of 7365 Main Street, Louisbourg, spoke from the gallery to inform that they were not present in the council chambers when 7365 Main Street, Louisbourg, was addressed. The following motion was then put forward:

Motion

Moved by Councillor Paruch, seconded by Councillor Parsons, to reconsider the previous motion for file #12316, PID #15460413, 7365 Main Street, Louisbourg.

Motion Carried

The property owner of 7365 Main Street, Louisbourg, addressed the Appeals Standing Committee to appeal to the notice to demolish the building on their property. The property owner informed that there is a current building permit in place and renovations have been moving forward. Director Simms provided clarification regarding the timelines and procedural steps that must be completed prior to the issuance of a demolition order. Mayor Clarke asked Council if it is agreed that this item be removed from the agenda; Council agreed.

**h) File #14010: PID #15425663 – 123 Brookland Street,
 Glace Bay, District 9**

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor MacKeigan, seconded by Councillor Parsons, to find the property located at 123 Brookland Street, Glace Bay, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure (house) 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 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 MGA.

Motion Carried

**i) File #11634: PID #15439284 – 45 Fourth Street, Glace
 Bay, District 10**

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal. The property owner of 45 Fourth Street, Glace Bay, addressed the Appeals Standing Committee to appeal to the notice to demolish the building on his property. Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor Paruch, seconded by Councillor Nickituk, to find the property located at 45 Fourth Street, Glace Bay (PID 15439284), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure (1/2 of a company house) and associated 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 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 MGA.

Motion Carried

j) File #13913: PID #15439276 – 47 Fourth Street, Glace Bay, District 10

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal. The property owner of 47 Fourth Street, Glace Bay, addressed the Appeals Standing Committee and informed they had no further comments as they are the owner of previous file discussed located at 45 Fourth Street, Glace Bay. The following motion was then put forward:

Motion

Moved by Councillor Paruch, seconded by Councillor Gillespie, to find the property located at 47 Fourth Street, Glace Bay (PID 15439276), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure (1/2 of a company house) 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 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 MGA.

Motion Carried

k) File #12197: PID #15441439 – 239 Wallace Road, Glace Bay, District 10

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor Parsons, seconded by Councillor Nickituk, to find the property located at 239 Wallace Road, Glace Bay, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure (house) 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 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 MGA.

Motion Carried

**I) File #14071: PID #15378326 – 23 Brook Street,
 Dominion, District 10**

Councillor Dave MacKeigan declared a conflict of interest with respect to the 23 Brook Street, Dominion, and did not participate in the discussion or voting on this item.

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor Nickituk, seconded by Councillor Paruch, to find the property, located at 23 Brook Street (PID 15378326), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure (1/2 of a company house) and accessory structure (shed) 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 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 MGA.

Motion Carried

**m) File #14033: PID #15378334 – 25 Brook Street,
Dominion, District 10**

Councillor Dave MacKeigan declared a conflict of interest with respect to the 23 Brook Street, Dominion, and did not participate in the discussion or voting on this item.

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor Parsons, seconded by Councillor Nickituk, to find the property located at 25 Brook Street, Dominion (PID 15378334) to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure (1/2 of a company house) and accessory structure (shed) 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 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 MGA.

Motion Carried

n) File #14067: PID #15474802 – 3413 Wood Avenue, New Waterford, District 11

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor O’Quinn, seconded by Councillor Sheppard-Campbell, to find the property located at 3413 Wood Avenue, New Waterford, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure and accessory structure (shed) 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 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 MGA.

Motion Carried

o) File #13355: PID #15159296 – 55 MacLeod Street, Sydney, District 12

Director Simms reviewed the staff report and recommendation included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor Sheppard-Campbell, seconded by Councillor O’Quinn, to find the accessory structure located at 55 MacLeod Street, Sydney, to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section

346 of the MGA, order demolition of the accessory structure (garage) 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 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 MGA.

Motion Carried

At this point of the meeting, Councillor MacMullin requested a workshop to be scheduled for clarification on the timelines and procedural steps that must be completed prior to the issuance of a demolition order.

Meeting adjourned at 7:40 p.m.

Cecil P. Clarke
Mayor

Christa Dicks
Municipal Clerk
/km