

**CAPE BRETON REGIONAL MUNICIPALITY**  
**APPEALS STANDING COMMITTEE**  
**MINUTES**

Tuesday,  
May 19, 2021  
4:01 p.m.

Via Video Conferencing

**Mayor Amanda M. McDougall called the meeting to order.**

**Council:** Mayor Amanda M. McDougall  
Councillor Gordon MacDonald  
Deputy Mayor Earlene MacMullin  
Councillor Cyril MacDonald  
Councillor Steve Gillespie  
Councillor Eldon MacDonald  
Councillor Glenn Paruch  
Councillor Steve Parsons  
Councillor James Edwards  
Councillor Ken Tracey  
Councillor Darren Bruckschwaiger  
Councillor Darren O'Quinn  
Councillor Lorne Green

**Staff:** Deborah Campbell Ryan, Municipal Clerk  
John MacKinnon, Deputy Chief Administrative Officer  
Michael Ruus, Director of Planning & Development  
Paul Burt, Manager Building, Planning & Licensing Laws  
Jason MacDonald, Property Maintenance Inspector  
Sharon MacSween, Recording Secretary

**Summary of Decisions**

**Land Acknowledgment**

**Roll Call**

**2. APPROVAL OF THE AGENDA:**

**Motion** to approve the May 19, 2021 Appeals Standing Committee Agenda as amended with the removal of item 3. d) File #10546; PID #15010440 – 24 Vale Street, North Sydney, District 2, from the agenda. **Carried.**

**3. Dangerous and Unsightly Properties – Notice of Intent to Demolish:**

- a) **File #7776; PID #15010259 – 22 Victoria Street, North Sydney, District 2**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 22 Victoria Street, North Sydney, District 2, File #7776. **Carried.**

**1. APPROVAL OF MINUTES:**

**Motion** to approve the Appeals Standing Committee Minutes of:

- **June 23, 2020**

**Carried.**

**Dangerous and Unsightly Properties – Notice of Intent to Demolish (Cont'd):**

- b) **File #10031; PID #15398878 – 723 Main Street, Glace Bay, District 9**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 723 Main Street, Glace Bay, District 9, File #10031. **Carried.**

- c) **File #10172; PID #15129216 – 226 Victoria Road, Sydney, District 12**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 226 Victoria Road, Sydney, District 12, File #10172 **Carried.**

- d) **File #10546; PID #15010440 – 24 Vale Street, North Sydney, District 2**

*This item was removed from the agenda.*

**Continued...**

**Summary of Decisions (Cont'd):**

**Dangerous and Unsightly Properties – Notice of Intent to Demolish (Cont'd):**

- e) **File #10983; PID #15485105 – 735 Mahon Street, New Waterford, District 11**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 735 Mahon Street, New Waterford, District 11, File #10983. **Carried.**

- f) **File #11095; PID #15268964 – 2990 Roaches Road, Lingan, District 11**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 2990 Roaches Road, Lingan, District 11, File #11095. **Carried.**

- g) **File #11311; PID #15251242 – 48 Colonial Drive, Bras D'Or, District 2**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 48 Colonial Drive, Bras D'Or, District 2, File #11311. **Carried.**

- h) **File #11573; PID #15440811 – 15 Tenth Street, Glace Bay, District 10**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 15 Tenth Street, Glace Bay, District 10, File #11573. **Carried.**

- i) **File #11731; PID #15440803 – 17 Tenth Street, Glace Bay, District 10**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 17 Tenth Street, Glace Bay, District 10, File #11731. **Carried.**

- j) **File #11796; PID #15026206 – 43 King Street. North Sydney, District 2**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 43 King Street, North Sydney, District 2, File #11796. **Carried.**

- k) **File #11803; PID #15387194 – 9 Beacon Street, Glace Bay, District 10**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 9 Beacon Street, Glace Bay, District 10, File #11803. **Carried.**

**Continued...**

**Summary of Decisions (Cont'd):**

**Dangerous and Unsightly Properties – Notice of Intent to Demolish (Cont'd):**

- l) File #11808; PID #15264419 – 15 Camerons Lane, New Waterford, District 11**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 15 Camerons Lane, New Waterford, District 11, File #11808. **Carried.**

- m) File #11815; PID #15416480 – 20 Winona Street, Glace Bay, District 9**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 20 Winona Street, Glace Bay, District 9, File #11815. **Carried.**

- n) File #11873; PID #15474224 – 3420 Warren Avenue, New Waterford, District 11**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 3420 Warren Avenue, New Waterford, District 11, File #11873. **Carried.**

- o) File #11885; PID #15431687 – 208 Mansfield Street, Glace Bay, District 8**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 208 Mansfield Street, Glace Bay, District 8, File #11885. **Carried.**

- p) File #11886; PID #15431695 – 210 Mansfield Street, Glace Bay, District 8**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 210 Mansfield Street, Glace Bay, District 8, File #11886. **Carried.**

- q) File #11976; PID #15294556 – 1727 Gabarus Highway, Prime Brook District 7**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 1727 Gabarus Highway, Prime Brook District 7, File #11976. **Carried.**

- r) File #11977; PID #15185275 – 8 Park Street Extension, Sydney Mines, District 1**

**Motion** that a Thirty Day Order to Demolish be issued for the building located at 8 Park Street Extension, Sydney Mines, District 1, File #11977. **Carried.**

**ADJOURNMENT**

## **Land Acknowledgement**

### **Roll Call**

#### **2. APPROVAL OF THE AGENDA:**

The Manager of Building, Planning & Licensing Laws requested that item 3. d) File #10546; PID #15010440 – 24 Vale Street, North Sydney, District 2, be removed from the agenda as the property owner has addressed this matter and has demolished the building located on the property.

#### **Motion:**

Moved by Deputy Mayor MacMullin, seconded by Councillor Cyril MacDonald, to approve the May 19, 2021 Appeals Standing Committee Agenda as amended by removing item 3. d) File #10546; PID #15010440 – 24 Vale Street, North Sydney, District 2, from the agenda.

**Motion Carried.**

#### **3. Dangerous and Unsightly Properties – Notice of Intent to Demolish:**

Paul Burt, Manager of Building, Planning and Licensing Laws advised that staff have not been contacted by any owners of the properties listed in the agenda indicating their intent to Appeal prior to a decision of the Committee.

Mr. Burt advised that Notices were posted on the properties listed in the agenda 30 days ago. He also advised that with the uncertainty of the meeting platform, new instructions regarding presenting an appeal at the virtual Committee meeting have been posted on the properties in accordance with the *Municipal Government Act*.

An overview of the processing dangerous and unsightly premises complaints, notices to property owners and how a property owner can make an appeal along was provided by the Manager of Building, Planning and Licensing Laws for the Committee's information.

##### **a) File #7776; PID #15010259 – 22 Victoria Street, North Sydney, District 2**

#### **Motion:**

Moved by Deputy Mayor MacMullin, seconded by Councillor Parsons, that a Thirty Day Order to Demolish be issued for the building located at 22 Victoria Street, North Sydney, District 2, File #7776.

#### **Discussion:**

It was clarified during discussion by the Manager Building, Planning & Licensing Laws that the only point to which a property owner can appeal a decision on an Order to Demolish is to the CBRM Appeals Standing Committee. After that point, the property owner would be required to appeal to the Supreme Court of Nova Scotia.

**Motion Carried.**

**Continued...**

At this point in the meeting, the Mayor called for a motion to approve the minutes.

**1. APPROVAL OF MINUTES:**

**Motion:**

Moved by Deputy Mayor MacMullin, seconded by Councillor Eldon MacDonald, approval of the Appeals Standing Committee Minutes of:

- **June 23, 2020**

**Motion Carried.**

At this point in the meeting, Mayor McDougall advised that usually she would be asking if there was anyone present to speak and make an Appeal regarding the properties listed for 30 Day Order to Demolish, however because it is known that no one is expected to be present, this point is not being overlooked, but is not required for this meeting.

*The Committee proceeded with the consideration of the remaining list of properties.*

**Dangerous and Unsightly Properties – Notice of Intent to Demolish (Cont'd):**

- b) File #10031; PID #15398878 – 723 Main Street, Glace Bay, District 9**

**Motion:**

Moved by Councillor Tracey, seconded by Councillor Bruckschwaiger, that a Thirty Day Order to Demolish be issued for the building located at 723 Main Street, Glace Bay, District 9, File #10031.

**Motion Carried**

- c) File #10172; PID #15129216 – 226 Victoria Road, Sydney, District 12**

**Motion:**

Moved by Councillor Green, seconded by Councillor Paruch, that a Thirty Day Order to Demolish be issued for the building located at 226 Victoria Road, Sydney, District 12, File #10172.

**Motion Carried.**

- d) File #10546; PID #15010440 – 24 Vale Street, North Sydney, District 2**

*This item was removed from the agenda.*

- e) File #10983; PID #15485105 – 735 Mahon Street, New Waterford, District 11**

**Motion:**

Moved by Councillor O'Quinn, seconded by Councillor Parsons, that a Thirty Day Order to Demolish be issued for the building located at 735 Mahon Street, New Waterford, District 11, File #10983.

**Motion Carried.**

**Continued...**

**Dangerous and Unsightly Properties – Notice of Intent to Demolish (Cont'd):**

**f) File #11095; PID #15268964 – 2990 Roaches Road, Lingan, District 11**

The Manager of Building, Planning and Licensing Laws advised that prior to the start of the meeting, correspondence was received from a lawyer on behalf of heirs of the property who are in Ontario. The letter requested abeyance of the Order for 60 days to allow the heirs an opportunity to address the condition of the property.

Mr. Burt noted that the building is structurally unsound and that his Department has been dealing with the property for number of years. He advised that in the past, there were a couple of potential sales of the property, but they fell through.

Staff is requesting that the Committee proceed with the 30-day Order to Demolish.

The following was then discussed:

- Heirs in Ontario only became aware of the condition of the property in the last 2 days
- 30 days is required to begin the tender process
- Legal and ownership issues as there are 4 heirs to the property; two locally
- Heirs can apply for a building permit and start work, or otherwise demolish the building themselves or allow CBRM to demolish
- Area Councillor advised that he spoke with a daughter of the former property owner and that she was attempting with no luck to obtain history on the building as she was once told that the building was once a convent

After discussion, the following motion was put forward:

**Motion:**

Moved by Councillor O'Quinn, seconded by Councillor Green, that a Thirty Day Order to Demolish be issued for the building located at 2990 Roaches Road, Lingan, District 11, File #11095.

**Motion Carried.**

**g) File #11311; PID #15251242 – 48 Colonial Drive, Bras D'Or, District 2**

**Motion:**

Moved by Deputy Mayor MacMullin, seconded by Councillor Paruch, that a Thirty Day Order to Demolish be issued for the building located at 48 Colonial Drive, Bras D'Or, District 2, File #11311.

**Motion Carried.**

**Continued...**

**Dangerous and Unsightly Properties – Notice of Intent to Demolish (Cont'd):**

**h) File #11573; PID #15440811 – 15 Tenth Street, Glace Bay, District 10**

**Motion:**

Moved by Councillor Bruckschwaiger, seconded by Councillor Tracey, that a Thirty Day Order to Demolish be issued for the building located 15 Tenth Street, Glace Bay, District 10, File #11573.

**Motion Carried.**

**i) File #11731; PID #15440803 – 17 Tenth Street, Glace Bay, District 10**

**Motion:**

Moved by Councillor Bruckschwaiger, seconded by Councillor Tracey, that a Thirty Day Order to Demolish be issued for the building located at 17 Tenth Street, Glace Bay, District 10, File #11731.

**Motion Carried.**

**j) File #11796; PID #15026206 – 43 King Street. North Sydney, District 2**

The Manager of Building, Planning and Licensing Laws, advised that this building was newly added to the list of dangerous and unsightly properties. Staff have attempted to work with the property owner but there has not been any follow through on the part of the property owner. There was fire in the structure, and it is badly damaged with parts of building continually blowing off. It was advised that building could be repaired through renovation.

The Councillor for the area advised that the property is located on a corner of King Street and a main road. Efforts have been made with the property owner but for due diligence the large building needs to come down. She further noted that the building has large units inside and was once a very well maintained.

**Motion:**

Moved by Deputy Mayor MacMullin, seconded by Councillor Cyril MacDonald, that a Thirty Day Order to Demolish be issued for the building located at 43 King Street. North Sydney, District 2, File #11796.

**Motion Carried.**

**Continued...**

**Dangerous and Unightly Properties – Notice of Intent to Demolish (Cont'd):**

- k) File #11803; PID #15387194 – 9 Beacon Street, Glace Bay, District 10**

**Motion:**

Moved by Councillor Bruckschwaiger, seconded by Councillor Tracey, that a Thirty Day Order to Demolish be issued for the building located at 9 Beacon Street, Glace Bay, District 10, File #11803.

**Motion Carried.**

- l) File #11808; PID #15264419 – 15 Camerons Lane, New Waterford, District 11**

**Motion:**

Moved by Councillor O'Quinn, seconded by Councillor Cyril MacDonald, that a Thirty Day Order to Demolish be issued for the building located at 15 Camerons Lane, New Waterford, District 11, File #11808.

**Motion Carried.**

- m) File #11815; PID #15416480 – 20 Winona Street, Glace Bay, District 9**

**Motion:**

Moved by Councillor Tracey, seconded by Deputy Mayor MacMullin, that a Thirty Day Order to Demolish be issued for the building located at 20 Winona Street, Glace Bay, District 9, File #11815.

**Discussion:**

In response to a question, the Manager Building, Planning & Licensing Laws advised that the tree debris on the property poses a hazard and that when a tender for the demolition is issued, instructions will include removal of all garbage and debris and to leave the property graded, clean and level.

**Motion Carried.**

- n) File #11873; PID #15474224 – 3420 Warren Avenue, New Waterford, District 11**

**Motion:**

Moved by Councillor O'Quinn, seconded by Councillor Green, that a Thirty Day Order to Demolish be issued for the building located at 3420 Warren Avenue, New Waterford, District 11, File #11873.

**Motion Carried.**

- o) File #11885; PID #15431687 – 208 Mansfield Street, Glace Bay, District 8**

**Motion:**

Moved by Councillor Edwards, seconded by Councillor Bruckschwaiger, that a Thirty Day Order to Demolish be issued for the building located at 208 Mansfield Street, Glace Bay, District 8, File #11885.

**Motion Carried.**

**Continued...**

**Dangerous and Unsightly Properties – Notice of Intent to Demolish (Cont'd):**

**p) File #11886; PID #15431695 – 210 Mansfield Street, Glace Bay, District 8**

**Motion:**

Moved by Councillor Edwards, seconded by Councillor Tracey, that a Thirty Day Order to Demolish be issued for the building located at 210 Mansfield Street, Glace Bay, District 8, File #11886.

**Motion Carried.**

**q) File #11976; PID #15294556 – 1727 Gabarus Highway, Prime Brook District 7**

**Motion:**

Moved by Councillor Parsons, seconded by Councillor Edwards, that a Thirty Day Order to Demolish be issued for the building located at 1727 Gabarus Highway, Prime Brook District 7, File #11976.

**Motion Carried.**

**r) File #11977; PID #15185275 – 8 Park Street Extension, Sydney Mines, District 1**

**Motion:**

Moved by Councillor Gordon MacDonald, seconded by Deputy Mayor MacMullin, that a Thirty Day Order to Demolish be issued for the building located at 8 Park Street Extension, Sydney Mines, District 1, File #11977.

**Motion Carried.**

The Manager of Building, Planning and Licensing Laws advised that he will be presenting at a future Council meeting to provide additional information on dangerous and unsightly properties and clean up orders.

Mayor McDougall thanked Paul Burt and his staff for their efforts.

**Adjournment 4:47 p.m.**

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**Mayor Amanda M. McDougall**

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**Deborah Campbell Ryan  
Municipal Clerk**

/slm