

Cape Breton Regional Municipality

Council Meeting Minutes

June 25, 2024

9:33 a.m. at City Hall Council Chambers

Council

Mayor Amanda M. McDougall-Merrill

Councillor Gordon MacDonald

Councillor Earlene MacMullin

Councillor Cyril MacDonald

Councillor Steve Gillespie

Councillor Eldon MacDonald

Councillor Glenn Paruch

Councillor Steve Parsons

Deputy Mayor James Edwards

Councillor Ken Tracey

Councillor Darren Bruckschwaiger

Councillor Darren O'Quinn

Councillor Lorne Green

Staff

Marie Walsh, Chief Administrative Officer

Jennifer Campbell, Chief Financial Officer

Christa Dicks, Municipal Clerk

John MacKinnon, Deputy Chief Administrative Officer/Director of Technology

Wayne MacDonald, Director of Engineering and Public Works

Demetri Kachafanas, KC, Regional Solicitor

Karen Neville, Acting Director of Planning and Development/Senior Planner

Mark Bettens, Fire Chief and Director of Fire and Emergency Services

Joe Farrell, Staff Sergeant

Craig MacNeil, Deputy Fire Chief/Manager Fire Prevention

Greg Campbell, Manager of Technical Support Services – Utilities

Chris March, Deputy Fire Chief

Raymond Boudreau, Senior Manager of Public Works

Sheila Kolanko, Property Manager

Dan Taylor, Fire Fighter

Rob MacNamara, Communications Advisor – Mayor's Office

Jenna MacQueen, Communications Advisor

Christina Lamey, Communications Information Officer

Sharon MacSween, Senior Administrative Assistant

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 Amanda M. McDougall-Merrill called the meeting to order.

Land Acknowledgement

Roll Call

O' Canada

1. Approval of Agenda

Motion

Moved by Councillor Parsons, seconded by Deputy Mayor Edwards, to approve the June 25, 2024, council agenda as presented.

Motion Carried

2. Approval of Minutes

Motion

Moved by Councillor Bruckschwaiger, seconded by Councillor Tracey, to approve the CBRM minutes from:

- Council – April 9, 2024
- Council – April 23, 2024
- Council – May 14, 2024
- Council – May 28, 2024
- Special Council – June 12, 2024

Motion Carried

3. Proclamations and Resolutions

3.1 National Indigenous History Month and Indigenous People’s Day

Motion

Moved by Councillor Tracey, seconded by Councillor Parsons, that CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim June to be National Indigenous History Month and June 21st, 2024, as National Indigenous People’s Day in the Cape Breton Regional Municipality.

Motion Carried

3.2 ALS Awareness Month

Motion

Moved by Councillor O’Quinn, seconded by Councillor Green, that CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim June 2024, as “ALS Awareness Month” in the Cape Breton Regional Municipality.

Motion Carried

3.3 Indigenous Survivors Day

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Cyril MacDonald, that CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim June 30th to be “Indigenous Survivors Day” in the Cape Breton Regional Municipality.

Motion Carried

3.4 Historic Places Day

Motion

Moved by Councillor Eldon MacDonald, seconded by Councillor Gillespie, that CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim July 10-17, 2024, as “Historic Places Day” in the Cape Breton Regional Municipality.

Motion Carried

4. Bylaws and Motions

4.1 Second/Final Reading

i) CBRM Tow Truck Licensing By-law

Mayor McDougall-Merrill informed of the public hearing process. Solicitor Kachafanas advised that CBRM staff had met with stakeholders and some changes are being reviewed regarding the CBRM Tow Truck Licensing By-law. The following motion was then put forward:

Motion

Moved by Councillor Green, seconded by Councillor Paruch, to direct staff to review recommended changes of the amending Tow Truck Licencing Bylaw, By-Law No. T-200, and schedule a first reading to an upcoming meeting of Council.

Motion Carried

Discussion took place regarding research to be conducted regarding the changes and the consultation process.

ii) Development of Sydney Waterfront (District 5) Request for Street Closure – Portion of Esplanade (PID 15705718) and an Undeveloped Street (Cutilar Street) (PID 15860786/15058720)

Sheila Kolanko, Property Manager, reviewed the issue paper and recommendation included in the agenda package. Mayor McDougall-Merrill invited the public to speak on the issue, no speakers came forth. The following motion was then put forward:

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Eldon MacDonald, to approve the closure of the undeveloped road parcels (as identified in the agenda package on the attached map – Attachment “A”) and to deem the said properties surplus for a proposed development on the Sydney Waterfront.

Motion Carried**4.2 First Reading: N/A**

Deputy Mayor Edwards informed there was issues with the technology; stated for the record that he voted in favor of all previous motions.

At this point of the meeting, Councillor Green, Councillor Gordon MacDonald, Councillor Gillespie, and Councillor Paruch exited the meeting.

5. Presentations**5.1 New Dawn Enterprises – Glace Bay Youth and Family Centre**

Alyce MacLean, New Dawn Enterprises’ Director of Properties and Development, provided a presentation titled “Glace Bay Youth and Family Centre”. Discussion took place regarding tax exemptions, legislation, environmental reports, geotechnical reports, mining subsidence reports, anticipated project timelines, and operating costs.

At this point of the meeting, Councillor Green, Councillor Gordon MacDonald, Councillor Gillespie, and Councillor Paruch returned to the meeting.

5.2 Breton Ability Centre – Creating Inclusive Communities in the CBRM

Harman Singh, Breton Ability Centre CEO, provided a presentation titled “Creating Inclusive Communities in the CBRM”. Discussion took place regarding public awareness campaigns, funding opportunities, community integration, natural resources, the human rights remedy, and potential affordable housing developments.

At this point of the meeting, Deputy Mayor Edwards assumed the chair.

Discussion continued regarding the need of support from senior governments, community meetings, transit services, and potential uses for the current Breton Ability Centre building.

At this point in the meeting, Mayor McDougall-Merrill assumed the chair.

Acting Director Neville informed that there is currently a CBRM Housing Coordinator position opportunity for a three-year term and discussed the Municipal Planning Strategy, the Housing Accelerator Fund, surplus lands, and initiatives.

6. Corporate Services Issues

6.1 Doucet Developments

Doucet Developments representatives reviewed the request and the renderings included in the agenda package.

At this point in the meeting, Deputy Mayor Edwards assumed the chair.

Discussion took place regarding quantity of units, potential building lengths, height restrictions, businesses that currently operate on the land to be developed, and project timelines. The following motion was then put forward:

Motion

Moved by Councillor Eldon MacDonald, seconded by Councillor Paruch, to approve extension of the current MOU between Doucet Developments and CBRM on the date of drawing submission for permit approval to December 31, 2024, to allow further design and design related activities; and an extension of the breaking ground to April 30, 2025.

Motion Carried

At this point of the meeting, Mayor McDougall-Merrill assumed the chair. Councillor Cyril MacDonald exited the meeting.

6.2 Wastewater Only Customer Metering Policy

Greg Campbell, Manager of Technical Support Services – Utilities, informed that in March 2024, Council requested clarity regarding customer class within wastewater services. Greg Campbell reviewed the proposed Wastewater Only Customer Metering Policy included in the agenda package. Discussion took place regarding meter costs, installation process and costs, user fee clarification, and potential future wastewater treatment plants. The following motion was then put forward:

Motion

Moved by Councillor Eldon MacDonald, seconded by Councillor Paruch, to adopt the CBRM Wastewater Only Customer Metering Policy.

Motion Carried

Council recessed for lunch at 12:15 p.m.

Council reconvened at 1:05 p.m.

Councillor Cyril MacDonald returned to the meeting when reconvened.

6.3 Expand the Vote

Mayor McDougall-Merrill reviewed the memo included in the agenda package. The Expand the Vote memo is an introduction to potential future conversations during a council meeting.

For Information Only

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

Jennifer Campbell, Chief Financial Officer, reviewed the memo and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Bruckschwaiger, seconded by Councillor Parsons, to approve the resolution for the pre-approval of debt issuance and temporary borrowing resolution in the amount of \$8,073,100 for capital projects completed up to March 31, 2024.

Motion Carried

7. Protective Services Issues

7.1 Oath of Office – Chief Bettens

Christa Dicks, Municipal Clerk, administered the Oath of Office for the new Fire Chief and Director of Fire and Emergency Services.

7.2 New Staff Appointment – Fire Prevention Officer

Craig MacNeil, Deputy Fire Chief/Manager Fire Prevention, reviewed the issue paper and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Gillespie, seconded by Councillor Bruckschwaiger, to appoint Dan Taylor as Municipal Fire Inspector in accordance with the provisions of the *Fire Safety Act of Nova Scotia*, Chapter 6 of the Acts of 2002, article 19(1)(b) thereof.

Motion Carried**8. Council Agenda Requests****8.1 Committees Make Up and Rules/Policy**

Councillor Gillespie reviewed the councillor agenda request form and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Gillespie, seconded by Councillor Gordon MacDonald, to direct staff to prepare an issue paper for an upcoming council meeting regarding the makeup of CBRM committees, who is on them, what their roles are, etc.

Motion Carried**9. Committee Report – N/A****10. Review of Action Items from this Meeting**

Mayor Amanda M. McDougall-Merrill noted the following action items:

- Facilitate a meeting with Provincial MLAs regarding tax exemptions for the Glace Bay Youth and Family Centre and potential *Municipal Government Act* requests that would be required to do so.
- Collaborate with the CBRM Communications Department to discuss public awareness and education regarding inclusive communities.

- Request a meeting with Federal and Provincial Ministers of Housing to discuss what options are available when the Remedy Report recommendations are implemented in terms of investing in supportive housing.

Meeting adjourned at 1:25 p.m.

Amanda M. McDougall-Merrill
Mayor

Christa Dicks
Municipal Clerk
/km