

**CAPE BRETON REGIONAL MUNICIPALITY**  
*Council Meeting – Minutes*

**Tuesday,  
November 8, 2022  
6:02 p.m.  
Council Chambers  
2<sup>nd</sup> Floor, City Hall  
320 Esplanade, Sydney, NS**

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

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

**Staff:** John MacKinnon, Deputy Chief Administrative Officer  
Jennifer Campbell, Chief Financial Officer  
Deborah Campbell Ryan, Municipal Clerk  
Demetri Kachafanas, KC, Regional Solicitor  
Wayne MacDonald, Director of Engineering & Public Works  
Michael Ruus, Director of Planning & Development  
Kirk Durning, Director of Recreation, Parks & Grounds, & Buildings & Facilities  
Paul MacDonald, Manager of Facilities  
Sheila Kolanko, Property Manager  
Sharon MacSween, Senior Administrative Assistant  
Angela Ross, Recording Secretary

**Absent:** Deputy Mayor James Edwards (Regrets)

**Summary of Decisions**

**Land Acknowledgement**

**Roll Call**

**O' Canada**

**1. APPROVAL OF AGENDA:**

**Motion** to approve the November 8<sup>th</sup>, 2022, Council Agenda as circulated.

**2. APPROVAL OF MINUTES:**

**Motion** for approval of the Minutes from:

➤ **October 11, 2022 – Council Carried.**

**3. PROCLAMATIONS:**

**3.1 YMCA Peace Week - 2022:**

**Motion** that CBRM Mayor Amanda M. McDougall and Council proclaim the week of November 12<sup>th</sup> to 19<sup>th</sup>, 2022 as YMCA Peace Week in the Cape Breton Regional Municipality. **Carried.**

**3.2 Restorative Justice Week – 2022:**

**Motion** that CBRM Mayor Amanda M. McDougall and Council proclaim the week of November 19<sup>th</sup> to 26<sup>th</sup>, 2022 as Restorative Justice Week in the Cape Breton Regional Municipality. **Carried.**

**3.3 Transgender Day of Remembrance:**

**Motion** that CBRM Mayor Amanda M. McDougall and Council proclaim Sunday, November 20<sup>th</sup>, 2022 as Transgender Day of Remembrance in the CBRM. **Carried.**

**Continued...**

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

**PROCLAMATIONS (Cont'd):**

**3.4 Crohn's and Colitis Awareness Month:**

**Motion** that CBRM Mayor Amanda M. McDougall and Council proclaim the month of November 2022 as "*Crohn's and Colitis Awareness Month*" in the Cape Breton Regional Municipality and join and spread awareness to better understand these diseases to find a cure. **Carried.**

A **Point of Order** was raised by Councillor Gordon MacDonald that CUPE Local 933 were outside City Hall in support of democracy and their rights in the Collective Agreement.

**4. REPORT:**

**4.1 Sydney Waterfront Development:**

A presentation was provided by Doucet Developments on the proposed Sydney Waterfront Development project.

**For information only.**

**5. BUSINESS ARISING:**

**5.1 Council Meeting – May 24, 2022:**

**a) Selling of Centre 200:**

**Motion** to retain Centre 200 and endorse it as a key asset for future investment for community use and economic development purposes. **Carried.**

**5.2 Nominating Committee Meeting – October 26, 2022:**

**a) Council Appointments to CBRM Committees and External Agencies – 2022 to 2024:**

**Motion** to approve the recommendations from the Nominating Committee, except for the Police Commission, to appoint the following Council members to the CBRM Internal Committees and External Agencies for 2022-24:

Continued...

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

**BUSINESS ARISING - Nominating Committee Meeting – October 26, 2022 - Council Appointments to CBRM Committees and External Agencies – 2022 to 2024:**

**Motion (Cont'd):**

**Heritage Advisory Committee (2 minimum)**

- Councillor Eldon MacDonald
- Councillor Ken Tracey
- Councillor Darren O'Quinn

**Audit Committee (4 Required)**

Deputy Mayor James Edwards, plus:

- Councillor Earlene MacMullin
- Councillor Glenn Paruch
- Councillor Steve Parsons
- Councillor Lorne Green

**CBRM Fences Arbitration Committee (1 Required)**

- Councillor Cyril MacDonald with Councillor MacMullin as the Alternate.

**Library Board (3 Required)**

- Councillor Steve Gillespie
- Councillor Eldon MacDonald
- Councillor Glenn Paruch

**Pitu'paq (2 members)**

- Councillor Cyril MacDonald
- Councillor Steve Parsons

**NS Solid Waste – Resource Management Regional Chairs Committee (1 Required)**

- Councillor Cyril MacDonald

**REN Liaison & Oversight Committee (2 Required)**

- Councillor Steve Gillespie
- Councillor Steve Parsons

Continued...

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

**BUSINESS ARISING - Nominating Committee Meeting – October 26, 2022 - Council Appointments to CBRM Committees and External Agencies – 2022 to 2024:**

**Motion (Cont'd):**

**Fire & Emergency Services Committee (4 Required)**

Deputy Mayor James Edwards, plus:

- Councillor Gordon MacDonald
- Councillor Glenn Paruch
- Councillor Steve Parsons
- Councillor Darren O'Quinn

**Carried.**

A **Point of Order** was raised by Councillor Gillespie, and he withdrew his name as a nominee for the Police Commission.

**Motion** to appoint the following Council Members to the Police Commission for a 2-year term:

**Police Commission (3 Required)**

- Councillor Eldon MacDonald
- Councillor Ken Tracey
- Councillor Lorne Green

**Carried.**

b) **Regional Enterprise Network (REN) Liaison & Oversight Committee – CBRM Staff Appointments:**

**Motion** to appoint Michael Ruus, Director of Planning and Development, as one of the CBRM staff representatives on the Liaison & Oversight Committee for the REN, and that Jennifer Campbell, Chief Financial Officer, be reappointed as the second CBRM staff representative on the LOC. **Carried.**

**6. CORPORATE SERVICES ISSUES:**

**6.1 Request for Street Closure - Portion of Undeveloped Road - Falmouth Street, Sydney (District 5):**

**Motion** that the Legal Department staff be directed to initiate the process for the street closure pursuant to Section 315 of the *Municipal Government Act*, for that portion of the undeveloped road as outlined in red on Attachment “A” included with the staff Issue Paper in the agenda package and deem that portion **surplus** for the purpose of finalizing the transfer documents related to the 2002 agreement made between CBRM and Stephen’s Building Supplies. **Carried.**

**6.2 Lease – Lyceum Heritage Society, 225 George Street, Sydney (PID 15058696/15176761)**

**Motion** to deem the property located at 225 George Street, Sydney, and identified as PID 15058696 and PID 15176761 in Attachment “A” of the Issue Paper in the agenda package, **surplus** to the needs of the municipality. **Carried.**

**7. COMMITTEE REPORTS:**

N/A

**8. FINANCIAL STATEMENTS: Jennifer Campbell, Chief Financial Officer**

**8.1 CBRM to July 31, 2022:**

**For Information Only.**

**8.2 Port of Sydney Development Corporation to July 31, 2022:**

**For Information Only.**

**8. Review of Action Items from this Meeting:**

The Mayor reviewed action items from this meeting.

**ADJOURNMENT**

## **Land Acknowledgement**

### **Roll Call**

#### **O' Canada**

Mayor McDougall advised that over the past couple of weeks, conferences have been held by the Association of Municipal Administrators and the Nova Scotia Federation of Municipalities where **Long Service Awards** have been presented. She recognized and congratulated the following Council and staff who were honoured with Long Service Awards.

- Councillor Darren Bruckschwaiger – 30 years
- Councillor Eldon MacDonald – 10 years
- Toni DeLorenzo - 35 years
- Deborah Campbell Ryan – 30 years
- Demetri Kachafanas – 25 years

#### **1. APPROVAL OF AGENDA:**

**Motion:**

Moved by Councillor Parsons, seconded by Councillor Cyril MacDonald, to approve the November 8<sup>th</sup>, 2022, Council Agenda as circulated.

**Motion Carried.**

#### **2. APPROVAL OF MINUTES:**

**Motion:**

Moved by Councillor Green, seconded by Councillor Tracey, approval of the Minutes from:

- **Council - October 11, 2022**

**Motion Carried.**

#### **3. PROCLAMATIONS:**

##### **3.1 YMCA Peace Week - 2022:**

**Motion:**

Moved by Councillor Eldon MacDonald, seconded by Councillor Gillespie, that CBRM Mayor Amanda M. McDougall and Council proclaim the week of November 12<sup>th</sup> to 19<sup>th</sup>, 2022 as YMCA Peace Week in the Cape Breton Regional Municipality.

**Motion Carried.**

Continued....

**PROCLAMATIONS (cont'd):**

**3.2 Restorative Justice Week – 2022:**

**Motion:**

Moved by Councillor Gordon MacDonald, seconded by Councillor Green, that CBRM Mayor Amanda M. McDougall and Council proclaim the week of November 19<sup>th</sup> to 26<sup>th</sup>, 2022 as Restorative Justice Week in the Cape Breton Regional Municipality.

**Motion Carried.**

**3.3 Transgender Day of Remembrance:**

**Motion:**

Moved by Councillor Cyril MacDonald, seconded by Councillor Green, that CBRM Mayor Amanda M. McDougall and Council proclaim Sunday November 20<sup>th</sup>, 2022 as Transgender Day of Remembrance in the CBRM.

**Motion Carried.**

**3.4 Crohn's and Colitis Awareness Month:**

**Motion:**

Moved by Councillor Gillespie, seconded by Councillor Paruch, that CBRM Mayor Amanda M. McDougall and Council proclaim the month of November 2022 as "Crohn's and Colitis Awareness Month" in the Cape Breton Regional Municipality and join and spread awareness to better understand these diseases to find a cure.

**Motion Carried.**

At this point in the meeting, Councillor Gordon MacDonald raised a **Point of Order** to recognize members of CUPE Union Local 933 who were outside City Hall in support of democracy and their rights in their Collective Agreement.

**4. REPORT:**

**4.1 Sydney Waterfront Development:**

Mayor McDougall advised that the purpose of the Report is to introduce to the community the proponent who successfully went through the Expression of Interest (EOI) for the proposed Sydney Waterfront Development project. She advised that no decision will be made tonight, and that a Memorandum of Understanding (MOU) will be developed to frame how the development goes forward which will come back before Council for approval.

Continued...

**REPORT - Sydney Waterfront Development (Cont'd):**

Doug Doucet, President and Founder, introduced the team in attendance from Doucet Developments:

- Chris Baldwin, Chief Financial Officer
- Dave Wallace, VP of Real Estate
- Trevor MacLeod, President of the Grey Group/Investor

Mr. Doucet provided background information on Doucet Developments and their accomplishments.

Chris Baldwin, Chief Financial Officer, provided a project overview noting the following:

- Design Elements
- Master Schedule and Phasing
- Construction Phasing
- Next Steps

**For information only.**

Mayor McDougall thanked the Doucet Development team for their presentation.

**5. BUSINESS ARISING:**

**5.1 Council Meeting – May 24, 2022:**

**a) Selling of Centre 200:**

Paul MacDonald, Manager of Facilities, reviewed the Issue Paper in the agenda package that was requested by Council outlining the pros and cons of selling Centre 200. He recommended that Council retain Centre 200 and endorse it as a key asset for future investment for community use and economic development purposes.

After the presentation, Council discussed and shared their views on the issue. The following motion was then put forward:

**Motion:**

Moved by Councillor Eldon MacDonald, seconded by Councillor Earlene MacMullin, to retain Centre 200 and endorse it as a key asset for future investment for community use and economic development purposes.

**Motion Carried.**

**BUSINESS ARISING (Cont'd):**

**5.2 Nominating Committee Meeting – October 26, 2022:**

**a) Council Appointments to CBRM Committees and External Agencies – 2022 to 2024:**

Deborah Campbell Ryan, Municipal Clerk, presented the Council appointments as recommended by the Nominating Committee, as outlined in the agenda. She advised that some Committees had more interest than required, which resulted in an election being held for the Police Commission and Fire & Emergency Services Committee. The results are included in the excerpt from the Nominating Committee.

Council discussed the issue of continuity vs. the opportunity to gain experience on various committees and how to deal with the nominations at this point.

Mayor McDougall suggested that Council deal with the Police Commission nominations separately after the remainder of the Committees which can be dealt with in one motion.

**Motion:**

Moved by Councillor Gordon MacDonald, seconded by Councillor Parsons, to approve the recommendations from the Nominating Committee, except for the Police Commission, to appoint the following Council members to the CBRM Internal Committees and External Agencies for 2022-24:

**Heritage Advisory Committee (2 minimum)**

- Councillor Eldon MacDonald
- Councillor Ken Tracey
- Councillor Darren O'Quinn

**Audit Committee (4 Required)**

Deputy Mayor James Edwards, plus:

- Councillor Earlene MacMullin
- Councillor Glenn Paruch
- Councillor Steve Parsons
- Councillor Lorne Green

**BUSINESS ARISING Nominating Committee Meeting – October 26, 2022:**  
**Council Appointments to CBRM Committees and External Agencies – 2022 to 2024 (Cont'd):**

**Motion (Cont'd):**

**CBRM Fences Arbitration Committee (1 Required)**

- Councillor Cyril MacDonald with Councillor MacMullin as the Alternate.

**Library Board (3 Required)**

- Councillor Steve Gillespie
- Councillor Eldon MacDonald
- Councillor Glenn Paruch

**Pitu'paq (2 members)**

- Councillor Cyril MacDonald
- Councillor Steve Parsons

**NS Solid Waste – Resource Management Regional Chairs Committee (1 Required)**

- Councillor Cyril MacDonald

**REN Liaison & Oversight Committee (2 Required)**

- Councillor Steve Gillespie
- Councillor Steve Parsons

**Fire & Emergency Services Committee (4 Required)**

Deputy Mayor James Edwards, plus:

- Councillor Gordon MacDonald
- Councillor Glenn Paruch
- Councillor Steve Parsons
- Councillor Darren O'Quinn

*Discussion:*

Following discussion on the issue, the Mayor called for the vote.

**Motion Carried.**

**BUSINESS ARISING Nominating Committee Meeting – October 26, 2022:**  
**Council Appointments to CBRM Committees and External Agencies – 2022 to 2024 (Cont'd):**

A **Point of Order** was raised by Councillor Gillespie and he withdrew his name as a nominee for the Police Commission.

Mayor McDougall advised that as a result of Councillor Gillespie's withdrawal, there is a requirement for one more position on the Police Commission. Councillor Gordon MacDonald then nominated Councillor Lorne Green, who accepted the nomination.

Mayor McDougall called for additional nominations, and hearing that there were no further nominations, the following motion was put forward:

**Motion:**

Moved by Councillor Gillespie, seconded by Councillor MacMullin, to appoint the following Council Members to the Police Commission for a 2-year term:

**Police Commission (3 Required)**

- Councillor Eldon MacDonald
- Councillor Ken Tracey
- Councillor Lorne Green

**Motion Carried.**

b) **Regional Enterprise Network (REN) Liaison & Oversight Committee CBRM Staff Appointments:**

Deborah Campbell Ryan, Municipal Clerk, reviewed the Memo in the agenda package and recommended that Michael Ruus, Director of Planning and Development, be appointed as one of the CBRM staff representatives on the Liaison & Oversight Committee for the REN, and that Jennifer Campbell, Chief Financial Officer, be reappointed as the second CBRM staff representative on the LOC.

**Motion:**

Moved by Councillor Eldon MacDonald, seconded by Councillor Ken Tracey, to appoint Michael Ruus, Director of Planning and Development, as one of the CBRM staff representatives on the Liaison & Oversight Committee for the REN, and that Jennifer Campbell, Chief Financial Officer, be reappointed as the second CBRM staff representative on the LOC.

**Motion Carried.**

**6. CORPORATE SERVICES ISSUES:**

**6.1 Request for Street Closure - Portion of Undeveloped Road - Falmouth Street, Sydney (District 5):**

Sheila Kolanko, Property Manager, reviewed the Issue Paper in the agenda package and recommended Council approve the initiation of the process for the street closure pursuant to Section 315 of the *Municipal Government Act*.

**Motion:**

Moved by Councillor Eldon MacDonald, seconded by Councillor Parsons, that the Legal Department staff be directed to initiate the process for the street closure pursuant to Section 315 of the *Municipal Government Act*, for that portion of the undeveloped road as outlined in red on Attachment “A” included with the staff Issue Paper in the agenda package, and deem that portion **surplus** for the purpose of finalizing the transfer documents related to the 2002 agreement made between CBRM and Stephen’s Building Supplies.

**Discussion:**

Following discussion, Mayor McDougall called for the vote.

**Motion Carried.**

**6.2 Lease – Lyceum Heritage Society, 225 George Street, Sydney (PID 15058696/15176761):**

Sheila Kolanko, Property Manager, reviewed the Issue Paper in the agenda package and recommended Council deem the property PIDs (15058696/15176761) surplus to the needs of the municipality.

**Motion:**

Moved by Councillor Gordon MacDonald, seconded by Councillor Paruch, to deem the property located at 225 George Street, Sydney, and identified as PID 15058696 and PID 15176761 in Attachment “A” of the Issue Paper in the agenda package, **surplus** to the needs of the municipality.

**Discussion:**

Following discussion, Mayor McDougall called for the vote.

**Motion Carried.**

7. **COMMITTEE REPORTS:**

N/A

8. **FINANCIAL STATEMENTS:**

8.1 **CBRM to September 30, 2022:**

Jennifer Campbell, Chief Financial Officer, advised that the financial statements in the agenda package are for the 6-month period ending September 30<sup>th</sup>, 2022. She advised that these financials are the baseline for the forecast will be presented to Council in December for the remainder of this fiscal year.

**For Information Only.**

8.2 **Port of Sydney Development Corporation to September 30, 2022:**

Mayor McDougall advised that at the last Council meeting it was **agreed** to request the Port of Sydney staff to present their financials at the December meeting of Council.

**For Information Only.**

9. **Review of Action Items from this Meeting:**

At the conclusion of the meeting, Mayor Amanda M. McDougall noted that Council would bring CBRM's federal and provincial partners together to have conversations about Centre 200 and funding opportunities going forward, and make it known that Centre 200 is one of the priorities of Council as per the motion.

**For information Only.**

**Meeting adjourned at 7:41 p.m.**

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Mayor Amanda M. McDougall

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Deborah Campbell Ryan  
Municipal Clerk  
/acr