

**CAPE BRETON REGIONAL MUNICIPALITY**

*Council Meeting – Minutes*

**Tuesday,  
September 26, 2023  
9:30 a.m.  
Council Chambers  
2<sup>nd</sup> Floor, City Hall  
320 Esplanade, Sydney, NS**

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

**Council:** Mayor Amanda M. McDougall-Merrill  
Councillor Steve Gillespie  
Councillor Eldon MacDonald  
Councillor Glenn Paruch  
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 & Public Works  
Michael Ruus, Director of Planning & Development  
Chris March, Deputy Fire Chief  
Kirk Durning, Director of Recreation, Parks & Grounds, and Buildings & Facilities  
Karen Neville, Senior Planner  
Bruce MacDonald, Manager EMO  
Sheila Kolanko, Property Manager  
Sharon MacSween, Senior Administrative Assistant  
Kelly McDonald, Recording Secretary

**Absent:** Councillor Gordon MacDonald (Regrets)  
Councillor Earlene MacMullin (Regrets)  
Councillor Cyril MacDonald (Regrets)  
Councillor Steve Parsons (Regrets)

## Summary of Decisions

### Land Acknowledgement

### Roll Call

### O' Canada

#### 1. APPROVAL OF AGENDA:

**Motion** to approve the September 26, 2023, Council Agenda as circulated. **Carried.**

#### 2. PROCLAMATIONS:

##### 2.1 Cadet Day:

**Motion** to proclaim Saturday, October 7<sup>th</sup>, 2023, as Cadet Day in the Cape Breton Regional Municipality. **Carried.**

##### 2.2 Medic Monday:

**Motion** to proclaim Monday, September 25<sup>th</sup>, 2023, as MEDIC MONDAY in the CBRM in appreciation for everything our paramedics do. **Carried.**

##### 2.3 Fire Prevention Week:

**Motion** to proclaim October 8<sup>th</sup> to 14<sup>th</sup>, 2023 as Fire Prevention Week throughout the Cape Breton Regional Municipality, and to urge all the people of the CBRM to protect their homes and families by heeding the important safety messages of Fire Prevention Week 2023, and to support the many public safety activities and efforts of the Cape Breton Regional Fire and Emergency Services and its members. **Carried.**

##### 2.4 Wi'kipatmu'k Mi'kmawey/Honouring of the Mi'kmaw Way:

**Motion** that CBRM Mayor Amanda M. McDougall-Merrill and Council encourage all residents to wear orange to honour the thousands of Survivors of residential schools, honour Treaty Day and celebrate the educational journey of Mi'kmaq History month throughout October and every month in the Cape Breton Regional Municipality. **Carried.**

Continued...

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

**3. CORPORATE SERVICES ISSUES:**

**3.1 PID 15126667, Welton/Gorman Street, Sydney (Former Welton Street Ballfield Property) District #12:**

**a) 25 Gorman Street, Sydney - Presentation:**

**b) Staff Issue Paper:**

**Motion** for Council to support the sale of the surplus property to the applicant for Fair Market Value in the amount of \$320,000 for their proposed housing development pursuant to the *Municipal Government Act* and Property Management Policies. **Carried.**

**4. PROTECTIVE SERVICE ISSUE:**

**4.1 Future of NS-EMO EMPO Position in CBRM/Region 1:**

**Motion** for Council to support to send a letter seeking commitment from NSEMO to fill the Region 1 EMPO position prior to becoming vacant at the beginning of next year, and for that position to be situated within the CBRM. **Carried.**

**5. BY-LAWS & MOTIONS:**

**5.1 By-laws:**

**a) First Reading:**

**i) CBRM Fee Policy: Planning, Development, and Building:**

**Motion** for Council to direct staff to bring the CBRM Fee Policy: Planning, Development, and Building to an upcoming Council meeting for their consideration along with the repeal of the CBRM Fees to Process Land Use Bylaw Amendments Policy. **Carried.**

**Motion** for Council to give First Reading of the proposed amendments to the Building By-law found in Attachment H and schedule a Public Hearing for an upcoming meeting of Council. **Carried.**

**b) Second / Final Reading: N/A**

Continued...

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

**6. PLANNING ISSUE:**

**6.1 Appointment of New Development Officer:**

**Motion** for Council to appoint Peter Vandermeulen as a Development Officer for CBRM.  
**Carried.**

**7. COMMITTEE REPORTS:**

N/A

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

Mayor Amanda M. McDougall-Merrill reviewed her list of action items from the meeting.

**ADJOURNMENT**

## **Land Acknowledgement**

### **Roll Call**

### **O' Canada**

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

**Motion:**

Moved by Councillor Green, seconded by Councillor O'Quinn, to approve the September 26, 2023, Council Agenda as circulated.

**Motion Carried.**

#### **2. PROCLAMATIONS:**

##### **2.1 Cadet Day:**

**Motion:**

Moved by Councillor Eldon MacDonald, seconded by Councillor Paruch, that the CBRM Mayor Amanda M. McDougall-Merrill and CBRM Council proclaim Saturday, October 7<sup>th</sup>, 2023 as Cadet Day in the Cape Breton Regional Municipality.

**Motion Carried.**

##### **2.2 Medic Monday:**

**Motion:**

Moved by Deputy Mayor Edwards, seconded by Councillor Tracey, that CBRM Mayor Amanda M. McDougall and Council proclaim Monday, September 25<sup>th</sup>, 2023, as MEDIC MONDAY in the CBRM in appreciation for everything our paramedics do.

**Motion Carried.**

##### **2.3 Fire Prevention Week:**

**Motion:**

Moved by Deputy Mayor Edwards, seconded by Councillor Tracey, that Mayor Amanda M. McDougall-Merrill and Council proclaim October 8<sup>th</sup> to 14<sup>th</sup>, 2023 as Fire Prevention Week throughout the Cape Breton Regional Municipality, and to urge all the people of the CBRM to protect their homes and families by heeding the important safety messages of Fire Prevention Week 2023, and to support the many public safety activities and efforts of the Cape Breton Regional Fire and Emergency Services and its members.

**Motion Carried.**

Continued...

**PROCLAMATIONS (Cont'd):**

**2.4 Wi'kipatmu'k Mi'kmawey/Honouring of the Mi'kmaw Way:**

**Motion:**

Moved by Councillor Green, seconded by Deputy Mayor Edwards, that the Mayor Amanda M. McDougall-Merrill and Council encourage all residents to wear orange to honour the thousands of Survivors of residential schools, honour Treaty Day and celebrate the educational journey of Mi'kmaq History month throughout October and every month in the Cape Breton Regional Municipality.

**Motion Carried.**

**3. CORPORATE SERVICES ISSUES:**

**3.1 PID 15126667, Welton/Gorman Street, Sydney (Former Welton Street Ballfield Property) District #12:**

**a) 25 Gorman Street, Sydney - Presentation:**

Greg Nelson, co-partner with Harrison Jay Investment, provided a presentation beginning with introducing himself and provided professional backgrounds of himself and his business partner, Matthew Jacobs. Further, Mr. Nelson's presentation included topics including the CBRM housing situation, the Cape Breton University context, the proposal, the solution, additional benefits, and why this company chose to develop in Sydney, Nova Scotia. Mr. Nelson provided examples of previous developments completed and informed of desirable development plans to keep the rental prices of the units as affordable as possible.

**b) Staff Issue Paper:**

Sheila Kolanko, Property Manager, reviewed the Issue Paper in the agenda package, advised upon review and consideration of the development proposal, and recommended consideration. The following motion was then put forward:

**Continued...**

**CORPORATE SERVICES ISSUES: PID 15126667, Welton/Gorman Street, Sydney  
(Former Welton Street Ballfield Property) District #12 (Cont'd):**

**Motion:**

Moved by Councillor Green, seconded by Deputy Mayor Edwards, to sell the surplus property PID 15126667 outlined in the staff Issue Paper dated September 26, 2023, to the applicant for Fair Market Value in the amount of \$320,000 for their proposed housing development pursuant to the *Municipal Government Act* and Property Management Policies.

**Discussion:**

- Relocation of Provincial air quality monitor and structure that is currently on the property
- Property Management Policy
- Green space
- CBRM surplus land on Vulcan Avenue

**Motion Carried.**

**4. PROTECTIVE SERVICE ISSUE:**

**4.1 Future of NS-EMO EMPO Position in CBRM/Region 1:**

Bruce MacDonald, Manager of Emergency Management, reviewed the Issue Paper in the agenda package. The following motion was then put forward:

**Motion:**

Moved by Councillor Bruckschwaiger, seconded by Deputy Mayor Edwards, to send a letter seeking commitment from NS-EMO to fill the Region 1 EMPO position prior to becoming vacant at the beginning of next year, and for that position to be situated within the CBRM.

**Discussion:**

- Lack of Provincial Departments in the Cape Breton Regional Municipality
- No consultation with CBRM regarding changes in job descriptions
- History of environmental disasters in the CBRM
- Provincial Region's area coverage
- Value of EMPO positions
- Isolation of Cape Breton Island during Causeway closures
- Include the five Municipalities and First Nation Communities on the letter
- Nova Scotia Federation of Municipalities

**Motion Carried.**

Continued...

5. **BY-LAWS & MOTIONS:**

5.1 **By-laws:**

a) **First Reading:**

i) **CBRM Fee Policy: Planning, Development, and Building:**

Karen Neville, Senior Planner, reviewed the Issue Paper in the agenda package. The following motions were then put forward:

**Motion:**

Moved by Councillor Bruckschwaiger, seconded by Councillor Tracey, to direct staff to bring the CBRM Fee Policy: Planning, Development, and Building to an upcoming Council meeting for their consideration along with the repeal of the CBRM Fees to Process Land Use Bylaw amendments, Development Agreements, and Municipal Planning Strategy Amendments Policy.

**Discussion:**

During discussion, cost recovery and existing fees were discussed.

**Motion Carried.**

**Motion:**

Moved by Councillor Paruch, seconded by Deputy Mayor Edwards, approval of First Reading of the proposed amendments to the Building By-law found in Attachment H of the staff report dated September 18, 2023, and schedule a Public Hearing for an upcoming meeting of Council.

**Motion Carried.**

b) **Second / Final Reading:**

6. **PLANNING ISSUE:**

6.1 **Appointment of New Development Officer:**

Michael Ruus, Director of Planning & Development, reviewed the Issue Paper in the agenda package. The following motion was then put forward:

**Motion:**

Moved by Councillor Eldon MacDonald, seconded by Councillor Tracey, to appoint Peter Vandermeulen as a Development Officer for CBRM in accordance with Section 243 of the *Municipal Government Act*.

**Motion Carried**

Continued...

7. **COMMITTEE REPORTS:**

N/A

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

At the conclusion of the meeting, Mayor Amanda M. McDougall-Merrill reviewed her list of action items from the meeting which included the following:

1. A letter to be sent to EHS requesting more services be brought to the Cape Breton Regional Municipality and for EHS to recognize the impact on CBRM Fire Services, particularly the volunteers. Data from Fire Services is required to accompany the letter.
2. Letter to EMO regarding the Region 1 EMPO position, and request details on all positions including coverage, roles, and particularities.

**Meeting adjourned at 11:04 a.m.**

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**Mayor Amanda M. McDougall-Merrill**  
Mayor  
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**Christa Dicks**  
Municipal Clerk