

*Cape Breton Regional Municipality  
Special Council Meeting – Minutes*

**Thursday,  
December 20, 2022  
10:00 a.m.  
Via Videoconference**

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

**Present:**

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  
Deputy Mayor James Edwards  
Councillor Ken Tracey  
Councillor Darren Bruckschwaiger  
Councillor Darren O'Quinn  
Councillor Lorne Green

**Staff:**

Marie Walsh, Chief Administrative Officer  
John MacKinnon, Deputy Chief Administrative Officer  
Jennifer Campbell, Chief Financial Officer  
Demetri Kachafanas, KC, Regional Solicitor  
Wayne MacDonald, Director of Engineering & Public Works  
Michael Ruus, Director of Planning & Development  
Ray Boudreau, Senior Manager of Engineering & Public Works  
Greg Campbell, Manager of Technical Support Services, Water Utility  
Matt Viva, Manager of Wastewater  
Adam MacNeil, Manager of Finance  
Jennifer Collins, Supervisor of Water Utility  
Sharon MacSween, Senior Administrative Assistant  
Tanya Nicholson, Recording Secretary

**Absent:**

N/A

**Summary of Decisions**

**Land Acknowledgement**

**Roll Call**

**1. Approval of Agenda:**

**Motion** to approve the December 20, 2022, Special Council Agenda and Addendum as circulated. **Carried.**

**ADDENDUM:**

**3. BUSINESS ARISING:**

**3.1 Special Council – December 15, 2022:**

**a) CBRM Governance and Boundary Review – Final Report:**

**Motion** that the status quo of 12 councillors be maintained and the boundaries be adjusted as presented in Figure 4.2 of the report by Stantec. **Carried.**

**2. BUSINESS ARISING:**

**2.1 Council – July 12, 2022:**

**a) CBRM Wastewater Financing and Governance:**

**Motion**

- to approve the recommendation to adopt a combined water/wastewater Commission structure for delivery of water and wastewater services to be regulated by the NSUARB;
- to authorize CBRM staff to pursue the legislative and governance changes necessary to establish and implement the Commission as described above; and
- to report back to Council with a workplan and associated budget no later than February 28, 2023.

**Carried.**

**2.2 In Camera Council – December 9, 2022:**

**a) Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative:**

**Motion** to approve to enter into the agreement with CMHC for participation in the Cities Stream of the Rapid Housing Initiative. **Carried.**

**Adjournment**

## **Land Acknowledgement**

### **Roll Call**

#### **1. Approval of Agenda:**

##### **Motion:**

Moved by Councillor Parsons, seconded by Deputy Mayor Edwards, to approve the December 20, 2022, Special Council Agenda and Addendum as circulated.

**Motion Carried.**

### **ADDENDUM:**

#### **3. BUSINESS ARISING:**

##### **3.1 Special Council – December 15, 2022:**

##### **a) CBRM Governance and Boundary Review – Final Report:**

Michael Ruus, Director of Planning & Development, advised that his department needed clarification on the motion that was passed at the Special Council meeting on December 15, 2022, regarding the CBRM Governance and Boundary Review final report in terms of the boundaries.

Councillor Glenn Paruch then put forward the following motion:

##### **Motion:**

Moved by Councillor Paruch, seconded by Councillor Gordon MacDonald, that the status quo of 12 councillors be maintained and the boundaries be adjusted as presented in Figure 4.2 of the report by Stantec.

**Motion Carried.**

#### **2. BUSINESS ARISING:**

##### **2.1 Council – July 12, 2022:**

##### **a) CBRM Wastewater Financing and Governance:**

Greg Campbell, Manager of Technical Support Services, Water Utility, reviewed the Power Point presentation in the agenda package and recommended the following:

- to adopt a combined water/wastewater Commission structure for delivery of water and wastewater services to be regulated by the NSUARB;
- to authorize CBRM staff to pursue the legislative and governance changes necessary to establish and implement the Commission as described above; and
- to report back to Council with a workplan and associated budget no later than February 28, 2023.

**Continued...**

**BUSINESS ARISING – Council July 12, 2022 – CBRM Wastewater Financing and Governance (Cont'd):**

Following the presentation, Council discussion included the following:

- Residents and companies are charged the same for wastewater service; however, there are provisions for companies that receive water into their establishment that does not leave as wastewater
- If residents do not use the wastewater service, they will not be charged for it.
- When wastewater plants come online there will be costs incorporated in the residents' taxes
- Communication plan to educate the residents on the water/wastewater services

**Motion:**

Moved by Councillor MacMullin, seconded by Councillor Gillespie,

- to approve the recommendation to adopt a combined water/wastewater Commission structure for delivery of water and wastewater services to be regulated by the NSUARB;
- to authorize CBRM staff to pursue the legislative and governance changes necessary to establish and implement the Commission as described above; and
- to report back to Council with a workplan and associated budget no later than February 28, 2023.

**Motion Carried.**

Mayor McDougall thanked Greg Campbell for his presentation.

**2.2 In Camera Council – December 9, 2022:**

a) **Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative:**

Michael Ruus, Director of Planning & Development, reviewed his Memo in the agenda package which included the following recommendations:

- Council to pass a motion to enter into the agreement with CMHC for participation in the Cities Stream of the Rapid Housing Initiative; and
- Request Provincial financial support to offset the operational costs associated with the administration of any projects subject to the agreement, including any additional staff warranted for the municipality's participation; and
- Pursue a commitment from the Province to release the municipality from any ongoing financial responsibility for its operation post-completion.

During Council discussion, concern was raised that if CBRM does not receive financial support from the Province, will the Municipality proceed with the CMHC project. Director Ruus said that it is Council's decision to move forward on the CMHC agreement and participate in the initiative. However more resources will be required if the Municipality takes on this new housing responsibility.

**Continued...**

**BUSINESS ARISING – In Camera Council – December 9, 2022 – Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Initiative (Cont’d):**

Council discussion continued and it was stated that is important to approve the agreement today and then request financial support for the project from the Province. The following motion was then put forward:

**Motion:**

Moved by Councillor Green, seconded by Councillor Parsons, to approve to enter into the agreement with CMHC for participation in the Cities Stream of the Rapid Housing Initiative.

Following Council discussion and clarification of the motion, the Mayor called for the vote.

**Motion Carried.**

Following the motion, Council discussion included the following:

- Provincial responsibility for housing being downloaded on municipalities
- Selecting an administrator for the project
- The 18-month timeline anticipates having the housing built as well as occupied
- The additional staff resources required for the Municipality’s participation will be dealt with at budget deliberations
- The Province indicated they will cover the operating subsidy; the difference between the rent geared to income to the market rent, and will also support CBRM and vet the applications
- Additional information required regarding CMHC cost overruns, provincial support, an “out clause” if CBRM is unable to meet targets and due diligence to protect taxpayers

Mayor McDougall advised that the deadline to submit projects is the end of March, and new information will be shared on the initiative in the weeks to come.

**Adjournment at 11:32 a.m.**

\_\_\_\_\_  
Mayor Amanda M. McDougall

/tcn

\_\_\_\_\_  
John MacKinnon

Deputy Chief Administrative Officer