

Cape Breton Regional Municipality

Appeals Standing Committee Meeting Minutes

April 21, 2026

7:01 p.m. at City Hall Council Chambers

Council

Mayor Cecil P. Clarke

Councillor Gordon MacDonald

Councillor Earlene MacMullin

Councillor Esmond "Blue" Marshall

Councillor Steve Gillespie

Councillor Eldon MacDonald

Deputy Mayor Glenn Paruch

Councillor Steve Parsons

Councillor Steven MacNeil

Councillor Dave MacKeigan

Councillor Darren O'Quinn

Councillor Kim Sheppard-Campbell

Staff

Demetri Kachafanas, KC, Chief Administrative Officer

Christa Dicks, Municipal Clerk / Director of Corporate Information Services

Tony Mozvik, KC, Director of Legal Services

Tyson Simms, Director of Planning and Development

John Crane, Manager of Bylaws and Building Inspection Services

Scott Parker, Bylaw Enforcement Supervisor

Gil Boone, Staff Sergeant

Sean Tobin, Chief of Staff

Toni Delorenzo, Principal Secretary, Mayor's Office

YueCong Cao, Administrative Assistant, Clerk's Department

Kelly McDonald, Recording Secretary

Absent

Councillor Paul Nickituk (Leave of absence)

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 Cecil P. Clarke called the meeting to order.

Land Acknowledgement

Roll Call

1. Approval of Agenda

Motion

Moved by Deputy Mayor Paruch, seconded by Councillor Parsons, to approve the April 21, 2026, appeals standing committee agenda as presented.

Motion Carried

2. Approval of Minutes

Motion

Moved by Councillor MacMullin, seconded by Councillor Marshall, to approve the CBRM minutes from:

- Appeals Standing Committee – March 2, 2026

Motion Carried

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

Director Simms noted several clerical errors within the agenda, advising that the correct PID for file 14182 is 15446586, and that property owner names have been updated. It was also noted that the Nova Scotia Property Records map included in the agenda should be replaced with the revised map provided in the memorandum regarding clerical errors, which forms part of Council's agenda package. Director Simms then provided updates on properties previously brought forward to the Appeals Standing Committee.

Director Simms advised that the CBRM Planning and Development Department is working collaboratively with property owners and is available to provide guidance throughout the process. Property owners are encouraged to contact the Manager of Bylaws and Building Inspection Services, John Crane, within thirty days to develop a plan moving forward. It was emphasized that there are remedies available within this process. Council was further advised that while there are several properties of concern in the Glace Bay area, properties are not selected based on geographic location but on their overall condition. Council was encouraged to notify staff of any properties within their districts that may require attention. Director Simms advised that Manager Crane will provide a briefing on each property listed on the agenda. Director Simms and Bylaw Enforcement Supervisor Scott Parker were also present to respond to questions. Mayor Clarke outlined the meeting process, noting that each property will be called individually. Properties with owners or representatives present will be addressed first, followed by a single motion to address staff recommendations for those properties where no owner or representative is present.

The minutes will be organized by properties with owners or representatives in attendance and will not be listed alphabetically or indicate attendance status, with properties without representation addressed collectively in the final motion.

**c) File #13817: PID #15132186 – 702 Victoria Road, Sydney,
District 12**

Mayor Clarke called three times if there was anyone present to appeal. Manager Crane reviewed the staff report and recommendation included in the agenda package. Council was provided an opportunity to ask staff clarifying questions. The property owner of 702 Victoria Road, Sydney,

addressed the Appeals Standing Committee to appeal the demolition order, noting a permit has been applied for. Discussion took place and the following motion was then put forward:

Motion

Moved by Deputy Mayor Paruch, seconded by Councillor Gordon MacDonald, to find the property located at 702 Victoria Road, Sydney (PID 15132186), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA.

Motion Carried**f) File #13872: PID #15161862 – 250 Roberts Street, Sydney, District 12**

Mayor Clarke called three times if there was anyone present to appeal. Manager Crane reviewed the staff report and recommendation included in the agenda package. Council was provided an opportunity to ask staff clarifying questions. The property owner of 250 Roberts Street, Sydney, addressed the Appeals Standing Committee to appeal the demolition order. Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Parsons, to find the property located at 250 Roberts Street, Sydney (PID 15161862), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure including but not

limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA.

Discussion:

- Confirmation property owner has thirty days to schedule a work-plan meeting with Manager of Bylaws

Motion Carried

h) File #14122: PID #15232267 – 34 Main Street, Reserve Mines, District 8

Mayor Clarke called three times if there was anyone present to appeal. Manager Crane reviewed the staff report and recommendation included in the agenda package. Council was provided an opportunity to ask staff clarifying questions. The property owner of 34 Main Street, Reserve Mines, addressed the Appeals Standing Committee to appeal the demolition order. Discussion took place and the following motions were then put forward:

Motion

Moved by Councillor MacNeil, seconded by Councillor O'Quinn, to find the property located at 34 Main Street, Reserve Mines (PID 15232267), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within sixty (60) days after the Order is posted in a conspicuous place upon the property or personally served upon the

owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA.

Discussion:

- Views expressed on extending timelines

Motion Defeated

Motion

Moved by Councillor Eldon MacDonald, seconded by Councillor Parsons, to find the property located at 34 Main Street, Reserve Mines (PID 15232267), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA.

Motion Carried

n) File #14318: PID #15183908 – 276 Ocean Street, Sydney Mines, District 1

Mayor Clarke called three times if there was anyone present to appeal. Manager Crane reviewed the staff report and recommendation included in the agenda package. Council was provided an opportunity to ask staff clarifying questions. The property owner of 276 Ocean Street, Sydney Mines, addressed the Appeals Standing Committee to appeal the demolition order, noting there is an existing permit valid until the end of August 2026.

Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Parsons, to

find the property located at 276 Ocean Street, Sydney Mines (PID 15183908), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within thirty (30) days following the expiry of the existing permit, which is valid until the end of August 2026, after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA.

Motion Carried

**s) File #15562: PID #15391857 – 15 McKeen Street, Glace Bay,
District 10**

Mayor Clarke called three times if there was anyone present to appeal. Manager Crane reviewed the staff report and recommendation included in the agenda package. Council was provided an opportunity to ask staff clarifying questions. The property owner of 15 McKeen Street, Glace Bay, addressed the Appeals Standing Committee to appeal the demolition order. Discussion took place and the following motion was then put forward:

Motion

Moved by Deputy Mayor Paruch, seconded by Councillor Parsons, to remove the property located at 15 McKeen Street, Glace Bay (PID 15391857), from the Cape Breton Regional Municipality's dangerous and unsightly properties list.

Discussion:

- Potential sale of property

Motion Carried

**t) File #15597: PID #15436819 – 120 Fourth Street, Glace Bay,
District 10**

Mayor Clarke called three times if there was anyone present to appeal. Manager Crane reviewed the staff report and recommendation included in the agenda package. Council was provided an opportunity to ask staff clarifying questions. The property owner of 120 Fourth Street, Glace Bay, addressed the Appeals Standing Committee to appeal the demolition order. Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor Parsons, seconded by Councillor Gordon MacDonald, to find the property located at 120 Fourth Street, Glace Bay (PID 15436819), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure and accessory structure (small wood shed) including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within sixty (60) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA.

Motion Carried

**v) File #15659: PID #15411903 – 3 Anderson Street, Glace
Bay, District 9**

Mayor Clarke called three times if there was anyone present to appeal. Manager Crane reviewed the staff report and recommendation included in the agenda package. Council was provided an opportunity to ask staff clarifying questions. The property owner of 3 Anderson Street, Glace Bay,

addressed the Appeals Standing Committee to appeal the demolition order.

Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor MacKeigan, seconded by Councillor Gordon MacDonald, to find the property located at 3 Anderson Street, Glace Bay (PID 15411903), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA.

Motion Carried

**w) File #15661: PID #15136088 – 12 Meadow Street,
Sydney, District 12**

Mayor Clarke called three times if there was anyone present to appeal. Manager Crane reviewed the staff report and recommendation included in the agenda package. Council was provided an opportunity to ask staff clarifying questions. The property owner of 12 Meadow Street, Sydney, addressed the Appeals Standing Committee to appeal the demolition order. Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Parsons, to find the property located at 12 Meadow Street, Sydney (PID 15136088), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure including but not limited to, the removal of all demolition debris, backfilling of any foundation

or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within six (6) months after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA; and to advise the Heritage Advisory Committee of their decision to place an order to demolish a municipal heritage property and request the Heritage Advisory Committee consider the deregistration of this property at an upcoming meeting of the Heritage Advisory Committee.

Amendment

Moved by Councillor Sheppard-Campbell, seconded by Councillor Parsons, to amend the motion by adding the requirement that the property grounds be maintained in a clean and safe condition during the compliance period.

Amended Motion

To find the property located at 12 Meadow Street, Sydney (PID 15136088), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within six (6) months after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA; and to advise the Heritage Advisory Committee of their decision to place an order to demolish a municipal heritage property and request the Heritage Advisory Committee consider the deregistration of this property at an upcoming meeting of the Heritage Advisory Committee; and that the property grounds are to be maintained

during the compliance period.

Amended Motion Carried

**z) File #15696: PID #15652076 – 2383 Birch Grove Road,
Tower Road, District 8**

Mayor Clarke called three times if there was anyone present to appeal. Manager Crane reviewed the staff report and recommendation included in the agenda package. Council was provided an opportunity to ask staff clarifying questions. The property owner of 2383 Birch Grove Road, Tower Road, addressed the Appeals Standing Committee to appeal the demolition order. Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor Eldon MacDonald, seconded by Councillor MacKeigan, to find the property located at 2383 Birch Grove Road, Tower Road (PID 15652076), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, order demolition of the structure including but not limited to, the removal of all demolition debris, backfilling of any foundation or crawl space, and disconnecting any and all utility connections to the standard set by each respective utility service provider, so as to leave the property in a neat, tidy and safe condition within thirty (30) days after the Order is posted in a conspicuous place upon the property or personally served upon the owner. Otherwise, the Municipality will exercise its rights as set forth under Part XV (15) of the MGA.

Motion Carried

Councillor MacNeil voted against the above motion regarding 2383 Birch Grove Road, Tower Road, District 8.

Mayor Clarke then called for a single motion to approve staff's recommendations for the properties for which no owners or representatives

were present. The following motion was then put forward:

Motion

Moved by Deputy Mayor Paruch, seconded by Councillor Eldon MacDonald, that Mayor and Council approve all recommendations contained in the appeals standing committee agenda dated April 21, 2026, titled “Dangerous and Unsightly Properties – Notice of Intent to Demolish,” respecting the following properties:

- File #5111: PID #15020498 – 57 Stanley Street, North Sydney, District 2
- File #13186: PID #15401318 – 38 Foundry Street, Glace Bay, District 9
- File #13863: PID #15182074 – 280 Pitt Street, Sydney Mines, District 1
- File #14182: PID #15446586 – 36 David Street, Glace Bay, District 10
- File #14022: PID #15129406 – 158 Victoria Road, Sydney, District 12
- File #14144: PID #15279045 – 139 North Street, Donkin, District 8
- File #14158: PID #15402993 – 57 Highland Street, Glace Bay, District 9
- File #14203: PID #15280027 – 514 Donkin Hwy, Donkin, District 8
- File #14229: PID #15027097 – 72 Pleasant Street, North Sydney, District 2
- File #14265: PID #15474265 – 3394 Warren Avenue, New Waterford, District 11
- File #14381: PID #15439169 – 69 Fourth Street, Glace Bay, District 10
- File #14397: PID #15430416 – 4 International Street, Glace Bay, District 8
- File #14528: PID #15024631 – 21 Steeles Street, North Sydney, District 2
- File #15561: PID #15447352 – 32 Jessome Street, Glace Bay, District 10
- File #15643: PID #15398746 – 347 King Edward Street, Glace Bay, District 9

- File #15668: PID #15275043 – 32 Catherine Street, Scotchtown, District 11
- File #15675: PID #15395726 – 65 Minto Street, Glace Bay, District 10

Motion Carried

Meeting adjourned at 9:10 p.m.

Cecil P. Clarke
Mayor

Christa Dicks
Municipal Clerk
/ km