

Cape Breton Regional Municipality

Appeals Standing Committee Meeting Minutes

June 23, 2026

6:12 p.m. at NSCC – Sydney Waterfront Campus

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 Paul Nickituk

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

Scott Parker, Bylaw Enforcement Supervisor

John Phalen, Director of Public Works

Toni Delorenzo, Principal Secretary, Mayor’s Office

Spencer Merrill, Information Technology Technician

Jenna MacQueen, Communications Advisor

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 Cecil P. Clarke called the meeting to order.

Land Acknowledgement

Roll Call

1. Approval of Agenda

Motion

Moved by Councillor Parsons, seconded by Councillor Gordon MacDonald, to approve the June 23, 2026, appeals standing committee agenda as presented.

Motion Carried

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

Director Simms, Director of Planning and Development, reviewed the meeting process, noting that each property owner or representative would be given an opportunity to address the Committee regarding their property.

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

Director Simms reviewed the staff report included in the agenda package. Mayor Clarke called if there was anyone present to appeal. The property representative of 120 Fourth Street, Glace Bay, addressed the Appeals Standing Committee to appeal the clean-up order, noting they have a company scheduled to assist with the clean-up. Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor Eldon MacDonald, seconded by Councillor Parsons, 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, and order removal of any and all wildlife from the

structure and property in accordance with the Wildlife Act of Nova Scotia, within seven (7) 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

b) File #15603: PID #15170376 – 103 Fraser Avenue, Sydney Mines, District 1

Director Simms reviewed the staff report included in the agenda package. Mayor Clarke called if there was anyone present to appeal. The property representative of 103 Fraser Avenue, Sydney Mines, addressed the Appeals Standing Committee to appeal the clean-up order, noting progress had been made with the clean-up and that their comments would also apply to the appeal for 105 Fraser Avenue, Sydney Mines. Discussion took place and the following motion was then put forward:

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Eldon MacDonald, to find the property located at 103 Fraser Avenue, Sydney Mines (PID 15170376), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, and order removal of all garbage and debris, derelict vehicles and baby barn/shed at rear of property due to a complete collapse to an approved landfill facility 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

c) File #15604: PID #15170368 – 105 Fraser Avenue, Sydney Mines, District 1

Director Simms reviewed the staff report included in the agenda package. Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. It was noted that the representative who spoke on behalf of 103 Fraser Avenue indicated that their comments also applied to the appeal for 105 Fraser Avenue. The following motion was then put forward:

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Parsons, to find the property located at 105 Fraser Avenue (PID 15170368), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, and order removal of all garbage and debris and derelict vehicles to an approved landfill facility and removal or repair of the baby barn/shed at rear of property due to a partial collapse 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

**d) File #14277: PID #15283625 – 1949 Louisbourg Highway,
Mira Road, District 7**

Director Simms reviewed the staff report included in the agenda package. Mayor Clarke called if there was anyone present to appeal. The property owner of 1949 Louisbourg Highway, Mira Road, addressed the Appeals Standing Committee to appeal the clean-up order, noting a longstanding property-related dispute. Discussion took place and following discussion Council agreed not to proceed with a motion regarding this property.

**e) File #15862: PID #15440266 – 16 Eighth Street, Glace Bay,
District 10**

Director Simms reviewed the staff report included in the agenda package.

Mayor Clarke called three times if there was anyone present to appeal; no appellants came forth. The following motion was then put forward:

Motion

Moved by Councillor Eldon MacDonald, seconded by Councillor Nickituk, to find the property located at 16 Eighth Street, Glace Bay (PID 15440266), to be dangerous or unsightly as per Section 3(r) of the MGA, and as per Section 346 of the MGA, and order removal of derelict vehicles, debris, garbage, metals and comply with the CBRM Vacant and Derelict Bylaw 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:

- Occupancy status
- Motion clarification: Order for property clean-up

Motion Carried

Meeting adjourned at 7:07 p.m.

Cecil P. Clarke
Mayor

Christa Dicks
Municipal Clerk
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