

Cape Breton Regional Municipality

Council Meeting Minutes

January 20, 2026

2:00 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 (Arrived at 2:22 p.m.)

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

Nancy Dove, Chief Financial Officer

Deanna Evely, Director of Human Resources

Karen Neville, Heritage Officer / Senior Planner

Sheila Kolanko, Property Manager

Evan Baillie, Finance Manager

John Phalen, Director of Public Works

Robert Nearing, Manager of Public Works East

Sean Tobin, Chief of Staff

Toni Delorenzo, Principal Secretary, Mayor's Office

Jenna MacQueen, Communications Advisor

Spencer Merrill, Information Technology Technician

Kelly McDonald, Administrative Assistant, Clerk's Office

Yuecong Cao, 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

O' Canada

1. Approval of Agenda

Motion

Moved by Councillor Gordon MacDonald, seconded by Councillor Parsons, to approve the January 20, 2026, council agenda as presented.

Motion Carried

2. Proclamations and Resolutions

2.1 Bell Let's Talk Day

Motion

Moved by Councillor MacMullin, seconded by Councillor Marshall, that Mayor Cecil P. Clarke and Council proclaim Wednesday, January 21st, 2026, as Bell Let's Talk Day in the Cape Breton Regional Municipality.

Motion Carried

2.2 Conversion Therapy Awareness Month

Motion

Moved by Deputy Mayor Paruch, seconded by Councillor Eldon MacDonald, that Mayor Cecil P. Clarke and Council proclaim January 2026, as Conversion Therapy Awareness Month in the Cape Breton Regional Municipality.

Motion Carried

2.3 African Heritage Month

Motion

Moved by Councillor O'Quinn, seconded by Deputy Mayor Paruch, that Mayor Cecil P. Clarke and Council proclaim February 2026, as African Heritage Month in the Cape Breton Regional Municipality.

Motion Carried

3. Presentations

3.1 Provision of a Blood Donation Service for the CBRM

Mayor Clarke introduced the representatives from Antigonish Diocesan Catholic Women's League of Canada to provide a presentation titled, "Resolution 2025.01 Provision of a Blood Donation Service for the CBRM". The presentation included topics such as an introduction of Antigonish Diocesan Council, how this issue emerged, advocacy, challenges facing Canadian blood services, accessibility needs, CBRM being an ideal location for a donor clinic, population profile – density and diversity, post-secondary education population, CBRM being well positioned to model mobile clinics in Atlantic Canada, strong culture of healthcare support, infrastructure support, and hemochromatosis. Discussion took place regarding health services concerns, and need for improved health services.

Motion

Moved by Councillor Parsons, seconded by Councillor Eldon MacDonald, that Council adopt the Antigonish Diocesan Catholic Women's League of Canada Association resolution and authorize the Mayor to write to the Premier and the Minister of Health advocating for a blood donor service in the Cape Breton Regional Municipality.

Discussion:

- Support for the blood clinic
- Strong local need

Motion Carried

4. Planning Issues

4.1 Municipal Property Development – PID 15126667

Demetri Kachafanas, KC, Chief Administrative Officer, reviewed the information report included in the agenda package. Discussion took place regarding preparing surplus municipal lands for development and Council requested staff to compare high-density and existing residential options and report back to Council.

For Information Only

5. Business Arising – Committee of the Whole – January 13, 2026

5.1 Community Transportation Solutions: A More Connected, Inclusive, and Mobile CBRM

Mayor Clarke noted that the item was directed to budget for information only and then asked if the Council had any comments or questions at that time, to which the Council had none.

For Information Only

5.2 Appointment of Special Constables and Assignment of Duties

Tyson Simms, Director of Planning and Development, reviewed the staff report and recommendations included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Eldon MacDonald, seconded by Deputy Mayor Paruch, to appoint Troy Baker and Shannen Kinnon as Special Constables, in accordance with their required duties as Property Maintenance Officers, to enforce and administer Part XV of the *Municipal Government Act*, respecting Dangerous or Unsightly Premises, all by-laws of the Cape Breton Regional Municipality, and Sections 138 to 160 of the *Nova Scotia Motor Vehicle Act*;

and appoint Ronald Mullin as a Special Constable, in accordance with their required duties as a By-law Enforcement Officer, to enforce and administer all by-laws of the Cape Breton Regional Municipality and Sections 138 to 160 of the *Nova Scotia Motor Vehicle Act*; and amend the existing Special Constable appointment for Scott Parker, in accordance with their required duties as Supervisor of By-Law Enforcement, to enforce and administer Part XV of the *Municipal Government Act*, respecting Dangerous or Unsightly Premises, all by-laws of the Cape Breton Regional Municipality, and Sections 138 to 160 of the *Nova Scotia Motor Vehicle Act*.

Motion Carried**5.3 Property Transfer to CBRM – Portion of PID 15887177, Simpson Lane, Glace Bay, NS**

Robert Nearing, Manager of Public Works East, reviewed the staff report and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Deputy Mayor Paruch, seconded by Councillor Eldon MacDonald, to authorize the acquisition of property by CBRM from Mr. Ryan Yates, as identified in the plan of subdivision, shown outlined as LOT 2025-R1 on the attached plan, which is included in the agenda package, at no cost to the Municipality.

Discussion:

- Potential for future development

Motion Carried**5.4 Community Litter Update**

Councillor MacNeil reviewed the council agenda request form and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor MacNeil, seconded by Councillor O'Quinn, to request an update from CAO and staff on the review of by-laws, policies, and resource requirements to improve enforcement and enhance anti-litter policies and by-laws within the Cape Breton Regional Municipality.

Discussion:

- Litter control strategies
- Upcoming waste management presentation

Motion Carried

6. Corporate Services Issues

6.1 Building and Development Permit Activity

Tyson Simms, Director of Planning and Development, provided a presentation titled, "Building and Development Permit Activity". The presentation included topics such as purpose and context, Housing Accelerator Fund (HAF) progress, overall development trends, reasoning for development increases, housing production and demolition context, construction value and project scale, non-residential development, where growth is occurring, alignment with taxation and infrastructure, key takeaways and next steps. Discussion took place regarding Council receiving a district breakdown, building permits, affordable housing, and clarification on dwelling units and provincial builds.

For Information Only

6.2 Contract Approval

Christa Dicks, Municipal Clerk / Director of Corporate Information Services, reviewed the staff report and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Eldon MacDonald, seconded by Councillor Gordon MacDonald, to approve a three-year contract with the current provider for the IT Help Desk.

Motion Carried**7. Council Agenda Requests****7.1 Transportation Committee**

Councillor Gillespie reviewed the council agenda request form and recommendation included in the agenda package. The following motion was then put forward:

Motion

Moved by Councillor Gillespie, seconded by Councillor Parsons, to request CAO to direct staff to explore the creation of a CBRM led Transportation Committee. Also, the committee includes a set number of Councillors, a set number of residents from the general public, users, stakeholders, senior transit staff and marginalized, minority, underrepresented groups.

Discussion:

- Timeline deferred to post-budget

Motion Carried**8. Financial Statements****8.1 CBRM Financial Statements to November 30, 2025**

Mayor Cecil P. Clarke called upon Nancy Dove, Chief Financial Officer, to answer Councillor's questions. Discussion took place regarding budget deliberations timeline, budget review and IT Help Desk system clarification. After the discussion, the following motions were put forward:

Motion

Moved by Councillor Gillespie, seconded by Deputy Mayor Paruch, to extend the application deadline to March 31, 2026, for the \$300 tax exemption rebate to allow more qualifying applicants to apply, as the current budget allocation is underutilized.

Motion Carried

Discussion continued regarding outstanding provincial payments. CFO Dove confirmed a large balance remains, dating back to 2016; a positive meeting with the Disaster Financial Assistance Arrangements (DFAA) has been held. Smaller claims should be resolved by March 31, 2026, while larger claim should be addressed in fiscal 2026–27.

9. Correspondence

9.1 Cape Breton Regional Fire Chiefs' Association January 22, 2026, Meeting

For Information Only

Council recessed at 3:08 p.m. to go in camera session.

10. In Camera Council

10.1 Contract Negotiations Update

(In accordance with section 22(2)(e) of the *Municipal Government Act*.)

10.2 Legal Advice - Port Development

(In accordance with section 22(2)(a) of the *Municipal Government Act*.)

Council reconvened at 6:24 p.m. to go to open session.

10.1 Contract Negotiations Update

Deanna Evely, Director of Human Resources, provided a contract negotiations update regarding CUPE Local 933. The following motion was then put forward:

Motion

Moved by Deputy Mayor Paruch, seconded by Councillor Parsons, that Council ratify the four-year collective agreement with CUPE Local 933.

Motion Carried

10.2 Legal Advice - Port Development

Councillor MacMullin put the following motion forward:

Motion

Moved by Councillor MacMullin, seconded by Councillor Eldon MacDonald, to continue negotiations on port development with SHIP.

Discussion:

- Request for recorded vote

Motion Defeated

Mayor Cecil P. Clarke, Councillor Esmond “Blue” Marshall, Councillor Steve Gillespie, Councillor Eldon MacDonald, Councillor Steve Parsons, Councillor Darren O’Quinn voted in favour.

Councillor Gordon MacDonald, Councillor Earlene MacMullin, Deputy Mayor Glenn Paruch, Councillor Steven MacNeil, Councillor Dave MacKeigan, Councillor Kim Sheppard-Campbell voted against.

Meeting adjourned at 6:27 p.m.

Cecil P. Clarke
Mayor

Christa Dicks
Municipal Clerk
/yc