

Municipality of the County of Inverness  
Regular Council Meeting  
Thursday, March 9th, 2023  
Council Chambers  
3:00 pm

MINUTES

Council: Warden Bonny MacIsaac  
Deputy Warden Catherine Gillis  
Councillor Blair Phillips  
Councillor John MacLennan  
Councillor Claude Poirier  
Councillor Lynn Chisholm

Staff: Keith MacDonald, CAO  
Tanya Tibbo, CFO  
Debbie Nicholson, Administrative Assistant to Council/CAO  
Chestley Carr, Director of Public Works  
Erin Gillis, Manager of Operations and Occupational Health and Safety  
Maura Beaton, Special Projects Facilitator

**1. CALL TO ORDER AND ROLL CALL**

Warden MacIsaac called the meeting to order at 3:00 pm and welcomed all in attendance. Roll call was taken. Warden MacIsaac acknowledged that the land on which we gather is located in the ancestral and unceded territory of the Mi'kmaq people.

**2. APPROVAL OF AGENDA**

**MOTION:** *That the agenda be approved as presented.*  
**MOVED BY:** Deputy Warden Gillis  
**SECONDED BY:** Councillor Poirier  
**MOTION CARRIED**

**3. APPROVAL OF MINUTES**

**MOTION:** *That the Regular Meeting minutes of February 2nd, 2023 be approved presented.*  
**MOVED BY:** Councillor MacLennan  
**SECONDED BY:** Councillor Phillips  
**MOTION CARRIED**

**MOTION:** *That the Special Meeting minutes of February 16th, 2023 be approved as*

*presented.*  
MOVED BY: Councillor Poirier  
SECONDED BY: Councillor Chisholm  
MOTION CARRIED

MOTION: *That the Committee of the Whole Meeting minutes of February 16th, 2023 be approved as presented.*  
MOVED BY: Councillor MacLennan  
SECONDED BY: Deputy Warden Gillis  
MOTION CARRIED

#### **4. COMMUNITY GENERATOR PROJECT, PHASE 2**

MOTION: *That the Municipality of the County of Inverness recognizes that the following organizations manage facilities which are designated by the Municipality as Comfort Centres so that when the need arises, they are able to serve as a gathering space for community members: Margaree Firemans Club, Inverness Legion, L'arche Cape Breton, Cheticamp Knights of Columbus, Belle Cote Community Centre, Cheticamp Search and Rescue Hall, Port Hood Administration Building, Royal Canadian Legion Branch #32 Cheticamp.*  
MOVED BY: Councillor Phillips  
SECONDED BY: Deputy Warden Gillis  
MOTION CARRIED

Direction to staff that the budget portion of the Community Generator Project, Phase 2 be added to an upcoming meeting of Council.

#### **5. DANGEROUS AND UNSIGHTLY PREMISES APPLICATION; 160 HIGHWAY 4 PORT HASTINGS**

Andre Samson and Jonathan Martin from the Eastern District Planning Commission (EDPC) presented the following unsightly premises application to Council: 160 Highway 4 Port Hastings (out building). A complaint was received by EDPC on February 16<sup>th</sup>, 2023 regarding the dilapidated out building on the same property as the Skye Lodge Motel. A site visit by EDPC staff soon followed where they discovered that the out building is open and accessible to the public, and contains an open well. Some roofing is missing, and there is considerable rot and structure damage. The structure has been deemed considerably compromised.

EDPC staff recommends that this property meets the *Municipal Government Act* definition as dangerous and unsightly and recommend a 30 day demolition order to remove everything that renders the property dangerous or unsightly and fill in the open well. If the property owner fails to comply the Municipality will complete the same and recover the costs.

MOTION: *The Municipality of the County of Inverness recommends that this property meets the Municipal Government Act definition as dangerous and*

*unsightly and recommend a 30 day demolition order to remove everything that renders the property dangerous or unsightly and fill in the open well. If the property owner fails to comply the Municipality will complete the same and recover the costs.*

**MOVED BY:** Deputy Warden Gillis  
**SECONDED BY:** Councillor Chisholm  
**MOTION CARRIED**

## **6. EASTERN DISTRICT PLANNING COMMISSION; REVISED APPOINTMENTS**

**MOTION:** *That Council approve the following appointments, replacing all previous appointments of Eastern District Planning Commission staff to various Municipal positions effective April 1, 2023:*

*Building Inspection:*

*Building Inspector: Andre Samson and Sean Donovan*

*Alternates: David MacKenzie, Harry Martell, Jonathan Martin and Luke Ross*

*Special Constable: Sean Donovan and Jonathan Martin*

*Development Officer: Wanda Ryan*

*Alternates: John Bain; Andrew Jones; Dawn Sutherland; Kristen Knudskov and Mikayla Tait*

*Fire Inspectors: Andre Samson and Sean Donovan*

*Alternates: David MacKenzie; Harry Martell; Jonathan Martin and Luke Ross.*

*Dangerous and Unsightly Premises:*

*Administrator: Jonathan Martin and John Bain*

*Alternate: Luke Ross and Andre Samson*

*Special Constable: Sean Donovan and Jonathan Martin*

**MOVED BY:** Councillor Phillips  
**SECONDED BY:** Councillor Poirier  
**MOTION CARRIED**

## **7. RECOMMENDATIONS**

- i. Gulf Aquarium and Marine Station Cooperative – GAMS Outreach Initiatives

**MOTION:** *That Council approve the \$2740.00 request in full with funds coming from District 2's CDC budget.*

**MOVED BY:** Deputy Warden Gillis  
**SECONDED BY:** Councillor Phillips  
**MOTION CARRIED**

- ii. Port Hood Area Development Society – Central Park Audio Equipment

**MOTION:** *That Council approve the \$1537.43 request in full with funds coming from District 5's CDC budget.*

**MOVED BY:** Councillor Chisholm  
**SECONDED BY:** Councillor Poirier  
**MOTION CARRIED**

iii. Mabou Athletic Centre – Building/ Property Improvements

**MOTION:** *That Council approve the \$11,393.75 request in full with funds coming from District 5's CDC budget.*

**MOVED BY:** Councillor Chisholm  
**SECONDED BY:** Deputy Warden Gillis  
**MOTION CARRIED**

iv. Dr. Bernie MacLean Cultural and Recreation Centre – Cable 3 Building Upgrades

**MOTION:** *That Council approve the \$2500.00 request in full with funds coming from District 3's CDC budget.*

**MOVED BY:** Councillor MacLennan  
**SECONDED BY:** Deputy Warden Gillis  
**MOTION CARRIED**

v. Judique and area Development Association – Accessible Playground and Washroom

**MOTION:** *That Council approve the \$15,000.00 request in full with funds coming from District 6's CDC budget (\$5,000.00) and the Recreation Facility Grant (\$10,000.00)*

**MOVED BY:** Deputy Warden Gillis  
**SECONDED BY:** Councillor Chisholm  
**MOTION CARRIED**

vi. First Reading: Amendments to the Inverness Secondary Plan and Land Use By-law to permit Detached Accessory Dwelling Units in the Residential Urban (R-1) Zone

**MOTION:** *That Municipal Council give First Reading and set a public hearing date to amend the Inverness Secondary Plan and Land Use By-law to permit detached accessory dwelling units in the R-1 zone and prohibit the construction of accessory dwelling units in the front yard.*

**MOVED BY:** Deputy Warden Gillis  
**SECONDED BY:** Councillor Poirier  
**MOTION CARRIED**

vii. First Reading: Amendments to the Inverness Secondary Land Use By-law apply the existing undersized lot provisions to lots which do not meet both the minimum lot area and frontage and to allow the construction of accessory structures on existing undersized lots.

**MOTION:** *That Municipal Council give First Reading and schedule a public hearing to consider amendments to the existing undersized lot provisions within the Inverness Secondary Land Use By-law outlined in Appendix A.*

**MOVED BY:** Councillor MacLennan  
**SECONDED BY:** Councillor Phillips  
**MOTION CARRIED**

- viii. First Reading: Application to rezone PIDs 50089127 and 50168004 located on the Cabot Trail, Chéticamp from Commercial General (C-3) to Residential General (R-1) to allow the existing building to be converted into three dwelling units.

**MOTION:** *That Municipal Council give First Reading and schedule a public hearing to consider the rezoning of PIDs 50089127 and 50168004 located on the Cabot Trail, Chéticamp, from Commercial General (C-3) to Residential General (R-1).*

**MOVED BY:** Councillor Poirier  
**SECONDED BY:** Councillor Phillips  
**MOTION CARRIED**

- ix. First Reading: Application by Cabot Executive Suites Ltd. to amend the Chéticamp Land Use Bylaw to rezone a portion of PID 50097617 (Ch. de Susanne and Ch. Venette, Chéticamp) from R-1 to R-3.

**MOTION:** *That Municipal Council give First Reading and set a public hearing date to amend the Cheticamp Land Use Bylaw to rezone a portion of PID 50097617 (Ch. de Susanne and Ch. Venette, Chéticamp) from R-1 to R-3.*

**MOVED BY:** Councillor Poirier  
**SECONDED BY:** Councillor MacLennan  
**MOTION CARRIED**

- x. Public participation program regarding engagement with abutting municipalities.

**MOTION:** *That Municipal Council approve by policy, the Municipality of the County of Inverness County public participation program regarding engagement with abutting municipalities, as set out in Appendix A of this planning report dated February 16, 2023.*

**MOVED BY:** Councillor Phillips  
**SECONDED BY:** Councillor MacLennan  
**MOTION CARRIED**

## **8. ACKNOWLEDGEMENT**

Warden Maclsaac read the enclosed acknowledgement:

*I want to take a moment here to speak about our esteemed Chief Financial Officer, Tanya Tibbo who has been an integral part of our municipality. Tanya has served our municipality with dedication and excellence for the past 12 years. Tanya's last full day is tomorrow. This departure marks the end of an era and is indeed a loss to our organization and our communities.*

*Throughout the years, Tanya has worked tirelessly to ensure that our finances were managed*

*effectively, efficiently, and with the highest level of integrity. Her unwavering commitment to transparency and accountability has been an inspiration to us all. She has played a pivotal role in shaping the financial landscape of our municipality and laying the foundation for its future success.*

*Our CFO's contributions to the municipality go beyond her job duties. She has been a trusted advisor, a confidant, and a true friend to many of us. Her guidance, support, and mentorship have been invaluable to our growth and development as professionals and as individuals.*

*As Tanya starts her next chapter, let us not forget the lessons she has taught us. Let us carry forward the values she embodies and continue to build upon the strong financial foundation that she has laid for us.*

*To our dear CFO Tanya, we say thank you for your unwavering service, dedication, and commitment to the municipality. Your presence will be sorely missed, but your impact will be felt for years to come. We wish you all the best in your future endeavors.*

## **9. NEXT MEETING DATE**

March 23, 2023 9:30 am: Committee of the Whole

## **10. IN CAMERA**

The purpose for this "In Camera" session was to discuss matters relating to:

- Land

**MOTION:** *That Council go "In Camera" at 3:39 pm*

**MOVED BY:** Deputy Warden Gillis

**SECONDED BY:** Councillor Chisholm

**MOTION CARRIED**

**MOTION:** *That Council go out of "In Camera" at 4:10 pm*

**MOVED BY:** Deputy Warden Gillis

**SECONDED BY:** Councillor MacLennan

**MOTION CARRIED**

## **11. ADJOURNMENT**

**MOTION:** *That Council adjourn at 4:33 pm*

**MOVED BY:** Councillor Phillips

**MOTION CARRIED**