

Regular Council Meeting  
Thursday, December 5th, 2024  
Council Chambers  
3:00 pm

**MINUTES**

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

Staff: Keith MacDonald, CAO  
Melanie Beaton, Deputy CAO  
Brian Luciano, CFO  
Jason Calder, Acting Manager of Recreation and Community Wellness  
Morgan Murray, Director of Culture and Community Development  
Debbie Nicholson, Administrative Assistant to Council/CAO

**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.

**2. LAND ACKNOWLEDGEMENT**

Warden MacIsaac acknowledged that the land on which we gather is located in the ancestral and unceded territory of the Mi'kmaq people.

**3. APPROVAL OF AGENDA**

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

**4. APPROVAL OF MINUTES**

**MOTION:** *That the Regular Council meeting minutes of November 7<sup>th</sup> 2024 be approved as presented.*  
**MOVED BY:** Deputy Warden Chisholm  
**SECONDED BY:** Councillor Phillips  
**MOTION CARRIED**

**MOTION:** *That the Committee of the Whole meeting minutes of November 21<sup>st</sup> 2024 be approved as presented.*

**MOVED BY:** Councillor Phillips

**SECONDED BY:** Deputy Warden Chisholm

**MOTION CARRIED**

**MOTION:** *That the Nominating Committee meeting minutes of November 21<sup>st</sup> 2024 be approved as presented.*

**MOVED BY:** Councillor Phillips

**SECONDED BY:** Councillor Gillis

**MOTION CARRIED**

## **5. REQUEST FROM WIDOW POINT COMMUNITY**

Correspondence was received from residents of the Widow Point Community in Marshes West Bay requesting that road dues in the amount of \$220.00 be added to the property tax bill of residents living in the Widow Point community for the purpose of road maintenance of this private road.

*Direction to staff to determine if and how the practice of collecting road dues in other Municipalities is done.*

## **6. COADY ROAD, MARGAREE FORKS**

Correspondence was received from residents of Coady Road Margaree Forks asking for improvements and better road maintenance for this gravel road.

*Direction to staff to issue a letter to the Provincial Department of Public Works requesting improved maintenance for the Coady Road, and clarification on what type of gravel is used. Council will provide names of gravel roads in their districts that are in need of better maintenance.*

## **7. MUNICIPAL COMMITTEES – COUNCIL PARTICIPATION**

**MOTION:** *That the enclosed list of Council participation on Municipal Committees be approved.*

**MOVED BY:** Deputy Warden Chisholm

**SECONDED BY:** Councillor Gillis

**MOTION CARRIED**

- 1) Heritage Building Committee – Councillor Claude Poirier and Councillor Blair Phillips
- 2) EMO (Emergency Management Office) Committee – Warden Bonny Maclsaac
- 3) Seniors Committee- Councillor Blair Phillips and Deputy Warden Lynn Chisholm
- 4) Equity and Diversity Committee- Councillor Blair Phillips and Deputy Warden Lynn Chisholm
- 5) Newcomers Committee- Councillor Claude Poirier and Deputy Warden Lynn Chisholm

- 6) Audit Committee- Warden Bonny MacIsaac, Councillor Catherine Gillis and Councillor Blair Phillips
- 7) Planning and Advisory (PAC) Committee – all members of Council
- 8) Allan J. MacEachen Airport Committee- Warden Bonny MacIsaac and Councillor Blair Phillips
- 9) Eastern District Planning Commission Committee- Claude Poirier and Councillor Catherine Gillis
- 10) Eastern Counties Regional Library- Councillor Catherine Gillis (Councillor Claude Poirier as an alternate)
- 11) Bras d’Or Lake Biosphere Reserve Committee- Councillor John MacLennan
- 12) Collaborative Environmental Planning Initiative (CEPI) – Warden Bonny MacIsaac
- 13) Cape Breton Partnership Regional Enterprise Network (CBREN) – Warden Bonny MacIsaac
- 14) Regional Police Advisory Board- Warden Bonny MacIsaac and Councillor John MacLennan
- 15) Cape Breton Local Immigration Network- Councillor Claude Poirier
- 16) Strait Area Transit- Councillor John MacLennan and Councillor Claude Poirier
- 17) Municipal Housing Corporation- Warden Bonny MacIsaac, Councillor Catherine Gillis, Councillor Blair Phillips and Councillor Claude Poirier
- 18) Accessibility Advisory Committee- Warden Bonny MacIsaac and Councillor Blair Phillips
- 19) Destination Cape Breton – Warden Bonny MacIsaac
- 20) Fences and Arbitration Committee – Warden Bonny MacIsaac
- 21) Nominating Committee – all members of Council
- 22) Inverness County Home Support Society (ICHSS)- Deputy Warden Lynn Chisholm

## **8. LOAN GUARANTEE – LEMOINE VOLUNTEER FIRE DEPARTMENT**

**MOTION:**                                *WHEREAS the LeMoine Volunteer Fire Department is a registered fire department with the Municipality of the County of Inverness.*

*WHEREAS the LeMoine Volunteer Fire Department is incorporated by the Societies Act;*

*WHEREAS the LeMoine Volunteer Fire Department has determined to borrow the aggregate principal amount of One Hundred Fifteen Thousand Dollars (\$115,000.00) for the purpose of a 2002 E-ONE Fire Truck by special resolution on the 16<sup>th</sup> day of October, 2024, as per Section 10 (d) of the Societies Act;*

*WHEREAS the LeMoine Volunteer Fire Department has requested the Municipality of the County of Inverness; to guarantee the said borrowing;*

*WHEREAS Section 294(6) of the Municipal Government Act provides that a municipality may grant or lend money to, or guarantee a loan for, a registered fire department for operating or capital purposes; and*

*WHEREAS Section 88(3) of the Municipal Government Act provides that no guarantee of a borrowing by a municipality shall have effect unless the*

*Minister of Municipal Affairs and Housing has approved of the proposed borrowing or debenture and of the proposed guarantee;*

**BE IT THEREFORE RESOLVED**

*THAT the Council of the Municipality of the County of Inverness does hereby approve the borrowing by the LeMoine Volunteer Fire Department of One Hundred Fifteen Thousand Dollars (\$115,000.00) for the purpose set out above;*

*THAT subject to the approval of the Minister of the Municipal Affairs and Housing of the guarantee, the Municipality unconditionally guarantee repayment of the principal and interest of the borrowing so made;*

*THAT upon the issue of the debentures, the Warden and Clerk of the Municipality do sign the guarantee attached to each of the debentures and affix thereto the corporate seal of the Municipality.*

MOVED BY: Councillor Gillis  
SECONDED BY: Councillor Poirier  
MOTION CARRIED

**9. MUNICIPAL CODE OF CONDUCT POLICY**

MOTION: *That Council approve the Municipal Code of Conduct policy as provided in today's Council package.*  
MOVED BY: Deputy Warden Chisholm  
SECONDED BY: Councillor Phillips  
MOTION CARRIED

**10. FIRST READING: A BY-LAW TO AMEND THE INVERNESS COUNTY LAND USE BY-LAW CONCERNING THE REGULATION OF WIND TURBINE DEVELOPMENT**

MOTION: *That Council consider amending both the Inverness County Municipal Planning Strategy and the Land Use bylaw Concerning the Regulation of Wind Turbine Development to implement stricter development standards for utility scale wind turbines including new setback requirements from the coastline, property lines and residences, revised noise requirements, as well as the adoption of a revised zoning map as shown on the attached amending pages.*  
MOVED BY: Deputy Warden Chisholm  
SECONDED BY: Councillor Poirier  
MOTION CARRIED

A public hearing is tentatively scheduled for March 2025 on this issue.

**MOTION:** *That wind turbine licensing and permitting be issued by the authority of Inverness County Council subject to the MGA (Municipal Government Act) section 171 subsection 1.*

**MOVED BY:** Councillor Gillis

**SECONDED BY:** Deputy Warden Chisholm

**MOTION CARRIED**

#### **11. UPDATE: SURPLUS EQUIPMENT SALE**

A tender recently closed regarding the public auction of 18 pieces of municipal equipment. 149 bids were received from 35 separate bidders. 13 items were sold to local bidders within our Municipality, 2 items went to bidders from CBRM, 2 items to bidders from Antigonish County and 1 item to Newfoundland. The sale collected \$ 53,217.96 in revenue.

#### **12. UPDATE: TAX SALE**

A tax sale was held in Council Chambers on December 3<sup>rd</sup>. The sale was advertised in local newspapers, and on the municipal website. 28 properties sold. The bid total on these properties was \$340,608.70, generating a surplus of \$260,495.91.

#### **13. NEXT MEETING DATE**

December 12<sup>th</sup>, 2024 9:30 am: Committee of the Whole

#### **14. "IN CAMERA"**

**MOTION:** *That Council move to "In Camera" at 10:40 am to discuss two land issues.*

**MOVED BY:** Councillor Poirier

**SECONDED BY:** Councillor Gillis

**MOTION CARRIED**

**MOTION:** *That Council move out of "In Camera" at 11:06 am.*

**MOVED BY:** Councillor Poirier

**SECONDED BY:** Deputy Warden Chisholm

**MOTION CARRIED**

**MOTION:** *That Council grant an easement to NS Power over PID 50061720.*

**MOVED BY:** Deputy Warden Chisholm

**SECONDED BY:** Councillor Gillis

**MOTION CARRIED**

15. ADJOURNMENT

MOTION: *That Council adjourn at 3:57 pm.*  
MOVED BY: Councillor MacLennan  
MOTION CARRIED