

Regular Council Meeting
Thursday, September 4th, 2025
Beinn Mhàbu, Mabou
9:30 am

MINUTES

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

Staff: Keith MacDonald, CAO
Melanie Beaton, Deputy CAO
Erin Gillis, COO
Debbie Nicholson, Administrative Assistant to Council/CAO
Morgan Murray, Director of Culture and Community Development
Michelle Coffin, Governance and By-law Researcher
Megan Wludyka, Chief of Communications

1. CALL TO ORDER AND ROLL CALL

Warden MacIsaac called the meeting to order at 9:30 am 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: Councillor Gillis
SECONDED BY: Deputy Warden Chisholm
MOTION CARRIED

4. APPROVAL OF MINUTES

MOTION: *That the Regular Council meeting minutes of July 3rd 2025 be approved as presented.*
MOVED BY: Councillor MacLennan

SECONDED BY: Councillor Poirier
MOTION CARRIED

MOTION: *That the Committee of the Whole meeting minutes of July 17th 2025 be approved as presented.*

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

5. RECOMMENDATIONS FROM THE JULY 17TH COMMITTEE OF THE WHOLE

I. District 3 – Veteran’s Memorial, Broad Cove for a war memorial

MOTION: *That Council fund this \$6,000.00 request in full with funds coming from the following sources: \$3,000.00 – Scotia Wind Fund and \$3,000.00 – District 3 CDC Funds.*

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

II. District 6 - Siudiac Air An Urlar Historical Cultural Society (Storytellers Gallery) for building improvement project

MOTION: *That Council fund this \$5,897.61 request in full with funds coming from District 6 CDC Funds.*

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

III. District 1- Petits Poussins Daycare, Chéticamp summer camp program

MOTION: *That Council fund this \$4,000.00 request with funds coming from District 1 CDC Funds.*

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

6. BEINN MHÀBU UPDATE (Kenneth MacKenzie)

Beinn Mhàbu offers in-person (Bachelor of Arts in Community Studies) and online programming in partnership with Cape Breton University. A two storey 24-unit student residence is currently under construction at Beinn Mhàbu. The building will incorporate modular construction and is being built by a contractor in Lake Ainslie and transported to the Mabou location. The facility is anticipated to

be open in early 2026. Beinn Mhàbu extends their appreciation to the Municipality of the County of Inverness for its continued support.

7. INVERNESS J CLASS SUBDIVISION ROAD SUBMISSION 2026-27

Correspondence was provided to Council from the Provincial Department of Public Works regarding the J Class Road cost share program submission for the 2026-27 fiscal year. The Municipality must provide notice to the province on or before October 31, 2025 of their preferences for road improvements.

8. RURAL TRANSIT SOLUTIONS FUND AGREEMENT FOR INVERNESS COUNTY TRANSPORTATION PROJECT

Council provided consensus on the following initiative:

That the Municipality of the County of Inverness can confirm that it meets all the requirements of Canada - Rural Transit Solution Fund Agreement, and that the Chief Administrative Officer be authorized to execute the grant agreement on behalf of the Municipality of the County of Inverness.

9. BELL ALIANT SERVICE LEVELS

Members of Council expressed concern with the quality of cell service from Bell Mobility in recent months.

Direction to staff to extend an invitation to Bell to attend an upcoming meeting of Council so this concern can be expressed.

10. WHYCOCOMAGH ACTIVE TRANSPORTATION PLAN UPDATE

The Whycocomagh Active Transportation Plan involves new sidewalks, bike lanes, shared use trails, and landscaping and lighting improvements from 9780 Highway 105 to the Skye River. During the formative design phase in-person sessions were held with community groups, businesses, and organizations as well as an online survey and social map for public input. The detailed design phase is scheduled to begin in the fall of 2025 and will focus on refining design details for a preferred option (from Conceptual Design), for implementation. The final plan will prioritize safety, comfort, and connectivity for active transportation users, while celebrating Whycocomagh's identity as a gateway to outdoor adventure.

11. MARGAREE AIRSTRIP COMMUNITY SURVEY

The Municipality of Inverness County is seeking input on the future use of municipally owned property located at 604 Big Intervale Road, Margaree Valley, currently the site of the Margaree Airstrip. To gather further input on the potential use of the site, the Municipality has launched this short, anonymous survey for community members to share their vision for the future of the

property. The survey will remain open until Friday September 12th and is available here: <https://www.surveymonkey.com/r/VHTLV8C>.

12. WHYCOCOMAGH LIBRARY SITE UPDATE:

The Whycocomagh Library is a partnership of the Municipality of the County of Inverness, Eastern Counties Regional Library and the Whycocomagh Waterfront Centre. Located in the basement of the Waterfront centre it is a new model public library and will host library services, visitor and newcomer information, recreation programming and rentals and Waterfront Centre programming. A kick-off to the site's fundraising campaign will be held on Saturday September 27th with a picnic in the provincial park.

13. PLANNING ADVISORY COMMITTEE POLICY

MOTION: *That the Planning Advisory Committee Policy as presented in today's Council package be adopted.*

MOVED BY: Councillor MacLennan

SECONDED BY: Councillor Gillis

MOTION CARRIED

MOTION: *That the Planning Advisory Committee Policy is effective as of today – September 4th, 2025.*

MOVED BY: Deputy Warden Chisholm

SECONDED BY: Councillor Gillis

MOTION CARRIED

14. DISPOSAL OF SURPLUS REAL PROPERTY

MOTION: *That the Disposal of Surplus Real Property Policy as presented in today's Council package be adopted.*

MOVED BY: Councillor MacLennan

SECONDED BY: Councillor Gillis

MOTION CARRIED

MOTION: *That the Disposal of Surplus Real Property Policy is effective as of October 1st, 2025 to allow for staff to reach out to interested individuals.*

MOVED BY: Deputy Warden Chisholm

SECONDED BY: Councillor Phillips

MOTION CARRIED

15. NOTICES OF MOTION

During future meetings the following bylaws and policies will be presented for Council's

consideration and discussion. All relevant information will be in the Council package in advance of the discussions.

- i. Tipping Fees Kenloch Waste Management Facility Policy (Repeal)
- ii. Vending Permit Fees Policy (Repeal)
- iii. Bylaw 20 – Trailers (Repeal)
- iv. Bylaw 21 – Trailer Courts (Repeal)
- v. Bylaw 24 – Development Officer (Repeal)
- vi. Bylaw 40 – Respecting Relief from Liability (Repeal)

16. PLAN INVERNESS UPDATE

Plan Inverness is a project to create a Municipal Planning Strategy and Land Use By-law for all areas of the Municipality of the County of Inverness. In cooperation with Upland Consulting a number of open houses were held throughout the municipality to allow for input from residents. The Municipal Planning Strategy and Land Use Bylaw were approved by Council at a meeting on May 22, 2025 with the following amendments:

- i. Policy 3-24a: Council shall consider measures to reduce topsoil removal on high-value agricultural soils.
- ii. In Part 33 Definitions, in the definition of Dwelling Unit, after" ... from a common hallway or staircase inside the building." insert "A Dwelling Unit shall include a small options home." for a revised definition of Dwelling Unit, which reads:
Dwelling Unit means one or more habitable rooms intended for use by one household or more individuals as an independent and separate housekeeping establishment. A dwelling unit shall be located inside a dwelling and include both kitchen and sanitary facilities provided for the exclusive use of the individual or individuals within that unit and shall also include a private entrance from outside the building or from a common hallway or stairway inside the building. A Dwelling Unit shall include a small options home.

17. CORRESPONDENCE:

- Correspondence was received from Nova Scotia Power providing an update on reliability projects, vegetation management, unplanned outages in July, and the recent cyber incident.

Consensus to invite representatives from Nova Scotia Power to a future meeting of Council to further discuss these issues as well as their communications during unplanned outages.

- Correspondence was received from the Department of Municipal Affairs regarding the mandate that every councillor in Nova Scotia complete the Code of Conduct training. Any councillors having not completed the training will be made public in September.
- Correspondence was received from the Department of Municipal Affairs regarding the Municipal Planning Strategy and Land Use Bylaw re: wind turbines. The Minister has

approved, with amendments these documents.

18. NEXT MEETING DATE

September 18th, 2025 9:30 am: Committee of the Whole.

19. IN CAMERA

MOTION: *That Council move to “In Camera” at 11:27 am to discuss three land items, a contract item and a human resource item.*

MOVED BY: Councillor Phillips

SECONDED BY: Councillor MacLennan

MOTION CARRIED

MOTION: *That Council move out of “In Camera” at 11:55 am*

MOVED BY: Councillor Phillips

SECONDED BY: Deputy Warden Chisholm

MOTION CARRIED

MOTION: *That Christina MacDonell is named as a signing officer for the Municipality of the County of Inverness.*

MOVED BY: Councillor Gillis

SECONDED BY: Deputy Warden Chisholm

MOTION CARRIED

20. ADJOURNMENT

MOTION: *That Council adjourn at 11:56 am*

MOVED BY: Councillor Phillips

MOTION CARRIED