

Regular Council Meeting
Thursday, April 2, 2026
9:30 a.m.
Council Chambers

MINUTES

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

Staff: Keith MacDonald, Chief Administrative Officer
Melanie Beaton, Deputy Chief Administrative Officer
Erin Gillis, Chief Operations Officer
Morgan Murray, Director of Culture and Community Development
Christina MacDonell, Director of Finance
Debbie Nicholson, Administrative Assistant to Council/Chief Administrative Officer
Siobhan Beaton, Communications & Digital Marketing Coordinator
Michelle Coffin, Policy Analyst
Megan Wludyka, Chief Communications Officer

1. CALL TO ORDER AND ROLL CALL

Warden MacIsaac called the meeting to order at 9:30 a.m. and welcomed all in attendance. Roll call was taken.

2. APPROVAL OF AGENDA

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

3. 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.

4. APPROVAL OF MINUTES

MOTION: *That the Regular Council meeting minutes of March 5, 2026, be approved as presented.*

MOVED BY: Councillor Phillips

SECONDED BY: Deputy Warden Chisholm

MOTION CARRIED

MOTION: *That the Special meeting minutes of March 19, 2026, be approved as presented.*

MOVED BY: Councillor Poirier

SECONDED BY: Councillor Phillips

MOTION CARRIED

MOTION: *That the Committee of the Whole meeting minutes of March 26, 2026, be approved as presented.*

MOVED BY: Councillor Gillis

SECONDED BY: Councillor Phillips

MOTION CARRIED

5. PRESENTATION: MARGAREE RIVERS ASSOCIATION, DENIS CORMIER AND RICHARD DONALD

The mission of the Margaree Rivers Association is to assess and remediate the effects of climate change on the Margaree Rivers and all its tributaries in order to ensure the long-term viability and sustainability of the rivers. Key features of this river system include world class salmon fishing, tourism opportunities and a home to many local businesses and accommodations. In recent years climate change and weather events have contributed to a change in channels and water depth, resulting in declining fish habitat and infrastructure losses. The Association hopes to undertake a geomorphic study of the Margaree River to identify high risk zones and prioritize restoration work.

6. SECOND READING: CONCURRENT REZONING AND DEVELOPMENT AGREEMENT REQUEST BY SDC PLANNING AND DESIGN ON BEHALF OF PLACE CRAFT PROPERTIES INC. FOR A MIXED-USE RESIDENTIAL DEVELOPMENT ON PID 50124676, 47 UPPER RAILWAY STREET, INVERNESS.

MOTION: *That the Municipality give Second Reading and approve the rezoning from the Institutional (I-1) zone to the Residential Multiple Unit (R-2) zone.*

MOVED BY: Councillor Gillis

SECONDED BY: Deputy Warden Chisholm

MOTION CARRIED

MOTION: *That the Municipality enter into a Development Agreement for the adaptive reuse and mixed-use residential development on Lot 47, Upper Railway Street, Inverness.*

MOVED BY: Deputy Warden Chisholm

SECONDED BY: Councillor Gillis

MOTION CARRIED

7. SECOND READING: DEVELOPMENT AGREEMENT REQUEST BY OMAR GANDHI ARCHITECTS ON BEHALF OF CHARLAMARA HOLDINGS INC. FOR A RESORT ON PID 50271824, 36 CHEMIN DE L'ANSE DES BOIS MARIES, PETIT ÉTANG.

MOTION: *That the Municipality give Second Reading and approve a Development Agreement application from Charlamara Holdings Inc. for a resort development at PID 50271824 (36 Chemin De L'Anse Des Bois Maries, Petit Étang).*

MOVED BY: Councillor Poirier

SECONDED BY: Councillor Phillips

MOTION CARRIED

8. RECOMMENDATIONS FROM MARCH 26 COMMITTEE OF THE WHOLE

i. Community Development Grant Application: Lake Ainslie Weavers and Craft Guild – Kitchen Improvements (\$6,855.14)

MOTION: *That Council support this request in full with funds coming from District 3 CDC funds (pending Community Facilities Improvement Program (CFIP) funding).*

MOVED BY: Councillor Phillips

SECONDED BY: Councillor Gillis

MOTION CARRIED

ii. Community Development Grant Application: Glencoe Station Recreation Association - Barrier Free Facility Upgrades (\$4,000)

MOTION: *That Council support this request in full with funds coming from District 5 CDC funds (pending Community Access Ability Program (CAAP) funding).*

MOVED BY: Deputy Warden Chisholm

SECONDED BY: Councillor Gillis

MOTION CARRIED

iii. Community Development Grant Application: Chéticamp Economic Council - Feasibility study for Chéticamp Waterfront (\$6,000)

MOTION: *That Council support this request in full with funds coming from District 1 CDC funds.*
MOVED BY: Councillor Poirier
SECONDED BY: Councillor Phillips
MOTION CARRIED

iv. 2026 Bulky Garbage

MOTION: *That the 2026 Bulky Garbage collection occur during the week of May 19-25, 2026.*
MOVED BY: Deputy Warden Chisholm
SECONDED BY: Councillor Gillis
MOTION CARRIED

v. Eastern District Planning Commission, Revised Appointments

MOTION: *That Council approve the enclosed Eastern District Planning Commission revised appointments:*

Building Inspection:

- *Building Inspector: Luke Ross, Andre Samson and Sean Donovan*
- *Assistant Building Inspector: Todd Samson*
- *Alternates: David MacKenzie and Jonathan Martin*

Development Officer: Brendan MacDonald

- *Alternates: John Bain, Andrew Jones, Hetvi Joshi, Kristen Scanlan and Mikayla Tait*
- *Assistant Development Officers: Heike Bruckner, Luke Ross, David MacKenzie and Andre Samson*

Fire Inspectors: Andre Samson and Sean Donovan

- *Alternates: David MacKenzie, Todd Samson, Jonathan Martin and Luke Ross*

Dangerous and Unsightly Premises:

- *Administrator: Sean Donovan and John Bain*
- *Alternate: Luke Ross, David MacKenzie, Todd Samson and Andre Samson*

Special Constables: Building/Fire Codes, Dangerous or Unsightly Premises, Land Use Bylaws

- *Sean Donovan and Jonathan Martin*

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

9. UPDATE: PROVINCIAL VISITOR INFORMATION CENTRES

A meeting was held recently with municipalities within Cape Breton along with Destination Cape Breton in light of the recent decision to close most provincial Visitor Information Centres, including the Port Hastings location. Future meetings will be held with this group to further this discussion.

10. CORRESPONDENCE

Correspondence was received from the Provincial Department of Public Works regarding the municipal submission for the Cost Share Program for Paving of J Class Streets for fiscal year 2026-27. Due to program limits, the Department will not be proceeding with any of the streets submitted under this program.

11. NEXT MEETING DATE

April 16, 2026, 9:30 a.m.: Committee of the Whole

12. "IN CAMERA"

MOTION: *That Council move to "In Camera" at 10:49 a.m. to discuss two land items.*
MOVED BY: Councillor Poirier
SECONDED BY: Councillor Gillis
MOTION CARRIED

MOTION: *That Council move out of "In Camera" at 10:55 a.m.*
MOVED BY: Councillor Poirier
SECONDED BY: Councillor Phillips
MOTION CARRIED

13. ADJOURNMENT

MOTION: *That Council adjourn at 10:57 a.m.*
MOVED BY: Councillor Phillips
MOTION CARRIED