



Cape Breton Regional Municipality

Council Meeting Agenda

Tuesday, July 15, 2025

6:00 p.m.

Council Chambers

Second Floor, City Hall

320 Esplanade, Sydney, Nova Scotia

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Land Acknowledgement**Roll Call****O' Canada**

1. **Approval of Agenda:** (Motion required)
2. **Proclamations and Resolutions**
 - 2.1 **Emancipation Day**
Councillor Kim Sheppard-Campbell (See page 6)
 - 2.2 **Hiroshima Memorial Day**
Councillor Steven MacNeil (See page 7)
3. **Planning Issues**
 - 3.1 **Housing Strategy for Cape Breton Regional Municipality:**
Tyson Simms, Director of Planning and Development (See page 9)
Additional documentation to be circulated prior to meeting.
4. **Protective Services Issues**
 - 4.1 **Council Appointment of By-law Enforcement Officers to Serve as Dog Control Officers:** Tyson Simms, Director of Planning and Development (See page 40)
5. **Corporate Services Issues**
 - 5.1 **Request for Municipal Property (Portion of PID 15437718) Hub Amateur Athletic Club, 79 East Avenue, Glace Bay (District 10):** Sheila Kolanko, Property Manager (See page 43)

- 5.2 Climate Risk Assessment and Prioritized Adaptation Plan Funding under the Green Municipal Fund Climate-Ready Plans and Processes:** Bruce MacDonald, Manager of Emergency Management (See page 47)
- 5.3 Contract Approval:** John Phalen, Director Public Works (See page 51)
- 5.4 Transit Operational Review Comprehensive Report:** John Phalen, Director Public Works
Circulated Separately
- 5.5 Reallocation of Budget Item:** John Phalen, Director Public Works (See page 52)
- 5.6 Telecommunications Lease Renewals:** Demetri Kachafanas, KC, Chief Administrative Officer (See page 53)
- 6. Council Agenda Requests**
 - 6.1 Overgrown Properties:** Councillor Earlene MacMullin (See page 71)
- 7. Financial Statements**
 - 7.1 CBRM Financial Statements to May 31, 2025:** Jennifer Campbell, Chief Financial Officer (See page 72)
- 8. Correspondence**
 - 8.1 Cape Breton Regional Fire Chiefs' Association Meetings:** Rod Beresford, Chairperson (See page 97)
 - 8.2 Federal-Provincial Equalization Transfer Payments in Cape Breton Regional Municipality:** Christa Dicks, Municipal Clerk / Director of Corporate Information Services (See page 98)

- 8.3 Support During Recent Fire Event in Framboise:** Warden Lois Landry, Richmond County (See page 101)
- 8.4 Tick Awareness Educational Campaign:** Lindsey Bearnese, Nova Scotia Health Manager of Health Protection (See page 103)
- 8.5 Nova Scotia Physicians Warning on Uranium Exploration and Mining:** Tynette Deveau, Regional Program Manager and Atlantic Coordinator (See page 107)

Adjournment



PROCLAMATION

Emancipation Day

WHEREAS:

August 1st is Emancipation Day commemorating the anniversary date of 1834 when the British Parliament abolished slavery across its empire, freeing about 800,000 enslaved people of African descent throughout the British colonies; and

WHEREAS:

Nova Scotia joined the world in recognizing August 1st as Emancipation Day by officially legislating the Emancipation Day Act on April 19th, 2021; and

WHEREAS:

we recognize Marie Marguerite Rose, an enslaved worker brought to Louisbourg in 1736. After being freed, Marie married a Mi'kmaq hunter and opened a local tavern. We recognize the Caribbean workers who settled in Whitney Pier, Glace Bay, and New Waterford in the early 1900s, those whose legacy continues in those communities today through the contributions of the generations of descendants who have followed them; and

**BE IT THEREFORE
RESOLVED:**

that CBRM Mayor Cecil P. Clarke and Council proclaim **August 1, 2025**, as “**Emancipation Day**” in the Cape Breton Regional Municipality. We encourage all residents of the CBRM to continue striving toward a caring and compassionate society where all individuals regardless of race or ethnic origin are afforded the right to live in conditions of good health, safety, dignity, respect, and peace. We further invite all residents to attend a flag raising ceremony in recognition of Emancipation Day, taking place on August 1st at 11:30 A.M. in front of City Hall.

Councillor Kim Sheppard-Campbell – CBRM District #12

July 15th, 2025



PROCLAMATION

Hiroshima Memorial Day

WHEREAS:

August 6th, 2025, marks the 80th anniversary of the atomic bombing of Hiroshima, followed three days later by the atomic bombing of Nagasaki; and

WHEREAS:

hundreds of thousands of civilians died in these attacks, and tens of thousands of survivors, or “hibakusha,” have suffered from the wounds, disabilities, diseases, and other traumatic impacts of the explosions; and

WHEREAS:

today’s 12,100 nuclear weapons, possessed by nine states, are equal in their destructive power to hundreds of thousands of Hiroshimas; and

WHEREAS:

numerous recent scientific studies confirm that even a so-called ‘limited’ nuclear war would, in addition to killing millions of people, cause a global famine and massive damage to the global environment and climate; and

WHEREAS:

there are no credible means of defence against nuclear attack and no possibility for any level of government to adequately respond to such an attack; and

WHEREAS:

any use of nuclear weapons in war would be contrary to international humanitarian law and the law of armed conflict; and

WHEREAS:

Russia’s illegal invasion of Ukraine and threats to use nuclear weapons illustrates how possessing such weapons, far from deterring conventional war, acts to embolden aggression and incite proliferation; and

Continued...

WHEREAS:

since 2013 the Cape Breton Regional Municipality has been a member of Mayors for Peace, based in Hiroshima, which now has 8,487 members from 166 countries, including 113 municipalities in Canada; and

WHEREAS:

the Cape Breton Regional Municipality supports the call of Mayors for Peace for all states, including Canada, to join the 2017 UN Treaty on the Prohibition of Nuclear Weapons (TPNW), now ratified by 73 states and signed by 94 states.

**BE IT THEREFORE
RESOLVED:**

that CBRM Mayor Cecil P. Clarke and Council August 6th, 2025, as “Hiroshima Memorial Day” in the Cape Breton Regional Municipality. A day to remember the devastation of Hiroshima and Nagasaki in 1945, and to renew our commitment to ending the threat to human civilization, and all life on Earth, posed by nuclear weapons.

Councillor Steven MacNeil - CBRM District #8

July 15th, 2025



CAPE BRETON
REGIONAL MUNICIPALITY

TO: Mayor Clarke and Members of CBRM Council

SUBMITTED BY: Demetri Kachafanas, Chief Administrative Officer

DATE: July 7, 2025

SUBJECT: **Housing Strategy for Cape Breton Regional Municipality**

ORIGIN

On June 19, 2023, CBRM Council passed the following motion:

THAT CBRM Council direct staff to submit a Housing Action Plan, including the initiatives listed in Appendix A of the Issue Paper dated June 15, 2023, and any other required documentation to the Canada Mortgage and Housing Corporation as part of the Municipality's application for the Housing Accelerator Fund (HAF).

MOTION PUT AND CARRIED.

RECOMMENDATION

It is recommended that CBRM Council adopt the CBRM Housing Strategy (Attachment A) and direct the CAO to direct staff to evaluate the recommended actions and present options for Council's consideration at a future session of Council.

BACKGROUND

As part of its commitments under the Housing Accelerator Fund (HAF), the Cape Breton Regional Municipality (CBRM) has developed a comprehensive Housing Strategy (Attachment A) to help define its role in supporting housing development. The Housing Strategy, prepared by FBM Architecture, has been shaped through a series of staff and public engagement workshops to gather meaningful input from the community.

DISCUSSION

The Housing Strategy aims to address housing shortages, improve existing housing, and support long-term growth in CBRM through incentives, partnerships, and effective use of municipal resources. Its development consists of four phases:

- Phase 1 – Housing Story
- Phase 2 – Exploring Residential Incentives
- Phase 3 – Residential Development Incentives and Land Banking Framework
- Phase 4 – Housing Strategy for the CBRM

With the conclusion of recent public engagement sessions, Phase 4 is now complete. As the final component, the Housing Strategy will be presented to Council by representatives from FBM Architects.

FINANCIAL IMPLICATIONS

Recommendations described within the Housing Strategy with financial implications will be brought forward for Council's consideration for their possible inclusion in the 2026/27 operations budget.

Costs associated with staff's review of the recommendations have been accounted for in the approved operating budget for 2025/26.

ATTACHMENTS

Attachment A: Housing Strategy for Cape Breton Regional Municipality

Report Prepared by: Travis Radtke, Housing Coordinator, Planning and Development

Housing Strategy for Cape Breton Regional Municipality

2025 - 2030

Draft Submitted: June 13, 2025

Prepared for:

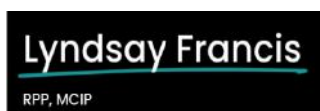
Cape Breton Regional Municipality

Prepared by:

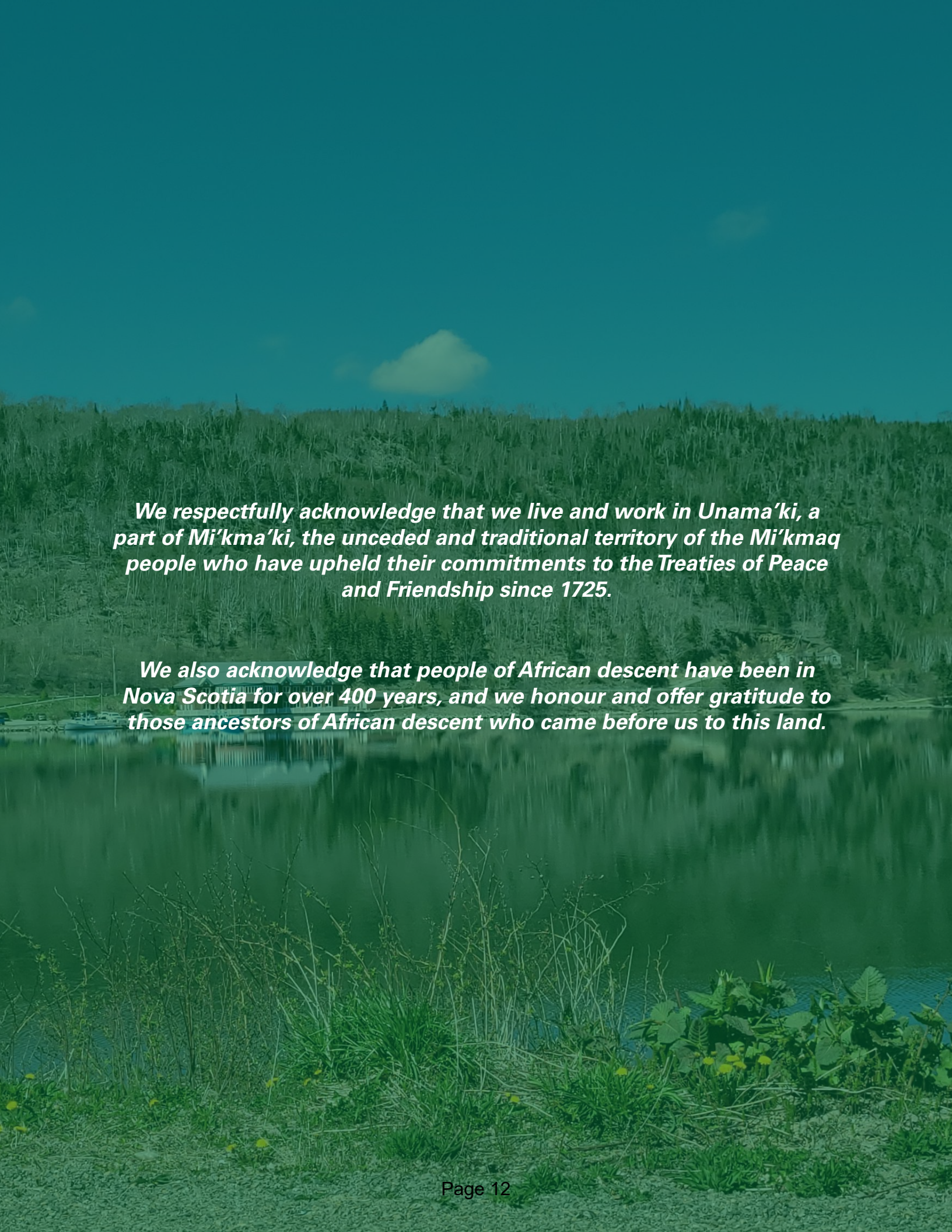
FBM Architecture Ltd.

Lyndsay Francis

SJ Murphy Consulting



CAPE BRETON
REGIONAL MUNICIPALITY



We respectfully acknowledge that we live and work in Unama'ki, a part of Mi'kma'ki, the unceded and traditional territory of the Mi'kmaq people who have upheld their commitments to the Treaties of Peace and Friendship since 1725.

We also acknowledge that people of African descent have been in Nova Scotia for over 400 years, and we honour and offer gratitude to those ancestors of African descent who came before us to this land.

Table of Contents

Section 1: Introduction.....3

Using this Document4

Housing Vision.....4

Housing Goals and Objectives.....5

The Housing Spectrum.....6

Strategic Context.....7

CBRM's Legal Authority.....8

Section 2: CBRM's Housing Story..... 10

Housing Past..... 10

Housing Present 11

Housing Future 13

Section 3: What We Heard..... 14

Section 4: Housing Action Plan 16

Housing Action Area A: Residential Development Incentives 18

Housing Action Area B: Surplus Land Banking Framework21

Housing Action Area C: Plan Implementation.....23

Housing Action Area D: Municipal Communications Approach.....25

Acknowledgments

The Housing Strategy Consulting Team would like to thank the following individuals and groups who provided valuable insights and perspectives to support the development of this Housing Strategy: Karen Neville (CBRM), Travis Radtke (CBRM), Tyson Simms (CBRM), Sheila Kolanko (CBRM), as well as those who attended workshop sessions, including representatives of Cape Breton Partnership, Cape Breton University, Nova Scotia Community College, Nova Scotia Department of Opportunities and Social Development, Nova Scotia Legal Aid, Nova Scotia Public Health, and Canadian Home Builders' Association.

Thank you to everyone who has taken the time to speak with us or fill in the community survey. Your ideas, insights and experiences have been invaluable in helping us understand CBRM's housing past and present, and envision a better future.

We would like to acknowledge the support and guidance of Nick Barr and Governance and Advisory Services with the provincial Department of Municipal Affairs in our research and analysis.

Finally, we would like to thank and acknowledge those who have been working for years to improve housing across CBRM. This project is built on the work of these individuals and organizations.

We are honoured to be a part of CBRM's housing story.

Prepared for:

Cape Breton Regional Municipality, Nova Scotia, Canada

Prepared by:

James Coons (FBM), Brianna Maxwell (FBM), Rio Yanagida (FBM), Christina Wheeler (FBM), Lyndsay Francis, Samantha Murphy (SJ Murphy Consulting), Ben MacLeod (FBM), and Kieron Hunt (FBM)



Section 1: Introduction

The Cape Breton Regional Municipality (CBRM) is developing a Housing Strategy to identify opportunities and solutions to address existing housing challenges.

This project consists of four phases, with Phases 1, 2, and 3 now complete:

- **Phase 1 - Housing Story** examined CBRM's historical settlement patterns, current housing inventory, and population trends to identify high-level directions for the Housing Strategy. The Team conducted fieldwork and extensive background research along with open houses, focus groups, and a public survey which provided a foundational understanding of the communities' housing needs.
- **Phase 2 - Exploring Residential Incentives** analyzed case studies of comparable municipalities to explore potential development incentives that CBRM could offer to address the housing needs of its residents. The report included a financial feasibility model along with a policy and regulatory review to determine the feasibility of these potential options.

- **Phase 3 - Residential Development Incentives and Land Banking Framework** identified appropriate residential incentive options in CBRM based on community and staff feedback and proposed detailed incentive programs. This report also focused on how CBRM can strategically use its surplus lands to encourage more housing by providing a land banking framework based on a review of land bank case studies and the inventory of CBRM's current surplus land.

This **fourth and final project phase (Phase 4 - Housing Strategy for CBRM)** provides a practical strategy for CBRM, focusing on implementation, communication, monitoring, and evaluation of the Housing Strategy. A separate *Phase 4: What We Heard Report* summarizes stakeholder engagement and public feedback during this final phase.

Reports presenting findings from Phases 1 through 3, as well as *What We Heard* reports from throughout the project phases, can be found on CBRM's Housing Strategy webpage.

Using this Document

Report Structure

Section 1 - Introduction: Introduces the scope of the Housing Strategy, including the Housing Vision, Goals, and Objectives. Strategic context, such as alignment with the Housing Accelerator Fund (HAF) Initiatives, Municipal Planning Strategy (*CBRM Forward*), and the legal authority are also presented.

Section 2 - CBRM's Housing Story: Provides CBRM's housing past, present, and future to understand the local housing context shaping current housing needs in CBRM.

Section 3 - What We Heard: Summarizes the ideas and insights that were shared during a series of engagements with residents, development professionals, community organizations, and municipal staff.

Section 4 - Housing Action Plan: Presents the Housing Action Areas, each with a supporting action plan. The action plan identifies key actions, department lead and partners, required resources, desired outcomes, metrics of success, and estimated timeframes each recommended action.

Acronyms

The following acronyms are used throughout the report:

- CAO: Chief Administrative Officer
- CBRM: Cape Breton Regional Municipality
- CCC: Capital Cost Contributions
- CLT: Community Land Trust
- CMHC: Canada Mortgage and Housing Corporation
- GIS: Geographic Information System
- HAF: Housing Accelerator Fund
- MGA: *Municipal Government Act*

Housing Vision

Throughout the first phase of the engagement, we explored community members' vision of housing for CBRM. Key themes that came up were:

- Offer housing for all: a variety of housing options are available for everyone including students, seniors, families, and those who are currently experiencing homelessness.
- Provide affordable, accessible, and equitable housing stock.
- Create a safe and welcoming living environment.
- Pursue partnerships and continue advocacy to enable affordable housing development.

Building upon these themes, the vision for housing in CBRM is as follows:

Every resident of Cape Breton Regional Municipality has access to safe, adequate, welcoming, accessible, and affordable housing that meets their diverse needs and supports a high quality of life. The Municipality partners with all sectors and levels of government to strategically support housing where it is needed most.

Housing Goals and Objectives

The *Phase 2 Report* categorized research on housing development incentives into the following three overarching **Housing Goals**, which are carried forward into this final Housing Strategy.

The Goals have been expanded to include specific **Objectives** which have shaped the direction of the proposed incentive programs and the surplus land banking framework.

Figure 1 illustrates the structure of the Housing Strategy.

Figure 1: Housing Strategy Structure



Goal 1:

Encouraging new housing

Objectives:

- Incentivize the development of a variety of market housing options.
- Incentivize the development of non-market / affordable housing.
- Expand incentives to encourage the creation of supportive housing.
- Strategically use the Municipality's surplus lands to support housing development along with other municipal priorities.

Goal 2:

Maintaining existing housing stock

Objectives:

- Reduce energy poverty by supporting energy efficiency upgrades.
- Encourage critical repairs and renovations to existing housing.
- Support accessibility upgrades for existing housing.

Goal 3:

Supporting long-term financial viability

Objectives:

- Strategically invest in infrastructure to service housing development on existing lots and surplus lands within the service area boundary.
- Encourage the development of new housing to increase municipal revenues and to support municipal services, programs, and infrastructure.
- Incentivize development of new housing in locations where municipal services, amenities, and transportation are available.

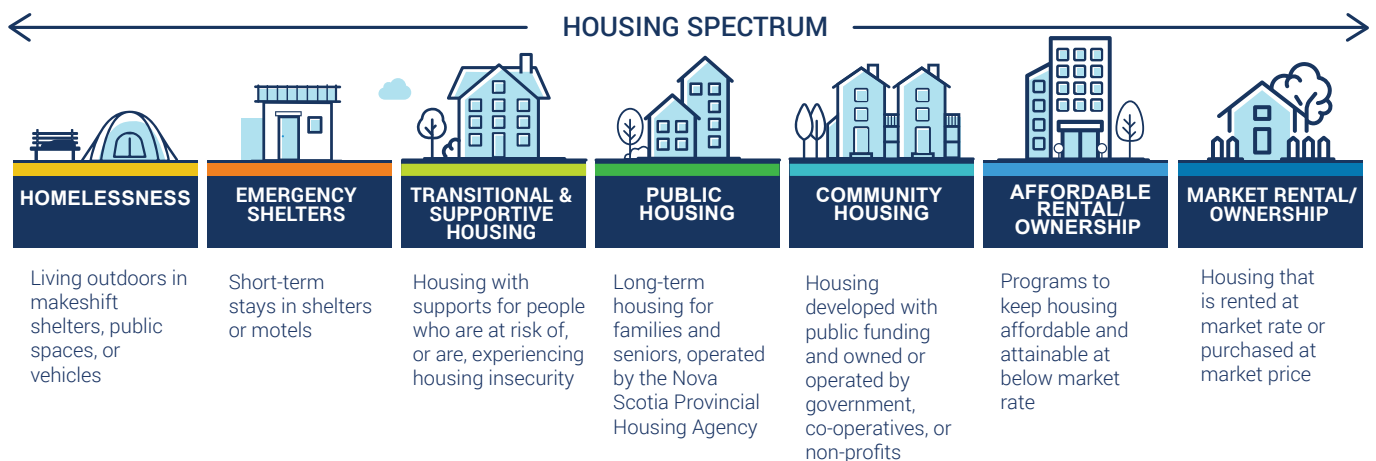
The Housing Spectrum

A principle underlying the Housing Strategy is the importance of providing housing options across the housing spectrum (see **Figure 2**) to ensure the housing offerings can meet the full array of the diverse housing needs in a community. As the free market tends to naturally result in more market-priced rental and ownership housing units, it falls to government, advocacy organizations, and, to some extent, individuals to make sure other forms of housing are available.

CBRM can support all housing types using this Strategy, especially if it is able to partner with non-profit organizations involved in affordable and supportive* housing provision.

Figure 2: Housing Spectrum

(Source: *Our Homes, Action for Housing: A Five Year Housing Plan*)



***Supportive Housing in the CBRM Land Use By-law (LUB):**

Supportive housing is an important housing option for communities looking to provide housing options across the complete housing spectrum (as shown in Figure 2), and so it is included in this Housing Strategy.

It should be noted that, though most forms of housing appear as a residential use in the CBRM Land Use By-law (LUB), supportive housing is regulated as a "service" use rather than a "residential" use in the LUB.

Supportive housing is currently permitted with conditions in all residential land use zones except for the Mobile Home Park (R6) zone.

Strategic Context

Housing Accelerator Fund (HAF)

In 2023, CBRM applied for and received **Housing Accelerator Funding** from the Canada Mortgage and Housing Corporation for eight initiatives aimed at encouraging efficient construction of new housing:

1. **Community Climate Adaptation & Land Banking:** Develop a land banking approach that supports affordable housing development and climate sensitive design.
2. **Transit Oriented Development & Promotion of High-Density Development:** Regulatory changes to promote intensification and mixed-use housing within the service area boundary.
3. **Parking Requirement Modernization:** *Creation of a parking strategy and elimination of a minimum parking requirement.*
4. **Affordable Housing Construction Program:** Provide incentives for affordable housing projects.
5. **Infill and Gentle Density Initiative:** Create fast tracked housing plans for small-scale residential infill developments of up to six units.
6. **Housing Incentives Initiative:** Analyze and implement tax incentive program for residential development.
7. **E-Permitting System:** *Design and implement new online permitting system.*

Recent actions aimed at addressing these initiatives in CBRM include the establishment of the *Affordable Housing Grant Policy* and the ongoing project to develop fast tracked building designs.

This Housing Strategy supports the majority of the above initiatives, particularly numbers 1, 2, 4, 5, and 6.

Municipal Planning Strategy

Also in 2023, CBRM approved a new Municipal Planning Strategy (MPS) entitled *CBRM Forward*. The MPS is a guiding document for the entire Municipality with a focus on development within the service area boundary, particularly in the “Regional Centre” (i.e., Downtown Sydney). Through the MPS, CBRM aims to accommodate its share of the Province’s overall population growth and allocate new development along existing services and infrastructure. The accompanying Land Use By-law (LUB) permits up to six dwelling units in an “as-of-right” approval process within the Urban Residential 2, 3, and 4 zones as well as the Small Community (R7) zone. Six dwelling units help achieve “gentle density”, which allows more people to live in an area without building high-rise towers.

The MPS identified the following key themes, all of which are relevant to this Housing Strategy:

- **Attracting newcomers:** Taking a share of the Province’s population growth targets and leveraging growth in international student numbers.
- **Infrastructure liabilities:** Encouraging growth in areas with existing services to grow the tax base while offering an efficient use of the existing infrastructure.
- **Housing challenges:** Recognizing housing challenges including aging housing stock, limited supply of rental units, fluctuating rental vacancy rates, and increase in populations experiencing housing poverty.
- **Housing opportunities:** Recognizing the potential to create a more diverse housing stock and be a partner in facilitating the development of affordable housing.

CBRM's Legal Authority

While municipalities in Nova Scotia are not mandated to provide affordable housing themselves, municipalities play a crucial role in supporting a healthy and varied supply of housing. Applicable policies and legislation were considered throughout the development of this Strategy for their impact on potential housing initiatives.

The *Municipal Government Act* (MGA) is the primary legislative framework in CBRM. Below is a brief overview of provisions from the MGA related to housing development incentives and land banking. Specific policy references and more details are included in **Phase 3 Report (Appendix D)**.

Purposes of a Municipality

The MGA provisions outlining the purposes of a municipality are key to determining how the MGA regulates both residential development incentives and land banking. Listed municipal purposes include providing services that are necessary or desirable for all or part of the municipality, and developing and maintaining safe and viable communities. This offers Council the authority to draft policies and/or pass resolutions that declare that addressing the housing needs of residents is a municipal purpose, allowing CBRM to provide programs and policies that both maintain existing housing and create new housing.

Residential Development Incentives

Tax exemptions for non-profit and charitable organizations: Municipalities may provide tax exemptions for non-profit and charitable organizations as outlined in the Act.

Property tax adjustments: Municipalities can offer direct financial assistance to businesses for the purpose of increasing affordable housing.

Housing incentives including municipal grants: Except where prohibited, the MGA enables CBRM to spend money for municipal purposes, which can be broadly interpreted based on the purposes set out in the Act.

Land Banking Framework

Tax sale properties and land banks: To move tax sale properties into the municipal land bank, CBRM must follow the same bidding process as other parties as set out in the MGA. CBRM could, by policy, seek to bid for and acquire tax sale properties to add to the land bank to promote the redevelopment of properties.

Municipal land sales: Under the MGA, CBRM can acquire and own properties for municipal or public purposes and sell or lease these lands at market value. CBRM may also follow a special set of procedures to sell or lease a property at less than market value for a purpose Council considers beneficial to the municipality. Municipality is also permitted to hold land in trust for a charitable or public purpose.

***Disclaimer:** While this review considers the regulations in the MGA to the extent of the consultant team's expertise as land use planners, we recommend CBRM work with the Legal Department or an external solicitor during the drafting and adoption of any municipal programs or policies to ensure all are permissible from a legal perspective.

Donating or gifting municipal lands: While municipalities are not generally allowed to provide tax concessions or direct financial assistance (such as a land donation) to private businesses, municipalities are permitted to donate or gift land to non-profits. Of particular interest to private developers, municipalities can donate or gift land to private businesses as a form of financial assistance if it is for the purpose of improving accessibility for people with disabilities or increasing availability of affordable housing.

Surplus land development by the municipality (land improvement): The municipality is permitted to act as if it were a private owner when it comes to subdividing, developing, and selling lands, all while remaining consistent with the *Municipal Planning Strategy*.

Reserve funds: The MGA requires funds received from the sale of property to go into a capital reserve fund, which may only be used for capital expenditures (which includes purchasing or improving land and buildings). Using these funds requires a Council resolution. Once revenues are added to the capital reserve fund, CBRM could have a policy that some or all of land sale proceeds are earmarked for further investment in land bank acquisitions or certain land improvements.

Development charges: Municipalities have the authority to establish development charges for various capital projects listed in the MGA.



North Sydney, Cape Breton

(Source: Where.com)



Section 2: CBRM's Housing Story

The *Phase 1: Housing Story* report explored CBRM's past, present, and future housing story as the first step to developing this Housing Strategy. The following provides a high-level summary of the housing context in CBRM. Refer to the *Phase 1 Report* for a more detailed story.

Housing Past

The historical housing context in CBRM has generally been affected by population decline and challenges in offering accessible rental housing units and maintaining long-term viability of housing development. Between 2001 and 2016, CBRM experienced a **population decline** of 11%. In recent decades, CBRM has been demolishing derelict homes, many of which were company homes that had become vacant as the population dwindled with the closing of coal mining and steelmaking operations.

The Cape Breton Community Housing Association has profiled CBRM's **rental housing stock** in recent years. The report in 2016¹ highlighted that most rental units (88%) were not accessible, with most non-profit and for-profit units (82%) requiring general maintenance, and 503 units (7%) requiring major repairs. This aligns with both documented evidence and community insights that CBRM's rental stock is of low quality.

Based on the 2023/24 year-end report from Manifold Data Mining Inc., the majority of CBRM's current housing stock (67.7%) was built prior to 1980, with 9.5% in need of major repairs. After that time, new housing construction slowed, likely due to population decline. Notably, the nature of the **older housing stock** has also resulted in an increase in the need for housing improvement, in addition to new development.

Several of the recommended Residential Development Incentive Programs providing in this Strategy address this need to improve existing housing stock.

¹ Leviten-Reid, C., & Horel, B., Rental Housing in Cape Breton Regional Municipality in the Context of Homelessness and Housing First: A Research Report, 2016.

Housing Present

Emerging Trend: Population Growth

CBRM’s more recent housing story has seen **population growth**, with a successful strategy of attracting international students and intra-provincial migration. Starting in 2019, CBRM had a bump in population that would mark the first period of growth in nearly 60 years (see **Figure 3**). After a slight dip in 2021, the population growth again resumed at an even faster rate, increasing by an average of 4% per year between 2021-2024. The population in 2024 was 102,529.¹

While the population growth has helped to put CBRM back on a path of viability, this fast reversal of population decline created a new challenge: a significant drop in the average **vacancy rate** – down to 0.8% in 2023 in CBRM. Until 2022, vacancy rates were generally at or above 3%, which is within the range of a typical healthy vacancy rate. To increase the supply of housing in CBRM, construction of additional dwelling units is needed.

1 Manifold Data Mining Inc., 2024/2025 Report

Current Challenges to Housing Development in CBRM

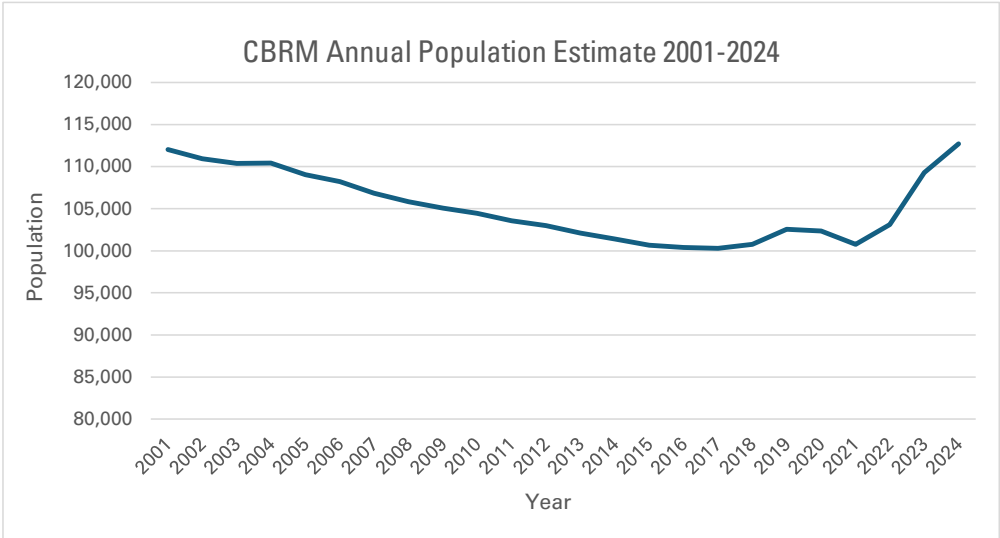
Homelessness, both visible and hidden, has been increasing in CBRM over the past decade. As of the most recent count in 2021, there are 325 individuals experiencing homelessness in CBRM.² Moreover, approximately 8.2% of CBRM's population (3,633 households) are in **core housing need**, meaning their housing does not meet suitability standards and they spend 30% or more of their pre-tax income on housing.³

Another persistent barrier to housing development in CBRM is the **high property tax** that stems from lower property assessment and higher infrastructure maintenance costs. In Sydney, the 2024/2025 combined municipal and provincial tax rate was \$1.94 / \$100 of assessed value.⁴ This is significantly higher than that of Halifax Regional Municipality (\$1.11/\$100 of assessed value in urban areas⁵). Although property tax reductions would affect municipal revenues and service delivery, it would have a significant impact on improving the financial feasibility of housing development in CBRM.

2 Affordable Housing and Homelessness Working Group (2021). *Service-Based Homelessness Count: Counting those experiencing homelessness in eastern Nova Scotia*.
3 Manifold Data Mining Inc., 2023/2024 Report
4 Government of Nova Scotia (2024/25). *Municipal Property Tax Rates*.
5 Government of Nova Scotia (2024/25). *Municipal Property Tax Rates*.

Figure 3: CBRM Annual Population Estimate, 2001-2024

(Source: Statistics Canada Table 17-10-0148-01 Population estimates, July 1, by census metropolitan area and census agglomeration)



Opportunities for Housing Development in CBRM

Two factors that support development in CBRM are the **low cost of land** and **low building permitting fees**. In reviewing current availability of serviced land with zoning that permits multi-unit dwellings, it is clear that CBRM has a competitive advantage in this regard. The total cost of permits for theoretical development in CBRM will be \$11,500, while an equivalent building in HRM would cost approximately \$410,170 in building permit related fees (See Phase 2 Report for financial viability model calculation).

In addition to these factors, a **large supply of surplus lands** (municipally owned lands that are no longer required for municipal services or purposes) presents an opportunity for new housing development. The surplus lands review presented in the *Phase 3 Report* highlighted that many of these surplus properties could be good candidates for housing development, given the proximity to key community amenities and convenient access to public transportation.

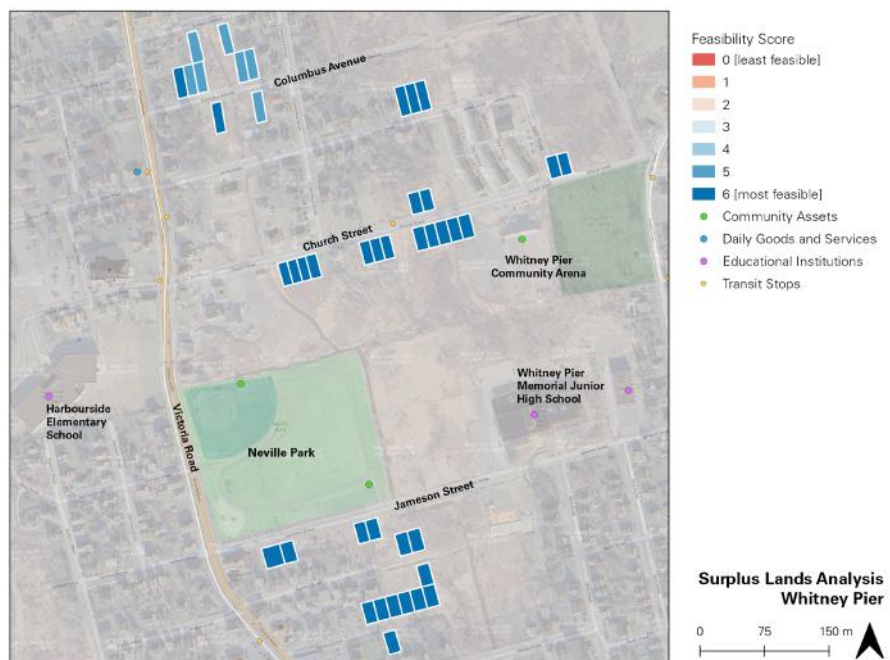
The community of Whitney Pier in Sydney, in particular, offers several clusters of surplus

properties, many of which were identified as highly suitable candidates for residential development (**Figure 4**). Other areas that received high suitability scores include Glace Bay, New Waterford, and Sydney Mines.

The *Phase 3 Report* outlined a proposed **land banking framework** that can guide CBRM in making more strategic use of its surplus lands for housing purposes in how it acquires, improves, and disposes of surplus properties. Community members and CBRM staff identified a lack of municipal servicing (e.g., sewer, electricity, water) as a main barrier to selling and developing municipal surplus properties. This suggests that developing policies for **surplus land improvements** will be critical to incentivizing housing development. Consolidating surplus parcels to provide a greater variety of development options (such as higher density housing) is another example of land improvement that CBRM can offer.

Other key components to the framework include pursuing strategic partnerships with non-profit organizations to meet more diverse housing needs and potentially establishing a procedure to sell surplus properties at below market value for the purposes of increasing the supply of accessible or affordable housing.

Figure 4: Surplus Lands in Whitney Pier, Sydney



Housing Future

While no one can be certain of the future, there are a number of changes happening federally, provincially, and across Cape Breton that are likely to impact the future of housing in CBRM.

At a **federal** level, the Canadian government announced in January 2024 that there would be a 2-year cap on international student permits in response to the housing crisis across the country, which may slow CBRM's population growth.

At a **provincial** level, the Nova Scotia Department of Municipal Affairs and Housing launched a **Business Plan** for 2023-24 which highlighted the aim of using provincial land to increase housing supply and building capacity. Separately, the Nova Scotia Provincial Housing Agency is starting the construction of 222 new housing units and targeting improvements to 120 units by year end of 2025 under their Deep Energy Retrofit Program.¹

1 Nova Scotia Provincial Housing Agency (NSPHA). 2024-2025 Business Plan

As outlined in the **provincial housing strategy** – *Our Homes, Action for Housing* (2023) - the Province aims to invest over \$80 million in the next five years to achieve the goal of constructing 222 new public housing units on government-owned land. CBRM is included in the Strategy as one of the five regions where the new units will be built. The Strategy also highlights that over 200 existing public housing units in CBRM "[would] receive energy efficiency improvements," including "installing insulation, air-sealing systems, and efficient water heaters, and converting oil-fueled heating systems to electric heat pumps" (p. 26).

At a **regional and local** level, the ***Unama'ki - Cape Breton Economic Development & Population Growth Plan*** (2024) recognized the need to embrace new industries and attract working-age newcomers and young families in the region to achieve targeted population growth. The Growth Plan identifies CBRM as a key location for accommodating population growth.



Sample of Existing Housing in Cape Breton Regional Municipality

(Source: Consultant Team)



Section 3: What We Heard

Throughout the process of developing the Housing Strategy, the Project Team conducted a series of in-person and virtual engagements with residents, developers, community partners, and municipal staff.

This section provides a summary of the ideas and insights that were shared through engagement activities.

Phase 1 Engagement

Phase 1 engagement highlighted many housing related issues and needs in CBRM, which provided foundational directions to assess the feasibility of housing incentive options.

The following three were the top identified themes for housing development in CBRM:

- **Maintain and improve physical conditions of existing housing:** Participants highlighted that residents have been experiencing challenges with accessing affordable repairs and upgrading services.
- **Provide more affordable and diverse housing:** Many participants highlighted the need to explore different built forms of housing including pre-fabricated housing, mini/modular homes, and condominium apartments.

- **Ensure access to local amenities:** Participants commented on a lack of housing in communities near the existing transit network. Access to transit is critical to accessing amenities such as grocery stores to meet daily needs.

Phase 2 was primarily research-based and, therefore, did not involve engagement.

Phase 3 Engagement

Phase 3 engagement asked community partners and CBRM staff about the proposed residential development approaches that were suggested to help address community housing needs.

Overall, participants supported all the approaches for residential development incentives. There was strong support for a housing rehabilitation program, noting the large number of properties in CBRM that need renovations. Ideas for improving the Affordable Housing Tax Adjustment Incentive Program included having auto-enrollment for the program and offering a permanent tax reduction.

Creating a land banking framework - including a land acquisition policy - was also supported. Participants commented that surplus land often has not been developed due to barriers such as a lack of municipal servicing to these lands. Some improvements to the land may be required to facilitate development.

Additional suggestions included:

- Making housing information easy to access (e.g., creating a guide with steps to build a backyard suite)
- Partnering with the Province to subsidize construction
- Advocating to the Province to change the tax thresholds in the *Municipal Government Act*
- Providing grants for developing higher density within specified locations in the service area boundary
- Reviewing and revising the tax rates
- Implementing Local Improvement Charges (a type of development charge)

Participants indicated the objectives for both acquiring and disposing land from a land bank should be affordable (non-market) housing, market price (regular) housing, and public amenities such as libraries, parks, or playgrounds.

Phase 4 Engagement

This current draft of the Housing Strategy has incorporated perspectives from the Phase 4 workshop with municipal staff. A complete summary of engagement from phase 4 - including the staff workshop, two ongoing online surveys, and the upcoming public open houses - will be provided in the final version of the Housing Strategy, to be submitted once all engagement is complete and this draft has been reviewed by municipal staff.

Section 4: Housing Action Plan

This concluding section of this Housing Strategy provides a practical **Action Plan** to guide the Municipality in making the Housing Strategy into a reality.

It is divided into four Housing Action Actions; each will be presented with a brief description and an Action Plan table.

Action Areas A and B represent the primary recommendations resulting from the Housing Strategy project and, as such, each includes a table confirming their alignment with the Housing Strategy Goals. **Action Areas C and D** provide practical supporting Actions to further guide effective implementation and communication for Action Areas A and B.

A

Housing Action Area A: Residential Development Incentives

FOCUS: Develop residential development incentive programs to encourage development of new housing, to support improvements to existing housing, and to service existing lots within the service area boundary.

B

Housing Action Area B: Surplus Land Banking Framework

FOCUS: Develop strategic land banking policies for acquiring land, improving surplus lands, and disposing of surplus lands to increase supply of properties that are suitable for housing development and support housing providers' access to lands with municipal servicing.

C

Housing Action Area C: Plan Implementation

FOCUS: Offer effective implementation of the Housing Strategy by allocating adequate staff and budget, working with relevant external consultants and community partners, and reviewing and updating the Housing Strategy in a timely manner.

D

Housing Action Area D: Municipal Communications Approach

FOCUS: Continue to promote and provide updates on the Housing Strategy to the community and advocate for changes to *Municipal Government Act* and for federal/provincial funding to support CBRM's Housing Goals.

Reading the Action Plan Tables

The action plan tables are intended to serve as a starting point for the Municipality to move forward the Housing Strategy; municipal staff and Council may decide to begin with only some of the Actions. The previous reports from Phases 1 through 3 of the project are available to support the Municipality as it works to implement any of the Housing Strategy actions, providing incentive program details, the land banking framework, and key background information.

Each Housing Action Area has its own action plan table that outlines the following key information:

- **Action,**
- **Implementation Considerations,**
- **Outcomes and Metrics of Success,** and
- **Timeframe.**

Actions

These are the recommended housing actions to be undertaken by CBRM.

Implementation Considerations

Considerations include:

- **Investment:** Municipal investment required to complete each action.
- **Department Lead:** The municipal department to lead the action.
- Additional **Resources** and **Partners** who may support the action are included when applicable.

Outcomes and Metrics of Success

This column provides:

- **Outcomes:** The expected high level housing outcomes of successfully implementing the given action.
- **Metrics of Success:** At least one measurable supporting metric of success is provided for each action.

Timeframe

The Action Plan provides a suggested time *to begin* implementing each action based on the following timeframes:

- Short (Less than 1 year)
- Medium (1-3)
- Long (3-5)
- Continuous

Actions assigned the "Short" timeframe are generally aligned with the timeframe presented for CBRM's Housing Accelerator Fund (HAF) initiatives.

Housing Action Area A: Residential Development Incentives

Residential development incentives are a set of programs municipalities can offer to increase the supply of a variety of housing forms. The *Phase 2 Report* presents multiple residential development incentive options from other municipalities while the *Phase 3 Report* provides a detailed program design for a strategic selection of incentives determined to be most effective in meeting the Goals and Objectives of the Housing Strategy.

The table below highlights how each incentive program works to meet the identified Goals and Objectives of the Housing Strategy.

The Action Plan table for this action area provides one recommended Action for each of the suggested incentive programs.

Overview of the Incentive Programs

Six residential incentive programs are proposed to achieve the Housing Strategy Goals. Here we provide a brief overview of the proposed incentives, with more details for each available in the *Phase 3 Report*.

Eligible applicants vary between each program but provide options for private developers, non-profit housing providers, and individual homeowners as follows:

- **Private developers:** Incentive 2; Incentive 6
- **Non-profit developers:** Incentive 1; Incentive 6
- **Homeowners:** Incentive 3; Incentive 4; Incentive 5; Incentive 6.

Housing Strategy Goal Alignment

Goal	Objectives	Relevant Incentive Program(s)
Goal 1: Encouraging new housing	Incentivize the development of a variety of market housing options	Incentives 2 and 3
	Incentivize the development of non-market / affordable housing	Incentives 1 and 2
	Expand incentives to encourage the creation of supportive housing	Incentive 1
	Strategically use the Municipality's surplus lands to support housing development along with other municipal priorities	
Goal 2: Maintaining existing housing stock	Reduce energy poverty by supporting energy efficiency upgrades	Incentive 5
	Encourage critical repairs and renovations to existing housing	Incentive 4
	Support accessibility upgrades for existing housing	Incentive 4
Goal 3: Supporting long-term financial viability	Strategically invest in infrastructure to service housing development on existing lots and surplus lands within the service area boundary	Incentive 6
	Encourage the development of new housing to increase municipal revenues and to support municipal services, programs, and infrastructure	
	Incentivize development of new housing in locations where municipal services, amenities, and transportation are available	Incentive 6

Incentive Program Descriptions

Incentive 1: Permanent Property Tax Relief to Non-Profit Housing Providers

This incentive requires amendments to the existing *Affordable Housing Property Tax Adjustment Policy* to offer permanent tax relief for non-profit housing providers and charitable organizations.

Incentive 2: Expansion of Property Tax Adjustment for Entire Housing Development that Meets Affordability Criteria

Like Incentive 1, this incentive also requires amendment to the *Affordable Housing Property Tax Adjustment Policy*. This incentive offers 10-year tax reductions for buildings in which 20% or more of the units meet the affordability standards.

Incentive 3: Housing Tax Rebate for New Owner-Occupied Units

This tax rebate program offers a partial tax rebate over 5 years for residents seeking to purchase a newly constructed dwelling unit (such as single unit dwelling, condominium unit, or co-op housing) within the service area boundary over the first five years. Rebates would be offered to the municipal portion of property tax applicable to the first \$400,000 of a new building's assessed value.

Incentive 4: Home Reinvestment Grant Program

This incentive provides funding to homeowners who will complete housing repairs to improve safety and accessibility of existing dwelling units. The suggested grant value of the proposed program is \$12,000, bringing the combined grant value with the existing *Nova Scotia Repair and Accessibility Program* to \$30,000 for repairs and health and safety upgrades.

Incentive 5: Property Assessed Clean Energy (PACE) Program

This incentive aims to improve housing affordability by improving energy efficiency and extending the lifespan of CBRM's housing stock. This is achieved by CBRM offering low-interest loans to homeowners to complete energy efficiency improvements to their home. The proposed incentive features an interest rate of 2% with a repayment period of 15 years paid through municipal property tax.

Incentive 6: Apply Development Charges to Service Existing Lots within the Service Area Boundary

Per the *Municipal Government Act*, the Municipality can use development charges such as Capital Cost Contributions and Local Improvement Charges to service currently unserviced lots within the service area boundary and thereby increase the supply of developable land in strategic locations. This incentive uses development charges to incentivize development of **privately owned land**.

Municipalities establish development charges through the adoption or amendment of by-laws, which can give the CBRM a means to apply for more funding opportunities.

Development charges are also an option presented in the land banking framework to aid in servicing **municipally-owned surplus lands** as a way to make it more feasible for municipal properties to be used for housing development. This is included in 'Housing Action Area B: Surplus Land Banking Framework' under Actions 1, 2, and 5.

Action Plan - Housing Action Area A: Residential Development Incentives

	Action	Implementation Considerations	Outcomes and Metrics of Success	Timeframe
1	Incentive 1: Permanent Property Tax Relief to Non-Profit and Charitable Organizations Amend the <i>Affordable Housing Property Tax Adjustment Policy</i> to offer property tax relief for non-profit organizations to increase their capacity to develop additional dwelling units.	Investment: <ul style="list-style-type: none"> • Staff time to manage applications • Budget for staff time • Long-term reduction of tax revenue from non-profit affordable housing providers • Annual reporting to ensure the property continues to be used for eligible purpose Department Lead: Planning, Finance Partner: Province, Registry for Charities, Non-Profit Organizations	Outcome: Non-profit and charitable housing providers increase construction of affordable or supportive housing. Metrics of Success: <ul style="list-style-type: none"> • Increase in the number of housing units provided by non-profit organizations in CBRM • Reduction in waitlists for public housing. • CBRM has new non-profit partnerships. 	Short
2	Incentive 2: Expansion of Property Tax Adjustment for Entire Housing Development that Meets Affordability Criteria Amend the <i>Affordable Housing Property Tax Adjustment Policy</i> to offer phase in of the property tax for a housing development that includes 20% or more affordable units.	Investment: <ul style="list-style-type: none"> • Staff time to manage applications • Budget for staff time • Annual reporting to ensure the affordable dwelling units continue to be rented at the required affordability standard • Short-medium term reduction of tax revenue from new private sector developments (May be partially offset by increase in new infill development within the service area boundary) Department Lead: Planning, Finance	Outcome: Developers are encouraged to develop new housing with a variety of dwelling units, including market and affordable dwelling units. Metrics of Success: <ul style="list-style-type: none"> • Increased number of mixed affordable / market rent apartment buildings. 	Short
3	Incentive 3: Housing Tax Rebate for New Owner-Occupied Units Offer a housing tax rebate on municipal property tax for newly constructed owner-occupied dwellings over the first five years.	Investment: <ul style="list-style-type: none"> • Staff time to manage applications • Budget for staff time • Reviewing of participating properties to ensure the property continues to be owner-occupied and not run as a business Department Lead: Planning, Finance	Outcome: Homeowners are encouraged to construct new homes on their properties. Metrics of Success: <ul style="list-style-type: none"> • Increased number of new infill housing development by homeowners. • Increased number of new housing stock within the service area boundary. 	Medium
4	Incentive 4: Home Reinvestment Grant Program Provide grants for homeowners making essential repairs and accessibility upgrades to their homes to support maintaining existing housing stock.	Investment: <ul style="list-style-type: none"> • Staff time for administration and monitoring • Budget for staff time • Additional budget for inspections by a municipal building official <i>may</i> be required Department Lead: Planning (Buildings Team), Finance Partners: Cape Breton's Affordable Housing Renovation Partnership for funding	Outcome: Homeowners are encouraged to make repairs and accessibility upgrades to their homes. Metrics of Success: <ul style="list-style-type: none"> • Reduction in number of dwelling units that require general or major repair. • Reduction in number of households in core housing need. • Increase in adequate housing stock (as defined by CMHC). 	Medium
5	Incentive 5: Property Assessed Clean Energy (PACE) Program Adopt a PACE Program to provide low-interest loans to homeowners completing energy efficiency upgrades to improve existing housing stock.	Investment: <ul style="list-style-type: none"> • Staff time, budget for staff time Department Lead: <i>Housing Lead (to be established)</i> Partners: Operating organization (e.g., Clean Foundation, SwitchPace); Federal and/or provincial government for funding	Outcome: Homeowners are encouraged to make energy efficiency upgrades to their homes. Metrics of Success: <ul style="list-style-type: none"> • Reduced energy costs of CBRM's existing housing stock. • Increased average number of years existing dwellings remain in the housing stock. 	Medium
6	Incentive 6: Apply Development Charges to Service Existing Lots within the Service Area Boundary Incentivize housing development on privately owned land by covering the cost of infrastructure extension.	Investment: <ul style="list-style-type: none"> • Staff time • Budget for staff time, service extension and capital cost of infrastructure improvement • Development of a specific by-law for each instance of a service extension Department Lead: Engineering & Public Works, Finance Partners: External consultants to estimate the infrastructure upgrade cost may be required	Outcome: Property owners are encouraged to construct new homes on their properties. Metrics of Success: <ul style="list-style-type: none"> • Increase in number of fully serviced properties. • Increase in number of developments on newly serviced properties. • Increased property value on properties that used this incentive program. • Reduced year-over-year costs to add municipal infrastructure 	Medium

Housing Action Area B: Surplus Land Banking Framework

CBRM has a large inventory of surplus land that is suitable for residential development, offering a valuable resource that can be used to encourage new housing developments, including affordable housing. The Actions here provide a road map for how CBRM can proceed in implementing the proposed surplus land banking framework. The alignment with Housing Strategy Goals and Objectives is provided in the table below.

Drafting a comprehensive Municipal Land Banking Policy, one that builds on policies already in place in the current *Property Management Policy* (2021), will be the first step for Action Area B. Once approved, the Municipal Land Banking Policy will guide CBRM as it more strategically puts municipal surplus properties to work for housing.

The *Phase 3 Report* provides a proposed Surplus Land Banking Framework with key success factors, suggested policy objectives, and policy outline, along with the following key sections:

- **Surplus Land Review:** Together with the separate surplus land inventory file, the review can support the strategic

selection of surplus properties that should receive the most focus for marketing and municipal infrastructure provision.

- **Funding for Surplus Land Improvements:** Engagement throughout the development of this Housing Strategy highlighted that a lack of municipal services is a primary barrier to disposing of surplus lands to build housing. CBRM has an opportunity to address this barrier by providing these services (e.g., roads, sewer, water) to select strategic properties to create more development-ready land for housing. Funding options for the municipality are provided in the *Phase 3 Report*, including development charges (similar to Incentive 6 described in Action Area A for private properties, development charges are one funding option that CBRM can use to share the cost of providing municipal services to surplus properties with future property owners).
- **Partnership Opportunities:** The *Phase 3 Report* includes a detailed list of common partners from other municipalities' land banks, along with existing partners and additional partnership opportunities.

Housing Strategy Goal Alignment

Goal	Objectives	
Goal 1: Encouraging new housing	Incentivize the development of a variety of market housing options	√
	Incentivize the development of non-market / affordable housing	√
	Expand incentives to encourage the creation of supportive housing	
	Strategically use the Municipality's surplus lands to support housing development	√
Goal 2: Maintaining existing housing stock	Reduce energy poverty by supporting energy efficiency upgrades	
	Encourage critical repairs and renovations to existing housing	
	Support accessibility upgrades for existing housing	
Goal 3: Supporting long-term financial viability	Strategically invest in infrastructure to service housing development on existing lots and surplus lands within the service area boundary	√
	Encourage the development of new housing to increase municipal revenues and to support municipal services, programs, and infrastructure	√
	Incentivize development of new housing in locations where municipal services, amenities, and transportation are available	√

Action Plan - Housing Action Area B: Surplus Land Banking Framework

	Action	Implementation Considerations	Outcomes and Metrics of Success	Timeframe
1	Draft Municipal Land Banking Policy Draft and adopt a comprehensive Municipal Land Banking Policy, including a Surplus Land Improvement section.	Investment: Staff time Resources: • Surplus land inventory file (from Phase 3) Department Lead: Legal Partner: Engineering, Planning	Outcome: CBRM has a Municipal Land Banking Policy that strategically guides land acquisition, improvements, and disposal. Metrics of Success: • The Policy enables all the following Actions in this table.	Short
2	Establish a Funding Strategy Establish funding strategy for surplus land improvements (e.g., designating land revenue for improvements; development charges; debenture loans; funding programs)	Investment: Staff time, budget Department Lead: Legal, Finance	Outcome: CBRM is able to implement each component of the new Land Banking Policy. Metrics of Success: • CBRM has a budget assigned for each component the Land Banking Framework, including ample staff hours and capital budget.	Short
3	Create a Property Division Create a dedicated staff team, ideally including a property manager, paralegal, administrator, and real estate sales professional, to lead the land banking framework.	Investment: Staff time, budget Department Lead: Council or Chief Administrative Officer Partner: Legal, Planning, Engineering & Public Works	Outcome: One staff team manages CBRM's Land Banking approach. Metrics of Success: • CBRM has a staff team with appropriate expertise to implement the recommended Land Banking actions.	Short
4	Pursue Partnerships Dispose of surplus lands to strategic partners, especially non-profit organizations to enable more affordable, accessible, or supportive housing development.	Investment: Staff time Department Lead: Legal (<i>or new Property Division, if established</i>) Partner: Cape Breton Partnership (REN), Non-profit organizations	Outcome: CBRM has disposed of surplus land to partners for the purpose of building housing. Metrics of Success: • CBRM has a preferred contact list of at least three organizations for surplus land disposal.	Continuous
5	Improve Designated Surplus Lands for Housing Implement surplus land improvements in designated areas of municipal surplus land, including servicing lots within the service area boundary and shovel-ready projects that have already received permits on municipally-owned lands.	Investment: Staff time, budget, by-law amendments Department Lead: Engineering & Public Works, Planning Partner: Contractors, consultants	Outcome: More people are living in new housing units built on previously municipal surplus properties. Metrics of Success: • Increase in number of new housing units built on previously surplus municipal properties. • Occupancy permits received for improved surplus municipal properties.	Continuous
6	Acquire Land for Housing Build land bank as needed to support more housing development within the service area boundary, acquiring land from tax sale properties, the provincial or federal land banks, or other strategically-located properties (e.g., adjacent to a surplus property).	Investment: Staff time, budget, tax sale properties Department Lead: Legal (<i>or new Property Division, if established</i>) Partners: All municipal departments, Provincial and/or Federal Land Bank, landowners	Outcome: More housing is built within the service area boundary. Metrics of Success: • CBRM acquires new surplus municipal properties that are suitable for housing development.	Continuous
6	Dispose of Surplus Lands for Housing Promote certain surplus lands for residential development using new Policy, especially those that scored as highly suitable in the surplus land review and those that received municipal infrastructure improvements.	Investment: Staff time, budget (for marketing) Resources: • Surplus land inventory file (from Phase 3) • CBRM <i>Fast Tracked Housing Design Initiative</i> (2025) Department Lead: Legal (<i>or new Property Division, if established</i>) Partner: Cape Breton Partnership (REN), Non-profit organizations, Real estate agency	Outcome: More housing is built on previously municipal surplus land. Metrics of Success: • At least 10 municipal surplus properties are sold for housing development. • Increase in revenue from municipal land sales. • Occupancy permits received for previously surplus municipal properties.	Continuous

Housing Action Area C:

Plan Implementation

The Actions recommended under this Action Area provide further structure and guidance to the Municipality as it undertakes the Housing Strategy. The Actions below provide a guide for the practical decisions about staffing, budgeting, and plan review, with the overall goal of assisting CBRM in providing excellent municipal management and ensuring that the implementation of the Housing Strategy is a success.

A significant underlying factor that will make-or-break whether most of the Housing Strategy actions are implemented is adequate **staff capacity and hours**. A recurring theme through engagement with municipal staff was the challenge of not having enough staff time to take on new initiatives. Additional staff will be required to implement most of the Housing Strategy actions, which will require an increase to the staffing budget; however, the increase in development resulting from the recommended initiatives will increase the municipal tax base and that boost to municipal revenue should offset the increase in staffing costs.

Two specific staffing recommendations to support the Housing Strategy are as follows:

- Create a **Housing Lead** staff position who will oversee all Housing Strategy initiatives. Since inter-departmental coordination is essential for many of the actions, this role is highly recommended. The position could be incorporated into the recommended Property Division (described next) or the Planning Department.
- Create a **Property Division**, a staff team that ideally includes a property manager, paralegal, administrator, and real estate sales professional. This team will implement the Land Banking Framework as outlined in the previous 'Action Area B: Surplus Land Banking Framework'.

Providing **adequate budget** is the second foundational factor that will dictate Housing Strategy success. As the municipality considers how the recommended actions will be incorporated into the municipal budget, it should consider that the current offering of incentive programs that CBRM is already running in recent years are oversubscribed, suggesting there is demand among the community for such programs and that more funding allocated to both existing and future incentive programs could be impactful.

There is also the opportunity to designate funds gained through surplus land sales to be reinvested in the municipal Land Bank, as opposed to going into the general fund as is currently done (keeping in mind how the *Municipal Government Act* requires that land sale proceeds go into a fund for capital expenditures, as outlined in Section 1 of this report).

Key logistical information that supports the below Actions can be found in the *Phase 3 Report*, particularly the "Land Banking Success Factors" and the "Funding Surplus Land Improvements" sections.

Action Plan - Housing Action Area C: Plan Implementation

	Action	Implementation Considerations	Outcomes and Metrics of Success	Timeframe
1	Ensure Adequate Staff Capacity Assign staff to champion and monitor each program and policy, including creating a dedicated Housing Lead staff position to coordinate all Housing Strategy implementation.	Investment: Staff time, budget, new staff (as required) Department Lead: Council, Chief Administrative Office Partner: Planning, <i>Property Division (if established)</i>	Outcome: Staff have enough hours to make each Housing Action happen. Metrics of Success: <ul style="list-style-type: none">• Champions (staff) are assigned to each Action of the Housing Action Plan.• Staff have the hours required to implement the Land Banking Framework.• Reduction in time to process residential incentive applications.	Continuous
2	Work with Legal Experts Seek legal advice for all programs and policies to ensure compliance with legislative requirements.	Investment: Staff time, budget Department Lead: Legal Partner: Specialized legal consultants, such as a solicitor	Outcome: All programs and policies are supported under the current legislation. Metrics of Success: <ul style="list-style-type: none">• All housing programs and policies have been reviewed and approved by the Legal Department.	Continuous
3	Set a Budget Set an annual budget for the residential incentives. Create a phased approach as necessary (e.g., start with one, add another following budget cycle).	Investment: Staff time Department Lead: Finance Partners: All other municipal departments leading Housing Strategy actions; funding organizations	Outcome: All housing incentive programs continue to operate with budget being allocated annually. Metrics of Success: <ul style="list-style-type: none">• Have budgets distributed annually for all residential incentive programs.	Continuous
4	Monitor Funding Opportunities Support all incentive programs and surplus land improvements with additional funding options as they become available.	Investment: Staff time Department Lead: Planning or Housing Lead (if established) Partner: Funding partners, agencies, or other levels of government	Outcome: CBRM is able to take advantage of funding opportunities when they become available to meet the Housing Strategy Goals to a greater extent. Metrics of Success: <ul style="list-style-type: none">• All incentive programs continue to operate with funding source(s).	Continuous
5	Review Metrics of Success Review the metrics of success for all actions annually to track the progress of the Housing Strategy, amending as needed to ensure relevance, and present as Annual Report to Council.	Investment: Staff time, budget Department Lead: Planning or Housing Lead (if established)	Outcome: CBRM is able to successfully track progress towards achieving each Housing Action. Metrics of Success: <ul style="list-style-type: none">• Housing Strategy's measures of success are reviewed and presented in an annual report to Council every year	Continuous
6	Use CBRM's Fast Tracked Housing Design Initiative Support incentive programs and developments on surplus municipal lands by promoting CBRM's fast tracked housing design initiative to applicants and buyers.	Investment: Staff time Resources: <ul style="list-style-type: none">• CBRM Fast Tracked Housing Design Initiative Report• Surplus land inventory file Department Lead: Planning or Housing Lead (if established)	Outcome: New housing can be built more quickly. Metrics of Success: <ul style="list-style-type: none">• Increased number of dwelling units that used a Fast Tracked Housing Design.• Reduction in time to process applications for development incentives.• Reduction in time to approve development permits.	Medium
7	Coordinate between Departments Ensure coordination with other strategies, such as workforce attraction and retention efforts in the <i>Economic Development Strategy</i> , and departments, establishing inter-departmental committees as needed.	Investment: Staff time, budget Department Lead: Planning or Housing Lead (if established)	Outcome: Housing initiatives are coordinated with other municipal strategies and initiatives. Metrics of Success: <ul style="list-style-type: none">• Housing Strategy is able to support other municipal strategies, such as the <i>Economic Development Strategy</i>.	Continuous
8	Review Housing Strategy Review the Housing Strategy in 5 years, including the Housing Needs Assessment required in the <i>Economic Development Strategy</i> and community engagement.	Investment: Staff time, budget Department Lead: Planning or Housing Lead (if established) Partners: Consultants, housing providers, community members	Outcome: The Housing Strategy continues to reflect the evolving housing needs of the population and provide effective initiatives. Metrics of Success: <ul style="list-style-type: none">• The Housing Strategy is updated every 5 years.	Long

Housing Action Area D: Municipal Communications Approach

Housing Action Area D provides a Municipal Communications Approach with a two-fold focus: community engagement and municipal advocacy.

Public and stakeholder engagement was an integral part of the process that created this Housing Strategy, and keeping the community informed on Strategy progress and updates will remain essential. This Housing Action Area provides CBRM with practical steps to ensure the community is kept in the loop about this important Strategy that they helped to develop.

The Municipality is currently in the process of developing a new municipal website, so the communications approach will need to be able to be translated onto this new platform when it is ready to launch.

The municipal communications approach also provides advocacy-focused actions that CBRM may choose to pursue to further support the implementation of the Housing Strategy. One is focused on advocating for funding to enhance what CBRM is able to accomplish through the Strategy. The other is advocating for changes to the *Municipal Government Act*, which can help CBRM offer more flexible tax rates to housing developers as an additional way to incentivize new housing to be built.



Photo from Public Open House, Sydney

(Source: Consultant Team)

Action Plan - Housing Action Area D: Municipal Communications Approach

	Action	Implementation Considerations	Outcomes and Metrics of Success	Timeframe
1	Develop a Housing Strategy Communication Plan To guide the orderly implementation of the following recommended actions, develop a communication plan for the Housing Strategy.	Investment: • Staff time • Budget Department Lead: Communications and Housing Lead (if established) Partner: Consultants	Outcome: The Municipal Communications Approach actions from the Housing Strategy are implemented in a coordinated manner. Metrics of Success: • CBRM has a Housing Strategy Communication Plan. • The below actions are implemented.	Short
2	Update the Public Consistently Ensure the webpage for the Housing Strategy is maintained and updated with reports, program updates, and provide educational resources (e.g., infographic, videos) in a way that is accessible, and consider creating and using a communications platform.	Investment: • Staff time • Budget (for creating infographic and videos) Department Lead: Communications and Housing Lead (if established) Partner: Consultants	Outcome: The public has access to accurate and up-to-date information about the Housing Strategy. Metrics of Success: • Increased number of visitors to the webpage. • New content is added to the webpage at least twice per year, preferably quarterly.	Continuous
3	Promote Residential Incentive Programs Promote the programs when ready to launch across all Municipal social media platforms and local news media (e.g., radio, bulletins, newspaper)	Investment: • Staff time (to create materials for promotions and manage social media platforms) • Budget Department Lead: Communications and Housing Lead (if established) Partners: Cape Breton Partnership (REN), consultants, news media providers	Outcome: Private developers, non-profit and charitable housing providers, and homeowners are using the residential development incentive programs for housing maintenance and new housing construction. Metrics of Success: • Increased number of applications submitted to residential incentive programs. • All available funding allocated to residential development incentive programs is used by program applicants.	Continuous
4	Provide Updates on Incentive Programs As long as programs are not oversubscribed, continue to promote programs on social and print media platforms at regular intervals throughout the duration of program lifespan or until available funding is depleted (whichever ends first).	Investment: • Staff time (to monitor updates on the residential incentive programs and manage social media platforms) • Budget Department Lead: Communications and Housing Lead (if established) Partners: Cape Breton Partnership (REN); News media providers	Outcome: The public has access to accurate and up-to-date information about the status of available incentive programs. Metrics of Success: • Residential incentives are promoted across the Municipality quarterly (or at another specified time interval).	Continuous
5	Advocate for Changes to Municipal Government Act Advocate for reduced tax restrictions in <i>Municipal Government Act</i> to allow CBRM to provide greater tax incentives to for-profit housing developers.	Investment: Staff time, budget Resources: • <i>What We Heard Report</i> (Phase 3) • Phase 2 Report Department Lead: Council Partners: Legal, Planning, all departments, other municipalities, NS Federation of Municipalities	Outcome: <i>Municipal Government Act</i> (MGA) is amended to allow CBRM to offer more residential development incentives. Metrics of Success: • The MGA allows redevelopment incentives for residential use (as is currently permitted for commercial uses in CBRM). • The MGA allows CBRM to offer a separate tax rates to incentivize affordable housing.	Continuous
6	Advocate for Federal and Provincial Funding Advocate for Federal and Provincial funding to help fund the implementation of the Housing Action Plan.	Investment: Staff time Department Lead: Engineering & Public Works (Federal-Provincial Liaison) Partners: All departments, Council, community members, other municipalities, NS Federation of Municipalities	Outcome: CBRM is able to meet the Housing Strategy Goals with increased funding. Metrics of Success: • CBRM is able to offer the residential development incentives to more applicants. • CBRM is able to make more surplus properties development-ready before selling.	Continuous





TO: Mayor Clarke and Members of CBRM Council

SUBMITTED BY: Demetri Kachafanas, Chief Administrative Officer

DATE: July 7, 2025

SUBJECT: Council Appointment of By-law Enforcement Officers to Serve as Dog Control Officers

ORIGIN

Request by Kevin Strooband, Chief Inspector of the NSSPCA.

RECOMMENDATION

That CBRM Council appoint Mahammad Haroon and Glenn McInnis as a By-law Enforcement Officers, to serve as a Dog Control Officers, administering and enforcing the CBRM Dog By-law (D-400) for the CBRM.

BACKGROUND

Cape Breton Regional Municipality (CBRM) has received a request from the Nova Scotia Society for the Prevention of Cruelty to Animals (NSSPCA) to appoint Mahammad Haroon and Glenn McInnis as By-law Enforcement Officers. If approved, they will serve as Dog Control Officers for the CBRM. A copy of the NSSPCA's request is provided as Attachment A.

CBRM has a contract with the NSSPCA to provide animal control services for the municipality. As part of the service, the NSSPCA hires Dog Control Officers. Dog Control Officers administer and enforce the CBRM Dog By-law (D-400). However, before administering and enforcing the Dog By-law, a Dog Control Officer must be appointed by CBRM Council as a By-law Enforcement Officer and appointed by the Minister of Justice, or a designate, as a Special Constable.

DISCUSSION

In accordance with Section 89 of the Nova Scotia Police Act, Council may, with the approval of the Minister or a person designated by the Minister, appoint one or more By-law Enforcement Officers who have the authority of a peace officer only with respect to the enforcement of the

by-laws of the municipality. If appointed, Mahammad Harron and Glenn McInnis will be responsible for the administration and enforcement of the CBRM Dog By-law (D-400).

FINANCIAL IMPLICATIONS

There are no budget implications. All costs associated with the appointment and hiring of Dog Enforcement Officers are included in the existing contract with the NSSPCA.

ATTACHMENTS

Attachment A: Request by NSSPCA to Appoint By-law Enforcement Officers

Report Prepared By: Tyson Simms, Director, Planning and Development, 902.574.1936

**Attachment A:
Request by NSSPCA to Appoint By-law Enforcement Officers**



May 13, 2025

Cape Breton Regional Municipality
320 Esplanade
Sydney, Nova Scotia B1P 7B9

Attention: Ms. Marie Walsh
Chief Administrative Officer

Dear Ms. Marie Walsh,

RE: Appointments as By-law Enforcement Officers

Enclosed, you will find four applications for appointments as by-law officers for Cape Breton Regional Municipality. Our applications to the Department of Justice must also include a delegation by Council. Specifically, By-law No. D-400 states ***"Dog Control Officer" is any official delegated by the Council of the Cape Breton Regional Municipality under Section 121 of the Cape Breton Regional Municipality Act to administer or enforce this By-law."***

Once the two are completed and signed, could you please forward the applications and minutes of the Council delegations to:

Ms. Gina Day, Operations Coordinator
Public Safety Division, Department of Justice
1681 Granville St. P.O. Box 7
Halifax, NS B3J 2L6

Thank you,

Original Signed

Kevin Strooband
Chief Inspector



CBRM

A Community of Communities

MEMO

TO: Mayor and Council

FROM: Sheila Kolanko – Property Manager

SUBJECT: REQUEST FOR MUNICIPAL PROPERTY (Portion of PID 15437718)
HUB AMATEUR ATHLETIC CLUB
79 East Avenue, Glace Bay (District 10)

DATE: July 15th, 2025

REQUEST:

To deem municipal property surplus for sale to a not-for-profit organization for \$1.00.

BACKGROUND:

A *Letter of Interest* was received from the Hub Amateur Athletic Club (“the Society”) requesting CBRM release its interest in the property located at 79 East Avenue, Glace Bay (“subject property”). The subject property is outlined in blue on the attached map (Attachment “A”) and is a portion of CBRM parent property identified as PID 15437718 outlined in yellow.

The building located on the subject property is identified as Civic #79 East Avenue, Glace Bay and is known as the Hub Athletic Club. It was built in 1975 with funding of a federal grant and a \$20,000 bank loan to the Society. It was built by the members of the Society with permission from the former Town of Glace Bay. The former town agreed to allow the construction of the building on the town property to support the work the society was doing within the community. At that time, the Society entered into a Land Lease Agreement with the former Town of Glace Bay with the understanding the Society would be responsible for the property taxes and maintenance to the building. The Lease expired on November 1st, 2002. There is no current Lease Agreement.

The Society is a registered not-for-profit society under the Societies Act. They provide full maintenance to the building and has done so since the building was constructed 50 years ago. The Society has always paid the property taxes, and the taxes are paid up to and including September 30th, 2025. The annual taxes are approximately \$10,758.34 per year.

The Society is self-supportive and does not receive any maintenance service from the municipality. Their mandate is *“to promote sport, good citizenship, wholesome recreation, civic betterment and anything for the welfare of the community”*. For over 50 years it has been the core of many community-based projects and activities including, ladies and men’s dart leagues, weddings, celebrations of live, grading day parties, charity events to name a few. The club has an active membership that uses the facility daily for cards, darts and socialization within the community. The club is also an approved CBRM Comfort Centre.

The municipal property, (outlined in yellow on attached map) contains approximately 16.25 acres and is currently deemed essential. It not only encompasses the subject property, 79 East Street, but also includes the Black Diamond sports field and walking track.

INTERNAL REVIEW/EVALUATION:

An internal review was completed, and staff have determined it is reasonable to transfer a portion of land encompassing the building to the society. Conveying the property would not only resolve the title issues for the society but would also support and comply with the current Municipal Planning Strategy & Land Use By-laws.

Given the nature and content of the applicant’s request, the recognition of their commitment to the community and pursuant to existing policy and legislative authority, it is reasonable for Council to consider the request of the applicant.

LEGISLATIVE AUTHORITY

Section 51 of the *Municipal Government Act* is the authority a Municipality can sell a property at a price less than market value to a non-profit organization that Council considers to be carrying on an activity that is beneficial to the Municipality. The act requires the resolution to sell at less than market value and must be passed by at least two thirds majority of the council present and voting. Council is directed to first hold a public hearing if the property is valued at more than ten thousand dollars at less than market value.

FINANCIAL IMPLICATIONS:

Benefit of annual collection of property taxes \$10,758.34.

RECOMMENDATION:

Staff is recommending to Council to pass a motion to convey the subject property to the Society for \$1.00 pursuant to the Municipal Government Act.

Respectfully submitted,

Sheila Kolanko
Property Manager

ATTACHMENT "A"





STAFF REPORT

TO: Members of Council

PREPARED BY: Bruce MacDonald, Manager of Emergency Management

APPROVED BY: Mark Bettens, Chief

DATE: July 15, 2025

SUBJECT: Climate risk assessment and prioritized adaptation plan funding under the Green Municipal Fund Climate-ready Plans & Processes

RELEVANCE/PRIORITIES: The completion of a hazard risk/vulnerability assessment by the Municipality, incorporating climate adaptation.

RECOMMENDATION

Council adopts a resolution to undertake "A Climate Risk Assessment and Prioritized Adaptation Plan for CBRM" in coordination with thirteen other municipalities across Nova Scotia and Newfoundland & Labrador.

EXECUTIVE SUMMARY

The completion of a hazard risk/vulnerability assessment by the Municipality is a requirement under the Enhanced Plan section of the Nova Scotia Department of Emergency Management's *Municipal Emergency Management Program Assessment Tool* and is a fundamental component of a risk-based approach to emergency management.

Developing a climate risk assessment helps identify community-specific vulnerabilities, such as flooding, extreme weather events, or urban heat islands, and allows municipalities to plan effectively and resiliently for these risks¹.

The completion of this assessment is a foundational step towards the development of a well-defined climate adaptation plan for the Municipality.

CBRM has received approval for funding from the Federation of Canadian Municipalities to participate in this initiative once approved by a resolution of Council.

¹ <https://greenmunicipalfund.ca/funding/climate-ready-plans-processes>

BACKGROUND:

Scientists predict that climate change will continue to increase the frequency and intensity of extreme weather events such as heat waves, heavy rainfalls and related flooding, droughts, forest fires, serious winter storms, hurricanes and tornados; that may increasingly strain emergency management capacities and budgets across Canada. These events can have profoundly negative effects on Canadians².

In recent years, the Cape Breton Regional Municipality has experienced firsthand the effects of extreme weather events, including the 2016 flood, Hurricane Dorian 2019, Hurricane Fiona 2022, and our record-breaking snowfall event of 2024. With a longstanding precipitation deficient and deadfall created by these events we remain vigilant for the potential of a significant wildfire impacting our municipality.

To this end, completing a climate risk assessment that incorporates community specific vulnerabilities will update and inform our risk-based emergency management planning to consider the impact of more frequent and intense extreme weather events.

The integration of the assessment within a broader initiative of 13 municipalities in our Atlantic neighbourhood may yield additional benefits when considering regional risks and the potential for mutually beneficial initiatives.

OPTIONS/DISCUSSION:

1. Adopt the attached recommended resolution (Appendix A) to allow the Cape Breton Regional Municipality Emergency Management Organization to participate in the proposed climate risk assessment supported by funding through the Green Municipal Fund.
2. Not adopt a resolution for participation in the proposed climate risk assessment supported by funding through the Green Municipal Fund.

FINANCIAL CONSIDERATIONS:

Funding for the project will be provided through the Federation of Canadian Municipalities, Green Municipal Fund Climate-Ready Plans and Processes initiative. Funding through the program will cover the cost of the consultant agency engaged through the program.

All contributions by the Cape Breton Regional Municipality will be in-kind.

² An Emergency Management Framework for Canada - Third Edition

RISK CONSIDERATION:

Recent extreme weather and disaster level events within CBRM and the Province of Nova Scotia have reenforced the need for updated risk assessment that incorporates climate considerations.

OTHERS CONSULTED:

CBRM EMO has participating in project discussions regarding the proposal with neighbouring municipal Emergency Management Consultants, representatives of the Federation of Canadian Municipalities, and the engaged consultant McAllister & Craig.

Original signed by,

Bruce MacDonald
Manager of Emergency Management
Cape Breton Regional Fire and Emergency Service

Appendix “A” - Suggested Council Resolution

Whereas the Cape Breton Regional Municipality has the following interest:

To create a dynamic Hazard, Risk, and Vulnerability Assessment utilizing appropriate technology, and;

To create a prioritized, risk-based climate adaptation plan that reflects the unique characteristics of our municipality, and;

To ensure the diversity of our people, our economy, our culture, and our environment are protected through risk-informed planning, operations, and emergency management, and;

To complete the above with no capital nor ongoing costs, and to do so in a manner that enables discretionary sharing with other municipalities so as to explore common experiences and adaptation opportunities that build tomorrow’s resilience, today.

Whereas Cape Breton Regional Municipality seeks to undertake “A Climate Risk Assessment and Prioritized Adaptation Plan for the Municipality” in coordination with thirteen other municipalities across Nova Scotia and Newfoundland & Labrador, all of whom, under the Green Municipal Fund are partnering with McAllister & Craig Disaster Management for highly technical project elements and technical expertise.

Be it resolved that the Council of the Cape Breton Regional Municipality directs staff to utilize the funding opportunity from the Federation of Canadian Municipalities’ Local Leadership for Climate Adaptation initiative for A Climate Risk Assessment and Prioritized Adaptation Plan for the Cape Breton Regional Municipality.



Cape Breton Regional Municipality
320 Esplanade
Sydney, NS B1P 7B9

To: Mayor Clarke and Council
Submitted by: John Phalen, Director Public Works
Date: July 2, 2025
Subject: Contract Approval

RECCOMENDATION

That Council approve a five-year contract with Cubic Transportation Systems Canada (ULC) to provide equipment and services for CBRM's upcoming Smart Card Transit Initiative.

PURPOSE

To request Council's approval to enter into a five-year agreement with Cubic Transportation Systems Canada (ULC). Although Council provided budget approval for these services, additional authorization is needed for the multi-year commitment to maintain the proposed rates and equipment pricing.

DISCUSSION

While funding for the Smart Card Program was approved in the budget, a separate resolution by Council is required to approve a multi-year term contract with the company that was successful in winning the work. The proposed contract locks in equipment and services for the term of the agreement.

This arrangement ensures predictable costs and reduces the need for frequent renewals or negotiations.

RECOMMENDATION

Staff recommends a motion of Council to approve the signing of a five-year contract with Cubic Transportation Systems Canada (ULC).

A copy of this contract can be obtained by contacting the Office of the Municipal Clerk at 902-563-5010

Report Prepared by: John Phalen, Director Public Works



Cape Breton Regional Municipality
320 Esplanade
Sydney, NS B1P 7B9

To: Mayor Clarke and Council

Submitted by: John Phalen, Director of Public Works

Date: July 9, 2025

Subject: Reallocation of Budget item

Background

- Council have moved to phased shut down of the CBRM Compost Facility at SPAR Road
- Before the decision was made, Public Works was planning to refurbish the roof on the compost plant section of the building.
- Council allocated \$ 600,000 for the first part of this work.
- With the shut down of the plant, Solid Waste no longer needs to perform this work.
- CBRM has recently applied for federal funding through ACOA to cost share a \$1,000,000 dollar Wayfinding and streetscape furnishings for CBRM in the amount of \$400,000

RECOMMENDATION

CBRM staff recommend that Council reallocate the \$600,000 compost roof rebuild to the Wayfinding and Street Furnishing Project for inclusion in the 2025-26 CBRM Operating Budget, and that the CAO be authorized to sign any contribution agreements for the balance of the project.



CBRM

A Community of Communities

TO: CBRM Mayor and Council

FROM: Colin Fraser, Legal Researcher

SUBJECT: Telecommunications Lease Renewals

DATE: July 8, 2025

BACKGROUND:

We have received two requests to renew leases relating to sites for telecommunications equipment.

Highway 22, Mira Road: CBC Radio Canada entered into a lease with the Sydney Water Commission in 1976 for a parcel of vacant land located at Mira Road, for use as a telecommunications tower site. This lease was extended by an additional twenty-year term in 1992, which expired in 2022. CBC has requested a renewal of the lease for an additional five-year term, with the option to renew for two additional terms. The site is still actively in use by CBC as a telecommunications tower site. The lease is for nominal rent of \$1, plus payment of property tax for the site. A copy of the original lease and renewal is attached.

320 Esplanade, Sydney: Rogers Communications entered into a lease with CBRM in 2000 for a site on the roof of the Civic Centre for installation of telecommunications equipment. The lease was for a twenty-year term with an additional renewal term of five years and will expire at the end of September 2025. The lease is for nominal consideration of \$2 per year plus any property taxes relating to their portion of the property. Rogers has requested a renewal of the lease on the same terms and conditions for two additional five-year terms. A copy of the original lease is attached.

I have reviewed the above requests with staff, and they do not have any issue with granting either of the requested renewals.

RECOMMENDATION:

That Council approve the above-noted lease renewals.

Submitted by:

Colin Fraser
Legal Researcher



P.O. Box 8478
Ottawa, Ont
K1G 3J5

Attention: Real Estate Department

March 3, 1992
Mr. D.R. Farmer
City Treasurer
P.O. Box 730
Sydney, Nova Scotia

NOTICE TO RENEW LEASE

Pursuant to Clause 10 of the agreement dated July 5th, 1976, between the Sydney Water Commission as Lessor and the Canadian Broadcasting Corporation as Lessee for the use of a site of 3.55 acres owned by the Lessor and described in Schedule "A" of the Agreement, the Canadian Broadcasting Corporation hereby exercises its option contained in the said agreement, thereby extending it for a further period of Twenty (20) years from the First (1st) day of April, 1992 to the Thirty-first (31st) day of March 2022, at the present annual rental rate of One Dollar (\$1.00) and on such other terms and conditions as contained in the present agreement, except that there is no further provision for renewal.

Would you please acknowledge receipt of this Notice to Renew Lease by signing one copy and returning it to the above address.

CANADIAN BROADCASTING CORPORATION

[Redacted Signature]

Corporate Manager Real Estate

[Redacted Signature]

Vice - President, Finance and
Administration

Receipt of this notice to renew
Lease is hereby acknowledged

Sydney Water Commission

This Lease made in duplicate the 5th day of July , 1976.

BETWEEN:

SYDNEY WATER COMMISSION

hereinafter referred to as the Lessor

AND:

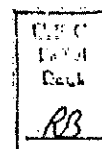
CANADIAN BROADCASTING CORPORATION

hereinafter referred to as the Lessee

WITNESSES that in consideration of the rent reserved and the covenants and agreements herein contained on the part of the Lessee, the Lessor does hereby lease to the Lessee the premises, being vacant land, on Highway 22 (Mira Road) in the City of Sydney and Province of Nova Scotia, more particularly described and shown in Schedules "A" and "B" attached hereto, containing an area of 3.55 acres, more or less. The said parcel of land is hereinafter referred to as the "demised premises".

TO HAVE AND TO HOLD the demised premises for a term of twenty (20) years commencing on the 1st day of April, 1972, and thenceforth next ensuing and to be, subject to any renewal provided in this Agreement, fully completed and ended on the 31st day of March, ~~1982~~. 1992.

YIELDING AND PAYING therefor unto the Lessors during the term granted the sum of one (\$1.00) dollar per year, payable



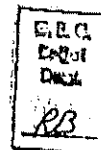
yearly, in advance. The first of such payments to be made on the 1st day of April, 1972, and continuing yearly thereafter on the 1st day of April, in each and every year during the term of this Agreement or any renewal hereof.

THE LESSEE COVENANTS WITH THE LESSOR:

1. To pay rent;
2. To use the demised premises only in connection with a television tower and transmission site and all purposes necessarily incidental thereto;
3. To permit the Lessor at all reasonable times to enter upon the demised premises to view the state of repair and the sanitary facilities thereon and to comply with all reasonable requests made by the Lessor to repair;
4. That upon the expiration of the Agreement or renewal to peaceably surrender, quit and deliver up the demised premises to the Lessor and to remove all structures erected by the Lessee its agents or licencees during the term hereof;
5. To maintain the access road to the tower site and transmitter building, being part of the demised premises, in a good state of repair and to maintain at all times a locked gate or chained gate at the entrance to the access road;
6. To indemnify and save harmless the Lessor from any liability, loss, damage or actions occasioned wholly or in part by any negligent act or omission of the Lessee its servants, agents, or licencees;

THE LESSOR COVENANTS WITH THE LESSEE:

7. For quiet enjoyment;
8. That it has good, right, full power and absolute authority to lease the demised premises;



9. To allow the Lessee to enter into site-sharing agreements with other persons and to grant licences to such persons to allow them to enter into and upon the land and to use the structures erected thereon without notice to the Lessor;
10. That the Lessee shall have an option to renew this Agreement for an additional term of twenty (20) years on the same terms and conditions save and except the option to renew, provided that the Lessee notifies the Lessor in writing of its intention to exercise this option prior to the end of the term of this Agreement;
11. To allow the Lessee its servants, agents or licencees, at all times during the term of this Agreement, free access to and from the demised premises without hindrance or obstruction by the Lessor its servants, agents or licencees.

MUTUAL COVENANTS:

12. Any notice required to be given hereunder shall be in writing and shall be deemed to have been sufficiently given when sent by prepaid registered mail addressed to the respective parties, as follows:

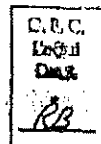
City Solicitor, City Hall
P.O. Box 730
Sydney, Nova Scotia

for the Lessor

President
Canadian Broadcasting Corporation
P.O. Box 8478
Ottawa, Ontario

for the Lessee

13. In the event that during the term of this Agreement or renewal, the Lessee ceases its operations on the demised premises, it may, on six (6) months written notice to the Lessor, cancel this Agreement and upon such cancellation shall remove all the structures erected by it, its agents or licencees;



14. This Agreement and the covenants and obligations herein contained shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective corporate seals, attested by the hands of their respective officers duly authorized in that behalf this 5th day of July, 1976.

SYDNEY WATER COMMISSION

[Redacted Signature]

Chairman

[Redacted Signature]

Manager

CANADIAN BROADCASTING CORPORATION

[Redacted Signature]

[Redacted Signature]

Executive Vice President

Attest
[Signature]
Counsel

C.H.Q.
[Signature]
Counsel
RB

C A N A D A

CANADIAN BROADCASTING CORPORATION

TECHNICAL DESCRIPTION

ALL AND SINGULAR that certain parcel of land of irregular figure, to be leased to the Canadian Broadcasting Corporation, situate, lying and being in the City of Sydney, Province of Nova Scotia, property of the City of Sydney and being more particularly described as follows:

BEGINNING at a survey marker on the southerly boundary of Old Mira Road, said point having co-ordinates N 16,755,125.79' and E 1,343,246.76' and being at a distance of five hundred ninety-one and fifty-four hundredths feet (591.54') measured in a straight line on an azimuth of 71° 00' 01" from Nova Scotia Control Monument No. 1796 having co-ordinates N 16,755,318.37' and E 1,342,687.45'.

THENCE, from the Point of Beginning so determined following the southerly boundary of Old Mira Road on an azimuth of 133° 15' 39", a distance of one hundred ninety-one and eighteen hundredths feet (191.18') to a point where there is a survey marker; thence, on an azimuth of 187° 15' 56", a distance of four hundred forty-two and ninety-six hundredths feet (442.96') to a point where there is a survey marker; thence, on an azimuth of 289° 27' 16", a distance of four hundred seventy-one and fifty hundredths feet (471.50') to a point where there is a survey marker; thence, on an azimuth of 41° 09' 35", a distance of five hundred forty-nine and seven hundredths feet (549.07') to the Point of Beginning.

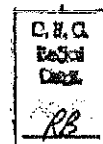
THE SAID parcel of land as described contains an area of 3.55 acres, more or less, and is shown outlined red on the attached plan MT-1652 dated Halifax, January 9, 1976.

ALL AZIMUTHS shown on the attached plan and mentioned in this description are with reference to the Nova Scotia Grid Co-ordinate System and all distances are in English measures.

Department of Public Works
Property Services Branch
Halifax, January 19, 1976

[REDACTED]
Nova Scotia Land Surveyor

Elisabeth F. Fournier



HIGHWAY 22 (MIRA ROAD)

E 1. 43. 46. 70

123°15'30"

原種

C.B.C.
700000
12

CITY OF SYDNEY
BK. 032 PG. 048

AREA = 3.55Ac. ±

NOVA SCOTIA LAND SURVEYOR

PROPERTY OF CITY OF SYDNEY
DEPARTMENT OF PUBLIC WORKS
PROPERTY SERVICES
LAND TO BE LEASED
BY
CANADIAN BROADCASTING CORP
FROM THE CITY OF SYDNEY
COUNTY OF CAPE BRETON
PROVINCE OF NOVA SCOTIA
SCALE 1"=500' D.P.W. PROPERTY SERVICES
HALIFAX, N.S. JAN 29, 1978 MT-1652

DEPARTMENT OF PUBLIC WORKS
PROPERTY SERVICES

LAND TO BE LEASED
BY

CANADIAN BROADCASTING CORP

FROM THE CITY OF SYDNEY

COUNTY OF CAPE BRETON
PROVINCE OF NOVA SCOTIA

SCALE 1"=50'	DPW, PROPERTY SERVICES	MT-1652
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SECRET - 00 HALIFAX, N.S. JAN 8, 1978 1001-1006

N. B. 1077

SCALE 1"=50'

DPW, PROPERTY SERVICE
HALIFAX, N.S. JAN 8, 1979

MT-1652

TELECOMMUNICATION SITE LEASE AGREEMENT

Property (legally described on Schedule "A"): CBRM Bld – BDM*CBRM, PID: 15064959 320 Esplanade, Sydney, NS

Location Code : 'A0218

1. IN CONSIDERATION of \$ 2.00, the receipt of which Landlord acknowledges, Landlord leases to Tenant the premises and access rights shown on Schedule "B" at the property described above as follows: (check appropriate box(es))

- ☐ Land comprised of approximately _____ X _____ feet
☒ Building interior space comprised of approximately 10' X 20' feet
☒ Building exterior space for attachment of antennas
☒ Building interior space for attachment of antennas
☒ Space required for cables and wires
☒ Rooftop space
☐ Access road to be constructed by Tenant
☐ Other _____

together with the non-exclusive right of unrestricted access thereto and connections to the appropriate utilities, fibre optic and telephone facilities.

2. TERM. The term of this Agreement shall be for a period of twenty (20) years beginning on October 1, 2000, ("Commencement Date").

3. TAXES. Realty taxes attributed directly to the premises shall be payable by the Tenant and Tenant shall pay only the taxes which may from time to time be levied or assessed on the business of the Tenant conducted on the premises or taxes which are related to such business.
 Landlord's HST number is 896910569 and the DUNS number is _____

4. RIGHT TO RENEW. The Tenant shall have the right to renew the term of this agreement for one (1) additional five (5) year periods. The monthly rent shall be set at market rate for similar premises as agreed by the parties, or failing agreement, by a single arbitrator appointed under provincial arbitration legislation. If Tenant elects not to renew the Lease, it shall so notify Landlord by written notice to this effect at least 60 days prior to the expiration of the initial lease term or the current extension period.

5. USE of the premises and access rights by Tenant shall be for the purpose of installing, removing, replacing, relocating, maintaining, supplementing and operating, at its sole expense, telecommunications facilities and equipment and the provision of telecommunication services, and where applicable, Tenant may connect its equipment and provide telecommunication services by cables and wires to the equipment of other occupants at the property.

6. UTILITIES required for the operation of the telecommunications facilities and equipment shall be the sole responsibility of Tenant, and electrical consumption shall be determined by: (check appropriate box(es))

- ☐ included in rent or not applicable
☒ separate meter invoiced directly from local utility, if available
☒ check meter installed by Tenant, with invoices from Landlord
☐ annual consumption estimates provided by Tenant based on verifiable charges paid by Tenant for similar Telecommunications facilities and equipment.

7. ALL EQUIPMENT, including, but not limited to, towers, poles, shelters, cabinets, pedestals, antennas and mounts shall remain the personal property of Tenant and shall be removed by Tenant upon expiration or termination of this agreement and the premises will be restored to its original condition, reasonable wear and tear excepted. Tenant is not required to remove concrete foundations or roof piers at the end of the term.

8. NOTICES shall be in writing and sent by mail, postage prepaid, deemed received 3 days after mailing or by facsimile transmission, deemed received on date transmitted, to the address or telecopy number of the party set forth below.

9. ASSIGNMENT of this agreement or subletting all or part of the premises by Tenant may be made to any corporate affiliate, principal lenders or a purchaser of most or all of Tenant's assets. All other assignments require Landlord's consent, acting reasonably. Tenant may permit use of all or any portion of the premises by other entities consistent with the uses permitted herein.

10. TERMINATION. This agreement may be terminated by Tenant at any time on thirty (30) days notice to Landlord, without further liability, if Tenant cannot obtain all necessary rights and approvals required from any government authority and/or any third party to operate the telecommunication facilities and equipment, or if any such right or approval is cancelled, terminated or expired, or if Tenant determines that it will not be able to use the premises for their intended purpose (e.g. interference with Tenant's signals, damage or destruction, non construction of the site, commercial impracticality, technical reasons or for any other bona fide reason). Upon termination, all prepaid rent shall be adjusted to the date of termination. Should Tenant default under this agreement and not have begun to diligently remedy such default within thirty (30) days of a written notice from Landlord (Acts of God excepted), Landlord may terminate this agreement on thirty (30) days written notice by registered mail. See Schedule C, Clause C-1.

11. INDEMNITY: Tenant and Landlord indemnify and hold the other harmless against any and all costs (including legal costs) and claims of liability or loss which arise out of the use and/or occupancy of the premises by such indemnifying party. Tenant shall maintain during the term and any extensions, public liability and property damage insurance coverage of not less than \$2,000,000 and upon notice Landlord shall be added as an additional insured and provided with evidence of coverage.

12. HAZARDOUS SUBSTANCES: Landlord represents that it has no knowledge of any substance on the property that is identified as hazardous, toxic or dangerous in any applicable federal, provincial or local law or regulation. Landlord and Tenant shall not introduce or use any such substance on the property in violation of any applicable law.

13. MISCELLANEOUS

a) The Landlord shall ensure Tenant with peaceful and quiet use of the premises during the entire term and extensions of the lease. Landlord shall not cause or permit others to interfere with or impair the quality of the telecommunication services being rendered by Tenant from the property. Tenant shall have 24 hour a day and 7 day a week access to the premises subject to Landlord's reasonable security requirements and shall be issued 3 access cards and/or keys by Landlord at Tenant's expense. See Schedule C, Clause C-2.

b) Prior to original installation, Tenant shall supply Landlord with plans and/or surveys as

applicable (collectively the "plans"). Landlord shall, at Tenant's expense, assist and co-operate with Tenant in obtaining governmental approvals for Tenant's permitted uses. Tenant shall use the premises in accordance with the laws and regulations applicable in the jurisdiction where the property is located.

c) ~~Tenant shall have the option to purchase the property (subject to planning legislation compliance) for \$ _____ at any time during the term and all extensions, as provided on Schedule "E" attached. Notwithstanding the above, Landlord grants to Tenant a right of first refusal for the duration of the lease in the event that the former receives an offer to purchase the property in whole or in part. Tenant shall have a period of 30 days from receipt of a copy of such an offer in which to notify Landlord of its intention to purchase the property in whole or in part. The contract of sale shall be signed before the lawyers of the Tenant within the next 30 days. In the event that the Tenant shall not have delivered an acceptance as aforesaid, then the Landlord shall be entitled to proceed with the sale within the next (60) days in accordance with the terms of the offer, and if not, the right of first refusal granted to the Tenant shall be reinforced.~~

d) Tenant shall have exclusive right to operate a telecommunications facilities and the equipment at the property during the term and all extensions.

e) Landlord and/or property manager represents and warrants that Landlord and/or property manager has full authority to enter into and sign this agreement and bind Landlord accordingly. They hereby agree to provide, upon request, any documents to this effect.

f) This agreement contains all agreements, promises and understandings between Landlord and Tenant. All schedules and plans are incorporated by reference.

g) The terms and conditions of this agreement shall extend to and bind the heirs, personal representatives, successors and assigns of Landlord and Tenant.

h) Landlord will permit Tenant or its contractors full access to the property and premises, in advance, for the purpose of satisfying itself, at its own expense, as to the appropriate conditions for the intended use of the premises. Tenant shall repair any damage caused by any tests or inspections.

i) ~~If Tenant remains in possession at end of term(s), Tenant shall be monthly tenant at the then current rent.~~

j) This agreement shall be governed by the laws of the province in which the property is located. Invalid provisions are severable and do not impair the validity of the balance of this agreement.

k) A Short Form Lease, Notice of Lease or caveat may be registered on title at Tenant's expense. In the event of a discrepancy between the lease and the telecommunication site agreement, the telecommunication site agreement will govern.

l) ~~If a matrimonial home is located at the property, Landlord's spouse hereby consents to the agreement.~~

14. ADDITIONAL PROVISIONS: See Schedule C attached.

DATED this 14 day of December, 2000

Landlord :
 Cape Breton Regional Municipality
 320 Esplanade
 Sydney, NS B1P 7B9

Telephone No. :
 Telecopy No. :

Attended: Mr Bill Murphy, Manager Parks & Grounds CBRM

Per : _____
 Name : Bernie White
 Title : Municipal Clerk

Per : _____
 Name : Mayor John Morgan
 Title : _____

Spouse Consent: _____

Name: _____

DATED this _____ day of _____, 19 _____.

Tenant
 ROGERS WIRELESS INC. (A-0218)
 One Mount Pleasant Road
 Toronto, Ontario M4Y 2Y5
 c/o Real Estate Services (Toronto) Fax : (416) 935-7799 (original)
 c/o Real Estate Services (Montreal) Fax : (514) 345-6896 (copy)

Par : _____
 Nom : Guylaine N. CORMIER
 Title : Real Estate Manager, Eastern Canada

SCHEDULE " A "

LEGAL DESCRIPTION OF LANDLORD'S PROPERTY (" A0218 ")

Following description may be replaced, if necessary at Tenant's option, by a legal description of the property, after examination of title by the Tenant.

Located at: CBRM Building, 320 Esplanade, Sydney, NS

PID: 15064959

SCHEDULE " B "

DESCRIPTION OF PREMISES
(including access rights)

Page 1 of 6

Subject to the Tenant's right to make changes, as provided for in the agreement, such as the modification or addition of equipment.

Concept plan, may be cancelled and replaced by plans " As Built ".

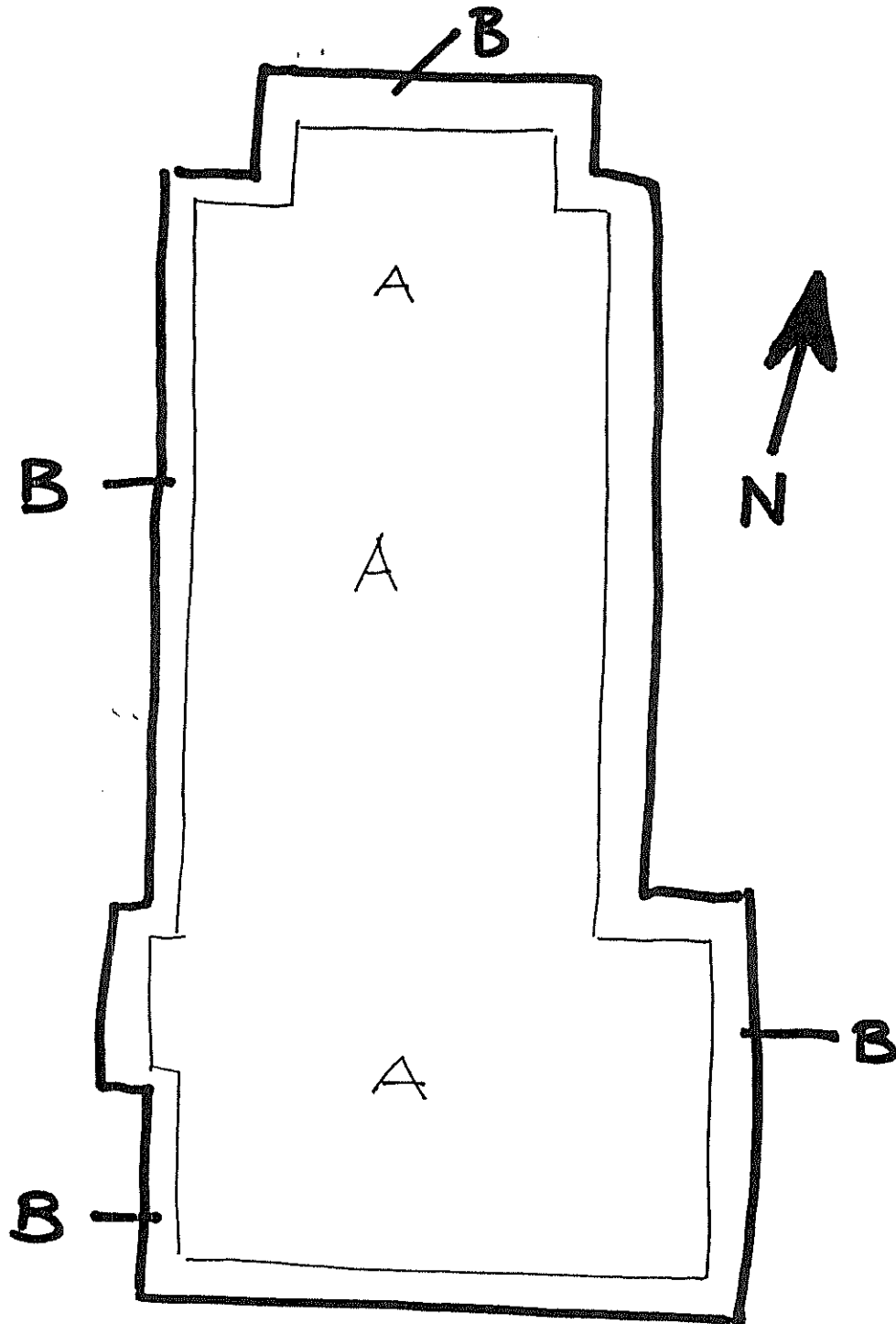
Located at : CBRM Building, 320 Esplanade, Sydney, NS

PID: 15064959

Legend:

POTENTIAL ROOF SPACE (A) AND EXTERIOR SPACE (B) FOR TELECOMMUNICATION EQUIPMENT, CABLE TRAYS, AND WIRES EXACT LOCATION TO BE DETERMINED

PLAN NOT TO SCALE



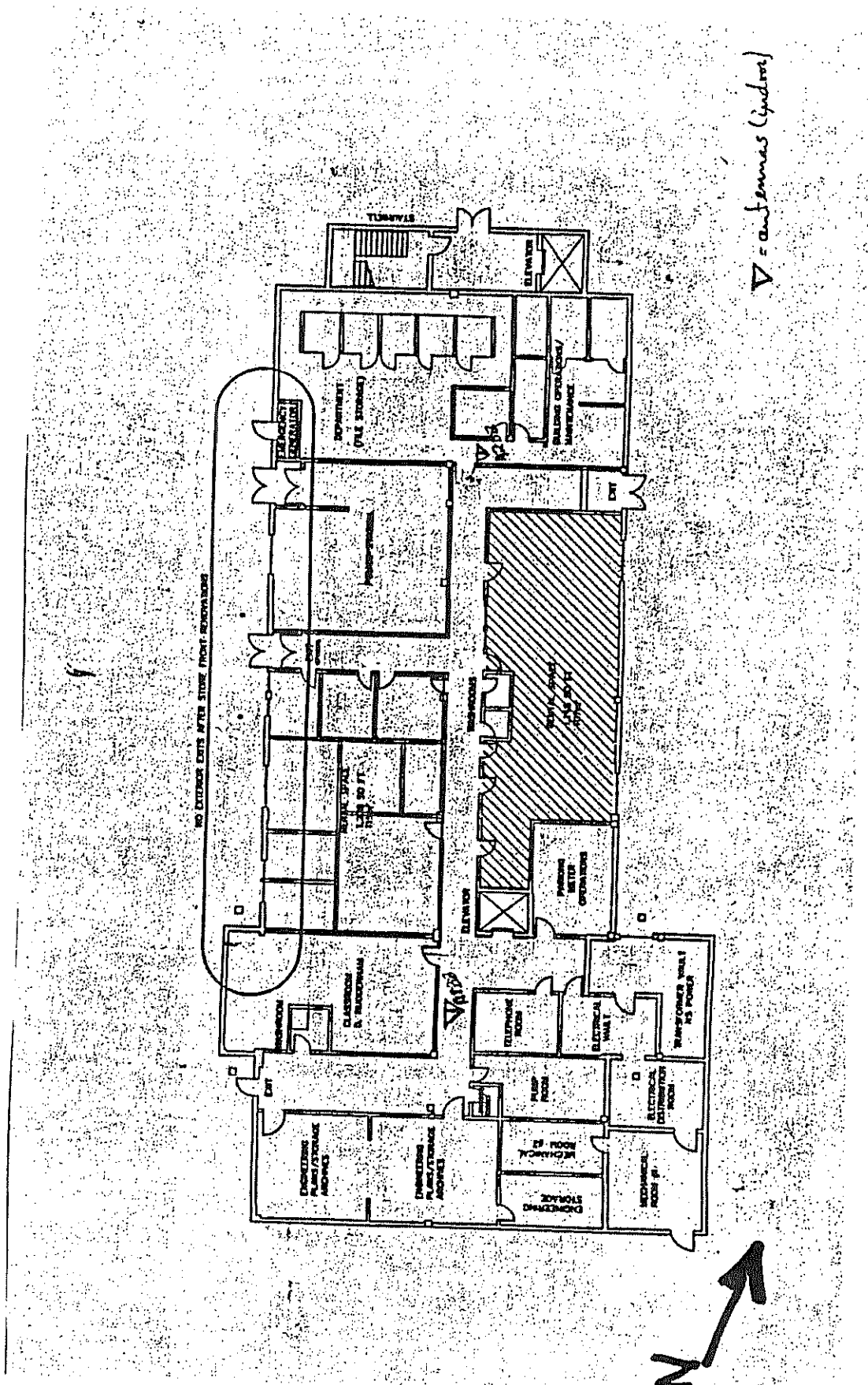
DESCRIPTION OF PREMISES
(including access rights)

Subject to the Tenant's right to make changes, as provided for in the agreement, such as the modification or addition of equipment.

Located at : CBRM Building, 320 Esplanade, Sydney, NS

Legend:

PLAN NOT TO SCALE



SCHEDULE " B "

DESCRIPTION OF PREMISES
(including access rights)

Page 3 of 6

Subject to the Tenant's right to make changes, as provided for in the agreement, such as the modification or addition of equipment.

Concept plan, may be cancelled and replaced by plans " As Built ".

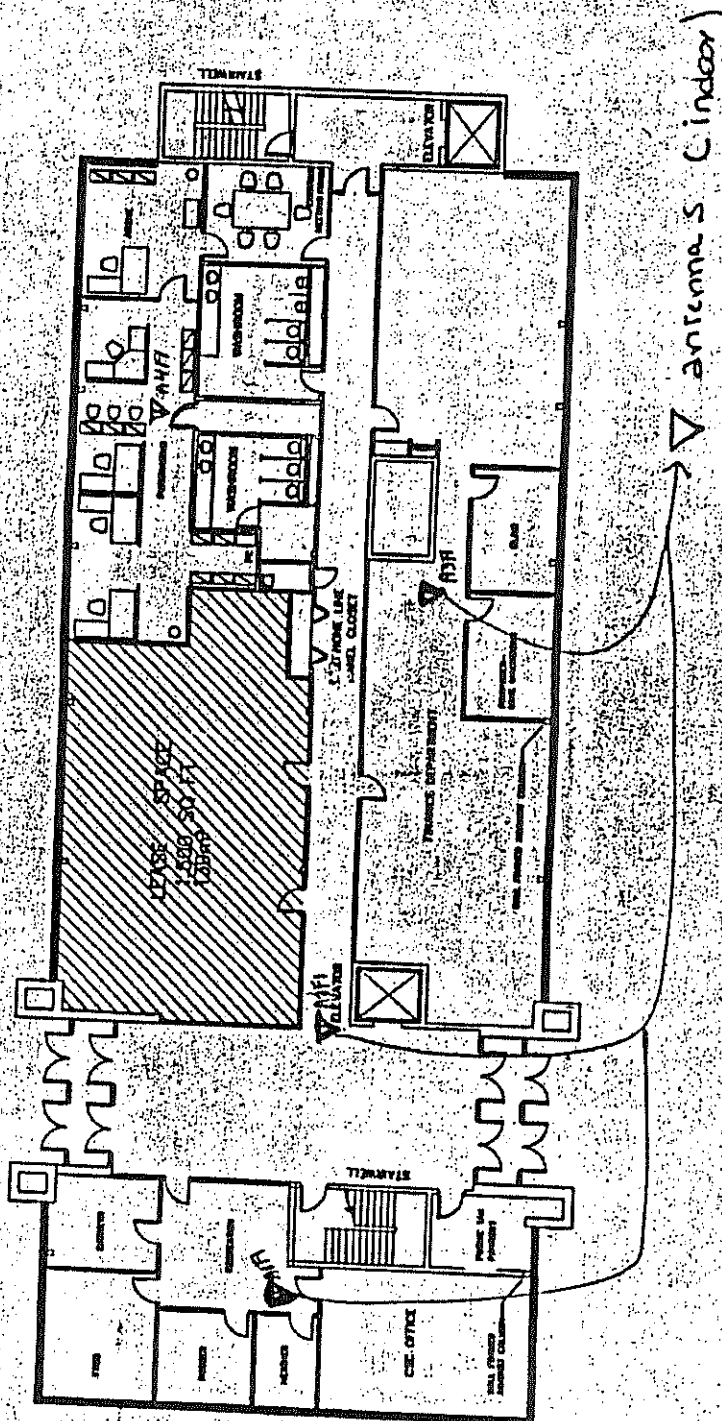
Located at : CBRM Building, 320 Esplanade, Sydney, NS

PID: 15064959

Legend:

POTENTIAL INTERIOR SPACE FOR TELECOMMUNICATION EQUIPMENT, CABLE TRAYS, AND WIRES EXACT LOCATION TO BE DETERMINED

PLAN NOT TO SCALE



SCHEDULE " B "

DESCRIPTION OF PREMISES
(including access rights)

Page 4 of 6

Subject to the Tenant's right to make changes, as provided for in the agreement, such as the modification or addition of equipment.

Concept plan, may be cancelled and replaced by plans " As Built ".

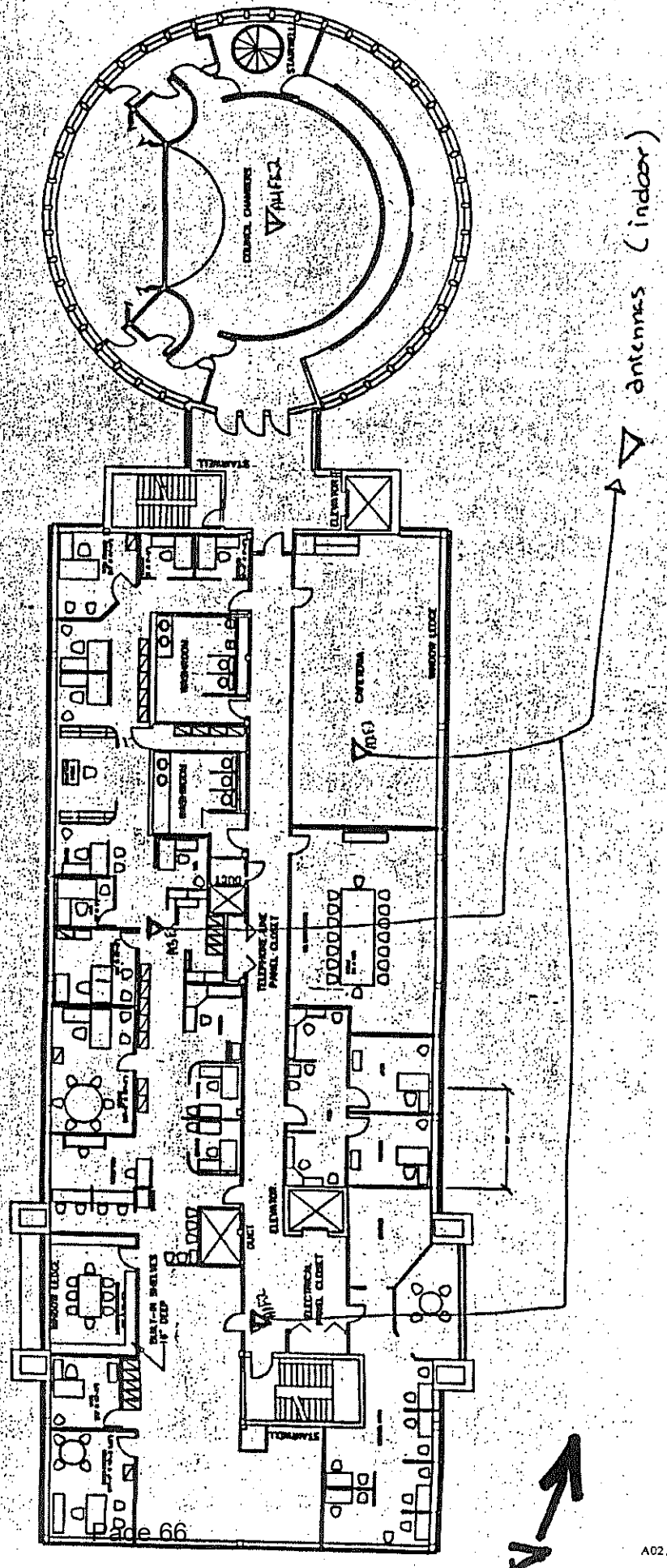
Located at : CBRM Building, 320 Esplanade, Sydney, NS

PID: 15064959

Legend:

POTENTIAL INTERIOR SPACE FOR TELECOMMUNICATION EQUIPMENT, CABLE TRAYS, AND WIRES EXACT LOCATION TO BE DETERMINED

PLAN NOT TO SCALE



SCHEDULE " B "

DESCRIPTION OF PREMISES
(including access rights)

Page 5 of 6

Subject to the Tenant's right to make changes, as provided for in the agreement, such as the modification or addition of equipment.

Concept plan, may be cancelled and replaced by plans " As Built ".

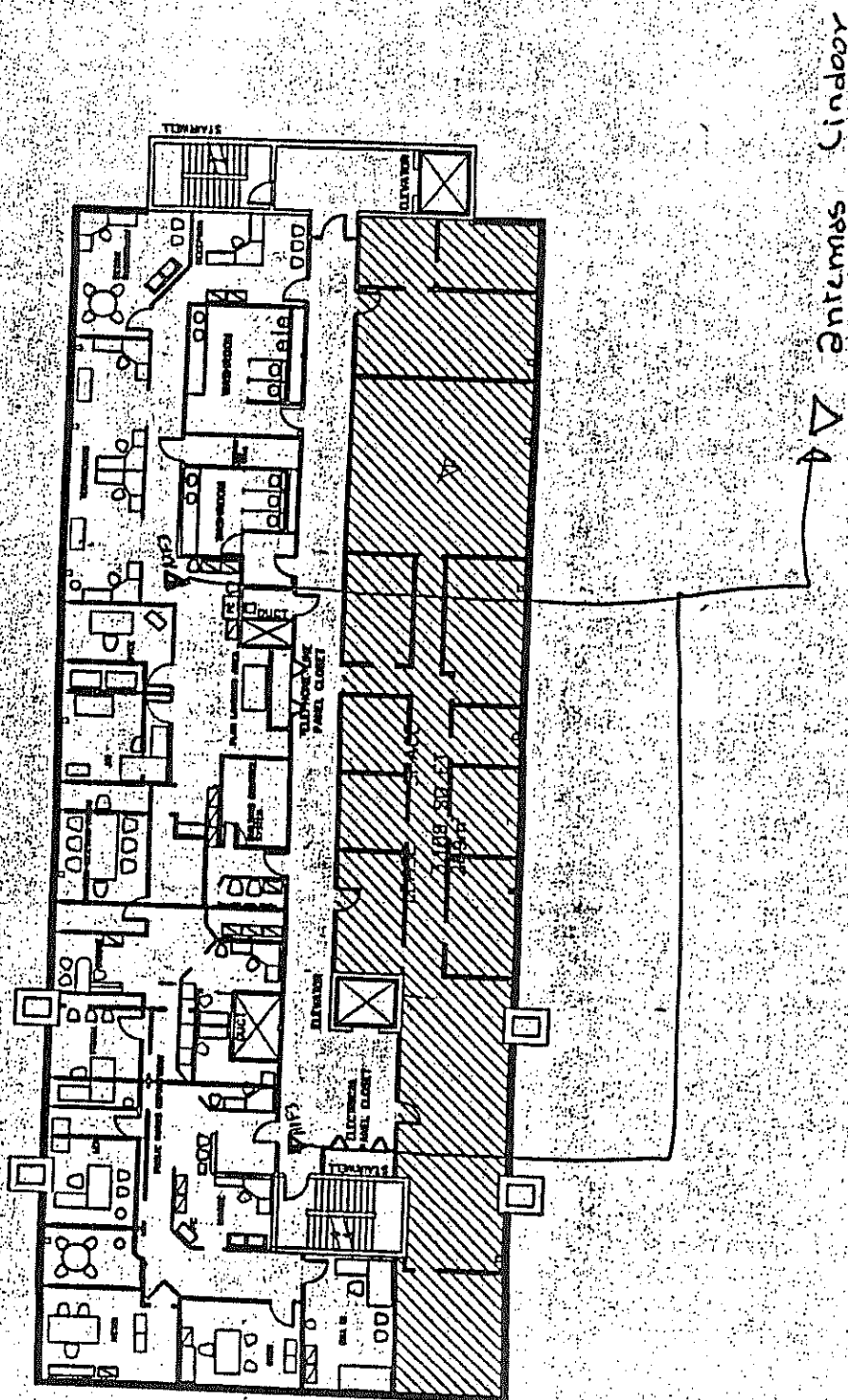
Located at : CBRM Building, 320 Esplanade, Sydney, NS

PID: 15064959

Legend:

POTENTIAL INTERIOR SPACE FOR TELECOMMUNICATION EQUIPMENT, CABLE TRAYS, AND WIRES EXACT LOCATION TO BE DETERMINED

PLAN NOT TO SCALE



SCHEDULE " B "

DESCRIPTION OF PREMISES
(Including access rights)

Page 6 of 6

Subject to the Tenant's right to make changes, as provided for in the agreement, such as the modification or addition of equipment.

Concept plan, may be cancelled and replaced by plans " As Built ".

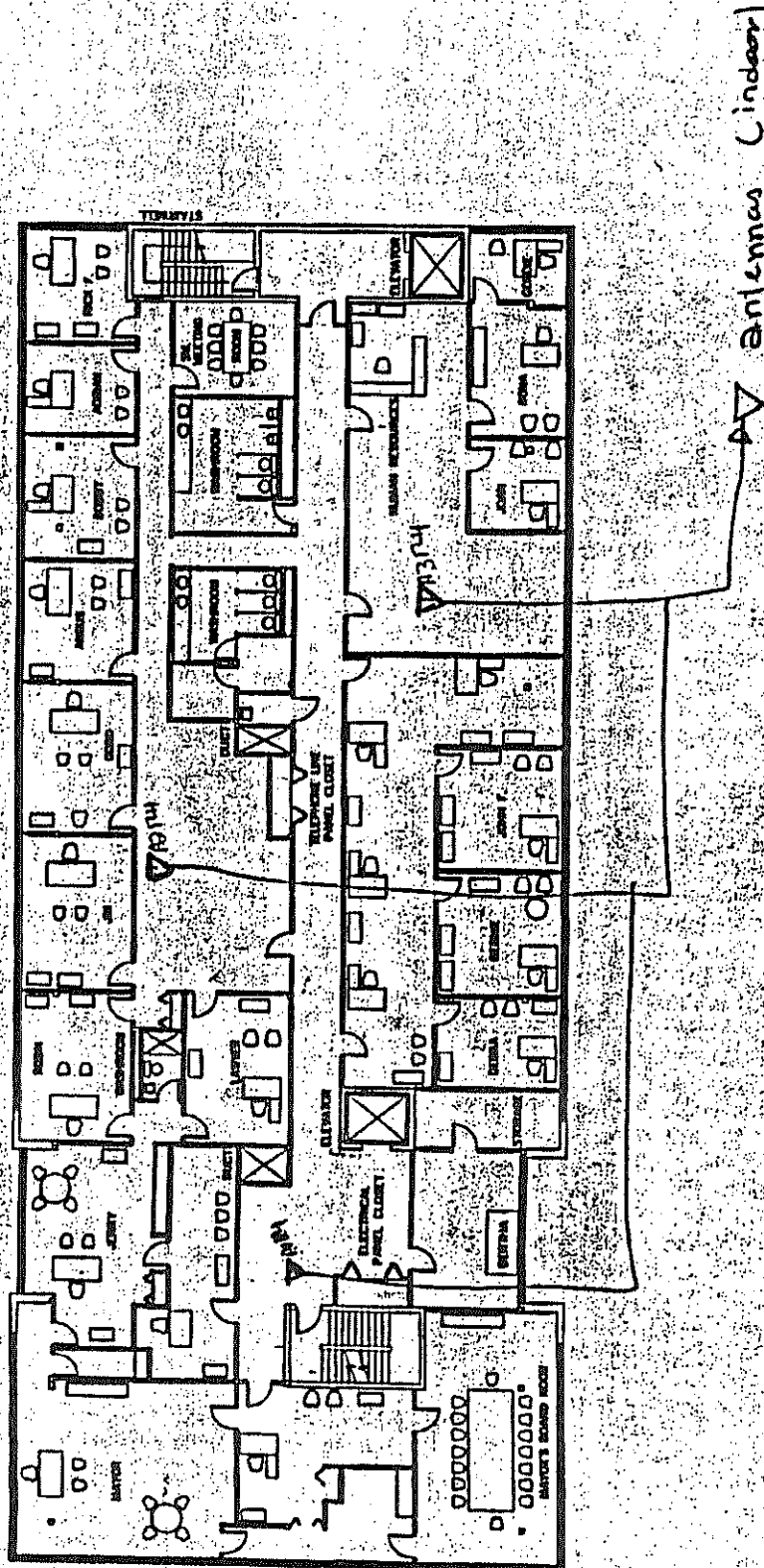
Located at : CBRM Building, 320 Esplanade, Sydney, NS

PID: 15064959

Legend:

POTENTIAL INTERIOR SPACE FOR TELECOMMUNICATION EQUIPMENT, CABLE TRAYS, AND WIRES EXACT LOCATION TO BE DETERMINED

PLAN NOT TO SCALE



SCHEDULE " C "

ADDITIONAL PROVISIONS

C-1 Termination:

In the event the Landlord decides at any time during the term of this Lease to cease being a customer of the Tenant, utilizing telecommunication services provided by the Tenant, then the Landlord shall thereafter have the right to terminate this Lease upon providing the Tenant with a minimum of 30 days advance written notice of the Landlord's decision to terminate. Upon receipt of such written notice, the Tenant shall have 90 days from the date thereof to remove all of the Tenant's equipment and related facilities from the premises.

C-2 Access:

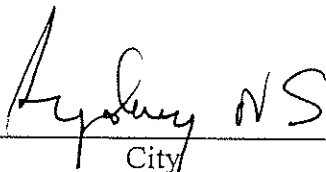
The Landlord's policy is to not allow access to the building on the premises outside of regular business hours without a Landlord representative being present. Accordingly, the Tenant agrees to notify the Landlord prior to accessing such building and the Landlord agrees to provide a representative to be present at the time of such access. In the case of emergency, the Landlord shall ensure a representative is present within two hours of notification by the Tenant. In exercising their respective rights and obligations hereunder, both parties shall act reasonably.

Extract from *the minutes of a regular Council meeting* of the Cape Breton Regional Municipality held on the 27th day of November, A.D., 2000.

ON A MOTION DULY PRESENTED AND SECONDED, IT IS HEREBY RESOLVED:

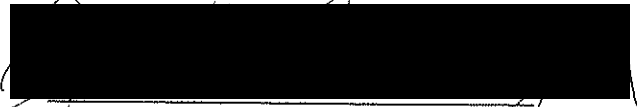
1. THAT the proposed lease to ROGERS WIRELESS INC., having been submitted to the Council, be and is hereby duly approved:
2. THAT the Mayor and Municipal Clerk be and are authorized to sign the said lease for and in the name of the CBRM in substantially the same form and terms as the proposed lease submitted to the Council as well as any appropriate document necessary to give effect to this resolution or the provisions of the said lease.

I, the undersigned, certify hereby that the foregoing is a true copy of a Resolution duly adopted by the CBRM Council at a regular meeting held on the 27th day of November, A.D., 2000.

 NS
City

December 14, 2000
Date


Bernie White, Municipal Clerk


Mayor John Morgan



City Hall
320 Esplanade
Sydney, NS B1P 7B9

Item No.

Council Agenda Request Form	
<input checked="" type="checkbox"/> Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	<input type="checkbox"/> Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)
<input type="checkbox"/> Request from the Floor: (New Business) <ul style="list-style-type: none">- Announcement- Referral- Submit Petition- Notice of Motion	
Date of Council Meeting: July 15, 2025	
Subject: Overgrown Properties	
Motion for Council to Consider: <p>That Council direct staff to review and report back with potential policy/bylaw updates, enforcement options, and associated costs for effectively managing overgrown properties.</p>	
<u>Reason:</u> <p>Numerous complaints have been received from residents about properties that are overgrown with tall grass, weeds, and/or unmanaged vegetation. These properties attract pests, reduce neighborhood appeal and in some cases, cause concern for resident's safety. Currently, CBRM has no mechanism in place to effectively address the issue and that needs to change. The municipality should have proper enforcement capabilities in order to effectively manage and deter neglected properties.</p>	
Outcome Sought: <p>To discuss and explore actionable solutions for addressing concerns related to overgrown, unmaintained properties within the municipality that may pose health, safety, and aesthetic issues in the community.</p>	
<i>Councillor Earlene MacMullin</i>	<i>District 2</i>
<i>Date:</i> <i>June 27, 2025</i>	<i>Received by Clerk's Department (date):</i>

Summary

Statement of Revenue

May 31, 2025

Revenue	Year To Date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
Total Taxes	22,126,986	22,191,372	(64,386)	133,148,233	111,021,247
Total Federal Government	608,333	608,333	-	3,650,000	3,041,667
Total Federal Government Agencies	143,499	143,499	-	860,996	717,497
Total Provincial Government	343,833	343,833	-	2,063,000	1,719,167
Total Provincial Government Agencies	690,568	710,188	(19,620)	4,261,126	3,570,558
Total Services to Other Local Government	155,713	155,713	-	934,275	778,563
Total Transit	254,882	335,667	(80,784)	3,614,000	3,359,118
Total Environmental Development Services	95,685	50,083	45,602	300,500	204,815
Total Licenses & Permits	12,520	8,083	4,437	48,500	35,980
Total Fines & Fees	199,941	200,000	(59)	1,200,000	788,578
Total Rentals	84,296	86,630	(2,333)	519,777	435,481
Total Concessions & Franchises	124,124	126,992	(2,867)	945,000	216,853
Total Interest	193,453	252,500	(59,047)	1,515,000	1,321,547
Total Finance Revenue	8,025	5,833	2,192	35,000	26,975
Total Solid Waste Revenue	466,037	500,000	(33,963)	4,125,000	3,658,963
Total Recreation & Cultural Service Programs	150,187	143,791	6,397	1,694,500	2,365,188
Total Water Utility Charges	2,112,495	2,112,495	-	12,674,968	10,562,473
Total Unconditional Transfers	2,639,306	2,639,306	-	15,835,838	13,196,532
Total Conditional Transfers	38,033	38,033	-	425,000	386,967
Total Extraordinary Revenue	-	-	-	-	-
Year To Date Assigned	\$ 30,447,919	\$ 30,652,351	\$ (204,432)	\$ 187,850,713	\$ 157,408,166

Departmental

Reviewed

Summary

Statement of Expenditures

May 31, 2025

Expenditures	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
Legislative	312,521	342,684	30,162	1,700,066	1,387,545
Administration	61,443	70,305	8,862	481,627	420,184
Finance	407,129	509,503	102,374	3,871,331	3,464,202
Legal	2,225,075	2,585,470	360,396	3,309,483	1,084,408
Human Resources	270,198	330,134	59,936	1,865,156	1,594,958
Technology & Communications	586,839	637,882	51,043	2,667,644	2,080,805
Municipal Clerk	122,106	127,214	5,108	665,585	543,479
Fiscal Services	6,524,854	6,526,653	1,798	41,982,024	19,308,259
Police Services	6,544,632	6,745,781	201,148	36,114,294	29,408,862
Fire Services (Incl EMO)	2,849,773	2,916,147	66,373	14,255,649	11,405,876
Engineering & Public Works	8,226,699	8,794,761	568,062	58,322,156	50,095,457
Planning	660,587	719,776	59,189	4,495,883	3,835,296
Facilities C200 & Arenas	813,873	825,606	11,733	4,753,430	3,939,557
Parks & Grounds	518,026	585,429	67,403	3,610,306	3,092,280
Buildings	616,253	684,107	67,854	3,937,806	3,413,130
Recreation	443,362	497,720	54,358	2,966,228	2,522,866
Total expended to date	\$ 31,183,371	\$ 32,899,172	\$ 1,715,801	\$ 184,998,668	\$ 137,597,164

Departmental

Reviewed

Legislative

Statement of Expenditures

May 31, 2025

Legislative	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	190,281	199,389	9,108	1,152,026	961,745
6010 BENEFITS	30,218	39,919	9,701	230,643	200,425
6030 TRAVEL/CONFERENCES	12,167	15,000	2,833	90,000	77,833
6040 PROFESSIONAL MEMBERSHIP/DUES & FEES	60,995	60,996	-	97,263	36,268
6050 OFFICE SUPPLIES	3,252	3,252	-	12,400	9,148
6060 OFFICE EQUIPMENT	298	917	619	5,500	5,202
6080 ADVERTISING	600	2,417	1,817	14,500	13,900
6100 COURIER	-	42	42	250	250
6110 TELEPHONE/FAX	4,718	5,572	854	33,434	28,716
6120 PUBL./SUBSCRIPTIONS	580	580	-	2,550	1,970
6130 COMPUTER HARDWARE	-	1,333	1,333	8,000	8,000
6150 MEETING EXPENSES	729	4,583	3,854	27,500	26,771
6170 PROMOTION	8,684	8,684	-	26,000	17,316
Total expended to date	\$ 312,521	\$ 342,684	\$ 30,162	\$ 1,700,066	\$ 1,387,545

Departmental

Finance

Administration (CAO)

Statement of Expenditures

May 31, 2025

CAO		Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000	WAGES/SALARIES	51,260	53,617	2,357	309,789	258,529
6010	BENEFITS	8,362	10,287	1,925	59,438	51,076
6020	TRAINING/EDUCATION	-	550	550	3,300	3,300
6030	TRAVEL/CONFERENCES	-	3,000	3,000	18,000	18,000
6040	PROFESSIONAL MEMBERSHIP/DUES & FEES	286	300	14	1,800	1,514
6050	OFFICE SUPPLIES	-	467	467	2,800	2,800
6110	TELEPHONE/FAX	267	417	149	2,500	2,233
6150	MEETING EXPENSES	267	667	399	4,000	3,733
6170	PROMOTION	1,000	1,000	-	5,000	4,000
8100	PROFESSIONAL SERVICES	-	-	-	75,000	75,000
Total expended to date		\$ 61,443	\$ 70,305	\$ 8,862	\$ 481,627	\$ 420,184

Departmental

Finance

Statement of Expenditures

Finance

Finance	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	327,114	407,908	80,793	2,356,799	2,028,685
6010 BENEFITS	75,284	91,811	16,527	530,465	455,181
6020 TRAINING/EDUCATION	245	1,417	1,172	8,500	8,255
6030 TRAVEL/CONFERENCES	2,119	3,083	964	18,500	16,381
6040 PROFESSIONAL MEMBERSHIP/DUES & FEES	-	758	758	4,550	4,550
6050 OFFICE SUPPLIES	1,587	1,983	426	11,900	10,343
6060 OFFICE EQUIPMENT	1,311	2,167	856	13,000	11,889
6080 ADVERTISING	5,797	6,390	593	38,340	32,543
6090 POSTAGE	76,822	76,822	-	214,000	137,178
6100 COURIER	3,141	3,442	301	20,650	17,509
6110 TELEPHONE/FAX	2,584	2,917	333	17,500	14,916
6130 COMPUTER HARDWARE	4,665	4,665	-	15,000	10,335
6140 COMPUTER SOFTWARE	-	-	-	71,175	71,175
6180 COST RECOVERY	(118,743)	(118,743)	-	(360,000)	(241,257)
8010 OPERATIONAL MATERIALS/SUPPLIES	1,182	833	(349)	5,000	3,818
8100 PROFESSIONAL SERVICES	-	-	-	82,000	82,000
8110 CONTRACTS/AGREEMENTS	21,153	21,153	-	89,200	48,047
8120 LEASES	2,898	2,898	-	14,752	11,854
8180 TAX EXEMPT/TWIRTE OFF	-	-	-	740,000	740,000
Total expended to date	\$ 407,129	\$ 508,503	\$ 102,375	\$ 3,871,331	\$ 3,464,202

Departmental

Finance

Legal

Statement of Expenditures

May 31, 2025

Legal	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	94,382	95,919	1,537	554,200	459,818
6010 BENEFITS	20,069	22,809	2,739	131,783	111,714
6020 TRAINING/EDUCATION	-	1,083	1,083	6,500	6,500
6030 TRAVEL/CONFERENCES	-	750	750	4,500	4,500
6040 PROFESSIONAL MEMBERSHIP/DUES & FEES	-	-	-	18,000	18,000
6050 OFFICE SUPPLIES	371	583	212	3,500	3,129
6060 OFFICE EQUIPMENT	1,017	1,017	-	2,200	1,183
6070 PHOTOCOPYING SUPPLIES	293	583	290	3,500	3,207
6080 ADVERTISING	-	667	667	4,000	4,000
6100 COURIER	230	230	-	800	570
6110 TELEPHONE/FAX	535	667	132	4,000	3,465
6120 PUBLICATIONS/SUBSCRIPTIONS	1,520	3,667	2,147	22,000	20,480
6130 COMPUTER HARDWARE	-	667	667	4,000	4,000
6150 MEETING EXPENSES	-	83	83	500	500
6160 LIABILITY INSURANCE	2,099,911	2,450,000	350,089	2,450,000	350,089
8100 PROFESSIONAL SERVICES	6,746	6,746	-	100,000	93,254
Total expended to date	\$ 2,225,075	\$ 2,585,470	\$ 360,396	\$ 3,309,483	\$ 1,084,408

Departmental

Finance

Human Resources

Statement of Expenditures

May 31, 2025

Human Resources		Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES		174,542	224,295	49,753	1,295,927	1,121,385
6010 BENEFITS		46,008	54,498	8,490	314,879	268,871
6020 TRAINING/EDUCATION		1,102	1,642	539	9,850	8,748
6030 TRAVEL/CONFERENCES		3,297	3,298	-	17,500	14,203
6040 PROFESSIONAL MEMBERSHIP/DUES & FEES		-	-	-	3,500	3,500
6050 OFFICE SUPPLIES		3,081	3,081	-	15,000	11,919
6060 OFFICE EQUIPMENT		83	417	334	2,500	2,417
6080 ADVERTISING		1,058	1,058	-	3,000	1,942
6110 TELEPHONE/FAX		1,348	1,667	318	10,000	8,652
6120 PUBLICATIONS/SUBSCRIPTIONS		-	500	500	3,000	3,000
6130 COMPUTER HARDWARE		1,734	1,734	-	6,000	4,266
6150 MEETING EXPENSES		3,191	3,190	-	6,500	3,309
8100 PROFESSIONAL SERVICES		24,360	24,359	-	170,000	145,640
8110 CONTRACTS/AGREEMENTS		10,395	10,396	-	7,500	(2,895)
Total expended to date		\$ 270,198	\$ 330,134	\$ 59,935	\$ 1,865,156	\$ 1,594,958

Departmental

Finance

**Technology Including
911 Comm Centre**

Statement of Expenditures

May 31, 2025

Technology/Communications	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	179,693	217,839	38,145	1,258,623	1,078,930
6010 BENEFITS	45,096	50,037	4,941	289,102	244,006
6011 MISCELLANEOUS BENEFITS	(18,859)	(18,193)	666	(109,158)	(90,299)
6020 TRAINING/EDUCATION	-	3,750	3,750	22,500	22,500
6030 TRAVEL/CONFERENCES	1,739	1,739	-	6,500	4,761
6040 PROFESSIONAL MEMBERSHIP/DUES	-	167	167	1,000	1,000
6050 OFFICE SUPPLIES	867	475	(392)	2,850	1,983
6060 OFFICE EQUIPMENT	268	667	399	4,000	3,732
6080 ADVERTISING	-	500	500	3,000	3,000
6110 TELEPHONE/FAX	5,293	8,333	3,040	50,000	44,707
6130 COMPUTER HARDWARE	-	-	-	180,000	180,000
6140 COMPUTER SOFTWARE	327,449	327,449	-	475,000	147,551
6150 MEETING EXPENSES	206	167	(39)	1,000	794
7010 ELECTRICAL	-	-	-	-	-
7070 BLDG/FACILITY RENTAL	3,546	3,667	120	22,000	18,454
8040 COMM EQUIPMENT LINES	670	417	(253)	2,500	1,830
8100 PROFESSIONAL SERVICES	2,493	2,493	-	60,000	57,507
8110 CONTRACTS/AGREEMENTS	38,378	38,377	-	174,200	135,822
8120 LEASES SAP	-	-	-	116,184	116,184
8130 LICENSES/PERMITS	-	-	-	108,343	108,343
Total expended to date	\$ 586,839	\$ 637,882	\$ 51,044	\$ 2,667,644	\$ 2,080,805

Departmental

Finance

Municipal Clerk

Statement of Expenditures

May 31, 2025

Municipal Clerk	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	57,265	60,518	3,253	349,660	292,395
6010 BENEFITS	14,763	13,487	(1,276)	77,925	63,162
6020 TRAINING/EDUCATION	521	917	395	5,500	4,979
6030 TRAVEL/CONFERENCES	19	833	815	5,000	4,981
6040 PROFESSIONAL MEMBERSHIP/DUES	-	233	233	1,400	1,400
6050 OFFICE SUPPLIES	48	500	452	3,000	2,952
6060 OFFICE EQUIPMENT	207	333	126	2,000	1,793
6070 PHOTOCOPYING SUPPLIES	6,640	6,640	-	23,500	16,860
6080 ADVERTISING	-	250	250	1,500	1,500
6100 COURIER	50	50	-	100	50
6110 TELEPHONE/FAX	340	700	360	4,200	3,860
6120 PUBLICATIONS/SUBSCRIPTIONS	1,324	1,324	-	1,800	476
6130 COMPUTER HARDWARE	-	500	500	3,000	3,000
6140 COMPUTER SOFTWARE	37,909	37,909	-	42,500	4,591
6150 MEETING EXPENSES	3,020	3,020	-	14,500	11,480
8110 CONTRACTS/AGREEMENTS	-	-	-	130,000	130,000
Total expended to date	\$ 122,106	\$ 127,214	\$ 5,108	\$ 665,585	\$ 543,479

Departmental

Finance

Fiscal Services

Statement of Expenditures

May 31, 2025

Fiscal Services	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
8195 WATER SUPPLY & HYDRANTS	1,179,399	1,179,397	(1)	7,076,384	5,896,986
9010 INTEREST ON SHORT TERM BORROWING	-	-	-	400,000	400,000
9020 INTEREST ON LONG TERM DEBT	830,974	830,974	-	1,794,276	963,302
9050 PRINCIPLE ON LONG TERM DEBT	880,814	880,814	-	8,395,561	7,514,747
9052 DEBT/CAPITAL BOND DISC	-	-	-	63,000	63,000
9090 BANK CHARGES	15,191	14,167	(1,024)	85,000	69,809
9200 ALLOWANCE FOR UNCOLLECTABLE TAXES	-	-	-	600,000	600,000
9420 APPROPRIATION TO CAPITAL FUND	-	-	-	1,840,000	1,840,000
9430 APPROPRIATION TO B.I.D.C.s	37,230	38,167	938	229,004	191,774
9620 REGIONAL LIBRARY	117,300	117,300	-	703,800	586,500
9630 CAPE BRETON/VICTORIA SCHOOL BOARD	3,229,782	3,229,782	-	19,378,692	-
9640 PROPERTY ASSESSMENT COSTS	234,166	236,051	1,885	1,416,307	1,182,141
Total expended to date	\$ 6,524,854	\$ 6,526,653	\$ 1,797	\$ 41,982,024	\$ 19,308,259

Departmental

Finance

Police Services

Statement of Revenue

May 31, 2025

Police Services Revenue	Year to date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
4751 RECORDS INQUIRIES	24,841	33,333	(8,492)	200,000	175,159
5151 FINES	61,581	50,000	11,581	300,000	238,419
Total Revenue to date	\$ 86,422	\$ 83,333	\$ 3,088	\$ 500,000	\$ 413,578

Departmental

Finance

Police Services

Statement Expenditures

May 31, 2025

Police Services		Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 6000, 6010, & 6011 WAGES & BENEFITS NET OF COST RECOVERY		5,992,914	6,145,701	152,787	31,471,149	25,478,235
6020 TRAINING/EDUCATION		90,245	90,245	-	192,500	102,255
6030 TRAVEL/CONFERENCES		8,411	10,500	2,089	63,000	54,589
6040 PROFESSIONAL MEMBERSHIP/DUES & FEES		3,483	3,483	-	5,000	1,517
6050 OFFICE SUPPLIES		6,931	8,125	1,194	48,750	41,819
6060 OFFICE EQUIPMENT		7,618	13,167	5,549	79,000	71,382
6070 PHOTOCOPYING SUPPLIES		-	1,667	1,667	10,000	10,000
6080 ADVERTISING		311	1,000	689	6,000	5,689
6100 COURIER		1,236	2,167	931	13,000	11,764
6110 TELEPHONE/FAX		48,208	49,167	959	295,000	246,792
6120 PUBLICATIONS/SUBSCRIPTIONS		175	1,000	825	6,000	5,825
6130 COMPUTER HARDWARE		16,279	16,279	-	270,000	253,721
6140 COMPUTER SOFTWARE		6,361	6,361	-	11,000	7,116
6150 MEETING EXPENSES		3,884	3,884	-	10,000	7,377
6170 PROMOTION		2,623	2,623	-	32,000	28,969
7000 HEAT		3,031	5,333	2,302	124,000	103,672
7010 ELECTRICAL		20,328	20,667	339	8,525	8,281
7020 WATER		244	3,573	-	93,000	87,494
7030 BUILDING/FACILITY MAINTENANCE		5,506	15,500	9,994	15,000	15,000
7040 BUILDING FACILITY REPAIR		-	2,500	2,500	15,000	10,657
7060 BUILDING/FACILITY RENOVATION		4,343	4,343	-	101,000	85,772
7070 BUILDING/FACILITY RENTAL		15,228	16,833	1,605	2,000	2,000
7110 SECURITY		-	333	333	30,000	27,452
7500 VEHICLE/EQUIPMENT MAINTENANCE		2,548	5,000	2,452	500,000	426,519
7505 GASOLINE & DIESEL		73,481	83,333	9,852	325,000	250,843
7510 VEHICLE/EQUIPMENT REPAIRS		74,157	74,158	-	580,000	574,066
7530 VEHICLE/EQUIPMENT REPLACEMENT		5,934	5,934	-	2,000	2,000
7540 VEHICLE/EQUIPMENT RENTAL		-	333	333	4,000	4,000
7550 VEHICLE/EQUIPMENT TOWING		-	667	667	150,000	123,351
8000 OPERATIONAL EQUIPMENT		26,649	26,649	-	150,000	126,127
8010 OPERATIONAL MATERIALS/SUPPLIES		23,873	25,000	1,127	6,070	3,960
8020 MAINTENANCE EQUIPMENT		2,510	2,511	-	500	500
8040 COMMUNICATION EQUIPMENT LINES		-	83	83	175,000	152,445
8090 UNIFORMS/CLOTHING		22,555	29,167	6,612	150,000	117,431
8100 PROFESSIONAL SERVICES		32,569	25,000	(7,569)	95,000	64,196
8110 CONTRACTS/AGREEMENTS		30,804	30,804	-	157,800	167,809
8120 LEASES		-	-	-	180,000	180,000
8125 MAJOR INVESTIGATIONS		12,191	12,191	-	3,000	25,000
8130 LICENSES/PERMITS		-	500	500	-	-
8150 GRANTS/SUBSIDIES TO ORGANIZATIONS		-	-	-	-	-
Total expended to date		\$ 6,544,632	\$ 6,745,781	\$ 197,820	\$ 36,114,294	\$ 29,408,862

Departmental

Finance

Fire Services

Statement of Expenditures

May 31, 2025

Fire Services Including EMO		Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES		1,207,304	1,255,154	47,850	7,251,998	6,044,694
6010 BENEFITS		322,452	311,372	(11,080)	1,799,040	1,476,588
6011 MISCELLANEOUS BENEFITS		525	7,604	7,079	45,626	45,101
6020 TRAINING/EDUCATION		10,097	10,097	-	237,200	227,103
6030 TRAVEL/CONFERENCES		19,325	19,325	-	60,000	40,675
6040 PROFESSIONAL MEMBERSHIP/DUES & FEES		(91)	1,883	1,974	11,300	11,391
6050 OFFICE SUPPLIES		341	1,833	1,492	11,000	10,659
6060 OFFICE EQUIPMENT		670	1,583	913	9,500	8,830
6080 ADVERTISING		-	250	250	1,500	1,500
6110 TELEPHONE/FAX		7,603	6,891	(712)	41,348	33,745
6120 PUBLICATIONS/SUBSCRIPTIONS		-	100	100	600	600
6130 COMPUTER HARDWARE		-	1,917	1,917	11,500	11,500
6140 COMPUTER SOFTWARE		30,138	30,139	-	35,500	5,362
6150 MEETING EXPENSES		1,178	1,178	-	4,500	3,322
6170 PROMOTION		3,675	4,550	875	27,300	23,625
7000 HEAT		15,029	16,333	1,305	98,000	82,971
7010 ELECTRICAL		15,141	16,796	1,655	100,773	85,632
7020 WATER		7,308	7,309	-	40,000	32,692
7030 BUILDING/FACILITY MAINTENANCE		6,546	6,546	-	69,800	63,254
7040 BUILDING FACILITY REPAIR		40	40	-	30,053	30,013
7060 BUILDING/FACILITY RENOVATION		-	-	-	5,000	5,000
7500 VEHICLE/EQUIPMENT MAINTENANCE		60,503	60,503	-	450,000	389,497
7505 GASOLINE & DIESEL		14,430	15,278	848	91,665	77,235
7530 VEHICLE/EQUIPMENT REPLACEMENT		-	-	-	50,500	50,500
7560 VEHICLE/EQUIPMENT GENERAL SUPPLIES		3,978	3,978	-	20,000	16,022
8000 OPERATIONAL EQUIPMENT		88,572	88,572	-	619,560	530,988
8010 OPERATIONAL MATERIALS/SUPPLIES		18,565	18,565	-	52,000	33,435
8020 MAINTENANCE EQUIPMENT		-	-	-	50,000	50,000
8040 COMMUNICATION EQUIPMENT LINES		-	725	725	4,350	4,350
8090 UNIFORMS/CLOTHING		15,526	15,526	-	70,125	54,599
8100 PROFESSIONAL SERVICES		500	2,083	1,583	12,500	12,000
8110 CONTRACTS/AGREEMENTS		14,058	20,708	6,651	124,250	110,192
8120 LEASES		7,466	7,467	-	298,047	290,581
8130 LICENSES/PERMITS		24	2,971	2,947	17,825	17,801
8150 GRANTS/SUBSIDIES TO ORGANIZATIONS		978,870	978,871	-	2,503,289	1,524,418
Total expended to date						
		\$ 2,849,773	\$ 2,916,147	\$ 66,372	\$ 14,255,649	\$ 11,405,876

Departmental

Finance

Municipal Services Agreement

Statement of Revenue

May 31, 2025

Fire Services Revenue	Year to date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
4776 PROV NS FIRE PROTECTION GRANT	67,958	67,958	-	407,750	339,792
4776 MEMBERTOU MUNICIPAL SERVICES AGRMNT	87,754	87,754	-	526,525	438,771
Total Revenue to date	\$ 155,713	\$ 155,713	\$ -	\$ 934,275	\$ 778,563

Departmental

Finance

Engineering and Public Works Actuals to May 31, 2025

REVENUE	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining	% of Annual Budget
TRANSIT	254,822	335,667	(80,845)	3,614,000	(3,359,178)	0.07
SOLIDWASTE TIP FEES	466,037	500,000	(33,963)	3,000,000	(2,533,963)	0.16
SOLIDWASTE COST RECOVERIES			-	1,125,000	(1,125,000)	-
WATER UTILITY ADMIN FEE	2,112,495	2,112,495	-	12,674,968	(10,562,473)	0.17
TOTAL PW REVENUES	2,833,354	2,948,161	(114,808)	20,413,968	(17,580,614)	0.14
EXPENDITURES						
ADMINISTRATION	563,401	572,874	9,474	4,915,520	4,352,119	0.11
ENGINEERING	126,575	162,406	35,830	1,095,208	968,633	0.12
CENTRAL DIVISION	1,041,966	1,058,674	16,708	9,333,068	8,291,102	0.11
EAST DIVISION	1,172,126	1,174,123	1,997	8,192,278	7,020,152	0.14
NORTH DIVISION	488,864	516,402	27,538	3,820,216	3,331,352	0.13
SOLID WASTE	2,620,174	2,679,787	59,613	17,309,927	14,689,753	0.15
MECHANICAL FLEET	768,552	940,949	172,397	6,239,651	5,471,099	0.12
TRANSIT	1,445,041	1,689,545	244,504	10,178,375	8,733,335	0.14
TOTAL PW EXPENDITURES	8,226,699	8,794,761	568,062	61,084,243	52,857,544	0.13

Signature:

Chief Engineer

Chief Financial Officer

Director of Engineering & Public Works

	Year to date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
Bylaw Revenue					
5112 Vendor Licenses	\$ 5,175	\$ 2,417	\$ 2,758	\$ 14,500	\$ 9,325
5113 Animal Licenses	620	1,333	(713)	8,000	7,380
5114 Taxi Licenses	6,725	4,167	2,558	25,000	18,275
5115 Vending Machine Licenses	-	167	(167)	1,000	1,000
5301 Parking Meter Revenue	38,520	41,667	(3,147)	250,000	211,480
Total Bylaw Revenue	\$ 51,040	\$ 49,750	\$ 1,290	\$ 298,500	\$ 247,460
Development / Planning Revenue					
5496 Mapping Sales	\$ -	\$ 83	\$ (83)	\$ 500	\$ 500
5495 Other Sales	3,128	833	2,295	5,000	1,872
5497 Lun Ammendment Fees	1,250	833	417	5,000	3,750
5101 Building Permits	83,207	41,667	41,541	250,000	166,793
5102 Subdivision Fees	8,100	6,667	1,433	40,000	31,900
Total Develop / Planning Rev	\$ 95,685	\$ 50,083	\$ 45,602	\$ 300,500	\$ 204,815
Total Bylaw / Dev / Planning Revenue	\$ 146,725	\$ 99,833	\$ 46,892	\$ 599,000	\$ 452,275

Departmental

Finance

Statement of Expenditures

Planning

Planning Department		Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES		306,363	346,318	39,955	2,000,946	1,694,583
6010 BENEFITS		83,993	87,051	3,058	502,961	418,968
6011 MISCELLANEOUS BENEFITS		(16,835)	(18,641)	(1,805)	(111,844)	(95,009)
6020 TRAINING/EDUCATION		1,702	3,417	1,714	20,500	18,798
6030 TRAVEL/CONFERENCES		14,742	14,742	-	44,500	29,758
6040 PROFESSIONAL MEMBERSHIP/DUES & FEES		1,286	1,675	389	10,050	8,764
6050 OFFICE SUPPLIES		1,290	2,833	1,543	17,000	15,710
6060 OFFICE EQUIPMENT		1,357	4,117	2,760	24,700	23,343
6080 ADVERTISING		412	3,783	3,371	22,700	22,288
6110 TELEPHONE/FAX		2,621	3,167	545	19,000	16,379
6120 PUBL./SUBSCRIPTIONS		-	67	67	400	400
6130 COMPUTER HARDWARE		48	48	-	67,000	66,952
6140 COMPUTER SOFTWARE		-	-	-	15,500	15,500
6150 MEETING EXPENSES		7	700	693	7,200	7,193
6170 PROMOTION		561	562	-	30,000	29,439
7130 DEMOLITIONS		-	-	-	120,000	120,000
8000 OPERATIONAL EQUIPMENT		1,605	5,667	4,062	34,000	32,395
8010 OPERATIONAL MATERIALS/SUPPLIES		9	1,083	1,074	6,500	6,491
8090 UNIFORMS / CLOTHING		70	1,833	1,763	11,000	10,930
8100 PROFESSIONAL SERVICES		16,767	16,767	-	43,750	26,983
8110 CONTRACTS/AGREEMENTS		114,700	114,700	-	920,000	805,300
8130 LICENSES/PERMITS		-	-	-	106,020	106,020
8135 REGULATORY FEES		35,305	35,304	-	44,000	8,695
8150 GRANTS /SUBS TO ORG		94,584	94,584	-	540,000	445,416
Total expended to date		\$ 660,587	\$ 719,776	\$ 59,190	\$ 4,495,883	\$ 3,835,296

Departmental

Finance

	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 4808 Advertising Revenue	1,009	1,009	-	40,000	38,991
GL 5001 Ice Rentals	52,865	52,865	-	1,115,000	1,062,135
GL 5002 Public Skating	297	333	(36)	2,000	1,703
GL 5005 Gym Rental	-	-	-	-	-
GL 5006 Canteen Sales	113,575	113,575	-	864,500	750,925
GL 5010 Other Revenue	10,549	13,417	(2,867)	80,500	69,951
GL 5033 Program Equipment	300	300	-	30,000	29,700
GL 5034 Facility Rentals	90,716	78,333	12,383	470,000	379,284
Total Revenue To Date	\$ 269,312	\$ 259,832	\$ 9,480	\$ 2,602,000	\$ 2,332,688

Departmental

Finance

Facilities (C200 / Arenas)

Statement of Expenditures

May 31, 2025

	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	327,768	336,544	8,775	1,944,476	1,616,708
6010 BENEFITS	69,532	75,237	5,706	434,704	365,172
6020 TRAINING	-	1,167	1,167	7,000	7,000
6030 TRAVEL/CONFERENCES	1,608	1,608	-	9,000	7,392
6040 PROFESSIONAL MEMBERSHIP/	66	833	767	5,000	4,934
6050 OFFICE SUPPLIES	579	917	337	5,500	4,921
6060 OFFICE EQUIPMENT	-	333	333	2,000	2,000
6080 ADVERTISING	-	833	833	5,000	5,000
6110 TELEPHONE/FAX	4,961	5,375	414	32,250	27,289
6130 COMPUTER HARDWARE	-	833	833	5,000	5,000
6140 COMPUTER SOFTWARE	-	417	417	2,500	2,500
6150 MEETING EXPENSES	448	500	52	3,000	2,552
7000 HEAT	23,525	23,525	-	105,000	81,475
7010 ELECTRICAL	125,017	125,018	-	895,000	769,983
7020 WATER	29,226	29,226	-	74,500	45,274
7030 BLDG/FACILITY MAINT	31,276	31,275	-	125,000	93,724
7040 BLDG/FACILITY REPAIR	18,323	18,323	-	85,000	66,677
7080 PLANT MAINTENANCE	34,974	34,973	-	95,000	60,026
7110 SECURITY	30,456	23,500	(6,956)	141,000	110,544
7510 VEH/EQUIP REPAIRS	1,645	3,750	2,105	22,500	20,855
8000 OPERATIONAL EQUIPMENT	22,226	3,000	(19,226)	18,000	(4,226)
8010 OPERATIONAL MATERIALS/SUF	18,840	28,333	9,494	170,000	151,160
8050 COST OF SALES	58,252	58,252	-	431,000	372,748
8090 UNIFORMS/CLOTHING	266	2,250	1,984	18,500	18,234
8100 PROFESSIONAL SERVICE	10,559	417	(10,142)	2,500	(8,059)
8110 CONTRACTS/AGREEMENTS	4,327	19,167	16,137	115,000	110,673
Total expended to date	\$ 813,873	\$ 825,606	\$ 13,031	\$ 4,753,430	\$ 3,939,557

Departmental

Finance

**Parks and Grounds
Operations**

Statement of Expenditures

May 31, 2025

Parks & Grounds	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	263,368	316,229	52,861	1,827,100	1,563,732
6010 BENEFITS	59,411	78,967	19,557	456,256	396,845
6011 MISCELLANEOUS BENEFITS	1,200	417	(783)	2,500	1,300
6020 TRAINING/EDUCATION	1,558	1,667	109	10,000	8,442
6030 TRAVEL/CONFERENCES	-	1,667	1,667	10,000	10,000
6040 PROFESSIONAL MEMBERSHIP/DUES & FEES	-	33	33	200	200
6050 OFFICE SUPPLIES	-	200	200	1,200	1,200
6110 TELEPHONE/FAX	3,359	1,667	(1,693)	10,000	6,641
6130 COMPUTER HARDWARE	442	500	58	3,000	2,558
7000 HEAT	509	2,000	1,491	12,000	11,491
7010 ELECTRICAL	9,724	9,723	-	84,500	74,776
7020 WATER	1,285	1,284	-	38,750	37,465
7030 BUILDING/FACILITY MAINTENANCE	64	63	-	9,500	9,436
7110 SECURITY	-	-	-	10,200	10,200
7510 VEHICLE/EQUIPMENT REPAIRS	1,822	183	(1,638)	1,100	(722)
7530 VEHICLE/EQUIPMENT REPLACEMENT	-	-	-	100,000	100,000
7540 VEHICLE/EQUIPMENT RENTAL	-	-	-	25,000	25,000
8000 OPERATIONAL EQUIPMENT	4,505	7,500	2,995	45,000	40,495
8010 OPERATIONAL MATERIALS/SUPPLIES	73,050	73,050	-	400,000	326,950
8020 MAINTENANCE EQUIPMENT	13,369	13,369	-	65,000	51,631
8040 COMMUNICATION EQUIPMENT LINES	1,763	1,833	70	11,000	9,237
8080 STREET LIGHTS	1,212	1,212	-	50,000	48,788
8090 UNIFORMS/CLOTHING	2,061	2,167	106	13,000	10,939
8100 PROFESSIONAL SERVICES	8,460	833	(7,627)	5,000	(3,460)
8110 CONTRACTS/AGREEMENTS	70,864	70,864	-	420,000	349,136
Total expended to date	518,026	\$ 585,429	\$ 67,405	\$ 3,610,306	\$ 3,092,280

Departmental

Finance

Building Operations

Statement of Expenditures

May 31, 2025

	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
Buildings					
6000 WAGES/SALARIES	236,611	288,287	51,676	1,665,658	1,429,047
6010 BENEFITS	60,654	71,336	10,682	412,163	351,509
6020 TRAINING/EDUCATION	427	1,667	1,240	10,000	9,573
6030 TRAVEL/CONFERENCES	-	1,667	1,667	10,000	10,000
6050 OFFICE SUPPLIES	-	167	167	1,000	1,000
6060 OFFICE EQUIPMENT	1,023	667	(356)	4,000	2,977
6110 TELEPHONE/FAX	2,527	2,167	(360)	13,000	10,473
6130 COMPUTER HARDWARE	-	-	-	3,000	3,000
6140 COMPUTER SOFTWARE	-	-	-	6,500	6,500
6150 MEETING EXPENSE	-	42	42	250	250
7000 HEAT	20,254	21,667	1,412	130,000	109,746
7010 ELECTRICAL	98,202	98,202	-	589,210	577,907
7020 WATER	10,432	10,432	-	56,575	46,143
7030 BLDG/FACILITY MAINT	612	611	-	42,500	41,888
7060 BLDG/FACILITY RENOV	19,969	19,969	-	100,000	80,031
7070 BLDG/FACILITY RENTAL	39,110	38,333	(777)	230,000	190,890
7080 PLANT MAINTENANCE	6,868	6,868	-	15,000	8,132
7100 MAINT. TOOLS/EQUIP	165	583	418	3,500	3,335
7110 SECURITY	10,222	9,583	(638)	57,500	51,956
7120 PROPERTY TAXES	13,927	13,928	-	28,000	14,073
7540 VEH/EQUIP RENTAL	396	1,167	771	7,000	6,604
8000 OPERATIONAL EQUIP	-	417	417	2,500	2,500
8010 OPERATIONAL MATERIALS/SUPPLIES	40,394	40,394	-	121,350	80,956
8020 MAINTENANCE EQUIP	-	333	333	2,000	2,000
8040 COMM EQUIP LINES (GPS)	738	733	(5)	4,400	3,662
8090 UNIFORMS/CLOTHING	335	1,333	998	8,000	7,665
8100 PROFESSIONAL SERVICES	25,568	25,568	-	100,000	74,432
8110 CONTRACTS/AGREEMENTS	17,821	17,821	-	253,700	235,879
8130 LICENSES/PERMITS	-	167	167	1,000	1,000
8150 GRANTS/SUBS TO ORG	10,000	10,000	-	60,000	50,000
Total expended to date	\$ 616,253	\$ 684,107	\$ 67,853	\$ 3,937,806	\$ 3,413,130

Departmental

Finance

Recreation /
Cultural Services

Statement of Revenue

May 31, 2025

Recreation/Cultural Services	Year to date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
5031 PROGRAM REVENUE	5,000	5,000	-	30,000	25,000
5034 FACILITY RENTALS	-	1,250	(1,250)	7,500	7,500
Total Revenue To Date	\$ 5,000	\$ 6,250	\$ (1,250)	\$ 37,500	\$ 32,500

Departmental	Finance
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Recreation Cultural Services

Statement of Expenditures

May 31, 2025

Recreation/Cultural Services	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 6000, 6010, & 6011 Wages & Benefits Including Summer Students	196,157	244,285	48,128	1,377,966	1,181,809
6020 TRAINING/EDUCATION	-	2,667	2,667	16,000	16,000
6030 TRAVEL/CONFERENCES	1,943	4,167	2,224	25,000	23,057
6040 PROFESSIONAL MEMBERSHIP/DU	358	667	308	4,000	3,642
6050 OFFICE SUPPLIES	390	1,000	610	6,000	5,610
6060 OFFICE EQUIPMENT	1,378	1,378	-	8,000	6,622
6080 ADVERTISING	25,406	25,406	-	70,000	44,594
6110 TELEPHONE/FAX	1,094	1,500	406	9,000	7,906
6120 PUBLICATIONS/SUBSCRIPTIONS	367	33	(333)	200	(167)
6130 COMPUTER HARDWARE	-	-	-	7,000	7,000
7070 BUILDING/FACILITY RENTAL	7,984	8,333	349	46,000	38,016
8000 OPERATIONAL EQUIPMENT	8,953	8,953	-	180,000	171,047
8025 COMMUNITY EVENTS	23,780	23,780	-	340,000	316,220
8150 GRANTS/SUBSIDIES TO ORGANIZ/	20,000	20,000	-	20,000	-
8160 SUSTAINABILITY EVENTS	91,500	91,500	-	356,562	265,062
8170 SUSTAINABILITY	64,051	64,051	-	500,500	436,449
Total expended to date	\$ 443,362	\$ 497,720	\$ 54,358	\$ 2,966,228	\$ 2,522,866

Departmental

Finance

Cape Breton Regional Municipality Water Utility
Statement of Operations - period ending May 31, 2025

Revenue		Notes	Actual May 31, 2025	Budget May 31, 2025	Variance May 31, 2025	Total Annual Budget 2025-26
Operating:						
	Metered Sales	1	3,360,138	3,469,383	(109,245)	20,816,295
	Public Fire Protection		1,179,399	1,179,993	(594)	7,079,957
	Interest on Overdue Accounts	2	88,089	58,333	30,756	350,000
	Other Operating Revenue		6,950	11,000	(4,050)	66,000
Total Operating Revenue			4,635,575	4,718,709	(83,134)	28,312,252
Expenditures						
Operating Expenses						
	Source of Supply	1	43,889	97,898	54,009	587,388
	Power and Pumping	1	128,594	349,157	220,563	2,094,945
	Water Treatment	1	714,014	919,129	205,115	5,514,775
	Transmission & Distribution	1	783,099	894,725	111,626	5,368,351
	Administration & General	3	584,424	699,979	115,556	4,199,876
	Depreciation		705,978	705,978	-	4,235,865
	Taxes		-	350,441	350,441	2,102,645
Total Operating Expenses			2,959,997	4,017,307	1,057,310	24,103,844
Operating Profit/(Loss)			1,675,578	701,401	974,177	4,208,408

**Cape Breton Regional Municipality Water Utility
Statement of Operations - period ending May 31, 2025**

	Actual May 31, 2025	Budget May 31, 2025	Variance May 31, 2025	Total Annual Budget 2025-26
Non Operating Revenue				
Debt Charge Income	-	-	-	-
Interest Income	-	-	-	-
Amortization of Deferred Capital contribution	-	-	-	-
Total Non Operating Revenue	-	-	-	-
Non Operating Expenses				
Short term interest charges	-	25,000	-	150,000
Debt Charges				
Principal	146,773	146,773	-	3,043,196
Interest (Interest on Debentures)	16,064	16,064	-	898,001
Amortization of Debt Discount	-	-	-	-
Capital Expenditures out of operations	-	33,333	33,333	200,000
Total Non Operating Expenses	162,837	221,170	58,334	4,291,197
Non- Operating Profit/(Loss)	(162,837)	(221,170)	58,334	(4,291,197)
TOTAL UTILITY REVENUES (OPERATING & NON-OPERATING)	4,635,575	4,718,709	(83,134)	28,312,252
TOTAL UTILITY EXPENSES (OPERATING & NON-OPERATING)	3,122,834	4,238,478	1,115,644	28,395,041
CBRM WATER UTILITY PROFIT/(LOSS)	1,512,741	480,231	1,032,510	(82,789)

Prepared by Issa A. Adekunle

Review by Jennifer Campbell

Date July 10, 2025



Cape Breton Regional Fire Chiefs' Association



June 23, 2025

Dear Mayor Clarke and CBRM Councillors,

At the June 3 2025 COTW meeting, during the Fire and Emergency Services discussion item, it was raised about CBRM Councillors attending regular meetings of the CBRFCA. As I indicated at the June 3 meeting, I would bring this suggestion to the CBRFCA membership for their consideration.

At the June 19 2025 meeting of the CBRFCA it was agreed unanimously that an invitation be extended to Mayor and Councillors to attend our regular meetings. The point was brought up that Mayor and Councillors have busy schedules so there should not be an expectation that they attend, but we do want to extend an open invitation to all of you regardless of the location of our meeting; meaning you are invited to attend our regular meetings beyond those meetings being held in the district that you represent.

Our next regular meeting is on September 18 2025 at the Marion Bridge Fire Station. We will provide you with date and location for the following meeting once it is decided.

Best wishes for a safe and relaxing summer.

Sincerely,

A black rectangular box redacting the signature of Rod Beresford.

Rod Beresford, Chairperson



*Office of Christa Dicks
Municipal Clerk*

320 Esplanade
Sydney, Nova Scotia B1P
7B9
Tel: 902-563-5010
email: clerksoffice@cbrm.ns.ca
www.cbrm.ns.ca

May 28, 2025

Mr. Chris Forbes
Deputy Minister of Finance
Government of Canada
90 Elgin Street
Ottawa, ON K1A 0G5

Ms. Kelliann Dean
Deputy Minister of the Department of Finance and Treasury Board
Province of Nova Scotia
1723 Hollis Street
Halifax, NS B3J 1V9

**Subject: Federal-Provincial Equalization Transfer Payments in Cape Breton
Regional Municipality**

Dear Deputy Minister Forbes and Deputy Minister Dean:

On behalf of the Cape Breton Regional Municipality, please accept this letter as an expression of concern regarding the current structure and distribution of federal-provincial equalization funding, and its ongoing impacts on communities.

At a recent meeting of the Cape Breton Regional Municipal Council, the topic of federal-provincial transfer payments was discussed in depth with a presentation from concerned community members. A motion was passed directing that a formal letter be sent to both the Provincial and Federal governments to express concerns regarding the current structure and distribution of funding, and its ongoing impact on the Cape Breton Regional Municipality (CBRM).

There were concerns about the inadequacy and equity of federal-provincial transfer payments, particularly in light of rising costs of service delivery, constrained municipal revenue sources, and the increasing financial pressures being placed on property taxpayers within the region.

We request that municipal voices, especially those from communities like CBRM with external challenges, be meaningfully included in discussions about transfer funding distribution to ensure it supports sustainable, equitable service delivery for all residents of the province. We appreciate your attention to this matter.

Yours sincerely,

Christa Dicks
Municipal Clerk

cc:
Mayor Cecil P. Clarke
Demetri Kachafanas, K.C., CAO
CBRM Council



**Finance and Treasury Board
Office of the Minister**

PO Box 187, Halifax, Nova Scotia, Canada B3J 2N3 • Telephone 902-424-5720 • FinanceMinister@novascotia.ca

PNS#: PNS-55799-X2B1F0

July 7, 2025

Christa Dicks
Cape Breton Regional Municipality
Email: clerksoffice@cbrm.ns.ca

Dear Christa Dicks:

RE: CBRM Correspondence Regarding Federal-Provincial Equalization Payments

Thank you for your correspondence dated May 29, 2025 concerning Federal-Provincial Equalization payments.

Nova Scotia spends any equalization payment according to priorities in areas such as health care, education, social assistance, roads, highways and infrastructure. The funds are spent across the province.

Further details of government spending may be found in the Public Accounts for the Province released annually for the preceding fiscal year (website: <https://beta.novascotia.ca/public-accounts>).

We appreciate your feedback and will take it into consideration.

Yours sincerely,



Honourable John Lohr
Minister of Finance and Treasury Board

c. Chris Forbes, Deputy Minister of Finance Government of Canada

June 11, 2025

Mayor Cecil Clarke and Members of Council
Cape Breton Regional Municipality
320 Esplanade
Sydney, NS B1P 7B9

Dear Mayor Clarke and Council,

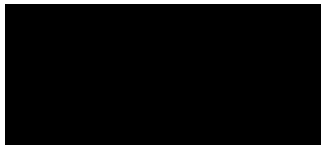
On behalf of Richmond County Council and our residents, I would like to extend our sincere thanks to the Cape Breton Regional Municipality for your support during the recent fire event in the community of Framboise.

Your willingness to assist during a time of need is deeply appreciated. The response from your municipality was timely, professional, and a clear reflection of the strong relationship between our neighbouring communities. Residents have expressed their gratitude and appreciation for the help received, and we are proud to work alongside partners who share a commitment to mutual aid and public safety.

We would also like to acknowledge and thank the four fire departments from within CBRM that generously donated air supply packs to support our local departments. That kind of tangible support makes a real difference and speaks volumes about the strength of cooperation across municipal boundaries.

Thank you again for standing with us.

Sincerely,



Lois Landry, Warden
Municipality of the County of Richmond

cc: Councillors, Municipality of the County of Richmond
Troy MacCulloch, CAO, Municipality of the County of Richmond



CAPE BRETON REGIONAL MUNICIPALITY
OFFICE of the MAYOR

June 12, 2025

Warden Lois Landry
Municipality of the County
of Richmond
2357 Highway 206
Arichat, NS BOE 1A0
Email: lois.landry@richmondcounty.ca

Dear Warden Landry:

Thank you for your thoughtful and considerate letter. I will be sharing it with Council as well as our Fire and Emergency Management team. Please be assured of our continued support, collaboration, and cooperation.

Warm and kind regards,



Cecil P. Clarke
Mayor

CPC/tfd

c: CBRM Council
Chief Mark Bettens, Fire & Emerg. Services

From: Bearnese, Lindsey
Sent: June 10, 2025 2:13 PM
Subject: Tick Awareness Educational Campaign

Good afternoon,

As part of NSH-Public Health's commitment to sharing current information regarding tick and Lyme awareness, we prepare educational material to share with our municipal partners.

Attached is a Tick Awareness letter and Tick Campaign poster that can be use throughout your municipality to help increase knowledge and awareness regarding the risk of tick-borne illness within the Eastern Zone of Nova Scotia.

Enjoy the summer months to come,

Lindsey



Lindsey Bearnese, MPH, BHSc, BSc, CPHI.C (She/her/hers)

Manager, Health Protection

Public Health, Eastern Zone

Nova Scotia Health operates in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People.

June 10, 2025

RE: Enjoy the outdoors – and be tick aware!

Dear Municipal Partner,

Summer and fall in Nova Scotia are wonderful seasons where people spend countless hours outdoors at the many beautiful beaches, trails, parks, and wooded areas across our province. As we take in these natural riches we should also be mindful of the presence of ticks. These small insects – sometimes as small as the period at the end of this sentence – are found across Nova Scotia and can cause tick-borne diseases, including Lyme disease, Babesiosis, anaplasmosis among other tick-borne illnesses.

We ask that you please help us promote tick safety and the prevention of tick-borne diseases, by spreading the word in your communities. **We would appreciate if you could share this letter along with the attached poster to municipal staff, community groups and recreation programs (including for distribution to staff and parents of children in summer camps).**

Here are some **steps that people can take to protect themselves**, especially in grassy, wooded, or shrub-covered areas:

- Apply insect repellents containing DEET or Icaridin to exposed skin and clothes. Follow directions on the package carefully. Infants under the age of six months should not use these products. Please visit [Personal Insect repellents - Canada.ca](https://www.canada.ca/en/health-canada/services/insect-repellents.html) for specific instructions.
- Wear light colored, long-sleeved shirts and pants, closed-toed shoes, and tuck shirts into pants and pant legs into socks.
- Keep lawns mowed short.
- Put playground equipment in sunny, dry places away from wooded areas, yard edges, and trees.
- Check your whole body for ticks when possible (especially armpits, ears, knees, hair, groin) and take a bath or shower within two hours of coming indoors. This makes it easier to find ticks and washes away loose ones.
- Clothing is available that is treated with Permethrin (a chemical repellent) and can protect against ticks and mosquitoes for those 16 years of age and older. This clothing is not approved for those under 16 years of age in Canada.

What do I do if I find a tick on me/my child?

If you find a tick on your body, remove it as soon as possible to lessen the risks of infection. Here's how to remove them safely:

- Carefully grasp the tick with tweezers as close to the skin as possible.
- Gently and slowly pull the tick straight out. Don't jerk, twist or squeeze it.
- Clean and disinfect the site with soap and water, rubbing alcohol or hydrogen peroxide.
- To dispose of a tick, place it in a sealed plastic bag and either drown it in rubbing alcohol or freeze it for several days. Don't crush ticks with exposed fingers. Once dead, throw the bagged tick in the garbage.
- Do NOT burn, squeeze, or coax a tick's mouthparts from your skin using other methods.

eTick.ca is a free service that can identify the type of tick usually within 24 hours. Though Lyme and other tick-borne diseases in Nova Scotia are transmitted by the blacklegged (deer) tick, not all black-legged ticks carry disease and not all blacklegged ticks have black legs.

Blacklegged ticks that are attached to someone's skin for at least 36-48 hours pose the highest risk of transmitting the bacteria that cause Lyme disease. **One of the earliest and most common symptoms of Lyme disease is a rash that's often shaped like a bull's-eye that occurs at the same site as the tick bite.** Other symptoms of Lyme disease may include fever, fatigue, muscle aches, joint pain, headaches and occasionally irregular heartbeat, facial paralysis, weakness, confusion, and seizures. Symptoms of other tick-borne diseases can include those listed above for Lyme disease, as well as abdominal pain, vomiting, and/or jaundice. Some people with tick-borne diseases do not recall a tick bite. If you've been exploring outdoors, especially in wooded areas, forests or areas where tall grasses and/or shrubs are present, or have found a tick on your body, and show these symptoms, see a healthcare provider. Symptoms for tick-borne diseases typically appear within a few days to up to five weeks after you have been bitten.

There is no vaccine for tick borne diseases in Canada, however, there are antibiotics for the tick-borne diseases that are known to be in Nova Scotia. If a tick has been attached and there are signs that it has been there for more than 36 hours (the tick is swollen, or you believe it has been attached for at least 36 hours) you may be eligible for antibiotics to prevent Lyme disease. You can visit a pharmacist, or a physician or nurse practitioner, to see if you need antibiotics.

How to keep your pets safe

While dogs and cats cannot directly transmit Lyme disease to people, a tick may enter your home on your pet's back and move on to bite a human. It is important to follow precautions for them too!

- Use veterinarian-recommended tick and flea preventatives for dogs and cats, especially during peak tick season (spring through fall). Not all products are safe for all species or ages—consult your vet for the most appropriate option.
- Check your pets for ticks daily after they've been outdoors—especially around the ears, neck, under the collar, and between the toes.
- Avoid letting pets roam through tall grasses or wooded areas where ticks are more likely to be found.
- Keep pet resting areas clean and inspect pet bedding regularly, especially if they spend time outdoors.

For more information on tick-borne diseases, please visit: <https://novascotia.ca/DHW/CDPC/lyme.asp>

Thank you again for supporting efforts to make our communities aware of how they can practice tick safety.

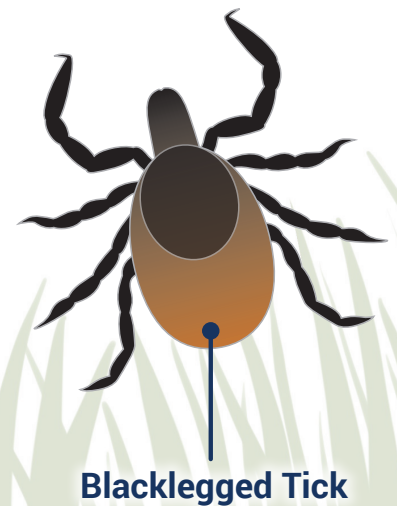
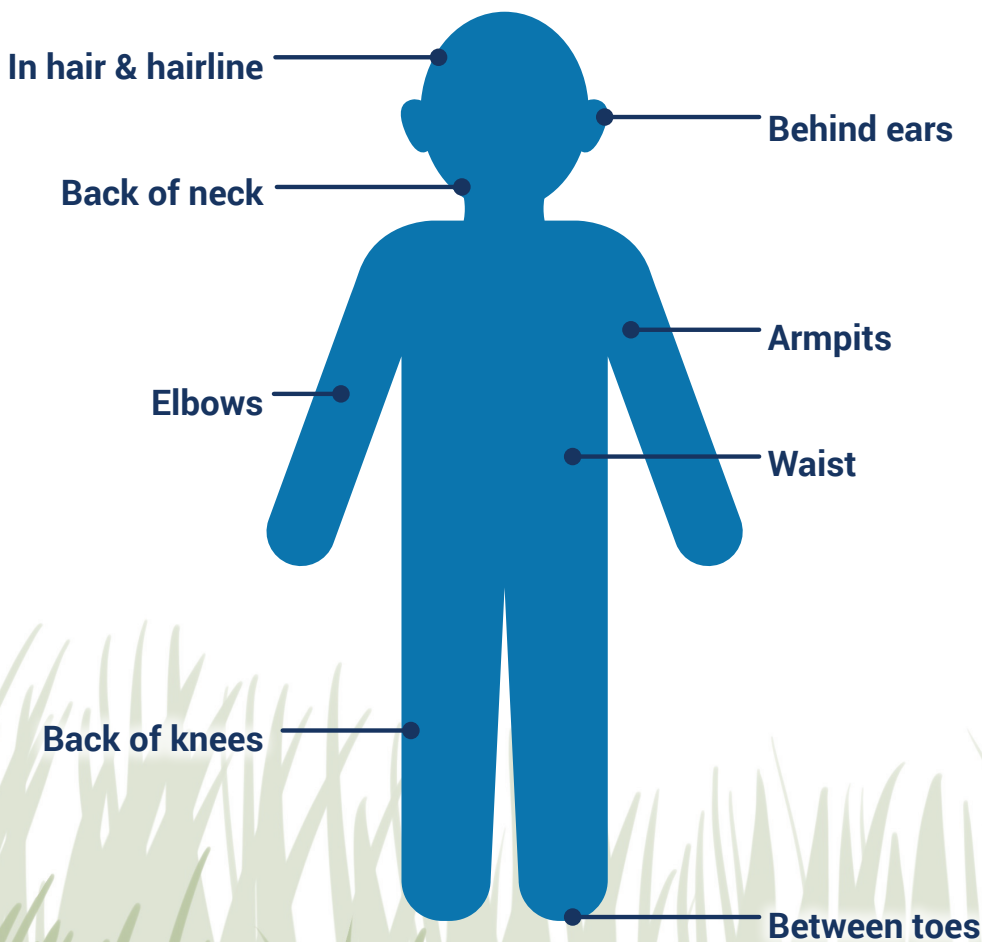


Dr. Ryan Sommers, MD CCFP FRCPC(PHPM)
Senior Regional Medical Officer of Health & Senior Medical Director, Population and Public Health
Nova Scotia Health

Practise Tick Safety

There are several kinds of ticks in the province but only the blacklegged tick can pass on bacteria that causes tick-borne illnesses like Lyme disease.

Always do a thorough tick-check after spending time outdoors.



Be tick aware.

Visit NovaScotia.ca/TickSafety for tips on how to protect yourself and your loved ones.



From: Tynette Deveau
Sent: June 12, 2025 1:52 PM
Subject: NS physicians warning on uranium exploration and mining

Greetings Municipal leaders,

On behalf of Nova Scotia physicians representing the Canadian Association of Physicians for the Environment in the province, I'm sharing a [letter](#) we sent to Premier Tim Houston yesterday warning of the very serious health risks associated with uranium exploration and mining in the province. We also shared the letter with key cabinet members.

We have prepared two factsheets to assist policymakers—as well as members of the public— understand the issues:

[The health risks of uranium exploration and mining in Nova Scotia](#)

[“Safe uranium mining?” Nova Scotia physicians respond to industry claims](#)

We invite you to review this information and share it with your constituents. We would be pleased to speak with you and your council to answer any questions you may have.

Thank you,

Tynette

p.s. PDF copies of the letter and factsheets are also attached.

--

Tynette Deveau

Regional Program Manager & Atlantic Coordinator |

Gestionnaire des comités régionaux & coordonnatrice du Canada Atlantique

www.cape.ca (Kjipuktuk | Halifax)



I live and work in Kjipuktuk (Halifax), on Mi'kma'ki territory, which is covered by the treaties of peace and friendship, guaranteeing the rights of Mi'kmaq to fish, hunt, and trade in perpetuity. These treaties are part of the Canadian Constitution and remain binding today. We are all treaty people.

June 11, 2025

The Honorable Tim Houston
Premier of Nova Scotia
7th Floor, One Government Place
1700 Granville Street
Halifax, NS B3J 1X5
premier@novascotia.ca

RE: The many human health risks of uranium exposure, exploration, and mining

Dear Premier Houston,

As a follow-up to our February 19, 2025 letter, we are writing again on behalf of the Nova Scotia committee of the Canadian Association of Physicians for the Environment (CAPE) to implore you to urgently reinstate the Uranium Exploration and Mining Prohibition Act repealed by Bill 6 in March of this year.

CAPE is a non-partisan, physician-led organization concerned with the health of Nova Scotians. There is clear evidence that uranium exploration, mining, processing, and the resulting waste create significant and long-lasting damage to human health.

Since March, your government has issued requests for proposals to promote uranium exploration in three rural areas of Nova Scotia. This opens the province to serious health and environmental harms posed by uranium exploration and mining. These dangers were clearly documented four decades ago by the McCleave Commission of Inquiry on Uranium,¹ and reiterated in 2008 by expert witnesses who provided evidence for the 2009 legislation prohibiting uranium exploration and mining.²

The physics of uranium have not changed in the intervening years, nor have the health risks that are posed when it is disturbed.

The ban on uranium exploration and mining was not “lazy public policy.” Rather, it was wise, cost-saving, well-studied, and critically important public health policy. We are deeply concerned that it was overturned without proper consultation with healthcare experts. As physicians and healthcare providers, it is our duty to call your attention to the health dangers this decision has unleashed.

¹ <https://novascotia.ca/natr/meb/pdf/ofr612.asp>

² https://nslegislature.ca/sites/default/files/legc/bills/61st_1st/3rd_read/b039.htm

Uranium is a heavy metal that poses health dangers because it is chemically toxic, and also because it is radioactive, its decay by-products even more so.

Uranium exploration, mining, and processing are associated with a wide range of adverse human health problems. These are most pronounced among workers in the industry who are directly exposed to uranium and its by-products, but they also affect the general population exposed through water- or airborne contaminants mobilized or released from these activities.

Peer-reviewed studies from around the world confirm that mining and contaminated groundwater, which mining can exacerbate, are the primary sources of uranium contamination exposure.³

Uranium exposure can cause kidney failure, diminished bone growth, organ and genetic damage, infertility, birth defects, and increased infant mortality. Because it is radioactive, it is also linked to lung cancer, along with several other kinds of cancer.⁴ Radiation disproportionately harms children and females, and uranium exposure is particularly dangerous during pregnancy.

Please refer to CAPE's accompanying fact sheet on health risks of uranium for more detailed information from peer-reviewed scientific and independent medical/expert sources.

Proponents of uranium mining claim – falsely – that we need to mine uranium for medical isotopes used in diagnostic tests. These days, medical isotopes are produced in research reactors that don't require uranium, and are most safely made in devices called cyclotrons.

The proponents fail to mention that the tailings and waste from uranium mines, estimated to remain radioactive for 100,000 years, need to be contained and cared for in perpetuity.

There are only two uranium mines in operation in Canada. Both are in Saskatchewan. Proponents of uranium mining in Nova Scotia claim that Saskatchewan shows us it can be done "safely and environmentally responsibly."⁵ These claims are not supported by Health Canada or Environment and Climate Change Canada.

The Saskatchewan context is not like Nova Scotia's. Saskatchewan is nearly 12 times the size of Nova Scotia, with a population density of just two people per square kilometre (km²).⁶ The Saskatchewan mines are located more than 600 km from any towns or cities.⁷ Nova Scotia, by

³ <https://www.sciencedirect.com/science/article/pii/S0160412020320626>

⁴ <https://link.springer.com/article/10.1007/s10552-010-9669-4>

⁵ <https://tmans.ca/images/End%20the%20Uranium%20Ban%20Report%202025.pdf>

⁶ <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=9810000101>

⁷ <https://www.cnsccs.gc.ca/eng/uranium/mines-and-mills/#OperatingUraniumMinesandMills>

contrast, is the second most densely populated province in Canada, with 18.4 persons per km². Uranium mines in Nova Scotia would be situated much closer to towns and within rural communities.

Furthermore, Nova Scotia's average annual precipitation is more than three times that in northern Saskatchewan.⁸ This is especially important to know as uranium is highly soluble in water, making exploration and mining riskier in areas with high precipitation.

Nova Scotia's Department of Natural Resources (DNR) has published detailed maps⁹ showing uranium deposits and an interactive map¹⁰ of uranium risks to well water in the province. In 2020, DNR published an extensive review of private well contaminants, including uranium.¹¹ They noted that about 42% of Nova Scotians depend on private wells, and that up to 6.5% of them (25,100 people) already have dangerous levels of uranium in their well water, the ingestion of which can cause kidney disease,¹² and other serious health issues.

In 2018, DNR scientists reported on 40 years of activities related to uranium in well water in the province.¹³ Crucially, DNR scientists observed that the way we use land can introduce changes to groundwater flow and chemistry, which can mobilize uranium stored in the aquifer. Drilling or mining increases exposure of water to potential contamination.¹⁴ Uranium exploration can also be very disruptive and contribute to these risks.

The U.S. state of Virginia, which like Nova Scotia has known deposits of uranium, banned its exploration and mining in 1982, because of the health and environmental risks associated with these activities. Virginia's uranium ban withstood a challenge in the U.S. Supreme Court in 2019. Uranium exploration and mining are not permitted in British Columbia and Quebec, and in many other countries.¹⁵

As physicians and healthcare professionals whose priority is human health, we ask you and your government to look to these examples, and to the medical and scientific research on uranium contamination.

⁸ <https://www150.statcan.gc.ca/n1/pub/38-20-0001/2021001/I03-eng.htm>

⁹ https://www.researchgate.net/publication/338867646_A_Uranium_in_Well_Water_Risk_Map_for_Nova_Scotia_Based_on_Observed_Uranium_Concentrations_in_Bedrock_Aquifers

¹⁰ https://fletcher.novascotia.ca/DNRViewer/index.html?viewer=Uranium_Risk

¹¹ https://novascotia.ca/natr/meb/data/pubs/20ofr04/ofr_me_2020-004.pdf

¹² <https://ehp.niehs.nih.gov/doi/abs/10.1289/ehp.02110337>

¹³ https://novascotia.ca/natr/meb/data/pubs/18ofr06/ofr_me_2018-006.pdf

¹⁴ <https://pmc.ncbi.nlm.nih.gov/articles/PMC3653646/>

¹⁵ <https://www.wise-uranium.org/uregmr.html>



When you campaigned for re-election in the fall of 2024, you did so on a platform of making the province more “livable,” promising to improve healthcare. Mining uranium is not improving healthcare; it is imperiling it. Uranium exploration and mining will have immediate and long-term negative impacts on the health of Nova Scotians, disproportionately affecting those living in rural areas where the activities are being carried out. Women and young children, including the unborn, face the greatest health risk among the nearby populations.

Uranium mining will add yet more strain on the province’s overburdened healthcare system, particularly as it grapples with an influx of rare cancers and diseases associated with uranium contamination. We can reasonably foresee that this will significantly add to health care costs, and just as importantly, make it harder to attract and retain physicians and nurses to work in the province; healthcare providers will understandably be concerned about the effects of uranium contamination on their own health and the health of their families.

Along with our duty to act in the best interests of our patients, we recognize that as Nova Scotians, we are all treaty people, bound by the Treaties of Peace and Friendship. We are in solidarity with the Assembly of Nova Scotia Mi’kmaw Chiefs, who wrote to you on March 4, saying, “It is unacceptable that the government is fast-tracking the extraction of natural resources that will permanently devalue and damage our unceded lands and adversely impact the exercise of our section 35 rights.”¹⁶

CAPE is a non-partisan, physician-led organization with over 36,000 supporters across the country. It plays a unique role at the intersection of health and the environment, bringing an evidence-based perspective delivered by the trusted voices of doctors, other health professionals, and researchers to support community and planetary health and enhance equity. CAPE Nova Scotia represents more than 100 physicians and other healthcare providers across the province.

We are requesting an opportunity to meet with you as soon as possible to further discuss the dangerous health implications of uranium exploration and mining in Nova Scotia.

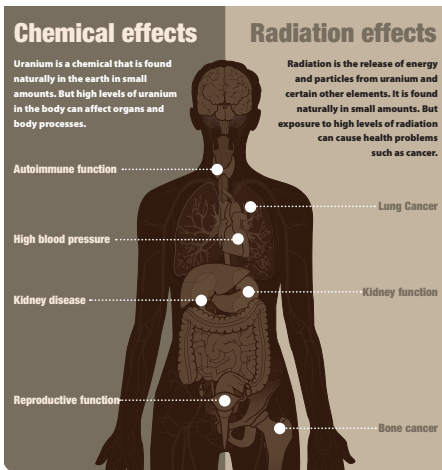
Sincerely,

Laurette Geldenhuys, MBBCH FFPATH MMED FRCPC MAEd
on behalf of CAPE Nova Scotia, ns@cape.ca

¹⁶ https://www.facebook.com/story.php?story_fbid=960202099620709&id=100068927840682



c.c. Honourable Tory Rushton, Minister of Natural Resources
Honourable Tim Halman, Minister of the Environment and Climate Change
Honourable Michelle Thompson, Minister of Health and Wellness
Honourable Trevor Boudreau, Minister of Energy
Karen Gatien, Deputy Minister of Natural Resources, Deputy Minister of Energy
Honourable Kent Smith, Minister of Fisheries and Aquaculture
Honourable Greg Morrow, Minister of Agriculture
Honourable Becky Druhan, Attorney General and Minister responsible for the Office of Equity and Anti-Racism
Honourable Twila Grosse, Minister of African Nova Scotian Affairs
Honourable Dave Ritcey, Minister of Communities, Culture, Tourism and Heritage
Honourable Nolan Young, Minister of Labour, Skills, and Immigration
Honourable Leah Martin, Minister responsible for L'nu Affairs
Claudia Chender, Leader of the Opposition
Derek Mombourquette, Leader of the Liberal Party
Janice Zinck, Executive Director of Geoscience and Mines
Kim Doane, Executive Director of Energy Resource Development



The Health Risks of Uranium Exploration and Mining in Nova Scotia

Your Health: Uranium and Radiation on the Navajo Nation, EPA

JUNE 10, 2025

URANIUM IS UNLIKE other minerals mined in Nova Scotia. It is a heavy metal that is both chemically toxic and radioactive, decaying over time to produce other materials that are even more toxic and radioactive. This includes the carcinogenic, but colourless, tasteless and odourless gas radon, emitted by uranium deposits. Radon gas can travel hundreds of kilometres in the air, emitting radioactive particles as it moves.

Radon can also collect in homes, and in Nova Scotia, it is responsible for more than 100 deaths a year.¹ According to Health Canada, radon is the number one cause of lung cancer in non-smokers.² For this reason, the Nova Scotia government has developed a [radon-risk map](#),³ and radon detectors can be borrowed from provincial libraries. Canada's standards for acceptable radon gas limits in homes is (200 Bq/m³),⁴ which is twice the limit recommended by the World Health Organization 100 Bq/m³,⁵ and even more lax than that of the United States (150 Bq/m³).⁶

The radon decay chain continues to produce new radioactive products that can enter water, crops, trees, soil, animals, and humans.⁷ People are exposed by drinking contaminated water, inhaling airborne uranium particles, and ingesting contaminated food, and increased levels of radiation in the environment.

Even exploration of uranium deposits can release harmful radon gas into the environment and mobilize uranium that is highly soluble, contaminating well water.

Suggesting, as industry proponents do,⁸ that mining the uranium that underlies so much of Nova Scotia would reduce these risks, is inconsistent with the evidence. In fact, mining would unearth not only uranium but also many of its extremely toxic, radioactive by-products.⁹

The best way to protect Nova Scotians from uranium and radon exposure is for the provincial government to focus on, and even expand and strengthen, its existing programs of public awareness, testing, and mitigation measures.^{10 11}

The safest place for uranium is underground in undisturbed, stable deposits.¹²

The Health Risks

Physicians increasingly oppose uranium mining because of its potential to cause a wide range of adverse health effects from uranium exposure.^{13 14} These health effects include:¹⁵

- Kidney failure¹⁶
- DNA damage
- Infertility
- Damage to the brain, lungs, liver, kidneys and bones
- Damage to the immune system
- Cancers, most commonly lung cancer, but also leukaemia and tumours of the lung, breast, thyroid, bone, digestive organs, and skin, which are linked with radiation exposure¹⁷
- Premature aging and decreased life expectancy¹⁸

Higher risks for children and females

The health effects of radiation from radioactive materials—particularly cancer—need to be studied over long periods. Studies of nuclear bomb survivors show that gender and age matter greatly when it comes to survival rates.¹⁹ Those exposed as small children were most likely to suffer cancer later in life, with girls twice as susceptible as boys. Adult women exposed to the radiation suffered 50% more cancer than adult males.

Uranium exploration and mining threaten to increase radiation exposure, which could disproportionately endanger the health of women and children.²⁰ Uranium and radiation exposure are particularly risky during pregnancy, linked to many health issues, including:

- Birth defects, including those of the brain and spine^{21 22 23}
- Low birth weight and premature births, with complications for mothers and babies²⁴
- Increased infant mortality²⁵

Health risks in surrounding communities

Uranium mining can devastate surrounding communities through widespread contamination of water sources and wildlife, with Indigenous Peoples and rural populations bearing the heaviest burden. Radioactive and toxic pollutants from mines seep into groundwater and surface water, with studies showing fish in mining-affected waters containing heavy metal concentrations up to 43 times higher than normal levels.²⁶ The “caribou connection” represents one of the most serious threats to community health,²⁷ as airborne radionuclides concentrate in lichens eaten by caribou, which are then consumed by people—potentially increasing cancer risk to six cases per 1,000 individuals, far exceeding acceptable risk standards.²⁸

Indigenous communities face dual threats as mining operations disrupt traditional hunting, fishing, and gathering activities while simultaneously contaminating the land and water they depend on for physical, cultural, and spiritual wellbeing.²⁹ Rural communities relying on local wells and water sources have little protection against the perpetual threat of contamination, as uranium tailings require monitoring “essentially forever” to prevent release of contaminants. These

environmental injustices are compounded by the historical exclusion of affected communities from mining development decisions, leaving them with generations of health consequences while receiving minimal economic benefits.

In situ recovery mining, also known as in situ leaching, involves injecting a chemical solution into underground uranium deposits to dissolve the mineral, which is then pumped to the surface. While this method leaves less waste rock and tailings than open pit or underground mining, it poses serious environmental risks. Chief among them is the potential for groundwater contamination and its associated health risks, particularly for nearby populations.^{30 31}

The long-term health costs

Before the government of Nova Scotia ended the legislated ban on uranium exploration and mining, it did not undertake any studies to examine the potential human health and environmental costs. The health costs—including increased healthcare burden and lost productivity—could far outweigh any economic gains.³²

Uranium mining leaves toxic legacies of radioactive tailings and waste rock³³ and contaminated groundwater, which have to be dealt with and monitored in perpetuity, long after the mine closes. Future generations will be saddled with the inestimably high health and environmental costs of today’s uranium exploration and mining. ♦



Scan for a digital edition of this document, which includes all citations

For more information contact:

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CAPE Nova Scotia
Canadian Association
of Physicians
for the Environment

CAPE is a non-partisan, physician-led organization with over 36,000 supporters across the country. It brings an evidence-based approach to issues intersecting health, the environment, and justice. CAPE Nova Scotia represents more than 100 physicians and other healthcare providers across the province.

ENDNOTES

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- 2 [Radon: Is it in your home? Information for Health Professionals - Canada.ca](#)
- 3 [Potential for Radon in Indoor Air](#)
- 4 [Guide for radon measurements in homes - Canada.ca](#)
- 5 [More countries act against exposure to radon and associated cancer risks, WHO](#)
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- 7 [Uranium mining and health - PMC](#)
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- 29 [Wollaston Lake: The Uranium Mining Industry and the Perceptions of Health Risks](#)
- 30 [Contamination Risks Associated with In situ-Recovery Mining for Uranium – Debating Science](#)
- 31 [An evaluation of health risk to the public as a consequence of in situ uranium mining in Wyoming, USA - PubMed](#)
- 32 [Bill 6 submission-Dr. Laurette Geldenhuys, CAPE NS and Bill 6 submission-Dr. Nancy Covington, CAPE NS](#)
- 33 [Radioactive Waste from Uranium Mining and Milling, EPA](#)

