



# **Cape Breton Regional Municipality**

## Council Meeting Agenda

Tuesday, February 10, 2026  
2:00 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 Wear Red Canada Day**

Councillor Earlene MacMullin (See page 5)

**2.2 Power Reliability in District 8**

Councillor Steven MacNeil (See page 6)

**3. Public Hearings - Scheduled for 6:00 p.m.**

**3.1 Land Use By-Law Zone Map Amendment, Ferry St, Sydney:** Peter Vandermeulen, Planner (See page 7)

**4. Business Arising – Committee of the Whole – Fire and Emergency Services - February 3, 2026**

**4.1 Medical First Responder Services:** Councillor Steve Gillespie (See page 23)

**4.2 Fire and Emergency Services Committee Restructure:** Councillor Steve Parsons (See page 24)

**4.3 Municipal Firefighter Recognition Program:** Councillor Steve Parsons (See page 25)

**5. Business Arising – Committee of the Whole – February 3, 2026**

**5.1 Request for Street Closure:** Sheila Kolanko, Property Manager (See page 27)

**5.2 Catalone Lake Restoration Update:** Councillor Steven MacNeil (See page 32)

**5.3 Policies and Procedures for the Port Site Asset:**

Councillor Steven MacNeil (See page 34)

**5.4 Street Light Policy:** Councillor Steven MacNeil

(See page 36)

**5.5 Presentation of Petition – Old Town Post Office**

**Redevelopment:** Councillor Earlene MacMullin

(See page 46)

**6. Financial Statements****6.1 CBRM Financial Statements to December 31, 2025:**

Nancy Dove, Chief Financial Officer

To be Circulated Prior to Meeting

**7. In Camera****7.1 Contract Negotiations:** Deanna Evely, Director of Human Resources

(In accordance with section 22(2)(e) of the *Municipal Government Act.*)

**7.2 Property Acquisitions - Watershed Area:** Raymond Boudreau, P.Eng., Director of Water and Wastewater

(In accordance with section 22(2)(a) of the *Municipal Government Act.*)

**Adjournment**



## PROCLAMATION

### *Wear Red Canada Day*

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**WHEREAS:**

heart disease is the leading cause of premature death among women in Canada, yet women's heart health remains under-researched, under-diagnosed, and under-treated; and

**WHEREAS:**

Wear Red Canada Day raises awareness of the unique symptoms, risk factors, and impacts of heart disease on women, and encourages education, prevention, and early intervention; and

**WHEREAS:**

the Cape Breton Regional Municipality is committed to supporting initiatives that promote the health and well-being of all residents and encourages residents, businesses, and organizations to wear red in recognition of the importance of women's heart health and to support efforts to reduce heart disease in our communities.

**BE IT THEREFORE**

**RESOLVED:**

that CBRM Mayor Cecil P. Clarke and Council do hereby proclaim February 13, 2026, as Wear Red Canada Day in the Cape Breton Regional Municipality.

*Councillor Earlene MacMullin - CBRM District #2*

**February 10<sup>th</sup>, 2026**



## RESOLUTION

### *Power Reliability in District 8*

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**WHEREAS:**

Reliable and consistent access to electricity is a fundamental necessity for the safety, health, and well-being of all residents in the Cape Breton Regional Municipality; and

**WHEREAS:**

Residents of District 8: specifically those residing on Cemetery Lane, Round Island, and the Albert Bridge, Port Morien, Donkin and Louisbourg area—recently endured a service interruption lasting more than 24 hours, posing significant safety risks and hardship during the winter season, though all areas of the CBRM are affected by reliability issues facing our power infrastructure; and

**WHEREAS:**

It is unacceptable for citizens to remain without power for such extended periods due to deferred maintenance, insufficient vegetation management, and a lack of local repair crews; and

**WHEREAS:**

Community safety depends on proactive infrastructure investment and the strategic deployment of adequate resources to ensure power is restored rapidly when outages occur.

**BE IT THEREFORE**  
**RESOLVED:**

that CBRM Mayor Cecil P. Clarke and Council do hereby recognize the urgent need for Nova Scotia Power to prioritize infrastructure resilience, and that the Mayor and Council will write to Nova Scotia Power and the Minister of Energy to formally address these critical reliability issues.

*Councillor Steven MacNeil - CBRM District #8*

**February 10<sup>th</sup>, 2026**

## **Excerpt: Draft Special Council Meeting Minutes – December 17, 2025**

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### **Land Use By-law Amendment - PID 15057250, Ferry Street, Sydney**

#### **Motion**

Moved by Councillor Eldon MacDonald, seconded by Councillor Sheppard-Campbell, to rescind the motion from December 9, 2025, council meeting regarding Land Use By-law Amendments for Ferry Street, Sydney; and give First Reading of Amending By-law, as set out in Attachment A, included in the agenda package, and schedule a Public Hearing to consider adjusting the boundary of the Utility and Transportation (UT) zone and the Medium Density Urban Residential (UR3) zone as shown in Schedule A, which is included in agenda package.

#### **Motion Carried**



## **CBRM PUBLIC HEARING to Consider a Land Use By-law Map Amendment for the Medium Density Urban Residential and Utility and Transportation Zones, Ferry St, Sydney**

The Council of the Cape Breton Regional Municipality (CBRM) has scheduled a Public Hearing to consider an amendment to the Land Use By-law which would adjust the boundary of the UR3 and UT Zones in on PID 15057250, at the intersection of Ferry St and Walker St, Sydney.

The Public Hearing has been scheduled for **Tuesday, February 10, 2026, at 6:00 p.m.** The meeting will be held in Council Chambers, located on the 2nd floor of the Civic Center, 320 Esplanade, Sydney.

Anyone wishing to comment on the proposed amendment is welcome to make a presentation at the Public Hearing or make a written submission via email. Written submissions will be accepted by email or mail until 4:00 pm Monday, February 9<sup>th</sup>, 2025. Written submissions must include your full name and address for the public record.

Requests for further information, including a copy of the proposed amendment, and statement submissions can be directed to the Planning Department:

Phone: (902) 563-0864

Email: PlanningConsult@cbns.ca

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**TO:** Mayor Clarke and Members of CBRM Council

**FROM:** Demetri Kachafanas, Chief Administrative Officer

**DATE:** [2026-02-10]

**SUBJECT:** **RE: Land Use By-law Zone Map Amendment, Ferry St, Sydney**

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#### **ORIGIN**

A request has been made by the Owner of PID 15057250 to consider a zone amendment to adjust the boundary of the Utility and Transportation (UT) and Medium Density Urban Residential (UR3) zone designation on their parcels. The applicant intends to develop the lands for low rise residential use.

#### **RECOMMENDATION**

That the Council of Cape Breton Regional Municipality give Second Reading of proposed Amending By-law found in Attachment A, and move a motion adjust the boundary of the adjacent Utility and Transportation (UT) and Medium Density Urban Residential (UR3) zone designation as show in Schedule A of the Amending By-law.

#### **BACKGROUND**

The above mentioned PIDs are zoned Utility and Transportation (UT) and Medium Density Urban Residential (UR3), a map of the existing zone boundaries can be found in Attachment B. As the UT Zone prohibits Residential Uses, this prohibits the use of the property for the proposed residential development.

In the 2006 North End Sydney Land Use By-law, the RO, Redevelopment Opportunity Zone was put in place until it was repealed in 2023. The boundaries of the previous zones were not altered during the adoption of the CBRM Forward Land Use By-law in 2023, a map of the 2006 Land Use By-law can be found in Attachment C.

The repealed 2006 North End Sydney Secondary Municipal Planning Strategy (MPS) provided context into the creation of the RO Zone, which was created bordering the Sydney Tar Ponds and reserved for residential redevelopment once the remediation of the tar ponds was completed. This document also provided the three following items for Council to regard when considering a request for redevelopment of these lands;

- That Council is in receipt of a report from an environmental consulting firm with expertise in remediation of contaminated industrial sites indicating that the site of the proposed development has been adequately remediated and is safe for residential use
- That adequate provisions are in place to ensure the development is serviced with roads, water, sewer, storm drainage and landscaping, including the use of performance bonds to ensure that the work proposed is completed as planned
- That the development should include a mixture of different housing types and densities, as well as commercial uses primarily intended to serve the needs of the neighbourhood, but in no case shall the density of any proposed development exceed one dwelling unit per 1,000 sq. ft. of land area

The applicant has provided a phase one environmental assessment report which consisted of a current assessment of the site and historical desktop study to identify actual or potential environmental concerns including exterior surface conditions. The assessment was a non-intrusive visual review of the site. No sampling or testing of any kind was completed.

The phase one environmental assessment has not identified any potential environmental concerns associated with the site or adjacent properties, stating the property may be developed in accordance with the current land use as a residential property.

## **DISCUSSION**

By providing the RO Zoning in this area within the 2006 Secondary North End Sydney MPS and LUB, consideration was given to residential development in this at the time of adoption of this zone.

Given that there are existing residential developments to the North and West of this site, and the UR3 Zone does not share any permitted uses with the UT Zone, there is a potential for a conflict of uses if a Utility or Transportation use was developed in this area.

## **FINANCIAL IMPLICATIONS**

Fiscally, staff time was used to prepare the proposed amendment along with subsequent reports for Councils consideration. An application fee has been collected in accordance with the CBRM Fee Policy: Planning, Development, and Building

## **ALTERNATIVES**

Council may alternatively choose not to approve the recommendation.

## **LEGISLATIVE AUTHORITY**

Section 210 of the *Municipal Government Act* outlines the required process for amendments to the Land Use By-law (LUB).

Policy A-15 of the Municipal Planning Strategy (Attachment D)

**Report Prepared by: Peter Vandermeulen, Planner**

By-law  
of the Cape Breton Regional Municipality

amending the

**Cape Breton Regional Municipality's  
Land Use Bylaw**

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Pursuant to Section 210 of the Municipal Government Act of Nova Scotia, the Council of the Cape Breton Regional Municipality hereby amends the text of the Cape Breton Regional Municipality's Land Use By-law in the following manner:

**THAT:** Council amends the CBRM's Land Use Bylaw map by deleting Utility and Transportation (UT) Zone in effect on PID 15057250 identified in Schedule A replacing it with the Medium Density Urban Residential (UR3) Zone.

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**PASSED AND ADOPTED:** by a majority of the whole Council at a duly called meeting of the Cape Breton Regional Municipal Council held on **XXXX,XXXX**.

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**MAYOR**

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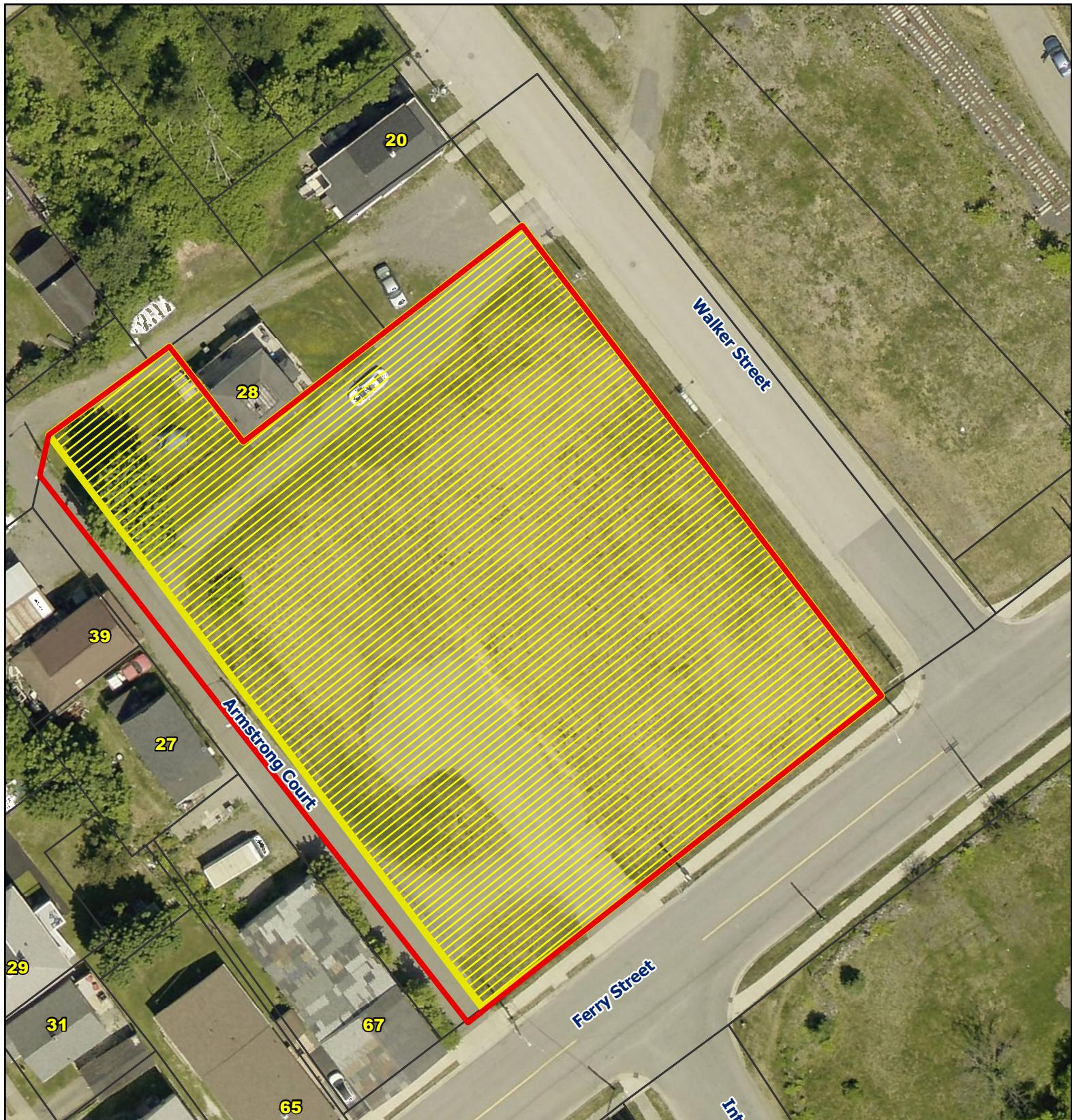
**CLERK**

***THIS IS TO CERTIFY*** that the attached is a true and correct copy of the Amending By-law of the Cape Breton Regional Municipality adopted by Regional Council during a meeting held on **XXXX, XXXX** to amend the Cape Breton Regional Municipality's Land Use By-law.

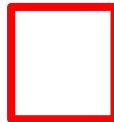
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Christa Dicks, CLERK

SCHEDULE A

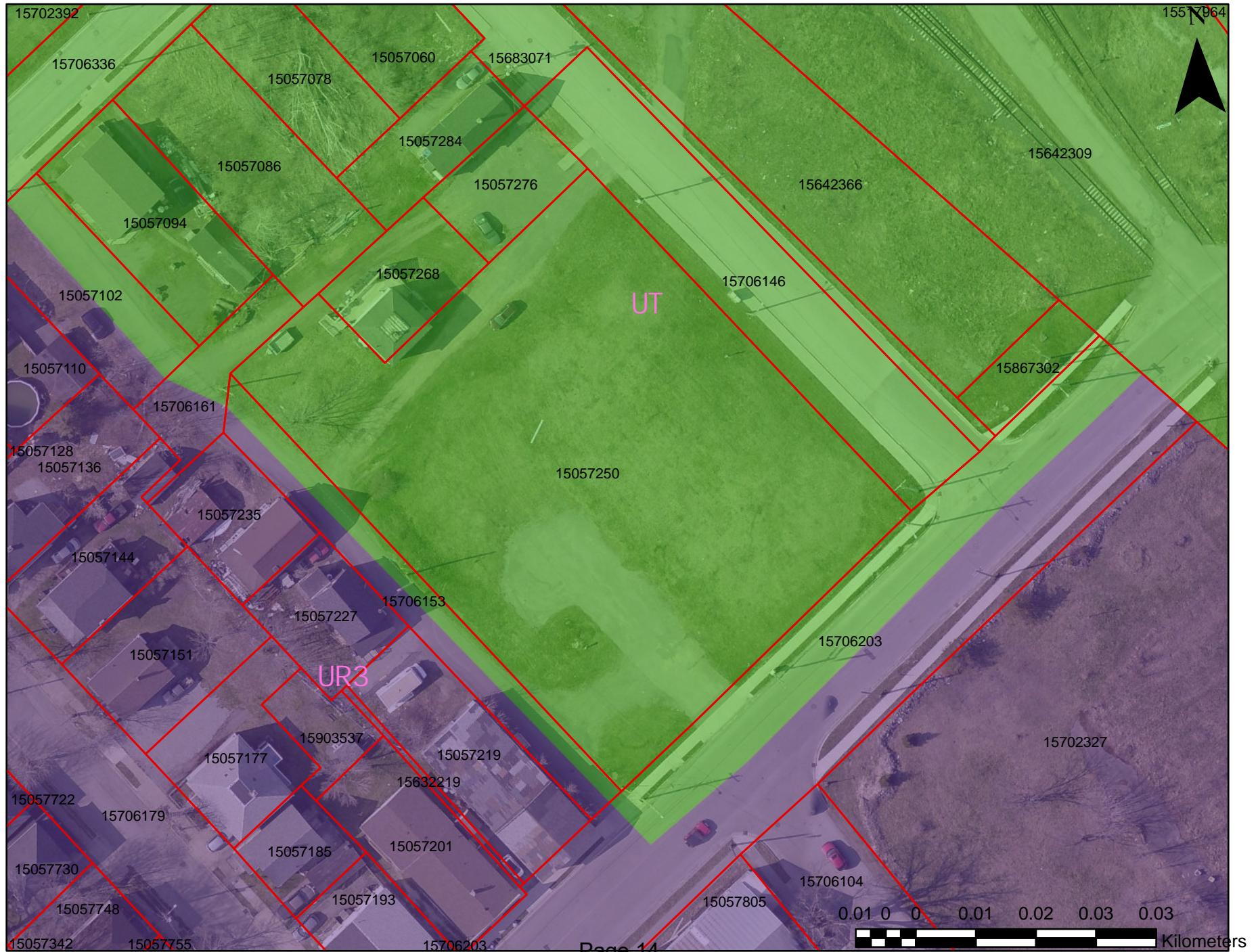


PID 15057250

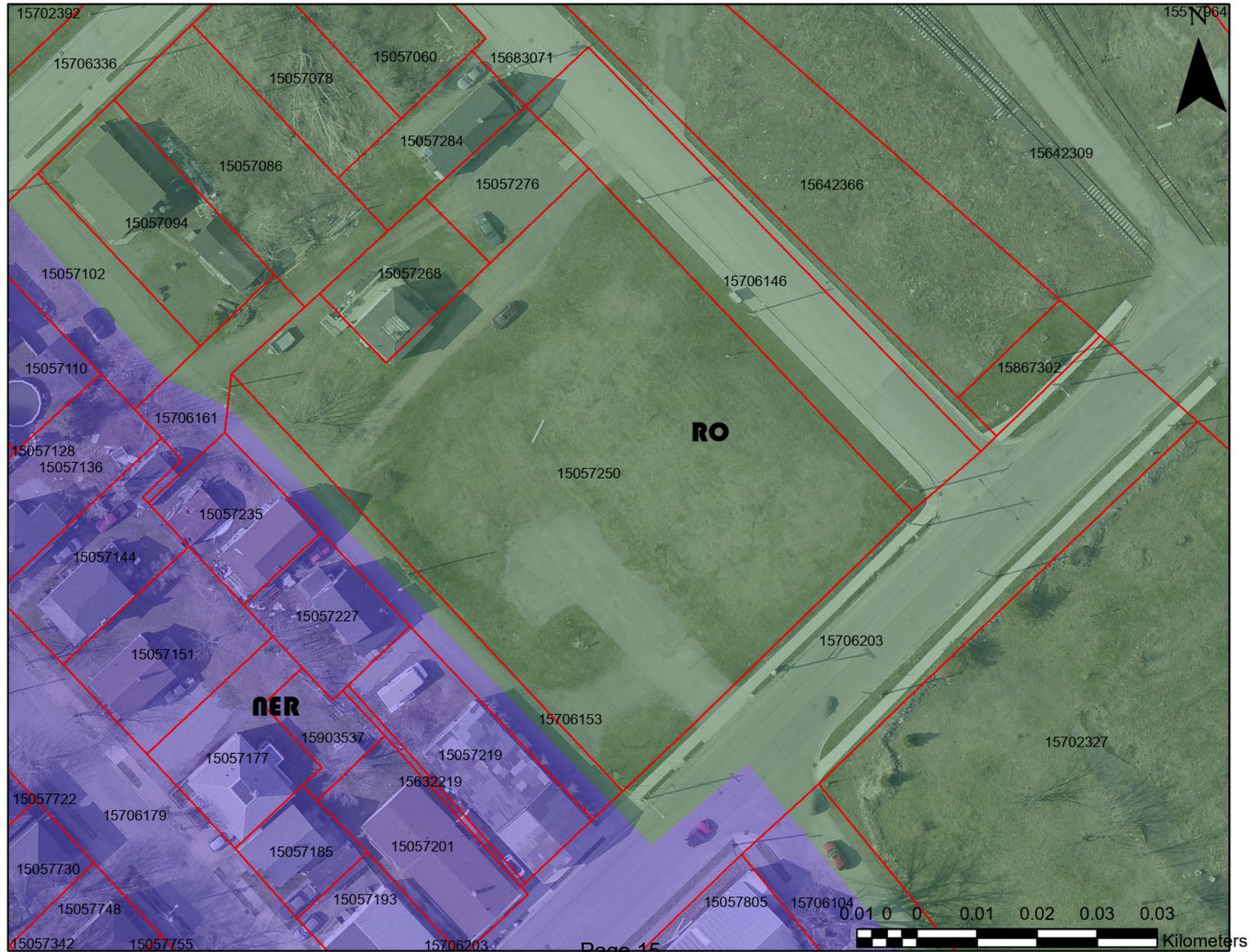


Portion to be converted from UT to UR3

# ATTACHMENT B - 2023 CBRM LAND USE BY-LAW ZONE DESIGNATION



# ATTACHMENT - 2004 CBRM LAND USE BY-LAW ZONE DESIGNATION



## 11.3.9. Amending the Land Use By-law

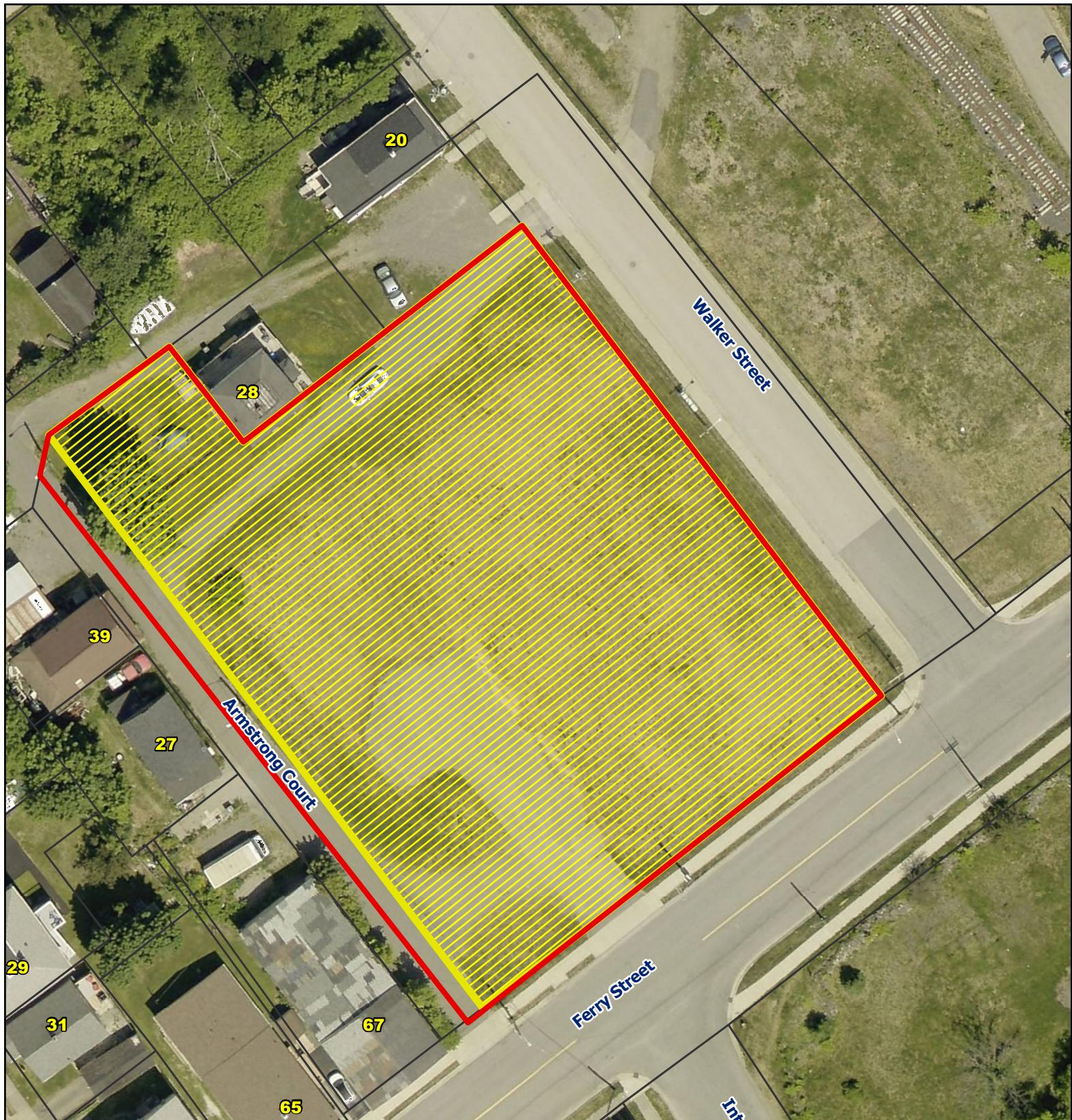
**A-14** Council may make text or map amendments to the Land Use By-law, granted the amendment is in keeping with the intention of policies set forth in this Municipal Planning Strategy and meets the general criteria set in A-18.

**A-15** Council shall may be considered for a zone amendment to an immediately adjacent zone classification on the Land Use Zone Map without requiring an amendment to this Strategy, provided that the intent of all other policies of the Strategy are satisfied.

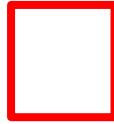
**A-16** Council shall not amend the Land Use By-law unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;
- (b) has regard for:
  - a. the ability of the Municipality to absorb public costs related to the proposal
  - b. variety of land uses within the area
  - c. the capacity of municipal infrastructure (water, sewer, stormwater)
  - d. the creation of excessive traffic hazard or congestion on the street in as determined by the Traffic Authority
  - e. scale of the proposed development in relation to the surrounding development pattern
  - f. access to public transit
  - g. connection to active transportation network

SCHEDULE A



PID 15057250



Portion to be converted from UT to UR3

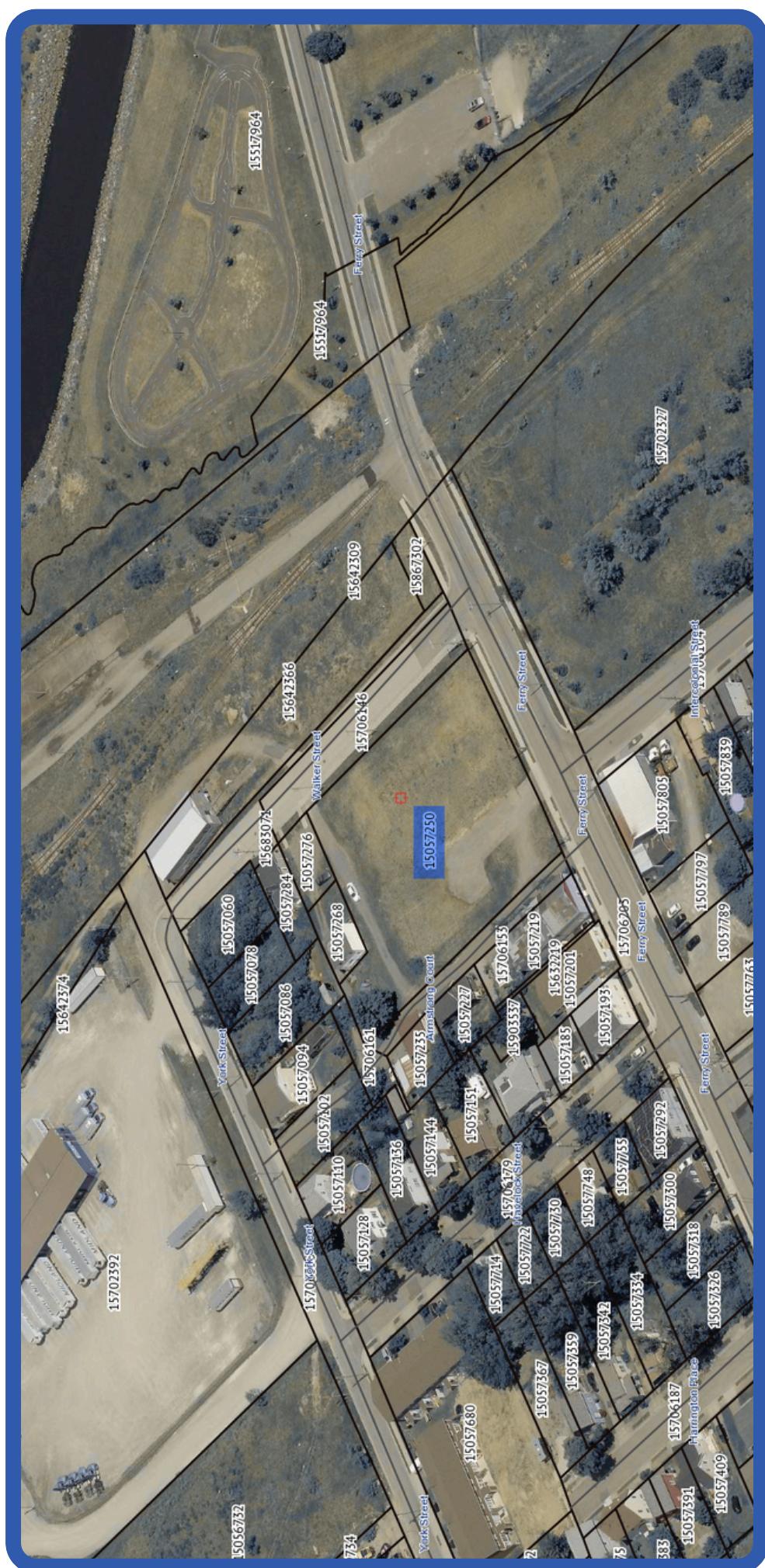


# Land Use By-law Zone Amendment Ferry Street - Sydney

# Applicants Request



PID 150557250 bears the UT Zone designation. The applicant has requested to adjust the zone boundary of the UT and UR3 Zones to allow for residential development.





## **Municipal Planning Strategy:**

**Policy A-15 provides Council the ability to considered for a zone amendment to an immediately adjacent zone classification on the Land Use Zone Map without requiring an amendment to the Municipal Planning Strategy.**

## **Municipal Government Act:**

**Section 210 of the Municipal Government Act outlines the required process for amendments to the Land Use By-law (LUB). Ex. Scheduling of a public hearing, advertisement periods, and notices of adoption.**



It is recommended that;  
That the Council of Cape Breton Regional  
Municipality give Second Reading of proposed  
Amending By-law and move a motion adjust  
the boundary of the adjacent Utility and  
Transportation (UT) and Medium Density  
Urban Residential (UR3) zone designation as  
show in Schedule A of the Amending By-law.

# Cape Breton Regional Municipality



**Medical First Responder Services**

**Motion**

Moved by Councillor Gillespie, seconded by Councillor Parsons, that Committee of the Whole recommend to Council to direct CAO and Fire Chief Bettens to direct Deputy Chief MacNeil who is a member of FSANS (Fire Services Association of Nova Scotia) to discuss the MFR (Medical First Responder) and report back to CBRM Council.

**Motion Carried**

**Fire and Emergency Committee Restructure**

**Motion**

Moved by Councillor Parsons, seconded by Councillor Sheppard-Campbell, that Committee of the Whole recommend to Council to direct staff to implement Fire Services be set up as a stand alone committee under its own policies and bylaws as it was prior to 2024.

Discussion:

- Need of new policies and structure

**Motion Carried**

**Municipal Firefighter Recognition Program**

**Motion**

Moved by Councillor Parsons, seconded by Councillor Gordon MacDonald, that the Committee of the Whole recommend to Council to direct staff to implement a Cape Breton Regional Municipality Firefighter Recognition Program consisting of 5, 10, and 15 year service awards, along with a Long Service Award for 50 years of service.

Discussion:

- Create awards recognizing firefighter service milestones

**Motion Carried**



**City Hall**  
**320 Esplanade**  
**Sydney, NS B1P 7B9**

<b>Councillor Agenda Request Form</b>			
<input checked="" type="checkbox"/> <b>Included on Agenda</b> (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	<b>Late Item</b> (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	<b>Request from the Floor:</b> <b>(New Business)</b> <ul style="list-style-type: none"><li>- Announcement</li><li>- Referral</li><li>- Submit Petition</li><li>- Notice of Motion</li></ul>	
<b>Date of Council Meeting:</b> <b>Tuesday, February 3, 2026</b>			
<b>Subject:</b> <b>Municipal Firefighter Recognition Program</b>			
<b>Motion for Council to Consider:</b>			
<b>That the municipality implement a Cape Breton Regional Municipality Firefighter Recognition Program consisting of 5, 10 and 15 year service awards, along with a Long Service Award for 50 years of service.</b>			
<b>Rationale:</b>			
District 7 Councillor Steve Parsons has presented motions, unanimously passed, to initiate a process for the creation of a municipal Firefighter Recognition Program.			
Both the Federal and Provincial governments, under the Canadian Honour System, have service medals for 20, 25, 30, 35, 40, 45, and 50 years of firefighter service. In addition, other honours, awards and medals are potentially available by category.			
The 30 <sup>th</sup> Anniversary of the creation of the Cape Breton Regional Municipality includes volunteer, organization and community recognition. It is timely and fitting to recognize our valued and dedicated members of the CBRM fire service, volunteer and career, with the creation of a Firefighter Recognition Program. Recognition will include distinct milestone award certificates, service anniversary pins and a dress uniform star badge for every five years of service. Additionally, a Long Service Award for 50 years of service will be created including the conveyance of a Medallion of Service under the upcoming Municipal Honours and Awards program within the 30 <sup>th</sup> Anniversary plan.			
<b>Outcome Sought:</b>			
To formalize the longstanding request for a municipal Firefighter Recognition Program during the 30 <sup>th</sup> Anniversary celebrations of the Cape Breton Regional Municipality.			
<i>Mayor Cecil P. Clarke</i> Date: February 3, 2026	<i>Received by Clerk's Department (date):</i> February 3, 2026		

**Request for Street Closure**

**Motion**

Moved by Councillor Eldon MacDonald, seconded by Deputy Mayor Paruch, that Committee of the Whole recommend to Council to pass a motion directing staff to initiate the process and schedule a public hearing for consideration of the street closure for that portion of the undeveloped section of George Street identified in the report, which is included in the agenda package, pursuant to the *Municipal Government Act*.

**Motion Carried**

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## STAFF REPORT

**To:** **MAYOR CLARKE AND CBRM COMMITTEE OF THE WHOLE**  
**Submitted by:** **Sheila Kolanko, Property Manager**  
**Date:** **February 3, 2026**  
**Subject:** **Request for Street Closure**

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### Origin

A written request has been received from the property owner of a vacant lot located on George Street, Sydney. The applicant's property is identified as PID 15067234 and outlined in blue on the attached Property Online Map (Attachment "A"). The applicant is seeking a street closure for a portion of an undeveloped section of George Street, Sydney lying adjacent to his property. The section the applicant is seeking is the area shown crosshatched yellow on the attached map (Attachment "A").

### Recommendation

That the Committee of the Whole recommend to Council to pass a motion directing staff to initiate the process and schedule a public hearing for consideration of the street closure for that portion of the undeveloped section of George Street identified in this report pursuant to the Municipal Government Act

### Discussion

In April of 2024, the applicant purchased a vacant parcel of land located on George Street, Sydney, for the purpose of constructing a residential dwelling. Upon having the property surveyed it was determined that the applicant's property is set back from the travel/developed portion of George Street as shown on the attached survey plan dated, August 4<sup>th</sup>, 2025. This undeveloped portion of George Street is identified as Parcel "B" on the said plan of survey attached (Attachment "B").

Parcel "B" is owned by the municipality. It is currently not actively maintained and supports overgrown trees and vegetation. From the street view, the property does not present as an individual lot within the street but rather appears visually as part of the adjoining property.

## **Evaluation**

An internal staff review was completed. Staff determined that the portion of George Street the applicant is seeking (Parcel “B”) is not constructed or required for public access, traffic movement or service infrastructure. If Parcel “B” is officially closed as a public street and sold to the applicant, it will align property boundaries with the established lot pattern along George Street as well as an opportunity for the land to be maintained.

By way of background information, Council previously approved similar street closures, with two such approvals granted by prior Councils in 2006 and 2010.

Staff found no issue in supporting the request by the applicant.

## **Financial Implications**

All costs will be the responsibility of the applicant. If the property is sold, the conveyance will generate tax revenue.

## **Legislation and Related Policies**

### *Section 315 (1) of the *Municipal Government Act**

The council may, by policy, permanently close any street or part of a street and the council shall hold a public hearing before passing the policy.

### *Section 315 (6) of the *Municipal Government Act**

Upon filing the policy in the registry, all rights of public user in the land described in the policy are forever extinguished and the municipality may sell and convey the land or may subsequently reopen the land as a street in the manner required by this Act.

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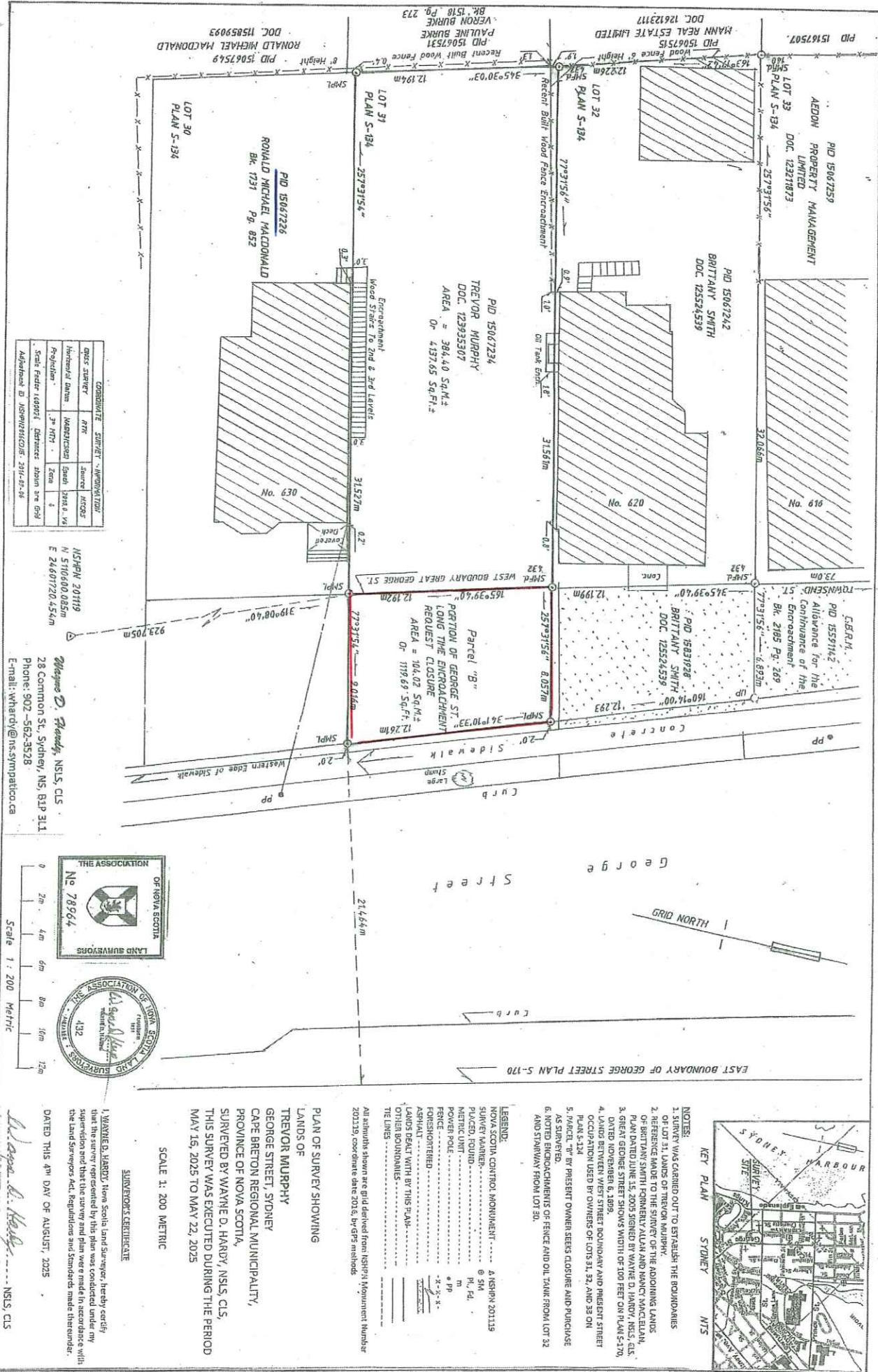
A copy of this report can be obtained online at [www.cbrm.ns.ca](http://www.cbrm.ns.ca) or by contacting the Office of the Municipal Clerk at 902-563-5010.

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Report Prepared by: Sheila Kolanko, Property Manager



- PID 15591142 - George St Road Parcel, Owner CBRM
- Undeveloped Portion of PID 15591142
- PID 15067234 - Applicant's Property



**Catalone Lake Restoration Update**

**Motion**

Moved by Councillor MacNeil, seconded by Councillor Parsons, that Committee of the Whole recommend to Council to request Mayor to write letters to the Honourable Minister of Public Works, the Honourable Minister of Environment, and the Honourable Premier Tim Houston in support of the dredging and restoration of Catalone Lake and Catalone Gut in conjunction with the Catalone Gut bridge project.

Discussion:

- Ducks Unlimited funding commitment
- Linking bridge removal to lake restoration.

**Motion Carried**



**City Hall**  
**320 Esplanade**  
**Sydney, NS B1P 7B9**

### **Councillor Agenda Request Form**

<input checked="" type="checkbox"/> <b>Included on Agenda</b> (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	<b>Late Item</b> (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	<b>Request from the Floor:</b> <b>(New Business)</b> - Announcement - Referral - Submit Petition - Notice of Motion
<b>Date of Council Meeting:</b> February 3, 2026		
<b>Subject:</b> Catalone Lake Restoration Update		
<b>Motion for Council to Consider:</b> That Committee of the Whole recommend Council to request Mayor to write letters in support of the dredging and restoration of Catalone Lake and Catalone Gut in conjunction with the Catalone Gut bridge project.		
<b>Rationale:</b>  Catalone Lake is a vital community asset currently suffering significant environmental degradation due to sediment filling in the channel. The lake and surrounding environment have been greatly impacted, causing a multitude of issues for residents.		
<b>Outcome Sought:</b>  CBRM will support the Catalone Lake Restoration Committee by providing letters of support to the Honourable Minister of Public Works, the Honourable Minister of Environment, and the Honourable Premier Tim Houston.		
<i>Steven MacNeil: District 8</i> Date January 27, 2026	<i>Received by Clerk's Department (date):</i>	

**Policies and Procedures for the Port Side Asset**

**Motion**

Moved by Councillor MacNeil, seconded by Councillor MacKeigan, that Committee of the Whole recommend to Council to direct the CAO to direct staff to organize and schedule a workshop (before the next Committee of the Whole meeting in March 2026) to establish proper procedures and next steps for a potential Request for Proposal (RFP) or expression of interest seeking development of the municipality's port site asset.

Discussion:

- Timeline constraints

**Amended Motion**

Moved by Councillor MacNeil, seconded by Councillor MacKeigan, that Committee of the Whole recommend to Council to direct the CAO to direct staff to organize and schedule a workshop with an updated timeline provided at the next committee of the whole meeting in March 2026, to establish proper procedures and next steps for a potential Request for Proposal (RFP) or Expression of Interest (EOI) seeking development of the municipality's port site asset.

Discussion:

- Budget schedule

**Main Motion Withdrawn**

**Amended Motion Carried**



**City Hall**  
**320 Esplanade**  
**Sydney, NS B1P 7B9**

### **Councillor Agenda Request Form**

<input checked="" type="checkbox"/> <b>Included on Agenda</b> (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	<b>Late Item</b> (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	<b>Request from the Floor: (New Business)</b> - Announcement - Referral - Submit Petition - Notice of Motion
<b>Date of Council Meeting: February 3, 2026</b>		
<b>Subject: Policies and Procedures for the Port Site Asset</b>		
<b>Motion for Council to Consider:</b> Council direct the CAO to direct staff to organize and schedule a workshop (before the next Committee of the Whole meeting in March 2026) to establish proper procedure and next steps for a potential Request for Proposal (RFP) or expression of interest seeking development of the municipality's port site asset		
<b>Rationale:</b> The Cape Breton Regional Municipality currently owns undeveloped property that could serve as an economic. Establishing proper policy and procedures to ensure the municipal port site asset is developed in the best interest of the community.		
<b>Outcome Sought:</b> Following the workshop, the CAO will bring forward the proper policies and procedures to move forward with the Port site asset during the March 2026 council meeting.		
<i>Steven MacNeil – District 8 Councillor Date: January 27, 2026</i>	<i>Received by Clerk's Department (date):</i>	

## **Street Light Policy**

### **Motion**

Moved by Councillor MacNeil, seconded by Councillor Gordon MacDonald, that Committee of the Whole recommend to Council to direct the CAO to direct staff to review the CBRM's Street Light Policy, perform a jurisdictional scan of best practices, coordinate with provincial counterparts, and report new options back to Council that consider solar lighting as options for lights of convenience and options for areas of inadequate lighting that may be outside the current policy.

Discussion:

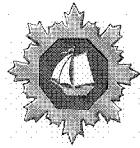
- Jurisdiction and funding responsibilities related to streetlights on provincial roads
- Policy review requested

### **Motion Carried**



**City Hall**  
**320 Esplanade**  
**Sydney, NS B1P 7B9**

<b>Councillor Agenda Request Form</b>		
<input checked="" type="checkbox"/> <b>Included on Agenda</b> (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	<b>Late Item</b> (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	<b>Request from the Floor: (New Business)</b> - Announcement - Referral - Submit Petition - Notice of Motion
<b>Date of Council Meeting:</b> February 3, 2026		
<b>Subject:</b> Street Light Policy		
<b>Motion for Council to Consider:</b> Council direct the CAO to direct staff to review the CBRM's street light policy, perform a jurisdictional scan of best practices, coordinate with Provincial counterpart and report new options back to Council that consider solar lighting as options for lights of convenience and options for areas of inadequate lighting that may be outside the current policy.		
<b>Rationale:</b> The Cape Breton Regional Municipality's current street light policy leaves gaps in service and offers limited adaptability for certain circumstances (example: intersections along Louisbourg Highway) and lights of convenience for residence who may need additional lighting. New technology, like solar lighting, or new cost-sharing agreements could be considered.		
<b>Outcome Sought:</b> Present Council with options for consideration to update the CBRM's street light policy within ten months of this motion passing		
<i>Steven MacNeil District 8 Councillor Date January 27,2026</i>	<i>Received by Clerk's Department (date):</i>	



***CBRM***

**CBRM**  
**STREET LIGHT POLICY**

Approved by Council on February 19, 2002

<b>PART 1 INTRODUCTION -----</b>	<b>1</b>
<b>PART 2 OBJECTIVES -----</b>	<b>1</b>
<b>PART 3 SCOPE -----</b>	<b>2</b>
<b>PART 4 AUTHORITY-----</b>	<b>3</b>
<b>PART 5 NEW STREETLIGHT-----</b>	<b>3</b>
<b>PART 6 UPGRADE OF MERCURY VAPOR FIXTURES-----</b>	<b>5</b>
<b>PART 7 REPAIR/REMOVAL OF VANDALIZED STREET LIGHTS-----</b>	<b>6</b>
<b>PART 8 EFFECTIVENESS-----</b>	<b>6</b>
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## **PART 1 - INTRODUCTION**

As a general policy, the Cape Breton Regional Municipality shall manage the illumination of Municipal Public Streets or Roads and Provincial Public Streets or Roads, heretofore referred to as public streets or roads, within the municipality.

Street lighting shall be managed to aid in the safe passage of motor vehicles on public streets or roads and pedestrian traffic at street intersections and other pedestrian infrastructure.

Street lighting shall be managed within the means of the municipality. Therefore, the intent of the policy is to provide a level of street lighting that is both affordable and adequate for vehicular and pedestrian traffic.

## **PART 2 - OBJECTIVES**

1. To provide the community and the CBRM with standard guidelines for the effective and affordable management of lighting of the public streets and roads in the Cape Breton Regional Municipality.
2. To establish consistent warrants to evaluate and respond to requests for new street light installations within the municipality.
3. To establish consistent warrants to evaluate the repair or removal of vandalized lights.
4. To establish consistent warrants to evaluate the upgrading of older less efficient fixtures and subsequent removal of existing lights due to redundancy created by the new fixture.

5. Establish consistent warrants to evaluate the efficiency and effectiveness of existing streetlighting.

### **PART 3 - SCOPE**

A streetlight is intended to provide illumination on the public streets or roads of CBRM in order to aid in the safe and orderly movement of vehicular traffic within the traveled way and pedestrian traffic on municipally maintained pedestrian infrastructure.

CBRM streetlights are installed exclusively to illuminate public streets and roads and pedestrian infrastructure. Any secondary benefit such as perceived personal security; or the lighting of yards, driveways or private property is considered coincidental. Furthermore, it is beyond the capability of CBRM to provide streetlighting on public streets and roads for pedestrian traffic where no pedestrian infrastructure exists.

Inclusions: The scope of this policy is limited to the streetlighting which illuminates public streets and roads and pedestrian infrastructure as defined here:

1. within the public street-right-of-way of Municipal public streets or roads which are owned and fully maintained by the Cape Breton Regional Municipality;
2. within the street-right-of-way of Provincial public streets or roads, with the exception of Provincial 100 series highways.

Exclusions: Excluded from this policy are:

1. streetlights which illuminate Federal 100 series highways and interchanges;
2. lights which illuminate municipal parks, municipal facilities and outdoor space other than a public street or road.

## **PART 4 - AUTHORITY**

It shall be the responsibility of the Engineering and Public Works Department (EPW) to respond to requests for new streetlights. The Director of Engineering and Public Works shall authorize individuals to be responsible to accept, process and respond to such requests.

Further, EPW shall establish a formal relationship with Nova Scotia Power to ensure that streetlight work orders are accepted only through officially authorized persons.

## **PART 5 - NEW STREETLIGHT**

All requests for new streetlights shall be made to authorized individuals. The following criteria must be considered in evaluation of requests for new streetlights:

### **5.1. BUDGET APPROVAL**

All streetlighting expenditures must conform with approved budgets.

### **5.2. TRAFFIC SAFETY CONDITIONS**

5.2.A        Roadway structures must be visible to vehicular traffic and shall be evaluated.  
example: bridges, railroad crossings and other permanent roadway infrastructure.

5.2.B        Roadway geometry can be considered in evaluation of a streetlight request, however, geometry on its own is not a sufficient warrant for approval of a streetlight request. The geometry must pose a specific nighttime traffic hazard. Where signage is posted for

changes in the expected traveled way, and it is deemed by the Authority that signage alone is insufficient for nighttime traffic safety, a request for lighting may be evaluated.

example: intersections, and other significant changes in the expected traveled way.

5.2.C      Adjacent infrastructure or street furniture which would increase or significantly alter the nighttime traffic flow shall be evaluated.  
example: CBRM Transit Authority bus stops, Canada Post Super boxes.

5.2.D      Adjacent land uses which generate vehicular and pedestrian traffic which surpasses the regular volume of nighttime traffic in the area shall be evaluated.  
example: schools, churches, fire stations, commercial establishments, municipal recreational areas.

5.2.E      Locations of traffic accidents, where the proximate cause of any such accident was apparently, after police investigation, determined to be due, either in whole or in part, to inadequate streetlighting shall be evaluated.

5.2.F      Pedestrian infrastructure shall be evaluated.  
example: sidewalks, intersections of sidewalks with public streets and roads; pedestrian underpasses, crosswalks.

5.2.G      Request for lighting based on density of residential development, in areas serviced by municipal water and sewer, shall be evaluated in the context of Section 5.2.I.

5.2.H Requests for lighting based on density of development, in areas not serviced with municipal sewer and water, shall be evaluated where there is a minimum of three residential dwellings within a radius of 50 meters of the site of the requested light.

Streetlights approved under this provision shall be strategically located to provide the most effective lighting of the public street or road within the area of the specified cluster of residential development.

5.2.I Distribution and density of existing lighting shall be evaluated. No new streetlight shall be installed within a distance of 55 metres (180 feet) of an existing streetlight, as measured along the utility pole line of the road. This criteria will prevent the installation of consecutive lights where they are not warranted by other criteria in this section.

## **PART 6 - UPGRADE OF MERCURY VAPOR FIXTURES**

Where a Mercury Vapor fixture which has reached or exceeded it's life expectancies, the fixture shall be replaced with a minimum 100 watt High Intensity Sodium fixture, as specified in Part 9.

As streetlights are upgraded pursuant to this Part, the distribution and illumination from other lights in the area of the upgrade shall be evaluated in accordance with criteria for a new streetlight, Part 5 of this policy.

## **PART 7 - REPAIR/REMOVAL OF VANDALIZED STREET LIGHTS**

Lights in certain areas are subject to repeated vandalism whereby it is no longer cost effective to absorb the repair costs to reinstate the light as well as bear the rental cost of a light that is no longer providing service. In such cases where a light is vandalized 2 or more times in a 12 month period it shall be considered for removal from service.

## **PART 8 - EFFECTIVENESS**

Lights which were installed for a specific purpose (ie: road hazard, adjacent infrastructure, etc.) whereby the original reason for installation is no longer applicable may be removed from service.

## **PART 9 - STREETLIGHT STANDARD**

As a general rule, all new streetlights installed or replaced under this policy shall be a minimum of a 100W High Pressure Sodium Bulb in a long arm fixture oriented over the public street or road. The existing utility pole infrastructure shall be used.

## **PART 10 - LIGHTS OF CONVENIENCE**

CBRM often receives requests for lighting that has benefit primarily to private property. Requests for installation of a streetlight for the sole purpose of lighting a private residential driveway where it leaves or joins the traveled way shall not be accepted within this policy. Under this policy the illumination of a private driveway is considered to be a "light of convenience" and shall not be the responsibility of the CBRM. People requesting such a light shall be encouraged to investigate the benefits of private light rental.

**(Approved by Regional Council on February 19, 2002)**

**Presentation of Petition – Old Town Post Office**

**Motion**

Moved by Councillor MacMullin, seconded by Councillor Gordon MacDonald, that Committee of the Whole recommend to Council receive this petition requesting the demolition and redevelopment of 17 Archibald Avenue, North Sydney, known as the old town post office, as part of the public record and consider the necessary steps and budget implications with community and government stakeholders.

Discussion:

- Hazardous vacant buildings
- Demolition costs
- MGA requirements regarding taxes

**Motion Carried**



City Hall  
320 Esplanade  
Sydney, NS B1P 7B9

**Item No.**

<b>Council Agenda Request Form</b>		
<input checked="" type="checkbox"/> <b>Included on Agenda</b> (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	<b>Late Item</b> (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	<b>Request from the Floor: (New Business)</b> - Announcement - Referral - Submit Petition - Notice of Motion
<b>Date of Council Meeting:</b> February 3, 2026		
<b>Subject:</b> Presentation of Petition – Old Town Post Office Redevelopment		
<b>Motion for Council to Consider:</b> Request Council receive this petition requesting the demolition and redevelopment of 17 Archibald Ave North Sydney, known as the old town post office, as part of the public record and consider the necessary steps and budget implications with community and government stakeholders.		
<b>Reason:</b> This petition calls on Municipal Council—working in partnership with the Provincial and Federal Governments—to act toward the removal of the abandoned structure and work towards the creation of a vibrant downtown community gathering and entertainment space. Over a thousand undersigned residents are asking that this project be given consideration during the municipal budget process, recognizing that planning, coordination, and funding will require collaboration across all levels of government.  We ask this with concern for public safety, community pride, economic vitality and to show respect to our cenotaph and those who have served and sacrificed for our community.		
<b>Outcome Sought:</b> The demolition and redevelopment of 17 Archibald Ave, North Sydney, known as the old town post office.		
Councillor Earlene MacMullin	District 2	
Date: January 26, 2026	Received by Clerk's Department (date):	

