



Cape Breton Regional Municipality

Special Council Meeting Agenda

Thursday, March 19, 2026

11:30 a.m.

VIA VIDEOCONFERENCE

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Land Acknowledgement

Roll Call

1. **Approval of Agenda:** (Motion required)
2. **Approval of Property Acquisition under the Nova Scotia Nature Agreement – Birch Grove Road, Birch Grove:** Raymond Boudreau, P.Eng., Director of Water and Wastewater (See page 4)
3. **Approval of Property Acquisition under the Nova Scotia Nature Agreement – Middle Lake:** Raymond Boudreau, P.Eng., Director of Water and Wastewater (See page 8)

Adjournment

Funding Agreement – Nova Scotia Nature Agreement

Motion

Moved by Deputy Mayor Eldon MacDonald, seconded by Councillor MacMullin, to approve the Water Utility to enter into the funding agreement for land acquisition in public watersheds; and to direct the Water Utility to return to Council with details about specific parcels and seek council approval prior to executing any Purchase and Sale Agreements.

Motion Carried



STAFF REPORT

To: Mayor Clarke and CBRM Council
Submitted by: Demetri Kachafanas, Chief Administrative Officer
Date: 19 March 2026
Subject: Approval of Property Acquisition under the Nova Scotia Nature Agreement – Birch Grove Road, Birch Grove

ORIGIN

10 December 2024 CBRM Council motion:

MOVED by Deputy Mayor Eldon MacDonald, seconded by Councillor MacMullin:

TO approve the Water Utility to enter into the funding agreement for land acquisition in public watersheds; and to direct the Water Utility to return to Council with details about specific parcels and seek council approval prior to executing any Purchase and Sale Agreements.

MOTION PUT AND PASSED

RECOMMENDATION

It is recommended that CBRM Council pass a motion to:

1. Approve the acquisition of PID 15373947 & 15373954 in the MacAskill Brook Reservoir water supply watershed area on Birch Grove Road, Birch Grove, Nova Scotia for a purchase price of \$25,000 and authorize the Mayor and CAO to execute the agreement of purchase and sale.

BACKGROUND

The Nova Scotia Nature Agreement is a long-term federal–provincial funding program designed to support biodiversity conservation, climate change mitigation, and the protection of ecologically significant landscapes across Nova Scotia. The program provides cost-shared funding for the acquisition and long-term protection of priority lands, particularly those that contribute to ecosystem services such as drinking water protection, flood attenuation, and habitat conservation.

Protecting water quality through strategic land acquisition in watersheds is a priority for the Water

Utility and is consistent with Council Policy LU-87 of the Municipal Planning Strategy. Acquiring these lands as a strategic priority mitigates risks from land-use changes, supports long-term watershed management and increases climate resilience to ensure a sustainable water supply for future generations. Property acquisition under the Nature Agreement represents a proactive, preventative approach that aligns with best practices in municipal asset management and source water protection.

DISCUSSION

A market analysis completed by Hillside Consulting Ltd dated 2nd of February 2026 concluded that the current market value of PID 15373947 & 15373954 if sold together has a value range of \$25,000 to \$30,000 supported by recent sales.



Figure 1. Map showing the two parcels on Birch Grove Road

FINANCIAL IMPLICATIONS

Funding for the proposed property acquisition will be cost-shared between the Water Utility and the Province's Department of Environment and Climate Change, supported through the Nova Scotia Nature Agreement.

The Water Utility's share of the costs will be drawn from the Watershed Land Acquisition Reserve, with no additional impact on current operating budgets.

COMMUNITY ENGAGEMENT

No community engagement was required.

ALTERNATIVES

CBRM Council could choose not to approve the recommendation.

LEGISLATIVE AUTHORITY

MGA s.50(5a):

"Powers of municipality regarding property

50 (5) A municipality may

(a) acquire property, including property outside the municipality, that the municipality requires for its purposes or for the use of the public;"

A copy of this report can be obtained online at www.cbrm.ns.ca or by contacting the Office of the Municipal Clerk at 902-563-5010.

Report Prepared by: Anthony Mazzocca, B.Sc., M.Sc., Manager Water Operations

Funding Agreement – Nova Scotia Nature Agreement

Motion

Moved by Deputy Mayor Eldon MacDonald, seconded by Councillor MacMullin, to approve the Water Utility to enter into the funding agreement for land acquisition in public watersheds; and to direct the Water Utility to return to Council with details about specific parcels and seek council approval prior to executing any Purchase and Sale Agreements.

Motion Carried



STAFF REPORT

To: Mayor Clarke and CBRM Council
Submitted by: Demetri Kachafanas, Chief Administrative Officer
Date: 19 March 2026
Subject: Approval of Property Acquisition under the Nova Scotia Nature Agreement – Middle Lake

ORIGIN

10 December 2024 CBRM Council motion:

MOVED by Deputy Mayor Eldon MacDonald, seconded by Councillor MacMullin:

TO approve the Water Utility to enter into the funding agreement for land acquisition in public watersheds; and to direct the Water Utility to return to Council with details about specific parcels and seek council approval prior to executing any Purchase and Sale Agreements.

MOTION PUT AND PASSED

RECOMMENDATION

It is recommended that CBRM Council pass a motion to:

1. Approve the acquisition of approximately 50 acres of land from PID 15829781 and 40 acres of land from PID 15829799, located within the Middle Lake Wellfield water supply for a total purchase price of \$66,171 and authorize Mayor and CAO to execute the agreement of purchase and sale.
2. Approve the subdivision of municipal property identified as PID 15543317 and the conveyance of the newly created Lot 2024-1 to Mr. James Ormond as part of the negotiated land exchange associated with this acquisition.

BACKGROUND

The Nova Scotia Nature Agreement is a long-term federal–provincial program that provides cost-shared funding to protect ecologically significant lands, including areas important for drinking water, climate resilience, and biodiversity.

Protecting source water through targeted land acquisition is a priority for the Water Utility and aligns with Council Policy LU-87. Securing watershed lands helps prevent risks from future land-use changes, strengthens long-term watershed management, and enhances climate resilience. Participation in the Nature Agreement allows the Municipality to proactively acquire and protect priority lands as part of best-practice asset management and source water protection.

DISCUSSION

Staff are recommending the acquisition of two parcels of land located within the Middle Lake watershed: PID 15829799 and PID 15829781 shown in Figure 1 below. An independent appraisal established a land value of \$340 per acre for both parcels. Based on this valuation, PID 15829781 (50 acres) carries a land value of \$17,000, while PID 15829799 (49.06 acres) carries a land value of \$16,680.

As part of the negotiated terms, the landowner requested a five-acre land exchange involving municipal property located nearby. Under this arrangement, the Municipality would transfer five acres of its land to the seller in exchange for five acres from PID 15829799. This swap reduces the net acreage being purchased from PID 15829799 from 49.06 acres to 44.06 acres, resulting in a revised land value of \$14,980 for that parcel.

In addition to the land value, both parcels include merchantable timber. Independent appraisals assigned stumpage values of \$21,806 for the timber on PID 15829799 and \$12,385 for the timber on PID 15829781. These stumpage values form part of the total purchase price for the acquisition.

When combined, the revised land values and associated stumpage amounts result in a total transaction value reflecting both the property and timber resources being acquired. This ensures that the Municipality secures the watershed lands while compensating the seller for the full appraised value of both the lands and the timber present on them.



Figure 1 - Parcels recommended for Acquisition

The breakdown of the purchase price for both lots is as follows:

Parcel	Description	Land Value	Stumpage	Valuation
PID 15829799	44.06 acres (-5 acres for land swap)	\$14,980	\$21,806	\$36,786
PID 15829781 (Portion)	50.00 acres	\$17,000	\$12,385	\$29,385
	Subtotal	\$31,980	\$34,191	
	Total			\$66,171

FINANCIAL IMPLICATIONS

Funding for the proposed property acquisition will be cost-shared between the Water Utility and the Province's Department of Environment and Climate Change, supported through the Nova Scotia Nature Agreement.

The Water Utility's share of the costs will be drawn from the Watershed Land Acquisition Reserve, with no additional impact on current operating budgets.

The required Utility and Review Board approval under s. 35 of the Public Utilities Act has been received.

COMMUNITY ENGAGEMENT

No community engagement was required.

ALTERNATIVES

CBRM Council could choose not to approve the recommendation.

LEGISLATIVE AUTHORITY

MGA s.50(5a):

"Powers of municipality regarding property

50 (5) A municipality may

(a) acquire property, including property outside the municipality, that the municipality requires for its purposes or for the use of the public;"

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