

Cape Breton Regional Municipality

Special Council Meeting

ADDENDUM

THURSDAY, SEPTEMBER 26, 2019

1:30 P.M.

Council Chambers
2nd Floor, City Hall
320 Esplanade, Sydney, NS

Cape Breton Regional Municipal Council

Thursday, September 26, 2019

1:30 p.m.

ADDENDUM

4. **Viability Study Recommendation – Property Tax Incentives for Urban Residential Development:** Jennifer Campbell, Chief Financial Officer (See page 3)

5. **CBRM Climate Change Action Plan (2014, Revised 2016):** Mayor Cecil P. Clarke (See page 4)

6. **Core Service Delivery Assessment for CBRM – 10% Reduction:** Mayor Cecil P. Clarke (See page 15)



CBRM

A Community of Communities

Cape Breton Regional Municipality

Memo

Date: September 26, 2019

To: Mayor and Council

From: Jennifer Campbell, CPA, CA Chief Financial Officer

Re: Viability Study Recommendation – Property Tax Incentives for Urban Residential Development

The Viability Study recommended that CBRM explore the possible implementation of a property tax incentive for urban residential development.

The potential benefits of an Urban Residential Development Tax Incentive Program are several. Increasing residential densification in urban areas is key to improving efficiencies in the delivery and sustainability of key municipal services such as water and sewer. Improving urban densification will also further support local business, which in turn will drive the economic strength of our region.

As you are aware, municipalities in Nova Scotia do not have the legislative authority at this time to offer tax incentives for residential development. The process for removing the legislative barriers, as we saw with Bill 177 (commercial development tax incentive by-law) is a lengthy one. The Province must first be engaged to draft and approve legislation amendments. Drafting of CBRM bylaw language, the identification of development zones, and public consultations on the same must follow. Finally, approval of the final bylaw by Council and the Province are both required before it become effective.

Given the lengthy process involved, staff request the following motion:

That Council permit staff to initiate discussions with provincial officials for legislation amendments required to allow for an urban residential development tax incentive bylaw for the CBRM.

Respectfully submitted,

Jennifer Campbell, CPA, CA
Chief Financial Officer

MEMORANDUM - MAYOR'S OFFICE

DATE: September 25, 2019
TO: CBRM Councillors
FROM: Mayor Cecil P. Clarke
RE: CBRM Climate Change Action Plan (2014, Revised 2016)

Dear Colleagues:

Further to recent climate change and environment-related motions, attached please find the Executive Summary of the 2014 CBRM Climate Change Action Plan (revised 2016).

Given the various discussions and public interest, I would recommend:

- that Council direct staff to update the CBRM Climate Change Action Plan.

Kind regards,

Original Signed By

MAYOR CECIL P. CLARKE

c: Marie Walsh
CBRM Directors

Attachment - 1

Cecil P. Clarke

From: Amanda M. McDougall
Sent: September 25, 2019 7:35 AM
To: Cecil P. Clarke
Cc: ClerksOffice; Marie J. Walsh; All Council
Subject: Re: Past Motions - Request for Updates

Much appreciated!

Amanda McDougall
Councillor - District 8
Cape Breton Regional Municipality
(902)574-0290
ammcdougall@cbrm.ns.ca

> On Sep 25, 2019, at 7:23 AM, Cecil P. Clarke <cpclarke@cbrm.ns.ca> wrote:

>

> Good morning Amanda.

>

> I'll check with the CAO this morning. As we discussed last week, I believe the regular agenda of General Committee could have municipal and environment related matters considered as needed or requested. The requested staff Issue Paper might suggest something different so we can seek Council direction.

>

> A similar discussion with Planning & Development about General Committee agenda items versus a stand alone meeting is also under review.

>

> As for the other motion of Council, I'll ask about the status as well. I mentioned last week that given the complexities of the overall issue of climate change maybe an CBRM symposium led by ACAP/CBU would be a good forum to bring together a better understanding of global, regional and local climate change issues and action items.

>

> In speaking with our Director of EPW yesterday we discussed the previous CBRM climate change action plan and subsequent update and timing and value of another. Wayne indicated that many actions and accomplishments have been achieved so he is getting the plan and update for review.

>

> I'll copy Council for any other suggestions or recommendations while we wait for the staff reports. We have a Council meeting this Thursday and I'll look to add the topic as an addendum for further Council discussion.

>

> Happy to discuss further. I'll give a call later this am. Talk soon, Cecil

>

>> On Sep 24, 2019, at 11:34 AM, Amanda M. McDougall <ammcdougall@cbrm.ns.ca> wrote:

>>

>> Any chance I could get in writing where the actions put forward in these two agenda items stand?

>>

>> Many thanks,

>>

>> Amanda

>>

>> Amanda M. McDougall

>> Councillor - District 8

>> Cape Breton Regional Municipality

>> (902)574-0290

>> ammcdougall@cbrm.ns.ca

>>

>>

>> -----Original Message-----

>> From: Amanda M. McDougall

>> Sent: September 17, 2019 9:33 AM

>> To: ClerksOffice <ClerksOffice@cbrm.ns.ca>; Marie J. Walsh <mjwalsh@cbrm.ns.ca>; Cecil P. Clarke <cpclarke@cbrm.ns.ca>

>> Subject: Past Motions - Request for Updates

>>

>> Good morning,

>>

>> I am curious if I could kindly request updates on two motions I put forward in council.

>>

>> The first being the request to strike an Environmental Committee and the second being the list of requests I brought to Chambers on behalf of the Climate Action group.

>>

>> Many thanks,

>>

>> Amanda

>>

>> Amanda McDougall

>> Councillor - District 8

>> Cape Breton Regional Municipality

>> (902)574-0290

>> ammcdougall@cbrm.ns.ca

Municipal Climate Change Action Plan (MCCAP) For the Cape Breton Regional Municipality Final Report



132446.00 • Final Report • April 2014


Prepared for:



Prepared by



CBCL LIMITED
Consulting Engineers

Final Report	Greg Landry	30/04/2014	G. Smith
Final Draft	Greg Landry	03/03/2014	G. Smith
Draft Report – Revision 1	Greg Landry	10/02/2014	G. Smith
Draft Report	Greg Landry	07/01/2014	G. Smith
<i>Issue or Revision</i>	<i>Reviewed By:</i>	<i>Date</i>	<i>Issued By:</i>
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EXECUTIVE SUMMARY

Scientific evidence and recent increased frequency of extreme storm events have increased public awareness of climate change. In response to increased concern about the sustainability of our communities and infrastructure, the Province of Nova Scotia has mandated that all municipalities prepare Municipal Climate Change Action Plans (MCCAPs) to meet obligations described in the 2013-14 Gas Tax Agreement and the Municipal Funding Agreements.

Cape Breton Regional Municipality has a number of characteristics that are important when examining the Municipality's response to climate change. One is the shift towards centralized servicing for efficiency as a response to the legacy of amalgamation of dispersed communities with decreasing populations. Another characteristic is the increasing demographic age, along with lower than average income. These two factors increase the vulnerability of portions of the population to emergency situations such as loss of power or interruption of water supply, especially when temperatures are extremely high or low. The aging population can also be more sensitive to health issues than younger and more prosperous communities in the province. Another factor increasing risk is the lack of appropriate people to volunteer for emergency services, such as volunteer fire fighters.

The Cape Breton Regional Municipality established an Adaptation Committee to develop its Municipal Climate Change Action Plan (MCCAP) to identify past impacts and vulnerable areas for future climate hazards, and provide clear recommendations for adaptation and mitigation measures.

The Adaptation Committee determined that (i) warmer summers and winters with shifts in precipitation to more extreme events, (ii) extreme storms and (iii) storm surges are anticipated to present the highest risk to Municipal infrastructure and operations. Specifically, as a result of the predicted changes, the Municipality can anticipate the following affects:

- Increased risk to key economic growth projects centered in the Sydney Harbour area, such as the International Coal Pier, Sysco/PEV, Sydport Piers and a new terminal;
- Further reaching storm surge flooding of low-lying coastal areas;
- Inland flooding from more intense or frequent storms; danger of dams exceeding design capacity;
- Disruption of services caused by high winds;
- New species brought by changing climate, and possibly increased incidence of agricultural/forestry-related pests and diseases due to changed climate;

- Longer “shoulder” tourist seasons due to warmer winters and longer summers; and
- Potentially increased water deficit in some summers, thus increasing demand on the Municipality to provide potable water.

Priorities were established for developing adaptation measures for climate related hazards and impacts. In cases of emergency resulting from extreme events, Provincial roads play a major role in provision of needed responses because of the large size of the municipality and the location of various resources. However, within areas where CBRM has responsibility, the following key adaptation measures were identified:

1. Potable Water Infrastructure
 - Potable water supply systems have few vulnerabilities and are at minimal risk.
 - The most significant concern is the ability to maintain operations during periods of long power outages.
2. Wastewater Collection and Treatment Infrastructure
 - Treatment stations are generally located outside of high risk areas.
 - The primary concern is related to erosion and damage to discharge piping in extreme storm events.
 - The highest risk of flooding of sewage lift stations is found in CBRM North Division.
3. Stormwater Infrastructure
 - Shoreline mapping and vulnerability assessment to storm surges has been completed and action being taken in higher risk areas.
 - The No.20 dam in Glace Bay may be vulnerable to extreme events and needs further evaluation.
4. Roads
 - Coastal roads are highly vulnerable to storm events with the most significant risk related to temporary disruption of travel.
 - Risk to emergency response is primarily associated with Provincial roads.
5. Solid Waste
 - Solid waste infrastructure and operations do not appear to be particularly vulnerable to climate change events.
6. Municipal Buildings and Recreation Facilities
 - In general, municipal buildings including police stations, are not viewed as at risk to extreme weather events because alternative facilities are available for operations and management.
 - The Fire Station in North Sydney is a high risk for flooding and flood events affecting the building are already being observed.
 - Back-up power to public works depots and fuel supply in an emergency is a major issue.

7. EMO Plan

- A review of facilities and operational plans has been completed and indicate that communication with internal and external resources can be maintained through anticipated events.
- Adequate provision of fuel and power at emergency facilities is a top priority. This includes consideration of fuel availability in the event that the Canso Causeway remains impassable for an extended period of time.

8. Land Use Management

- Setbacks should be required in vulnerable areas and ongoing development of flood plain mapping and assessment of storm water management is required.
- The Municipality should consider implementing development restrictions in all areas less than 2.54 metres elevation (Geodetic Datum) and within 20 metres of a watercourse.

Other action measures include:

- creating a database of climate change impacts and vulnerabilities based on community input and municipal staff knowledge;
- creating an education program for residents;
- ensuring continued public access to water's edge; and
- working with other organizations and levels of government to coordinate emergency response plans.

Additionally, mitigation measures to reduce greenhouse gas emissions generated by municipal operations were reviewed, including a number of major initiatives carried out by CBRM in the last several years:

- Establishing a no-idling policy for vehicles, including contractors;
- Reducing energy demand through use of new technology and additional insulation;
- Retrofitting existing facilities to maximize efficiency; and
- Ensuring any new infrastructure is designed to current standards for energy efficiency.

Upon adoption of the MCCAP by Council, adaptation and mitigation measures will be implemented by way of various policy development/adoption processes as well as capital and operating budget planning.

In summary, the Municipality is experiencing typical impacts observed across the province, but CBRM does have some attributes which increase risk to specific components of the population. On the other hand, CBRM can be seen as a leader within Cape Breton that has and can continue to encourage broader participation in implementation of climate change adaptation and mitigation within the public and other municipalities. With cooperation of other levels of government, climate change impacts within the Municipality can be adapted to and mitigated.

MEMORANDUM - MAYOR'S OFFICE

DATE: September 25, 2019
TO: CBRM Councillors
FROM: Mayor Cecil P. Clarke
RE: Core Service Delivery Assessment for CBRM – 10% Budget Reduction

Dear Colleagues:

Further to my email of September 19, 2019 (copy attached), I believe it is important that the 2020 budget process include a Core Service Delivery Assessment for the CBRM.

Council and CBRM's collective response to the Grant Thornton Viability Study needs to include consideration of no additional funding resources or supports as part of the 2020/21 budget and beyond. While we work in earnest to address the recommendations of the Viability Study, it is recommended that:

- Council direct staff to include an impact analysis of an overall 10 percent budget reduction as part of the 2020-21 budget consultation process.

Kind regards,

Original Signed By

MAYOR CECIL P. CLARKE

c: Marie Walsh
Jennifer Campbell
Deborah Campbell-Ryan

Attachment - 1

Cecil P. Clarke

From: Cecil P. Clarke
Sent: September 19, 2019 1:29 PM
To: Marie J. Walsh; Jennifer L. Campbell
Cc: All Council; Mark H. Bettens; John F. MacKinnon; Toni Delorenzo; Elaine Dupe; Stacy L. Boutilier; Jillian A. Moore; Sheilah D. MacDonald; ClerksOffice
Subject: Viability Study Report and 2020 Pre-Budget Planning Considerations

Dear Colleagues:

Further to the Viability Study Report discussions and the upcoming 2020 budget planning process, I believe it is imperative we do a Core Service Delivery assessment for the CBRM. The Province is saying no new money at this time, so we have no choice but to define those municipal priorities that are core service under the MGA (ex. Roads and Waste Management) and those areas that are community supports and programming (ex. Sustainability, Transit and Recreation). In order to be taken seriously, I believe we need to do a full budget review and assess where/how a 10% overall budget reduction can be achieved. It will show exactly what the choices are and will require those who say to simply "cut" to say where. We have collective agreements in place so if there is no provincial legislation freezing or pacing cost increases, the option remaining is a reduction in the number of jobs. These are all serious matters that I know we all take seriously, however judging by some public commentary there is a sense we are not doing all we can, or should, do.

If we are going to talk budget cuts or freezes we will start with Mayor and Council and work forward from there.

I will place this as an agenda action item for Council's Viability Study Report action plan. Any ideas, suggestions or recommended approaches are welcome. A draft of the first spreadsheet will be distributed next week for review and comment.

As for pre-budget planning considerations, I will be coordinating 12 District meetings with our officials and will have the Viability Study Report as the discussion guide. We'll look to November to early December to schedule and everyone will be contacted for preferred date/time/place. Other ideas for wider consultations are also welcome.

Thank you, Cecil