

**Cape Breton Regional Municipality**

**Council Meeting**

**AGENDA**

**TUESDAY, JULY 7<sup>TH</sup>, 2015**

**1:30 P.M.**

Former Sydney Mines Town Hall  
2<sup>nd</sup> Floor  
2 Fraser Avenue, Sydney Mines



# Cape Breton Regional Municipal Council

Tuesday, July 7<sup>th</sup>, 2015

1:30 p.m.

## AGENDA ITEMS

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### ROLL CALL

*O' Canada*

### Moment of Silent Reflection

1. APPROVAL OF MINUTES: (Previously Distributed)

- Regular Council – June 16<sup>th</sup>, 2015

2. PRESENTATION:

2.1 Recognition of the Sydney Mines 125<sup>th</sup> Anniversary Committee

3. DELEGATION:

- 3.1 Request for an exemption to the Public Property Bylaw and Sidewalk Bylaw to allow adult tricycles on the sidewalks and Sydney Boardwalk as a pilot project this summer: Spokesperson Heather Voyles, Creator of 32 Spokes, UIT Cohort, Student Founder and TEDxCapeBreton Curator (see page 7)

4. CORPORATE SERVICES ISSUES:

4.1 Renewal of Casino Nova Scotia Lease with CBRM:

- a) Casino Nova Scotia – Committed to the Cape Breton Regional Municipality: Spokespersons, Mr. Jim McGrogan, Vice President, Business Development, Great Canadian Gaming and Mr. Fletcher Hunston, Assistant General Manager, Casino Nova Scotia, Sydney (see page 8)

Continued....

Corporate Services Issues

Renewal of Casino Nova Scotia Lease with CBRM Cont'd:

- b) Renewal of Casino Lease: Marie Walsh, Chief Financial Officer (see page 19 )

- 4.2 Cape Breton University – Wind Farm Project – Request for Utility Easement in favour of Nova Scotia Power and Gardiner Mines Renewable Energy Inc. regarding future turbine site: Demetri Kachafanas, Solicitor (See page 82 )

5. PLANNING ISSUES:

5.1 Requests for Municipal Planning Strategy Amendments:

a) Resolutions for Public Participation Program:

- i. Zone Amendment Application – 1005 Wayne Weatherbee - Terry Way, Mira Road PID# 15843907 - (updated report): Karen Neville, Planner (see page 91 )
- ii. Request by the Breton Law Group, on behalf of Harbour Royale Development Limited, to amend the North End Sydney Secondary Planning Strategy and Land Use Bylaw to permit a mixed residential-commercial development on property located on the Esplanade, Sydney: Rick McCready, Senior Planner (see page 95 )
- b) Request from Donna Perry to amend the Municipal Planning Strategy and Land Use By-Law to permit a mobile home on Wolfe Street, Louisbourg: Malcolm Gillis, Director of Planning (see page 102 )
- c) Request from Lorraine Paulin to amend the Municipal Planning Strategy and Land Use By-Law to allow for an outdoor recreational Business Establishment on PID 15238389, Reserve Mines: Karen Neville, Planner (see page 104 )

6. BUSINESS ARISING:

6.1 Council Meeting – August 19<sup>th</sup>, 2014:

- a) Synergy Louisbourg Proposal: Rick McCready, Senior Planner (see page 108 )

7. **REPORTS:**

7.1 **Engineering and Public Works – Summer Works Update:**

Mike MacKeigan, Manager of Utilities Administration and Bruce Hardy, Manager of Engineering Services (verbal report)

7.2 **Financial Statements – May 31<sup>st</sup>, 2015: For Information Only**

Marie Walsh, Chief Financial Officer (See page 115 )

- Corporate
- Protective Services:
  - Fire Services including EMO
- Public Services:
  - Engineering & Public Works
  - Recreation
  - Water Utility
- Planning
- Police

8. **PROTECTIVE SERVICES ISSUES:**

8.1 **Dangerous and Unsightly Properties – Notices of Intent to Demolish:**  
**(separate motions required)**

Paul Burt, Manager Building, Planning & Licensing Laws (See page 138)

- a) File #7284 PID# 15019433 - 17 Lorne Street, North Sydney
- b) File #7295 PID# 1512890 - 111 Victoria Road, Sydney
- c) File #7651 PID#15152937 - 16 Campbell Lane, Sydney
- d) File #8720 PID# 1517994 - 9 Cook Street, Sydney Mines
- e) File #8634 PID# 1531501- 3221 Hinchey Avenue, New Waterford
- f) File #8535 PID# 1538355 - 158 Park Street, Dominion
- g) File #8708 PID# 1539453 - 2 Devison Lane, Glace Bay
- h) File #7342 PID# 1539845 - 356 King Edward Street, Glace Bay
- i) File #8213 PID# 1542029 - 188 Douglas Avenue, Glace Bay
- j) File #8056 PID# 1548703 - 401 Second Street, New Waterford

Continued....

9. **BY-LAWS, RESOLUTIONS & MOTIONS:**

9.1 **By-Laws:**

a) **Second / Final Reading (Public Hearing):**

i) **Area Rate By-law:** John MacKinnon, Director of Technology (See page 140 )

b) **First Reading:** N/A

9.2 **Resolutions and Proclamations:**

a) **“2015Acadian Day”:**  
Councillor Lowell Cormier (See page 145)

b) **“National Drowning Prevention Week”:**  
Councillor Charlie Keagan (see page 146)

9.3 **Motions:** N/A

**Adjournment**

Dear Deborah,

Per our conversation today and guidance from those in Bylaw, Planning, Engineering & Public Works, I'm writing this letter to formally seek a spot on the July 7th Council Meeting.

I am the Creator of 32 Spokes, a microbusiness located at the Port of Sydney. We will be providing single speed, slow moving, low-impact trike rentals predominantly to passengers on the cruise ships. We'll also be providing other pedal powered services to area tourists and to the local community.

Ideally, as part of the initial launch of our business strategy, we'd like to be able to direct our customers along the Boardwalk to the east entrance, then along a route through Wentworth Park, and back into the Downtown Sydney shopping corridor. In addition to adding vitality and energy to the Boardwalk and community, this plan will allow our customers to bypass hills that might be more difficult for Seniors, likely the largest percentage of our customer demographic.

In order to better accommodate their needs and to test our concept in collaboration with the CBRM, I'm seeking an exception to the Bylaws pertaining to "Bicycles on the Boardwalk" and to "Vehicles on the Sidewalk". I'm doing so as part of a temporary, pilot project to test the effectiveness, safety and demand for our business service between July-October, 2015.

I would welcome the opportunity to present the plan for 32 Spokes at the Council Meeting to this aim and to share more insight on the suggested route for our customers.

I look forward to the prospect of collaborating further with the CBRM and Council on this innovative social project. 32 Spokes aligns well with existing active transport initiatives and future plans to increase the presence of cycling culture in the municipality while enhancing the overall experience for visitors to the island that travel through the Sydney Port.

Thank you for your consideration.

Respectfully,

Heather M. Voyles  
32 Spokes Creator  
UIT Batch 1.0 Cohort  
TEDxCapeBreton Curator  
902.322.6570

# Casino Nova Scotia-Committed to the Cape Breton Regional Municipality

July 7, 2015



## INTRODUCTIONS

- Jim McGrogan – Vice President – Business Development  
– Great Canadian Gaming
- Fletcher Hunston – Assistant General Manager – Casino  
Nova Scotia Sydney



# Agenda-Topics for discussion

- Overview
  - Structure of Gaming in Nova Scotia
  - Great Canadian Gaming Corporation
  - Casino Nova Scotia
- Casino Nova Scotia Sydney
  - The past 10 years
  - The next 10 years
  - The next 12-18 months
- Opportunities for mutual benefit
  - Tourism and Economic Development
  - Partnership/Alignment with Centre 200
  - Community Involvement
  - Property Revitalization
  - Alignment of Lease Interests

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# Key Terminology

- NSPLCC-Nova Scotia Provincial Lotteries and Casino Corporation
- CNS-Casino Nova Scotia
- GCGC-Great Canadian Gaming Corp
- AGFTD-Alcohol Gaming Fuel and Tobacco Division (Government Regulator)

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## Overview

### Structure of Gaming in Nova Scotia

- AGFTD-provincial government regulator with statutory responsibility to regulate and oversee all gaming in Nova Scotia
- NSPLCC-provincial government crown corporation responsible to “conduct, manage and operate” gaming in Nova Scotia, including marketplace management
- CNS-private sector casino service provider which, under contract to NSPLCC, provides casino operational services, facilities and capital. CNS is a wholly owned subsidiary of GCGC



## Overview

### Great Canadian Gaming

- Established in 1982
  - Headquartered in British Columbia
  - Publicly traded on TSX since 2004
- Owns/Operates 16 gaming properties
  - Operates in 3 Canadian provinces (BC, Ontario, Nova Scotia) and Washington State
  - 10 casinos, 4 Horserace tracks, 3 Community Gaming Centres, hotel resort, conference centres, show theatres, food & beverage
  - Range of small properties (\$15 million annual revenue) to large resort property ( \$350+million annual revenue)
- Employs 4600 people across Canada/US
- Parent company of CNS since 2005



## Overview

# Great Canadian Gaming

- Business Development and Growth Plans
  - GCGC is strategically poised to grow
  - Strong financial position
  - Canadian and US acquisition opportunities being pursued if and when available
  - Recent emphasis on opportunities in Eastern and Central Canada
    - Casino New Brunswick
    - Ontario opportunities



## Overview

# Casino Nova Scotia

- 20 years of creating economic benefits and jobs in the Province of Nova Scotia
- Over \$500 million in contributions to the Province of Nova Scotia since 1995
- Casino Nova Scotia (Halifax and Sydney) is an important part of GCGC portfolio
- Committed to long term mutual success
- Recent 10 year contract renewal with NSPLCC provides term certainty with CNS commitment to recapitalize/update both casino properties
- Mutual agreement with NSPLCC to invest together to enhance the customer experience; product offerings and entertainment
- Continued strong commitment to ensuring responsible play and responsible growth



## CNS Sydney The Past 10 Years Business Overview

- Revenues have been relatively flat since 2004-2005 – fluctuating between \$20.3 and \$22.8
- Focusing on guest experience and rewards to maintain customer loyalty in midst of:
  - Increased competition
  - Population of Sydney decline from 2001 to 2011
  - Medium age increased from 43.1 to 47.5 between 2001 -2011

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## CNS Sydney The Past 10 Years Value to CBRM & NS

- Casino Nova Scotia Sydney provides approximately 130 high quality jobs with an annual payroll of over \$4.25 million within the community and has many long-term employees
- \$300K annual rent to CBRM
- Property taxes averaging \$342K for Casino Nova Scotia Sydney paid to CBRM
- Casino Nova Scotia Sydney spends on average \$1.5 million with local Cape Breton vendors annually
- Cash and in-kind contributions to support community non-profit organizations and events around Cape Breton
- Part of the tourism infrastructure of the region and entertainment for locals
- Supporting revenue development at Centre 200 and future growth

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## CNS Sydney

### The Past 10 years

### Value to CBRM & NS

- Generates over \$8.0 million annually for the Province of Nova Scotia, including annual funding of over \$2.5 million for First Nations in Nova Scotia
- Annual visitor count of approximately 400,000 visits (30k-40k visits per month)

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## CNS Sydney

### The Next 10 Years

### Key Challenges

- Market Maturation
- Declining & aging population
- Out-migration
- Increased competition
- Aging facility
- Decreased annual visitation
- Stagnant but stable revenue

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# CNS Sydney

## The Next 10 Years

### Key Opportunities

- Support and grow regional tourism
- Revitalize and modernize casino property
- Improve the entertainment and food and beverage experience for guests
- Improve the integration of casino entertainment with the tourism offerings of the CBRM
- Develop a stronger relationship between Casino Nova Scotia-Sydney and Centre 200 with the goal to drive business and revenue for both organizations

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# CNS Sydney

## The Next 10 Years

### Operating Agreement

- GCGC signed a new 10-year operating agreement with NSPLCC in July 2014
- Revenue sharing on all gaming revenues - favourable to the Province
- A portion of revenues from the Sydney Casino are directed to First Nations groups in the Province
- Over \$1 million annually for responsible gaming programs and Addictions Services
- Commitment to reinvest capital in both Halifax and Sydney properties

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## CNS Sydney

### The next 12-18 months

- Support and grow regional tourism
- Celebrate 20<sup>th</sup> Anniversary of casino gaming in Nova Scotia
- Music Hall of Fame to be launched in 2015 – Halifax and Sydney sites
- Expansion of partnership with Centre 200
- Planned upgrades to the Facility to modernize and update the amenity mix

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## Opportunities for Mutual Benefit Tourism & Economic Development

- Establish a new CBRM tourism attraction – Canada's East Coast Music Hall of Fame
- Support and grow regional tourism
- Establish a Cape Breton Cultural Revue at the Sydney Property
- Revitalization with efforts to maximize local suppliers
- Partner with Centre 200 to produce larger entertainment shows

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## Opportunities for Mutual Benefit Partnership with Centre 200

- Outdoor concerts (existing)
- Casino NS events at Centre 200 – Venue of Choice –VIP dinners, conventions, Rotary Club (existing)
- Cape Breton Cultural Revue (New)
- Entertainment Partnership between Centre 200, local producer, and Casino. Designed to increase utilization of Centre 200
- Exploring the potential for thermal integration with Centre 200 in 2016 creating energy efficiencies for both properties

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## Opportunities for Mutual Benefit Property Revitalization

- GCGC intends to spend approximately \$1 million updating the Casino facility in Sydney with significant local economic impact
- Many guest-facing enhancements including Canadian East Coast Music Hall of Fame, food and beverage enhancements, and entertainment investments
- The upgrades will modernize the facility and update the amenity mix

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# Opportunities for Mutual Benefit Community Involvement

## **EVENTS**

- Cape Breton Dragon Boat Festival
- Celtic Classics Basketball Tournament
- Race the Cape
- Cape Breton Bike Fest
- Miles Burke Run
- Action Week
- Vince Ryan Hockey Tournament
- Run for the Cure
- Pink at the Rink
- Christmas Daddies

## **ORGANIZATIONS**

- SPCA
- Horizon Achievement Centre,
- New Waterford Volunteer Fire Department,
- Canadian Council of the Blind
- Habitat for Humanity
- Cape Breton Regional Hospital
- YMCA
- CBU Sports
- Screaming Eagles
- Palliative Care

## **LEADERSHIP**

- Cape Breton Partnership
- Rotary Club
- Destination Cape Breton
- Chamber of Commerce
- Economic Development Regional Board (REN)
- Tourism Industry Association of Nova Scotia

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# Opportunities for Mutual Benefit Alignment of Lease Interests

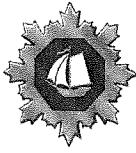
- Casino Nova Scotia Sydney operating agreement renewal until 2025
- Strategic advantage to both Casino Nova Scotia and CBRM to align renewal terms of lease to operating contract term
- Lease would be assigned to NSPLCC upon termination or expiration of operating agreement with GCGC

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## Conclusion

Casino Nova Scotia is committed to working with the Cape Breton Regional Municipality and local tourism partners to strengthen all parties' business interests and the community at large



# **CBRM**

*A Community of Communities*

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## **Issue Paper**

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**DATE:** June 29, 2015

**TO:** All Council

**FROM:** Marie Walsh, Chief Financial Officer

**Re:** Renewal of Casino Lease

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### **Background**

In March of 1995 the City of Sydney (lessor) signed a lease with ITT Sheraton (Lessee) for a bare land lease adjacent to C-200. A bare land lease is a lease in which the lessor owns the land only and does not own the building. As part of the lease agreement the Lessee (ITT Sheraton) was to construct a Casino building and integrate it with C-200. The lease was a 20 year lease commencing on the anniversary of the opening of the Casino with an option to renew for 30 years. The expiry of the first term is August 1, 2015. Since 2005 the lease has been assigned to Metropolitan Entertainment Group, a subsidiary of Great Canadian Gaming under the same conditions of the pre-existing lease. This includes a \$300,000 annual lease payment. If they do not exercise the option to renew, then the option is granted to the Nova Scotia Provincial Lotteries and Casino Corporation.

With the expiry of the lease coming due, CBRM as well as Great Canadian Gaming have engaged an appraiser to determine the current market value of the land lease. At the very least the rent payment, according to the terms of the lease, cannot fall below the current amount of \$300,000.

### **Proposal**

Great Canadian Gaming has requested some changes to the current lease which are attached. The main change would be a request to have the renewal period to read “option to extend the Term of this Lease for three (3) further consecutive terms of ten (10) years (each a “**Renewal Period**”)” instead of simply a second term of 30 years. Reason being, they currently have a 10 year operating agreement with Nova Scotia Provincial Lotteries and Casino Corporation for operation of the Casino. This would match the lease term with the term of the operating agreement. The other requested change includes an amendment to allow Nova Scotia Provincial Lotteries and Casino Corporation, if they are in possession of the demised premises, to assign the lease to a person who contracts with NSPCC to operate a casino without the consent of CBRM.

**Administrative Recommendation**

These requested changes have been reviewed by our solicitor and I, and it is recommended that the Cape Breton Regional Municipality approve the amendments as presented. The lease payment of \$300,000 will remain the same as the two appraisals (see attached) came well below this amount.

Sincerely,



**Marie Walsh, CGA**  
Chief Financial Officer

**AMENDMENT TO LEASE**

**THIS AGREEMENT** made as of the \_\_\_\_ day of \_\_\_\_\_, 2015.

**AMONG:**

**CAPE BRETON REGIONAL MUNICIPALITY**, a body corporate and politic, in and for the Province of Nova Scotia successor by amalgamation to the former City of Sydney, in the County of Cape Breton, Province of Nova Scotia, 320 Esplanade, Sydney, Nova Scotia, B1P 7B9

(hereinafter called the “**Lessor**“)

**AND:**

**METROPOLITAN ENTERTAINMENT GROUP**, a body partnership formed under the laws of the Province of Nova Scotia, Casino Nova Scotia, 1983 Upper Water Street, Halifax, Nova Scotia, B3J 3Y5

(hereinafter called the “**MEG**“)

**AND:**

**MEG HOLDINGS INC.**, a body corporate formed under the laws of the Province of Nova Scotia, Casino Nova Scotia, 1983 Upper Water Street, Halifax, Nova Scotia, B3J 3Y5

(hereinafter called the “**Nominee**“)

**AND:**

**NOVA SCOTIA PROVINCIAL LOTTERIES AND CASINO CORPORATION**, 5<sup>th</sup> Floor, Summit Place, 1601 Lower Water Street, P.O. Box 1501, Halifax, Nova Scotia B3J 2Y3

(hereinafter called the “**NSPLCC**“)

**WITNESSEES THAT WHEREAS:**

A. By a lease made the 3<sup>rd</sup> day of March 1995 (the “**Lease**”) the City of Sydney leased to MEG those certain lands and premises located at 525 George Street, Sydney, Nova Scotia, as more particularly described in the Lease (the “**Demised Premises**”), for a term of twenty (20) years expiring on August 1, 2015 (the “**Term**”);

B. The Lessor has succeeded to the interest of the City of Sydney as landlord under the Lease;

C. The bare legal interest in the Lease was assigned to the Nominee by MEG effective May 30, 2005 to hold the same as bare trustee and agent for the benefit of MEG; and

D. The parties have agreed to modify the Lease in the manner hereafter provided.

**NOW THEREFORE** for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties covenant and agree as follows:

1. **Modification of Lease**

Sections 3.01 – 3.05 of the Lease are deleted and the following is substituted therefor:

“Section 3.01 Option to Renew

- (a) The Lessor hereby irrevocably grants to MEG the option to extend the Term of this Lease for three (3) further consecutive terms of ten (10) years (each a “**Renewal Period**”). The option shall be exercised by MEG giving notice in writing to the Lessor at least one hundred and eighty (180) days prior to the expiration of each Renewal Period stating its intention to exercise this option.
- (b) Subject to Section 3.01(a) and in the event MEG does not exercise its option to renew this Lease for any Renewal Period, the Lessor hereby irrevocably grants to the NSPLCC the option to extend the Term of this Lease for the then remaining Renewal Periods as if NSPLCC were the Lessee during the term of the Lease, to be exercised in the manner provided in Section 3.01(a).

Section 3.02 Terms of Renewal

Any renewal pursuant to Section 3.01 shall be on the terms and conditions contained in this Lease except:

- (a) there shall be no additional rights of renewal; and
- (b) rent shall be as agreed to between the parties;

Section 3.03 Failure to Agree

If the Lessor and MEG are unable to agree on the amount of rent for any Renewal Period, then the rental rate shall be determined by arbitration pursuant to the procedure set out in Article XXVIII, provided always that the rent payable on renewal shall be the fair market rent at the beginning of any Renewal Period for vacant land, provided that in no case shall the rent be less than the annual rental payable under Section 2.03(b)(ii).

Section 3.04 Interim Rental Rate

Until the arbitrator shall render his decision, the Lessee shall pay the Lessor the rent last payable. Following the determination by the arbitrator of the rent for the applicable Renewal Period, an appropriate adjustment shall be made to the rent to account for any discrepancy between the rent paid and the rent that should have been paid from the date of the renewal to the date of determination of the rent.

Section 3.05 Renewal of Lease

Upon rent for the renewal term being agreed upon or otherwise decided by arbitration for any Renewal Period, the parties shall enter into a short form renewal lease incorporating by reference the terms and conditions of this Lease and containing other terms and provisions as are reasonably required to carry out the intent and purpose of this section of this Lease.”

**2. Assignment by NSPLCC**

Notwithstanding the provisions in Section 18.01 of the Lease, if NSPLCC exercises its rights pursuant to Section 3.01(b) and is in possession of the Demised Premises, NSPLCC shall not be required to obtain the consent of the Lessor to any assignment of the Lease to a person who contracts with NSPLCC to operate a casino.

**3. Reference To NSPLCC**

Any reference in the Lease to “Nova Scotia Gaming Corporation or “Gaming Corporation” shall be changed to NSPLCC.

**4. Notice To NSPLCC**

Any notice given to NSPLCC pursuant to Section 3.01 of the Lease shall be to the attention of the President and Chief Executive Officer at the address set forth above.

**5. Ratification of Lease**

The parties hereby ratify and confirm the terms and conditions of this Lease as modified hereby.

**6. Renewal**

The Lessor, MEG and Nominee hereby confirm that the Lease is renewed for a 10 year Renewal Period commencing August 2, 2015 and expiring August 1, 2025 at a rent equal to \$300,000.00 per annum for such Renewal Period, payable in equal instalments of \$25,000.00 monthly in advance.

**7. Enurement**

This Agreement shall enure to the benefit of and be binding upon the parties and their respective heirs, personal representatives, successors and permitted assigns.

**8. Counterparts**

This Agreement may be executed by facsimile and/or in one or more counterparts and by the different parties hereto in different counterparts, each of which when executed shall be deemed to be an original but all of which taken shall constitute one and the same Agreement.

IN WITNESS WHEREOF the parties have executed this Amendment to Lease as of the date and year above written.

**CAPE BRETON REGIONAL MUNICIPALITY**

Per: \_\_\_\_\_  
Authorized Signatory

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Per: \_\_\_\_\_  
Authorized Signatory

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**METROPOLITAN ENTERTAINMENT GROUP**

by its two (2) partners

**6364951 CANADA INC.**

Per: \_\_\_\_\_  
Authorized Signatory

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**6364942 CANADA INC.**

Per: \_\_\_\_\_  
Authorized Signatory

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**MEG HOLDINGS INC.**

Per: \_\_\_\_\_  
Authorized Signatory

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**NOVA SCOTIA PROVINCIAL LOTTERIES AND  
CASINO CORPORATION**

Per: \_\_\_\_\_  
Authorized Signatory

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Appraisal Report of Land Rent**

prepared for:

**Mr. Jim McGrogan**  
**VP Business Development**  
**Great Canadian Gaming Corporation**  
350-13775 Commerce Parkway  
Richmond, BC  
V6V 2V4

prepared by:

Altus Group Limited © 2015

**Portion of PID No. 15061013**

**Land under Casino NS**

George and Falmouth Streets, Sydney Nova Scotia

At April 1, 2015



Street Smart. World Wise.



June 9, 2015

Project No.: 100496

**Mr. Jim McGrogan**  
VP Business Development  
*Great Canadian Gaming Corporation*  
350-13775 Commerce Parkway  
Richmond, BC  
V6V 2V4

**RE: Portion of PID No. 15061013**  
George and Falmouth Streets, Sydney, NS

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Mr. McGrogan:

Further to your request, we have inspected the above-noted property and have completed our investigations and analyses in order to provide our opinion of the current market rent applicable, based on the Fee Simple interest in the property identified above, without consideration to existing built improvements. It is our understanding that the intended use of the report is to assist in negotiation for a renewal of the land lease currently in place.

This appraisal conforms to the Appraisal Standard of the Canadian Uniform Standards of Appraisal Practice adopted by the Appraisal Institute of Canada and the Red Book requirements of the Royal Institution of Chartered Surveyors.

The appraisal requires the following critical assumptions be made as hypothetical conditions of the valuation:

- It is assumed that the parcel is legally subdivided and would have marketable title on its own.

To avoid ambiguity, the following pages (with the Appendices) must be read in their entirety, since they detail the valuation methods and supporting data on which our conclusions are based.

Subject to the Extraordinary Assumptions listed on page 3 of the report and the Contingent and Limiting Conditions in Appendix A, it is our opinion that the current annual "Market Rent" (defined in Appendix A) for the subject property, as of the effective date, April 1, 2015, is:

**Thirty Seven Thousand Eight Hundred Ten Dollars**  
**\$37,810**

Respectfully submitted,

**Altus Group Limited**



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## **Appendices**

### **Appendix A**

- Terms of Reference
- Scope of Work
- Contingent and Limiting Conditions
- Definitions

### **Appendix B**

- Photographs of Subject Property
- Legal Descriptions

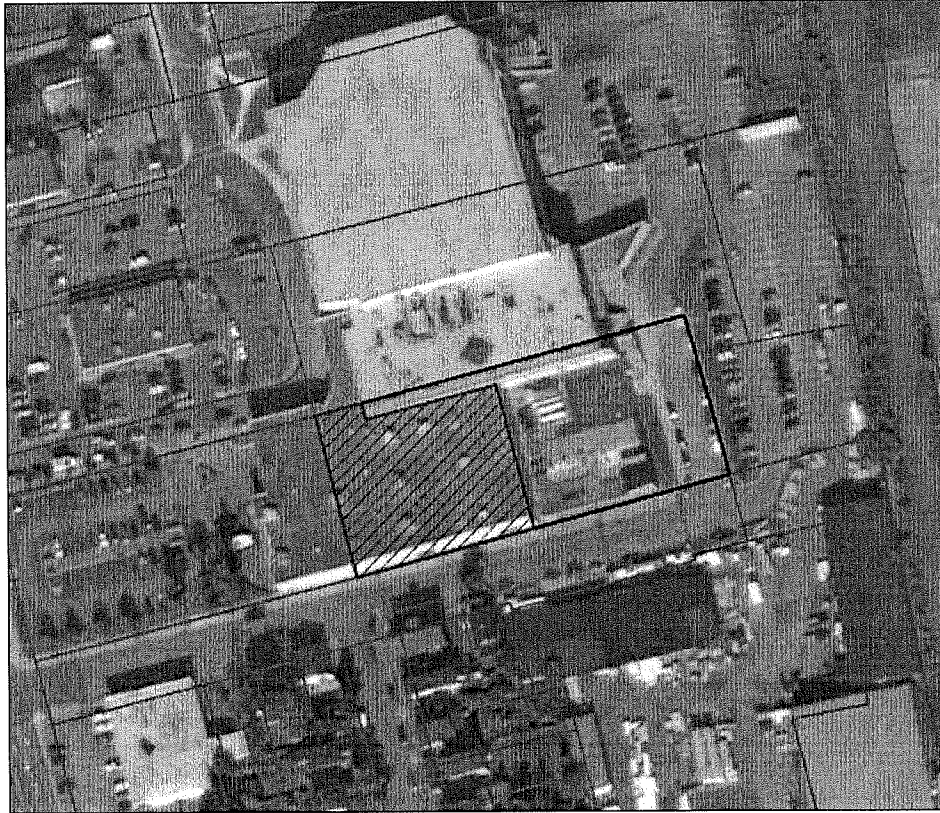
### **Appendix C**

- Sales Data Sheets



## Executive Summary

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### Final Market Rent Conclusion

**\$37,810 per annum**

Property Identification	• Portion of PID No. 15061013 (As though vacant)
Zoning	• Downtown Central Business District Zone (CBD)
Property Area	• 0.62 acres (27,007 +/- sq. ft.)
Highest and Best Use	• Assumed to be Existing Use
Exposure Time	• 12+ months
Current Market Value	• \$17.50 per sf
De-capitalization Rate	• 8.0%
Annual Net Market Rental Rate	• \$ 1.40 per sf
Annual Net market Rent	• \$ 37,810





## Introduction

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### Date and Purpose of the Appraisal

The purpose of this appraisal is to estimate the **current** market rent applicable, based on the **fee simple interest** in the subject property as at **April 1, 2015**. The intended use of this appraisal is to assist in negotiation for a renewal of the land lease currently in place.

We refer you to Appendix A of this report for a detailed description of the Terms of Reference, including definitions of Market Value, Market Rent, Liquidity, and Highest and Best Use.

### Extraordinary Assumptions and Limiting Conditions

The reader's attention is drawn to certain Contingent and Limiting Conditions that are outlined at Appendix A. In addition, the estimated value included herein will potentially be impacted if any of the following Extraordinary Assumptions are not realized as of the effective date.

<b>Title</b>	A title search was not completed for this assignment. It appears the leased area represents a portion of the within described lot. The portion of the parcel under consideration is assumed to be legally subdivided. Title is assumed to be good and clear and marketable.
<b>Financing</b>	For the purpose of this appraisal we have assumed that the property is free and clear of all financing.
<b>Site Area</b>	No formal survey has been provided nor found on title. We have relied upon the legal description contained in the ground lease. It is assumed the lot is legally subdivided and marketable.

### Ownership and History of the Property

The subject lands are owned by the Cape Breton Regional Municipality. The lands were conveyed to the City of Sydney in 1972 from the Community Rink Company Limited. The lands were partially leased to ITT Sheraton Canada Limited and Purdy's Wharf Development Limited (assigned to MEG Holdings Inc. in 2005 in connection with the development of a casino). A summary of this lease is provided below:

Land Under Casino Nova Scotia  
Sydney, Nova Scotia  
100551

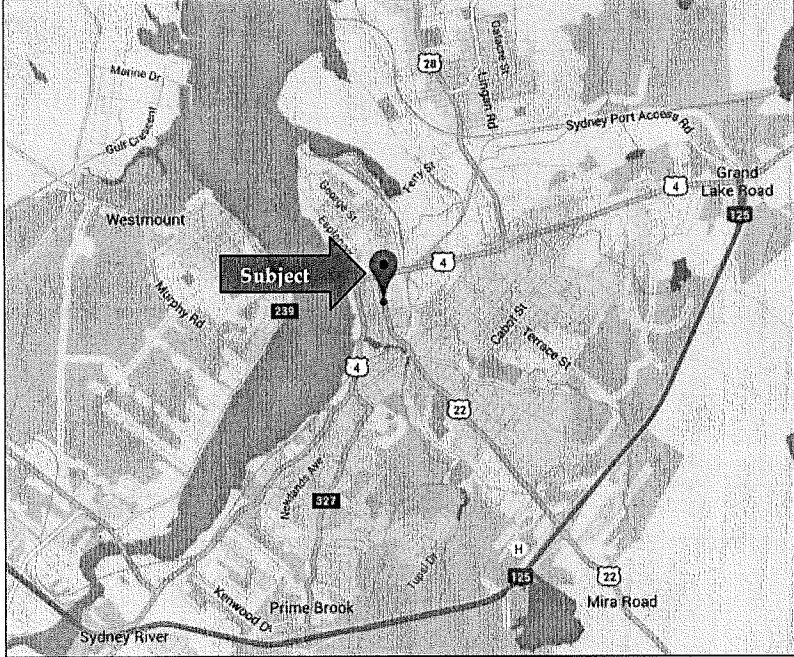
Lessee	IIT Sheraton Canada Limited and Purdy's Wharf Development Assigned to MEG Entertainment
Term	20 Years
Commencement	Unspecified (1995)
Annual Rent	Initial Lump Sum \$575,000 \$300,000 commencing at the third anniversary
Rent Type	Net to the landlord
Renewal Term	1 X 30 year term
Renewal Rent	Fair Market Rent at the beginning of the renewal period for vacant land. Not to be less than the rent payable annually during the term (\$300,000)
Area Leased	0.62 acres (27,007 sq.ft .)
Use	Any lawful purpose. In the event that the Lessee is no longer the holder of a licence pursuant to the Gaming Control Act , the Leased Premises may be use for any lawful purpose compatible with uses in the existing building and not in conflict those uses in the existing buildings

To our knowledge the lands have not been actively marketed nor have they transacted over the past three years. They are not subject to any current agreement of purchase and sale.

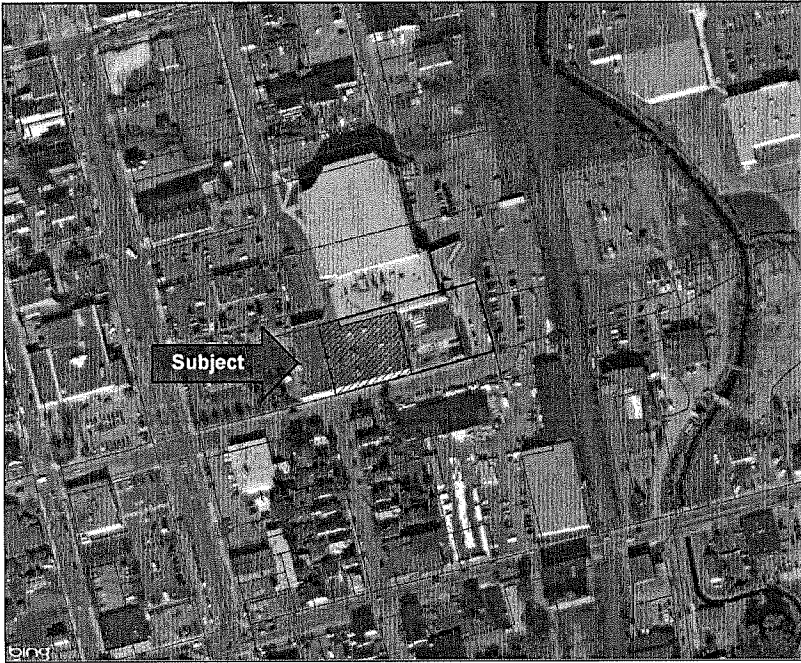


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Photographs of the subject property are located in Appendix B.



Regional Map



Subject Neighbourhood



## Adjacent Land Uses

<b>North</b>	Centre 200; Tim Horton's; George Street Centre, a multi-tenant commercial property; Sydney Auto Parts.
<b>West</b>	500 George, a multi-tenant commercial / office complex; freestanding Lawton's Drugs; Sydney Credit Union.
<b>South</b>	Falmouth Street; Car Quest Auto Parts; Irving service station.
<b>East</b>	Centre 200 surface parking; railway; RONA building supply centre.

## Position and Access

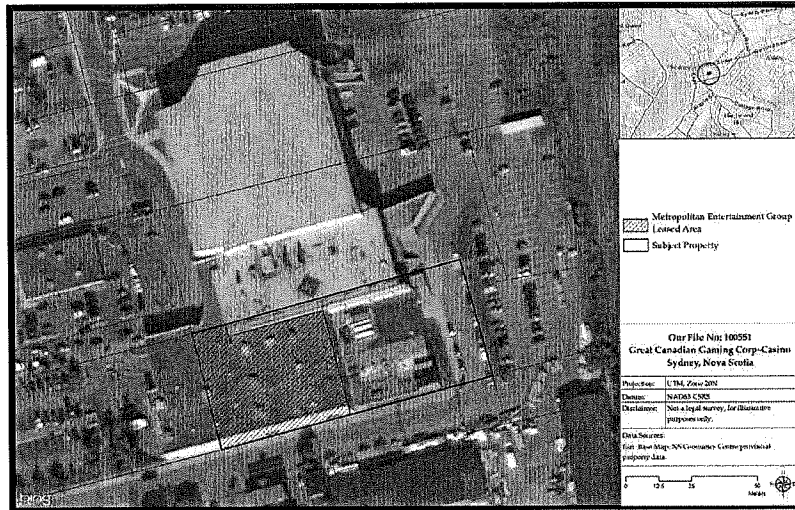
<b>Site Position</b>	The subject parcel is on the end of the block but lies one parcel (parking lot owned by MEG Limited) removed from the intersection with George Street.
<b>Surrounding Land Uses</b>	Surrounding land uses include a mix of civic, retail commercial and light industrial uses.
<b>Local Access</b>	The subject parcel is situated in the busy hub of the commercial district but has direct access to arterial roads.

## Commentary

This location is a high profile area of the downtown. The property generally conforms with surrounding uses, particularly Centre 200, to which it is attached via a common entry vestibule.

## Site Description

<b>Site Area</b>	Based upon the description included with the land lease the parcel has an area of 0.62 acres or 27,007 +/- square feet. A survey plan mentioned in the lease which was supposed to be attached to the document was not included or available from the client.
<b>Site Plan</b>	Based on the legal description provided we have created the following site sketch which is included for reference and is not to be relied on as the legal description.



- Topography** The site is generally flat and level and at grade with surrounding streets.
- Configuration** Generally rectangular to slightly irregular shape.
- Access** The site is essentially fully developed. There is access / egress to the building onto the sidewalk at Falmouth Street and at the front onto lands of CBRM. The adjacent parking lot is owned by MEG Limited. We assume the site has access to George Street.
- Frontage** The subject property has 185 feet of frontage on Falmouth Street.
- Services** The site is fully serviced with municipal water and sewer as well as telephone, cable and electricity. Fire and police services are provided by the Cape Breton Regional Municipality.
- Environmental** While not experts in environmental issues, we have not identified any obvious environmental contamination. A formal environmental audit should be conducted for certainty. It is assumed by this report that there is no environmental contamination.
- Easements / Encumbrances** legal description indicates that the parcel includes a common right for use over the land to erect a new vestibule. Our interpretation is that the lease includes use of the common vestibule with Centre 200.



## Land Use Controls

<b>Municipality</b>	Cape Breton Regional Municipality (CBRM).
<b>Municipal Plan</b>	CBRM.  Secondary Plans - None.
<b>Zoning / Land Use</b>	The subject lands are zoned Central Business District (CBD) Zone.
<b>Permitted Uses</b>	The CBD designation allows for a broad range of commercial uses and services. A copy of the CBD zoning permitted uses, as well as zoning surrounding Existing Developments, has been provided in Appendix B.



*Land Use Mapping*

### Commentary

The CBD zoning is the predominate zone in this area. We are advised by CBRM Planning Staff that the casino use is permitted under Part 54 of the Land Use Bylaw as it was built before the current land use by-law was enacted.

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## **Municipal Assessment and Taxes**

Given that this appraisal is of a portion of the vacant lot only, the current assessment on the improved property is not relevant for this analysis.



## Highest and Best Use

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We refer the reader to Appendix A for the definition of Highest and Best Use.

### Highest and Best Use Statement

In consideration of the Highest and Best Use of the subject property we have looked at its size, location, and attributes, along with regional market factors. We have not considered the financial viability of the existing casino use and assume it to be a profitable use.

The subject improvements are a significant improvement to the value of this site vacant and the existing use is deemed the Highest and Best Use for this valuation.

If the site were actually vacant, the Highest and Best Use would be for commercial use.





## Valuation

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The valuation process is the orderly program in which the data used to estimate the value of the subject property is acquired, classified, analyzed, and presented. The first step in the process is to define the appraisal problem - i.e., identify the real estate, the effective date of the value estimate, the property rights being appraised, and the type of value sought. Once this has been accomplished, the appraiser collects and analyzes the factors that affect the market value of the subject property. These factors are addressed in the area and neighbourhood analysis, the site analysis, and the highest & best use analysis.

Determination of Land Rent requires that the market value of the land be converted to annual rent through a process of de-capitalization as described later in the report.

### Land Valuation Methods

In land valuation, appraisers have several approaches that can be considered. These approaches are:

- 1. Direct Comparison** This technique calls for comparing, weighing, and relating sales data to the lands being appraised.
- 2. Allocation** This technique is based on the typical ratio of land value to improvement value for specific categories of real estate in specific locations.
- 3. Extraction** This technique is a similar procedure to Allocation in that the contribution of the improvements is deducted from the total property value.
- 4. Subdivision Development** This technique, applicable chiefly to undeveloped lands, calls for estimating total value as if the lands were subdivided and sold, and subtracting the development costs.
- 5. Land Residual** This technique capitalizes into value the residual income imputable to the lands as derived from an actual or hypothetical new and proper building improvement.

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- 6. Ground Rent Capitalization** This technique is used to value lands when the ground rent corresponds to the value of the landowner's interest in the property and market-derived capitalization rates are available to convert the ground rent into an indication of market value.

### **Concluded Methodology**

For the purpose of this valuation, the Direct Comparison Approach is the only applicable method to estimate the market value of the property.



## Direct Comparison Approach

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The Direct Comparison Approach recognizes the principle of substitution, according to which a buyer will not pay more for one property than for another that is equally desirable. By this approach, an opinion of value is developed by applying a comparative analysis of properties that are similar to the subject property that have recently sold, are listed for sale or are under contract, which focuses on the similarities and differences that affect value.

### Regional Context

Commercial land values are closely tied to the economic strength and market conditions of the specific geographic area. In this case, there have been no recent comparable sales in the local market. The most recent sale occurred in 2013. As a means of benchmarking potential values in the Cape Breton Regional Municipality, we have researched and enquired with local appraisers in these other Atlantic markets to provide a reasonable range of land values likely to be found for a benchmark well located, similarly sized and zoned land parcel in each centre.

#### Regional Land Values

Location	Commercial Land Value Range CBD			Probable Use
	psf	to	psf	
Halifax	\$150.00	to	\$250.00	High Density Mixed Use
Truro	\$10.00	to	\$20.00	Commercial
Yarmouth	\$5.00	to	\$15.00	Commercial
Moncton	\$20.00	to	\$40.00	Multi-res, Mixed-Use
Fredericton	\$20.00	to	\$30.00	Office and/or Retail
Saint John	\$20.00	to	\$30.00	Office and/or Retail
Charlottetown	\$30.00	to	\$50.00	Commercial
St Johns	\$60.00	to	\$100.00	Hotel; Multi res or Office

### Comparable Activity

To estimate the market value in this case we have researched comparable transactions, along with current listings and asking prices for vacant land parcels throughout CBRM. The following table

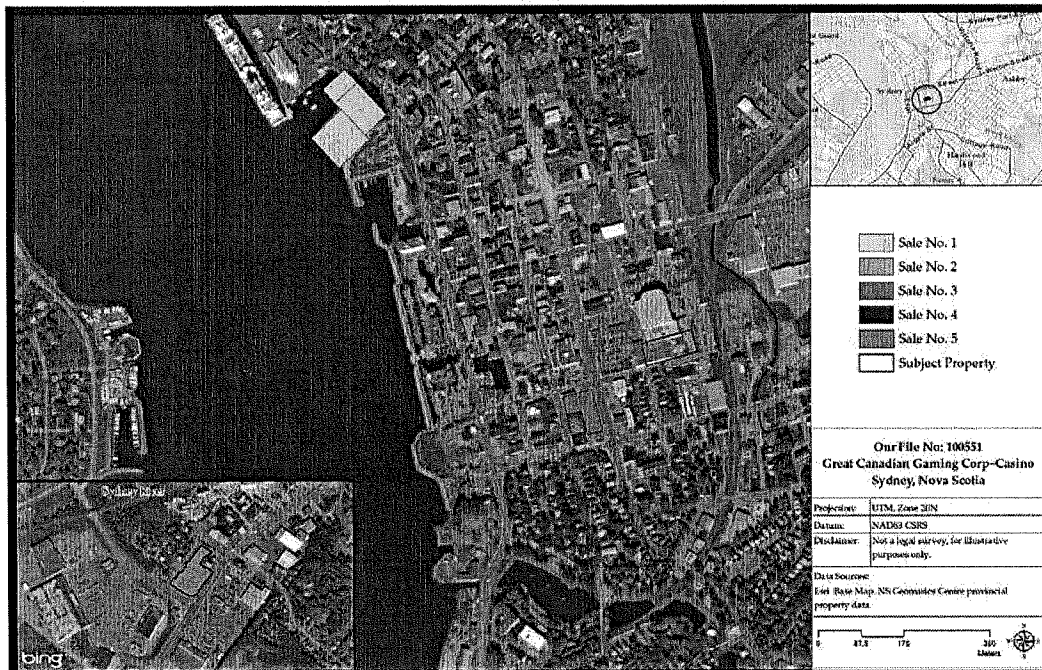
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summarizes the sales considered to be the most relevant data upon which an estimate of current value for the subject could be made.

### Comparable Sales Table

Index No.	Sale ID Address	Vendor Purchaser Status	Closing Date		Official Plan Zoning Designation	Area(acre) Area(sf)	Price/Acre Price/sf	Adjusted Unit Price @ 2.00% per annum
			Firm Date	Registration Adjusted Price				
1	ID 51521 Robin Hood Site - South ESPLANADE ST Sydney, NS	Jerry E. A. Nickerson CBRM & DARR(Cape Breton)Ltd Closed	3/28/2011	n/a	CBRM WSSA	1.79 77,994	\$795,869 \$18.27	\$861,708 \$19.78
			98077291	\$1,425,000				
2	ID 51760 ESPLANADE ST Sydney, NS	Dr. R.G. Chokshi 3249317 Nova Scotia Ltd. Closed	10/25/2010	n/a	CBRM CBD	0.26 11,151	\$390,625 \$8.97	\$426,488 \$9.79
			97179106	\$100,000				
3	ID 51413 546-556 GEORGE ST Sydney, NS	Multiple. See comments. 3063050 Nova Scotia Ltd Closed	4/16/2008	n/a	CBRM CBD	0.91 39,750	\$772,574 \$17.74	\$886,771 \$20.36
			90429086	\$705,000				
4	ID 51418 404 CHARLOTTE ST Sydney, NS	Harold Davis 386 Charlotte Street Realty Inc. Closed	4/8/2008	n/a	CBRM CBD-C	0.70 30,555	\$349,278 \$8.02	\$401,080 \$9.21
			90365231	\$245,000				
5	ID 51421 1170 KINGS ROAD Sydney, NS	Various Sydney River Investments Ltd. Closed	3/1/2006	n/a	CBRM ABC	1.51 65,950	\$687,631 \$15.79	\$823,255 \$18.90
			84453746	\$1,041,076				

### Sales Map





## Sales Analysis

The preceding comparable sales range over the period March 2006 to March 2011 and indicate unadjusted prices ranging from \$8.02 per square foot to a high of \$18.27 per square foot before any consideration to adjustment for time and inflation or other features of variance. All of the sales have been adjusted for time and inflation at a nominal 2% per annum. After time adjustment the sales suggest an adjusted price range bracketed between \$9.79 per square foot and \$20.36 per square foot. The following summary provides a review of each transaction and consideration of each in relation to the subject. A data sheet summarizing each sale is included in Appendix C.

Index 1 was a waterfront site on Sydney Harbour situated immediately adjacent to the cruise ship pavilion in the downtown. The site was a former industrial property which was ideal at the time of sale. It included an old warehouse which was subsequently demolished by the purchaser. The property was acquired jointly by the CBRM and DARR which was an agency of the Government of Canada now disbanded and rolled into PWGSC. The site was acquired for proposed public use. It included upland and surrounding water lots. Our discussion with CBRM staff indicated that the consideration for the site was largely in relation to the upland. For purposes of this analysis we have assigned a water lot value at 20% of the upland unit rate. The site was estimated to be 50% water lot based on our review of Property Online mapping. Based on our discussion with CBRM staff and our own knowledge of typical demolition costs, an allowance of \$175,000 was included in the total land costs. CBRM staff indicated that the property was acquired at market value. The indicated upland unit rate in this case was \$19.78 per square foot. In our opinion the location of this property on the waterfront makes it superior to the subject. The pricing of these lands reflect their physical state, shape and potential additional costs to make them development ready. Overall, given this is the most recent sale, we believe this sale provides good comparability to the subject.

Index 2 was the 2010 sale of a smaller 11,151 square foot site on Esplanade Street immediately opposite City Hall. The site has good frontage on Esplanade Street but was irregular in shape. The acquisition price was \$100,000. The site has not been developed and is used for parking. The parcel was generally level with the fronting street but rises up slightly at the rear and would be below the grade of Charlotte Street behind the property. The time adjusted unit price in this case was \$9.79 per square foot. This site had only limited direct comparability to the subject; however, with such limited data points the evidence must be considered. Overall adjustment of 25% was applied equating to \$12.24 per square foot.

Index No. 3 involved an assembly of a 39,750 square foot site immediately opposite the subject on George Street which occurred in 2008. The sale reflects the total cost of assembly of seven parcels including value assigned to the owner's existing property included in the assembly. The parcel was assembled for development of a new two-storey commercial building for which the owners had secured a long-term lease with Lawton's Drugs. The overall unit price including costs of demolition of existing buildings is \$20.36 per square foot after time adjustment. In our opinion the unit price indication reflects the

motivation of the developer to assemble the site and includes a 15 – 20% premium typical of circumstances when an assembly is required. This suggests a comparative value in the order of \$17.00 to \$17.75 per square foot. Overall give the close proximity of this site to the subject it carries strong weighting.

Index 4 was a similarly sized parcel located two blocks east of the subject in the downtown area of Sydney. It had been the site of an old movie house which was closed prior to the sale. The site was acquired as a location for a new office building with a lease to the Royal Bank. The acquisition price was \$125,000. Demolition costs were reported to be \$120,000. The adjusted unit price in this case, after adjustment for time, was \$9.21 per square foot. The site was an interior lot with an irregular shape compared to the subject. Overall it was inferior with fair comparability and required an upward adjustment of 25% or \$11.51 per square foot.

Index 5 was also an assembly of several parcels. This site was situated in Sydney River at the intersection of Kings Road and Keltic Drive. It was a high profile corner assembled as a site for a new Shoppers Drug Mart for which the developer had a lease agreement. The total assembly costs were \$1.041 million in 2006. The adjusted unit rate today equates to \$18.90 per square foot. As in the case of Index 3 there is an assembly premium which would suggest a comparable unit rate for the site of about \$15.75 to \$16.50 per square foot.

The subject property is a generally regularly shaped parcel situated in a high profile location in Sydney adjacent to the Centre 200. In our opinion based on the available data the comparable unit price range in this case is \$15.00 to 20.00 per square foot with the most probable unit price of the land being the mid-point or \$17.50 per square foot, well supported by the single strongest comparable being Index 3 situated across the street.

The following table summarizes the adjusted unit prices for the comparable properties and the subject conclusions:



**Summary of Adjusted Prices**

Index No.	Sale ID Address	Area(acre) Area(sf)	Adjusted Unit Price @ 2.00% per annum	Adj. Comparable Unit Rate psf
1	ID 51521 Robin Hood Site - South ESPLANADE ST Sydney, NS	1.79 77,994	\$861,708 \$19.78	\$19.78
2	ID 51760 ESPLANADE ST Sydney, NS	0.26 11,151	\$426,488 \$9.79	\$12.24
3	ID 51413 546-556 GEORGE ST Sydney, NS	0.91 39,750	\$886,771 \$20.36	\$17.38
4	ID 51418 404 CHARLOTTE ST Sydney, NS	0.70 30,555	\$401,080 \$9.21	\$11.51
5	ID 51421 1170 KINGS ROAD Sydney, NS	1.51 65,950	\$823,255 \$18.90	\$16.13
Subject	George & Falmouth Streets Sydney, NS	0.62 27,007	Concluded range \$15.00 - \$20.00	\$17.50

**Conclusion**

Based on the preceding land value conclusion, the current market value of the subject land is concluded to be as follows:

$$27,007 \text{ sq.ft. @ } \$17.50 \text{ per sq.ft.} = \$472,622$$

## Lease Rate Analysis

### Introduction

Market land lease rates are determined through a process of de-capitalization where the market value of the site is considered relative to the use, covenant and lease term applicable to the individual case. In this case the purpose of establishing the land rent estimate is to determine the applicable renewal rent payable to CBRM by MEG Limited under the terms of the ground lease in place. The renewal term is for thirty years.

The risk of the project should be determined and rental rates should reflect the expected yields of the development in relation to capitalization rates used in commercial real estate and in comparison to commercial mortgage rates and long-term government bonds.

### Capitalization Rates

Altus Group has analyzed many investment grade commercial real estate transactions throughout Canada and in particular Atlantic Canada. Capitalization rates in office and retail class investment grade properties currently range in the order of 6% for the highest quality primary locations to 9% for assets in non-prime locations without strong leasing in place. While there have not been any recent stand-alone transactions in the immediate Sydney area we are aware of a recent portfolio sale of retail properties sold based on the covenant strength of the major tenant which had long-term leases in place. The capitalization rate reflected in this transaction was 7%. Investment grade sales in other tertiary markets in Atlantic Canada indicate rates in the range of 8% to 9%.

### Alternate Investment Yields Bonds

Government of Canada long-term bond yields fluctuated significantly over the past 12 months with Bank of Canada benchmark long-term bond (approximately 30 years) yield ranging from 1.93% to 2.93%. The average over the period was 2.48%. The trend has been generally toward lower yields with the rate at April 1 being 1.97%. Given the historically low level of these bond yields and the fluctuations that occur in the short term, it is our opinion that a trailing 12 month average is an appropriate benchmark when considering the rate in the context of a real estate comparison. The 10-year GOC bond rate indicates a current yield of approximately 2.4% compared to 1.32% 12 months earlier with an average of 1.92%, a spread of 56 basis points compared to the long term bond, suggesting a relatively flat yield curve compared to 2014.



The premium attributable to real estate is based primarily on the lack of liquidity, increased management and greater overall risk associated with real property assets. Historically on a national basis, these rates loosely correlated with a 400 to 600 basis point spread between Canada Bonds, the safest investment, and prime real estate. Based on benchmark data available for the Halifax market, this spread is currently about 500 to 600 basis points based on the 10 Year bond and Halifax Retail.

## **Commercial Mortgages**

Commercial mortgage interest rates are also an important factor due to the impact of financial leverage on real estate investment yields. Commercial 10-year mortgage rates are currently about 4.50% for Class 'A' commercial real estate. Historically, the spread between commercial mortgage rates and real property yields has been 200 to 400 basis points. Currently, based on Halifax benchmark retail product the spread is in the order of 400 basis points.

As no published data exists with regard to the correlation between the yield on commercial land and either Canada Bonds or Commercial mortgage rates, it appears only reasonable that investment logic prevail. The spread between the bonds rates identify the risks associated with that particular type of real estate. If we attempt to correlate the same level of spread between long term Canada Bonds and the Overall Capitalization Rates for the subject, we can rationalize a current spread of about 500 basis points above the current Long Term Government of Canada Bond rate to the Halifax market.

Historically there has been a premium in investment yields between Halifax and Sydney markets due to the tertiary nature of the market and generally lower liquidity which prevails. Capitalization rates in the Sydney market, for similar commercial assets, range from 100 to 200 basis points higher although we would expect capitalization rates for land leases to be relatively secure attracting lower rates.

In this case the ground rent payable is considered to be less risky than an investment in improved investment property; however, it does represent a long-term return in an environment where expectations in commercial real estate are that investment yields, now at historical lows, will return to more conventional rates as the cycle changes. At the same time, while the tenant has a significant investment in its improvements they do not have a highly adaptive alternative use which increases the risk profile.

For the purpose of determining a ground lease rate for the subject property, it is our opinion that a rate based on 550 basis points above the current long term Government of Canada Bond is reasonable as summarized in the following table.

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### Suggested Rate

Long Term Rate			
GOC Bond Yield		2.48%	
Spread (bspts)	500	550	600
Yield	7.48%	7.98%	8.48%

On the basis of our analysis of investment rates, it is our opinion that the appropriate annual rent applicable to the subject land more fully described herein is as shown below:

### Rent Calculation

Land Value per sf	De Capitalization Rate %	Annual Rent per sf	Land Area sf	Total Annual Rent
\$17.50	8.0%	\$1.40	27,007	\$37,810



## Summary and Conclusion

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### Final Market Value Conclusion

We have been requested to provide our opinion of the current market rental value of the land for a land leased parcel upon which the Sydney Casino has been constructed in connection with determining the renewal rent for a 30 year term under the provisions of the lease in place.

Further to our analysis of the subject property and of the market data outlined in this report, we estimate the current annual "Market Rent" (defined in Appendix A) of the property located at 525 George Street, Sydney, Nova Scotia, as at April 1, 2015, subject to the Extraordinary Assumptions listed on page 3 of the report and the Contingent and Limiting Conditions in Appendix A, to be:

**Thirty Seven Thousand Eight Hundred Ten Dollars**  
**\$37,810**

It should be noted that the ground lease in place for this site provides for the renewal rent to be the greater of the existing rent, being \$300,000 annually, or market rent. Based on the estimate developed herein, the renewal rent for the renewal period should be **\$300,000 per annum**.





## Certification

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I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The reported analyses, opinions, and conclusions are limited only by the reported Extraordinary Assumptions and Limiting Conditions and Contingent and Limiting Conditions, and are my personal, unbiased professional analyses, opinions and conclusions
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved
- Compensation is not contingent upon the reporting of a predetermined value or direction in value that favours the cause of **Great Canadian Gaming Corporation**, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event
- To the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice ("The Standards")
- The property was inspected on March 13, 2015 by Arthur Savary, AACI. The content, form, and reasoning have been prepared by Arthur Savary. A detailed inspection was not completed on the building as it was not part of the value conclusion. I have not knowingly withheld any comments or observations that might affect the opinions of value stated in this report
- I have the knowledge and experience to complete the assignment competently
- No person provided significant professional assistance to the undersigned
- The confidentiality of our client's individual subject property data is of paramount importance to Altus Group Limited and we have taken reasonable and appropriate measures to safeguard client data against unauthorized access. A full description of our Client Data Policy appears on our web page [www.altusgroup.com](http://www.altusgroup.com).
- As of the date of this report the undersigned had fulfilled the requirements of the Appraisal Institute of Canada Continuing Professional Development Program for members.

In my opinion, the current annual "Market Rent" (defined in Appendix A) for the subject property, subject to the Extraordinary Assumptions and Limiting Conditions listed on page 3 of this report and the Contingent and Limiting Conditions at Appendix A as at April 1, 2015 is **\$37,810**.

### Altus Group Limited

Digitally  
signed by  
Arthur Savary

Arthur Savary, B.Comm., AACI, MRICS  
NSREAA Registration No. 301408

Date: June 9, 2015



# Appendices

## Appendix A

Terms of Reference

Scope of Work

Contingent and Limiting Conditions

Definitions





## **Terms of Reference**

<b>Identification</b>	Portion of PID No. 15061013 – George and Falmouth Streets, Sydney, Nova Scotia.
<b>Legal Description</b>	A copy of legal description can be found in Appendix B.
<b>Purpose of Report</b>	The purpose of this appraisal is to provide our unbiased opinion of the current annual market rent of the property identified herein.
<b>Intended User</b>	The intended user of this report is Great Canadian Gaming. No additional intended users are identified by the appraiser.
<b>Intended Use</b>	It is our understanding that the intended use of the report is to assist in establishing a renewal rent for the land lease currently in place.
<b>Effective Date</b>	April 1, 2015.
<b>Tenure</b>	The title to the property is appraised on the basis of the Fee Simple interest, without debt or encumbrances.
<b>Ownership</b>	Subject lands are owned by the Cape Breton Regional Municipality.

## **Scope of Work**

The scope of work has involved the following procedures:

### **Site Inspection**

- Identify characteristics of location and any overall trends
- Note observed condition of the land
- Visually review occupancy and / or status of the property
- Visually survey adjacent land uses in the area
- Consider local and regional access as well as access to public transportation

### **Title**

A formal title search has not been completed. The legal description provided is assumed to be correct and the title to be good and marketable. The final value reported herein, unless otherwise noted, is contingent on no encumbrances that would negatively affect the value. A legal review is required for certainty.

### **Market Survey**

- Survey of active market participants
- Analyse sales transaction of similar properties
- Review performance of competitive listings

### **Valuation**

- De-capitalization
- Liquidity
- Outlook
- Consider Value and rent per square foot



## Contingent and Limiting Conditions

- 1) This report is prepared at the request of Great Canadian Gaming Corporation for an appraisal of market value to provide information required to assist in establishment of land rent in connection with a lease renewal. It is not reasonable for any other person or corporation other than Great Canadian Gaming Corporation to rely upon this appraisal without first obtaining written authorization from Altus Group Limited. There may be qualifications, assumptions, or limiting conditions in addition to those set out below, relevant to that person's identity or their intended use.

This report is prepared on the assumption that no other person will rely on it for any other purpose and that all liability to all such persons is denied.

- 2) While expert in appraisal matters, the author(s) is(are) not qualified and does (do) not purport to give legal advice. It is assumed that:
  - any legal description provided is correct
  - title to the property is good and marketable
  - there are no encroachments, encumbrances, restrictions, servitudes, church taxes, heritage or cultural property restrictions, privileges, liens, leases or covenants that would in any way affect the valuation, except as expressly noted herein
  - leasehold interests referred to herein have, or will have, properly drawn and executed instruments that legally bind the parties in the described manner and that any rent due has been paid in full
  - the use is a legally conforming or non-conforming use which may be continued by any purchaser from the existing owner
  - rights of way, easements or encroachments over other real property and leases or other covenants noted herein are legally enforceable

Because these assumptions have been made, no investigation, legal or otherwise, has been undertaken that would verify these assumptions except as expressly noted herein.

- 3) The author is not a qualified surveyor (authors are not qualified surveyors) and, unless noted, no legal survey concerning the subject property(ies) has been provided. Furthermore, any measurements of rentable areas that have been provided to us are assumed to be correct.

For certainty a formal up-to-date survey and architectural measurement are required. This appraisal is therefore contingent on the correctness of the areas given. Any sketches, drawings, diagrams, photographs, or graphs presented in this report for the limited purpose of illustration.

- 4) The author(s) is(are) not qualified to give engineering advice. In valuing the property it is assumed that:
  - the soil is stable and that there are no forms of contamination or hazardous waste affecting the site
  - there are no patent or latent defects in the improvements
  - no objectionable materials, such as Asbestos, PCBs, or Urea Formaldehyde foam are present
  - the improvements are structurally sound and in need of no immediate repairs, unless expressly noted within this report
  - the heating, plumbing, electrical, air conditioning or other systems are in good working order.

For certainty, a full engineering and environmental study is required.

- 5) No official investigation has been undertaken with the local municipal public utilities department, the zoning office, the fire department, the building inspector, the health department or any other government regulatory agency, unless such investigations are expressly represented to have been made in this report. The subject property(ies) must comply with such government regulations, and if it(they) does(do) not comply, its(their) non-compliance may affect market value. To be certain of compliance, further investigations may be necessary.

Unless otherwise noted, it is assumed that full municipal services (water, sanitary/storm sewers, etc.) and public utilities (gas, hydro and telephone) are available, without local improvement charges.

- 6) Neither possession of this report nor a copy of it carries with it the right of publication. All copyright is reserved to the author(s) and is considered confidential by the author(s) and his(their) client. It shall not be disclosed, quoted from or referred to, in whole or in part, or published in any manner, without the express written consent of the appraiser(s).

This is subject only to confidential review by the APPRAISAL INSTITUTE OF CANADA and NOVA SCOTIA REAL ESTATE APPRASERS ASSOCIATION

- 7) Market data has been obtained from documents at the Land Registry Office, or as reported by the Real Estate Board. As well as using such documented and generally reliable evidence of market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.
- 8) The compensation for services rendered in this report does not include a fee for court preparation or court appearance, which must be negotiated separately. However, neither this nor any other of these limiting conditions is an attempt to limit the use that might be made of this report should it properly become evidence in a judicial proceeding. In such case, it is acknowledged that it is the judicial body that will decide the use of the report which best serves the administration of justice.
- 9) Any distribution of value between land, buildings and other improvements applies only for the purpose and function of this appraisal and should not be taken out of context.
- 10) It assumed that any and all liabilities that might accrue against the real estate such as taxes, hypothecs, contracts or services of any kind, are paid when due.
- 11) Other assumptions, limiting conditions or clarifications are listed throughout the report as needed.



## Definitions

### Highest and Best Use

Highest and best use may be defined as:

“The reasonably probable use of a property, that is physically possible, legally permissible, financially feasible and maximally productive, and that results in the highest value.”<sup>1</sup>

The highest and best use of both land as though vacant and property as developed must meet four criteria. The highest and best use must be:

**Physically Possible:** The size, shape, terrain and soil conditions of a parcel of land affect its physical utility and adaptability. The size, design and condition of an improved property may suggest that rehabilitation, conversion, or demolition is in order

**Legally Permissible:** Depends on public restrictions such as zoning, building codes, historic preservation regulations, and environmental controls, as well as the private or contractual restrictions found in deeds and long-term leases

**Financially Feasible:** Uses that should produce returns that exceed the income required to satisfy operating expenses and debt service (interest and amortization)

**Maximum Return:** Among financially feasible uses, the use that produces the highest price or value consistent with the rate of return warranted by the market.

### Fee Simple<sup>2</sup>

An interest consisting in absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, expropriation, police power and escheat.

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<sup>1</sup>*Canadian Uniform Standards of Professional Appraisal Practice, Ottawa. Appraisal Institute of Canada. 2014. Section 2.33*

<sup>2</sup>*The Appraisal of Real Estate: 3rd Canadian Edition. Vancouver. University of British Columbia Real Estate Division. 2010. Section 6.2*

Land Under Casino Nova Scotia  
Sydney, Nova Scotia  
100551

### **Leased Fee**<sup>1</sup>

An ownership interest held by the landlord with the rights of use and occupancy conveyed by the lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained with the lease.

### **Leasehold**<sup>2</sup>

The interest held by the lessee (the tenant or renter) through a lease conveying the rights of use and occupancy for a stated term under certain conditions.

### **Liquidity**

We have provided our opinions on the liquidity of the subject property if it were placed on the open market for sale. Our summary shows a single-word description from Excellent through Poor, explained as follows:

#### **Excellent Liquidity**

May achieve a price above market value and within a brief marketing period

- High competition among buyers, keen and able to make an acquisition
- Rare availability of similar assets
- A high availability of both debt and equity
- Brief marketing period is possible
- Evidence of similar properties achieving price above a common view of market value
- Overwhelming strengths of investment character

#### **Good Liquidity**

Likely to achieve market value within a reasonable marketing period

- Buyers, keen and able to make an acquisition
- Restricted availability of similar assets
- A good availability of both debt and equity

---

<sup>1,2</sup> *The Appraisal of Real Estate: 3rd Canadian Edition. Vancouver. University of British Columbia Real Estate Division. 2010. Section 6.4*



- Reasonable marketing period and brokerage effort required in order to achieve market value
- High confidence of brokers able to achieve market value estimate
- Similar properties demonstrate pricing at a common view of market value
- Investment character strengths outweigh the weaknesses

#### **Modest Liquidity**

Market value may be difficult to achieve; a more extensive marketing period may be required

- Selective and few buyers
- Demand/supply of investment opportunities is in balance
- A good availability of debt but at higher margins
- More cautious sources of equity
- Strengths and weaknesses of investment character offset each other
- More extensive marketing effort required in order to achieve value
- Similar properties demonstrate pricing at a common view of market value

#### **Poor Liquidity**

Market value is difficult to gauge and achieve notwithstanding an extensive marketing period

- Very few buyers and limited to a speculative nature only
- Unusual assets, or high, or potentially high availability of similar assets
- Poor availability of debt even at higher margins
- Very cautious sources of equity
- Limited trading activity
- Extensive marketing period required
- Overwhelming weaknesses of investment character
- Low broker confidence

### **Market Value<sup>1</sup>**

The most probable price which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

### **Market Rent**

The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. Whenever Market Rent is provided, the "appropriate lease terms: which it reflects should also be stated.

### **Reasonable Exposure Time<sup>2</sup>**

Reasonable Exposure Time is an estimate of the length of time that the property interest being appraised would have been offered on the market before the hypothetical consummation of a sale at market value on the effective date of the appraisal.

It is a retrospective estimate based upon our experience and the opinions gathered from real estate brokers active in the field. The estimate of time period for reasonable exposure is not intended to be a prediction, but is an estimate of the amount of time that the property would have required to be exposed for sale on the open market in an appropriate manner, and using an experienced broker.

---

<sup>1</sup> *Canadian Uniform Standards of Professional Appraisal Practice, Ottawa. Appraisal Institute of Canada. 2014. Section 14.15.3*

<sup>2</sup> *Canadian Uniform Standards of Professional Appraisal Practice, Ottawa. Appraisal Institute of Canada. 2014. Section 7.7*

## **Appendix B**

**Photographs of Subject Property**

**Legal Descriptions**

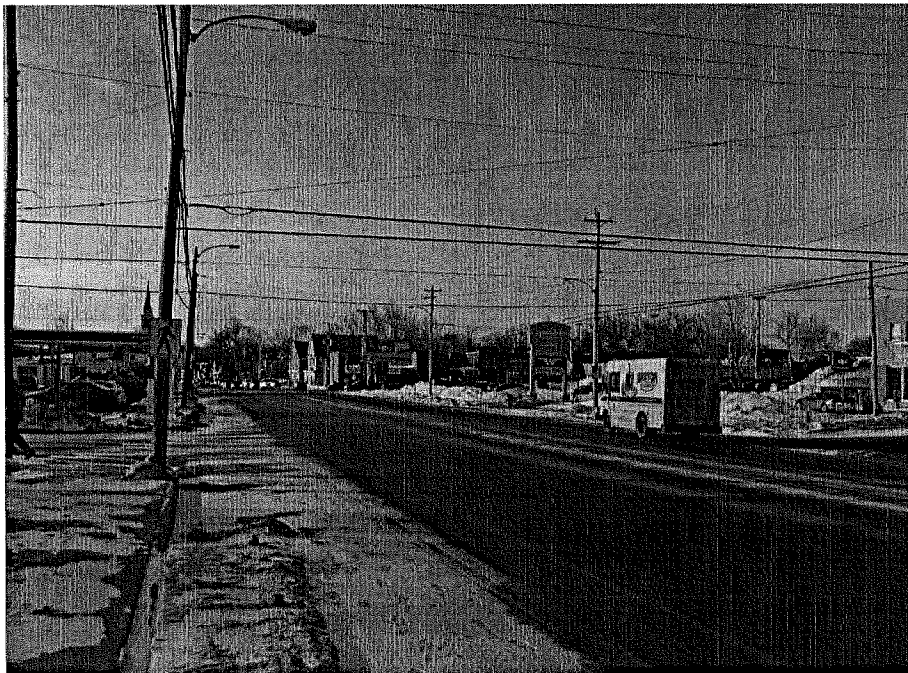




### Photographs of Subject Property

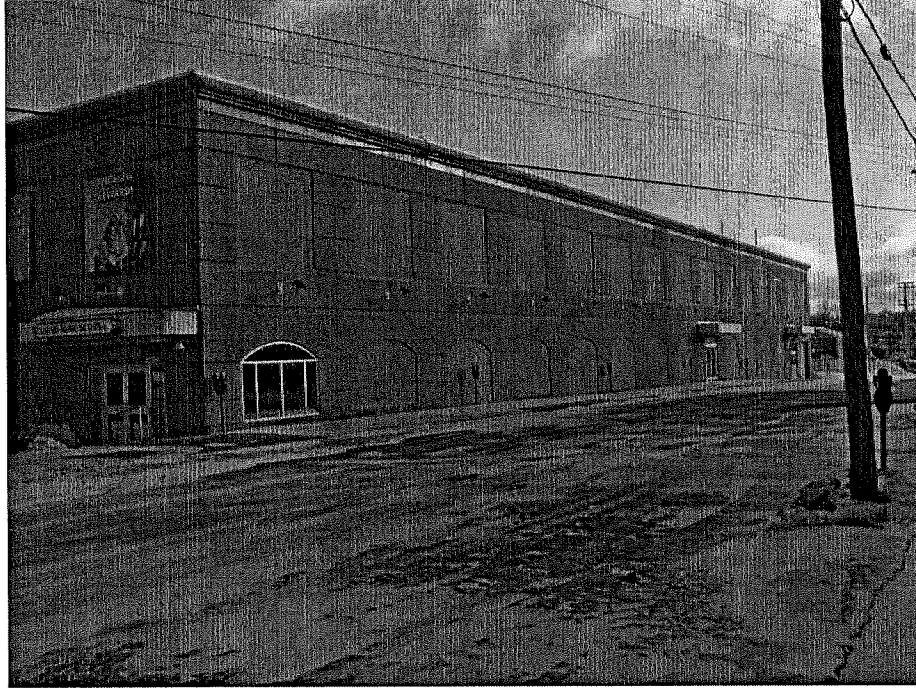


*George Street looking north*

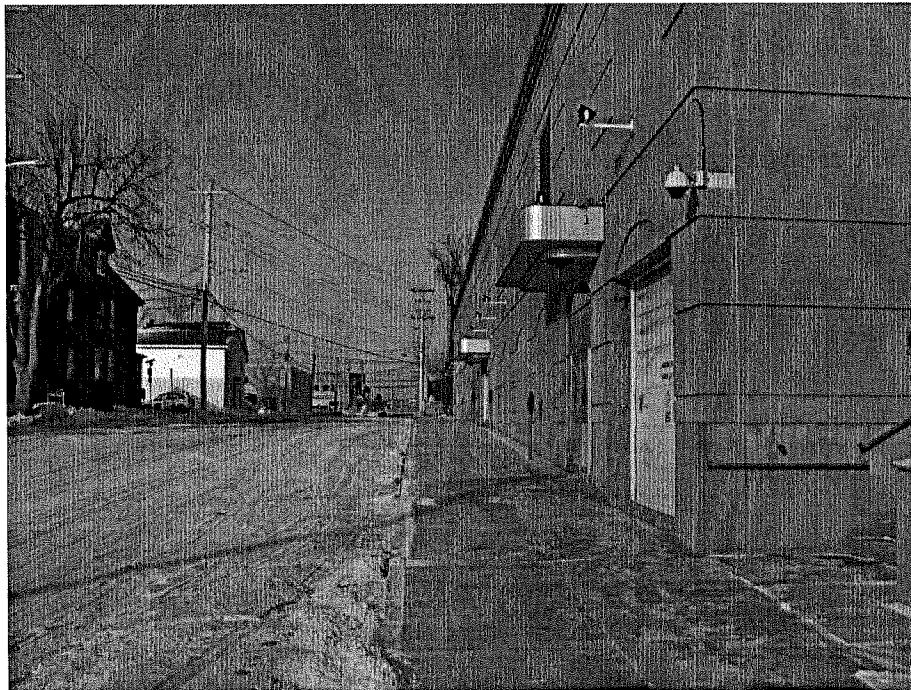


*George Street looking south*

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*Falmouth Street looking west with subject lands below the casino building shown*



*Falmouth Street looking east with subject lands below the casino building shown*



Legal Description – Lands to be leased from City of Sydney (Portion of PID 15061013)

LANDS TO BE LEASED FROM THE CITY OF SYDNEY

BY

METROPOLITAN ENTERTAINMENT GROUP, FALMOUTH STREET, SYDNEY, N.S.

ALL AND SINGULAR THAT CERTAIN LOT, PIECE, PARCEL OR TRACT OF LAND SITUATE, lying and being on the northern side of Falmouth Street, in the City of Sydney, in the County of Cape Breton, Province of Nova Scotia, and being more particularly bounded and described as follows:

- BEGINNING** at the point of intersection formed by the northern boundary of Falmouth Street, with the eastern boundary of lands conveyed by Shore Brothers Realty Limited, to Cape Breton Shopping Plaza Limited, by Deed dated June 4th, 1984, and recorded in the Registry of Deeds Office, Sydney, N.S. on June 12th, 1984 in Book 1183, Page 658; said point of beginning being N 76° 51' 50" E, a distance of two hundred and ninety-four point zero (294.0') feet from the point of intersection formed by the northern boundary of Falmouth Street, with the eastern boundary of George Street;
- THENCE** N 76° 51' 50" E, along the northern boundary of Falmouth Street, a distance of one hundred and eighty-five point zero (185.0') feet to a point;
- THENCE** at right angles N 13° 08' 10" W, a distance of one hundred and twenty-five point two (125.2') feet, more or less, to the southern wall of the Centre 200 Building;
- THENCE** westerly, along the southern face of the Centre 200 Building, a distance of one hundred and twenty-three (123') feet, more or less, to the south western corner thereof;
- THENCE** northerly, along the western face of the Centre 200 Building, a distance of twenty-five point nine (25.9') feet, to the point of intersection formed by the western face of the Centre 200 Building, with the prolongation easterly of the northern boundary of lands of the aforesaid Cape Breton Shopping Plaza Limited;
- THENCE** S 76° 51' 50" W, along the aforesaid prolongation, a distance of sixty-two (62') feet, more or less, to the north eastern corner of lands of the aforesaid Cape Breton Shopping Plaza Limited;
- THENCE** southerly, along the eastern boundary of lands of the Cape Breton Shopping Plaza Limited, a distance of one hundred and fifty point zero (150.0') feet to the point of BEGINNING.

ALL BEARINGS are based on Modified Transverse Mercator Grid North 1<sup>st</sup> Zone.

A TRACT OF LAND containing 0.52 acres by calculation.

TOGETHER IN COMMON USE with others having a similar right, the use over the land to erect a new Vestibule over that portion of land shown as "Vestibule".



## **Appendix C**

### **Sales Data Sheets**

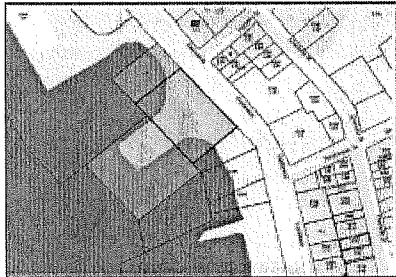




Land



**Robin Hood Site - South**  
**ESPLANADE ST, Sydney, NS**



**TRANSACTION DATA**

Listing Date	n/a	Reference Number	51521
Listing Price	n/a	Registration Number	98077291
Firm Date	n/a	Interest Transferred	100%
Closing Date	3/28/2011	Tenure	Fee Simple
Vendor	Jerry E. A. Nickerson		
Purchaser	CBRM & DARR(Cape Breton)Ltd		
Vendor Broker	n/a		

**PRICE ANALYSIS**

Sale Price	\$1,500,000	Adj. Price (\$/buildable GFA)	n/a
Adj. Sale Price	\$1,425,000	Adj. Price (\$/buildable units)	n/a
Adj. Price (\$/acre)	\$795,869	Adj. Price (\$/frontage)	n/a
Adj. Price (\$/sq. ft.)	\$18.27		

**LAND USE REGULATION**

Official Plan	CBRM
Zoning Designation	WSSA
Zoning Description	Waterfront Southern Sub-area Zone
Permitted Uses	residential and tourist related uses

**SITE DESCRIPTION**

Frontage	0.00	Land Area (sq.ft.)	77,994
Depth	0.00	Land Area (acre)	1.79
Nearest Intersection	n/a		
Municipal Services	Available		
Legal Description	Includes PID Nos. 15606882, 15058738 & 15606874		

**INVESTMENT CHARACTERISTICS**

<b>Location:</b>	Located on downtown Sydney waterfront with frontage on Esplanade Street just north of Dorchester Street adjacent to the Sydney Cruise Ship Pavilion.
<b>Physicals:</b>	The site is designated as Waterfront Comprehensive Development District (WCDD) where any redevelopment of this site is subject to an agreement with the Municipality. Acquired for possible public purpose development. Waterlot allocated value of 20% of upland value.
<b>Market:</b>	Sydney is the largest center on Cape Breton Island and Nova Scotia's second largest municipality with a 2011 population of 97,395.
<b>Adj.Sale Prices:</b>	Other (~\$250,000) - Water Lot portion estimated at 20% of upland.
<b>General:</b>	The property is the former site of Robin Hood warehouse. It is comprised of three (3) PIDs: 15606874, 15606882, and 15058738. The total area is 3.58 acres (155,987 SF) of which approximately 50% is land and 50% water lots. An old warehouse structure on the peninsula was demolished.

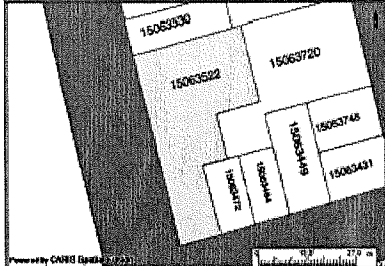
The author is not qualified and does not purport to give legal advice. The legal description and/or cadastral number reported herein are assumed to be correct. Legal advice is required for certainty. OCRA, IFRs, TDRs, as well as NOI and cash flow yields, are based on Altus Group methodology and market inputs, and may not reflect the purchasers' or vendors' perception of the transaction.

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Land



**ESPLANADE ST, Sydney, NS**



**TRANSACTION DATA**

Listing Date	n/a	Reference Number	51760
Listing Price	n/a	Registration Number	97179106
Firm Date	n/a	Interest Transferred	100%
Closing Date	10/25/2010	Tenure	Fee Simple
Vendor	Dr. R.G. Chokshi		
Purchaser	3249317 Nova Scotia Ltd.		
Vendor Broker	n/a		

**PRICE ANALYSIS**

Sale Price	\$100,000	Adj. Price (\$/buildable GFA)	n/a
Adj. Sale Price	\$100,000	Adj. Price (\$/buildable units)	n/a
Adj. Price (\$/acre)	\$390,625	Adj. Price (\$/frontage)	n/a
Adj. Price (\$/sq. ft.)	\$8.97		

**LAND USE REGULATION**

Official Plan	CBRM
Zoning Designation	Central Business District
Zoning Description	CBD
Permitted Uses	office, retail, industrial, residential

**SITE DESCRIPTION**

Frontage	n/a	Land Area (sq.ft.)	11,151
Depth	n/a	Land Area (acre)	0.26
Nearest Intersection	WENTWORTH ST		
Municipal Services	n/a		
Legal Description	Lot WS-1		

**INVESTMENT CHARACTERISTICS**

<b>Location:</b>	Situated on the northeast corner of Esplanade St and Wentworth Street in downtown Sydney opposite City Hall
<b>Physical:</b>	This is an irregularly shaped parcel with frontage on Esplanade and a limited flankage on Wentworth Street. The site is generally level although it rises slightly at the rear and is below the grade of Charlotte Street above the site.
<b>General:</b>	Irregularly shaped vacant parcel located on the west side of Esplanade at the corner of

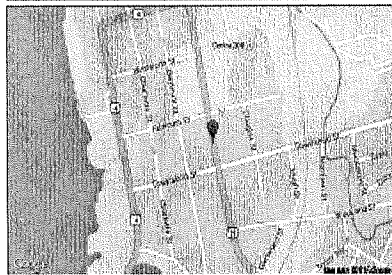
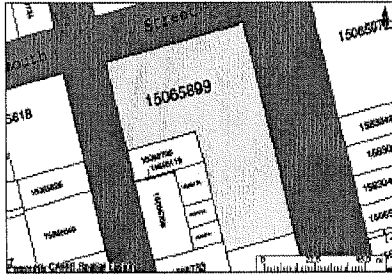
The author is not qualified and does not purport to give legal advice. The legal description and/or cadastral number reported herein are assumed to be correct. Legal advice is required for certainty. OCRS, IRRs, TCRs, as well as NOI and cash flow yields, are based on Altus Group methodology and market inputs, and may not reflect the purchasers' or vendors' perception of the transaction.



Land



**546-556 GEORGE ST, Sydney, NS**



**TRANSACTION DATA**

Listing Date	n/a	Reference Number	51413
Listing Price	n/a	Registration Number	90429086
Firm Date	n/a	Interest Transferred	100%
Closing Date	4/16/2008	Tenure	Fee Simple
Vendor	Multiple. See comments.		
Purchaser	3063050 Nova Scotia Ltd		
Vendor Broker	n/a		

**PRICE ANALYSIS**

Sale Price	\$530,000	Adj. Price (\$/buildable GFA)	n/a
Adj. Sale Price	\$705,000	Adj. Price (\$/buildable units)	n/a
Adj. Price (\$/acre)	\$772,574	Adj. Price (\$/frontage)	\$2,527
Adj. Price (\$/sq. ft.)	\$17.74		

**LAND USE REGULATION**

Official Plan	CBRM
Zoning Designation	CBD
Zoning Description	Downtown Central Business District
Permitted Uses	office, retail, multi-res,

**SITE DESCRIPTION**

Frontage	279.00	Land Area (sq.ft.)	39,750
Depth	202.00	Land Area (acre)	0.91
Nearest Intersection	n/a		
Municipal Services	Available		
Legal Description	n/a		

**INVESTMENT CHARACTERISTICS**

<b>Location:</b>	The property is situated on George Street extending through the block to Bentinck Street in downtown Sydney between Falmouth and Townsend Streets.
<b>Physicals:</b>	Generally level underlying topography although Bentinck Street at the rear is one storey higher than George Street providing grade access to the second floor of the new building from Bentinck Street and grade level access to the site from George Street. The property is L shaped.
<b>Market:</b>	Sydney is the largest center on Cape Breton Island and Nova Scotia's second largest municipality with a 2011 population of 97,398.
<b>Adj.Sale Price:</b>	Demolition (\$175,000) - Property Acquisition on 7 PIDs from 4 interest holders and demolition of the entire area to accommodate the building of a Lawton's.
<b>General:</b>	This property consists of nine separate parcels that were under varied ownership and seven of them were acquired by 3063050 Nova Scotia Limited in 2008. They already owned the other two PIDs. They are as follows: (PID- Owner) (15065824- Bentwick Investments Ltd.) (15065832- Bentwick Investments Ltd.) (15065840- Bentwick Investments Ltd.) (15065810- Lynway Investments Ltd.) (15065857- Bentwick Investments Ltd.) (15065808- Lynway Investments Ltd.)

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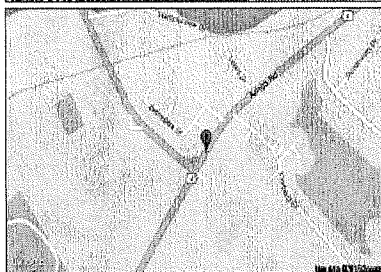
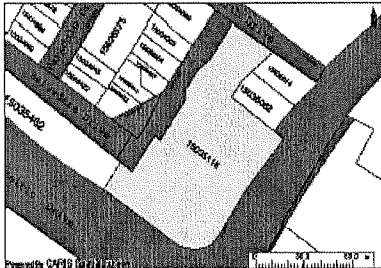




Land



**1170 KINGS ROAD, Sydney, NS**



**TRANSACTION DATA**

Listing Date	n/a	Reference Number	51421
Listing Price	n/a	Registration Number	84453746
Firm Date	n/a	Interest Transferred	100%
Closing Date	3/1/2006	Tenure	Fee Simple
Vendor	Various		
Purchaser	Sydney River Investments Ltd.		
Vendor Broker	n/a		

**PRICE ANALYSIS**

Sale Price	\$1,041,076	Adj. Price (\$/buildable GFA)	n/a
Adj. Sale Price	\$1,041,076	Adj. Price (\$/buildable units)	n/a
Adj. Price (\$/acre)	\$687,631	Adj. Price (\$/frontage)	n/a
Adj. Price (\$/sq. ft.)	\$15.79		

**LAND USE REGULATION**

Official Plan	n/a
Zoning Designation	ABC
Zoning Description	Arterial Business Corridor
Permitted Uses	n/a

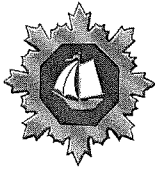
**SITE DESCRIPTION**

Frontage	0.00	Land Area (sq.ft.)	65,950
Depth	0.00	Land Area (acre)	1.51
Nearest Intersection	n/a		
Municipal Services	Available		
Legal Description	n/a		

**INVESTMENT CHARACTERISTICS**

<b>Location:</b>	On the corner of Kings Rd & Keltic Dr. in Sydney River opposite the Keltic Plaza in an area of commercial development.
<b>Physical:</b>	Site was generally level and at grade with Kings Road which fronted the site. Kings Road 300 feet +/-; Keltic Drive 200 feet +/-; Belvedere Street 400 feet +/-; Seaforth Drive 81 feet +/- . Some the properties were formerly improved with commercial and residential properties at the time of acquisition.
<b>General:</b>	This sale included 7 parcels from four vendors. Intended as land assembly for a Shopper's Drug Mart.

The author is not qualified and does not purport to give legal advice. The legal description and/or cadastral number reported herein are assumed to be correct. Legal advice is required for certainty. OCRA, IRRs, TDRs, as well as NOI and cash flow yields, are based on Altus Group methodology and market inputs, and may not reflect the purchasers' or vendors' perception of the transaction.



# **CBRM**

*A Community of Communities*

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**Demetri Kachafanas**  
**Regional Solicitor**  
**563-5047**

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## ISSUE PAPER

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**TO:** Mayor and Council

**FROM:** Demetri Kachafanas  
Regional Solicitor

**SUBJECT:** Cape Breton University - Wind Farm Project  
Request for Utility Easement in Favour of Nova Scotia Power and  
Gardiner Mines Renewable Energy Inc. regarding future turbine  
site  
Properties along the Sydney-Glace Bay Highway, Grand Lake Road  
PID 15516032 and PID 15228224 and PID 15173917  
My File No. 07153

**DATE:** July 7<sup>th</sup>, 2015

---

We have been contacted by Gordon M. MacInnis with Cape Breton University requesting CBRM grant a utility and service easement over CBRM properties in relation to a future wind farm site in favour of Nova Scotia Power Inc. and Gardiner Mines Renewable Energy Inc.

The project is to construct three wind turbines approved under the Province of Nova Scotia's Community Feed-in-Tariff program in the vicinity of the CBRM Southwest Sewage Treatment Lagoon located across the street from Cape Breton University.

After review, the Department of Engineering and Public Works and the Planning Department determined this request would not have any direct effect for CBRM.

Attached please find the following:

- (1) Letter of request from Gordon M. MacInnis, dated April 9<sup>th</sup>, 2015 with enclosures;
- (2) 3 plans showing the proposed Utility and Service Easement crossing CBRM properties.

Upon review of all relevant information presented to me, I recommend granting a utility and service easement to Nova Scotia Power Inc., and Gardiner Mines Renewable Energy to establish appropriate service to their future wind turbine site. Therefore, I would ask for a Motion to have Mayor and Clerk sign Utility and Service easements for the property in question provided CBRM does not absorb any fees or cost associated with this matter.

Thank you.

Sincerely,



**Demetri Kachafanas**  
Regional Solicitor

DK/spk  
Attachment(3)

April 9, 2015

Ms. Marie Walsh  
Chief Financial Officer  
Cape Breton Regional Municipality  
320 Esplanade  
Sydney, Nova Scotia B1P 7B9

Dear Ms. Walsh,

Reference: Easement Request - CBRM Sewage Treatment Facility, Grand Lake Road

Further to our discussion of mid-March, I am writing to formally request CBRM's consideration of granting Cape Breton University (CBU) an easement over certain CBRM properties located in the vicinity of the CBRM Sewage Treatment Facility on Grand Lake Road. This easement request is pursuant to a project being undertaken by CBU Wind Farm Incorporated, a wholly owned subsidiary of the CBU Foundation, to construct wind turbines approved under the Province of Nova Scotia's Community Feed-in-Tariff program. I am attaching, for background information, correspondence from Mr. Malcolm Gillis, confirming the project site is in compliance with CBRM bylaws, as well as an aerial photo which shows the approximate location of the turbines.

CBU has been pursuing this project for the past few years following the Province of Nova Scotia's awarding CBU a 5.4 MW COMFIT in 2011. The project, spearheaded by CBU's Verschuren Centre, is an important cornerstone of CBU's goal of campus energy self sufficiency. The project includes the erection of three turbines which will connect to two separate Nova Scotia Power distribution circuits, one of which is the 12.47 kV distribution circuit 845-302 from Victoria Junction Substation (845), Grand Lake Road. Access to the stated distribution circuit is thus proposed via the requested ROW through CBRM properties identified as PID's 15228224 and 15516032. It is my understanding that NSP has an existing ROW over a portion of the land in question for purposes of providing power to the sewage treatment facility. The requested ROW will enable CBU to construct a road for purposes of extending the existing NSP power lines to the turbine site.

CBU would be most grateful for the CBRM's consideration of this request at its earliest possible convenience such that civil work planning can commence as soon as possible given the unavoidable compressed timeframe for the project. CBU would be pleased to underwrite any costs associated with the execution of the requested ROW and, for clarity, all costs associated with extension of the existing road and NSP power lines. Donnie MacIsaac, our project lead, and I are available to meet with you, Wayne, Malcolm and/or other officials you may suggest to provide any further information CBRM officials may require.

Thank you for considering this matter and I look forward to hearing from you.

Sincerely,

  
Gordon M. MacInnis, FCA  
Vice-President, Finance & Operations

/rl

cc: Donnie MacIsaac, Director, Facilities Management, CBU  
David Wheeler, President & Vice-Chancellor, CBU  
Wayne MacDonald, Director, Engineering & Public Works, CBRM  
Malcolm Gillis, Director, Planning & Development/Planner, CBRM

**CBRM**



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*Cape Breton Regional Municipality*

**Malcolm Gillis**

Planner/Manager of the Development Office, Planning Department  
Email: mggillis@cbrm.ns.ca  
Tel: 902-563-5027

320 Esplanade, Sydney, N.S.  
B1P 7B9  
Fax: 902-564-0481

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September 19<sup>th</sup>, 2011

**David Alderson**, B.Eng., MBA CED

Centre for Sustainability in Energy & the Environment (CSEE)  
Program Development Scientist  
Cape Breton University  
P.O. Box 5300, 1250 Grand Lake Road  
Sydney, NS, Canada B1P 6L2

Dear Mr. Alderson:

This letter is written to assure you that the proposed sites of your wind turbines identified on maps submitted to my office by e-mail dated September 15<sup>th</sup>, 2011 for sites in the communities of Grand Lake Road and Gardiner Mines combined with the information describing their height as defined by Cape Breton Regional Municipality's Land Use Bylaw would be in compliance with the zoning provisions of that Land Use Bylaw. If and when you submit an application for a Development Permit with this information you would be entitled to a Development Permit. The purpose of the Land Use Bylaw is to implement land use policy of CBRM Council from its Municipal Planning Strategy.

CBRM Council has adopted a land use policy regarding utility scale wind turbines incorporated in our Municipal Planning Strategy and implemented in our Land Use Bylaw which regulates their development by imposing a minimum setback from dwellings correlated to the combined height of the tower and the blade. The preamble to the Municipal Planning Strategy policy states ...

"The CBRM wants to facilitate the development of such projects while ensuring that existing development is protected from any adverse effects of this type of land use. It is the Municipality's position that the industry is best suited to determine the appropriate sites to install utility scale wind turbines. The role of the Regional Municipality is to ensure these large edifices are setback enough dwellings to respect the reasonable concerns of residents regarding height, noise and view planes."

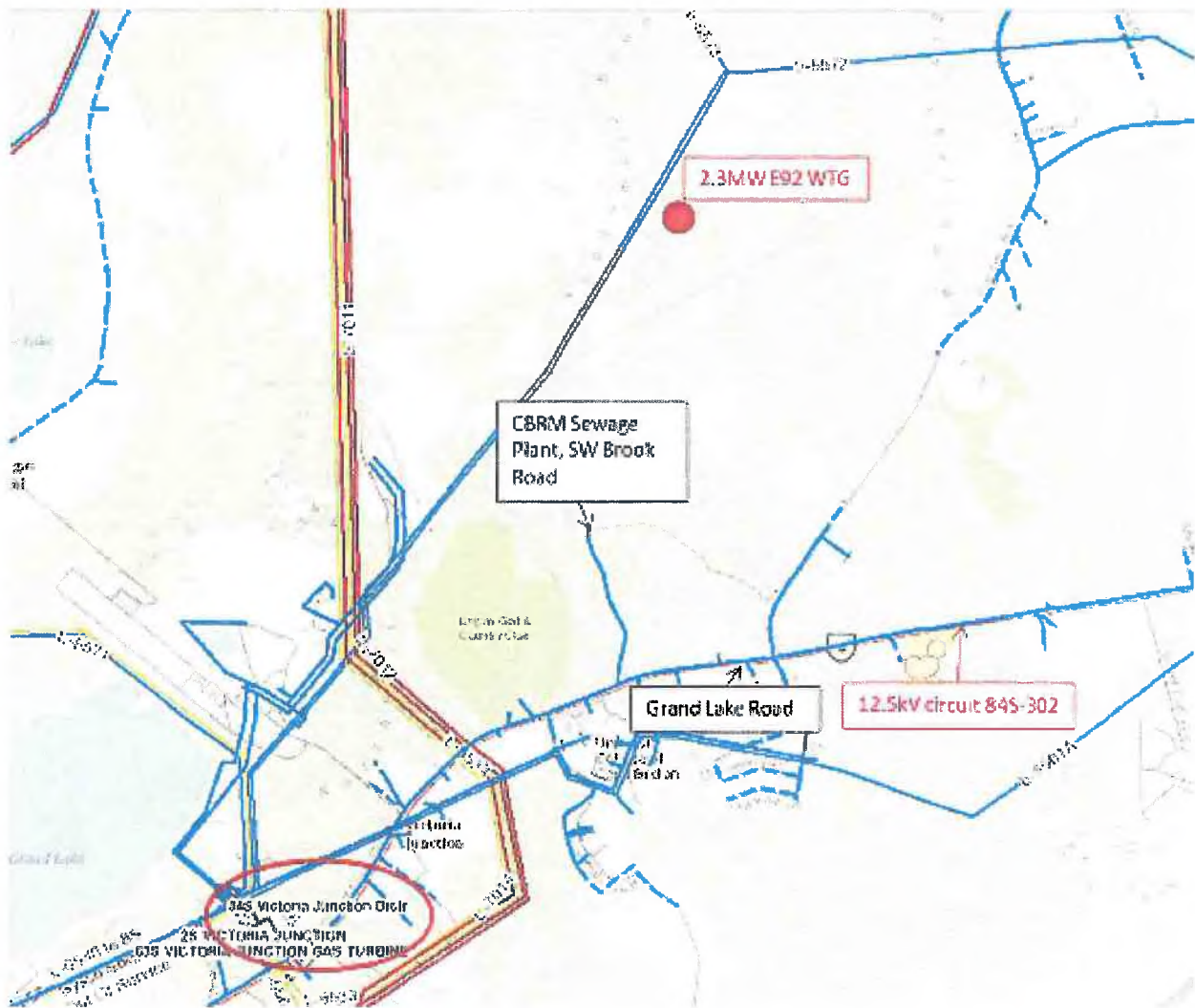
The proposed locations of the wind turbines you have provided us more than meet the minimum setback in the Land Use Bylaw. For this reason, I can assure you that the Cape Breton Regional Municipality supports your prospective COMFIT wind energy projects within this Regional Municipality.

Sincerely,

Malcolm Gillis  
Planning and Development Department

## Overview of Request of CBRM Regarding Easement, Grand Lake Road

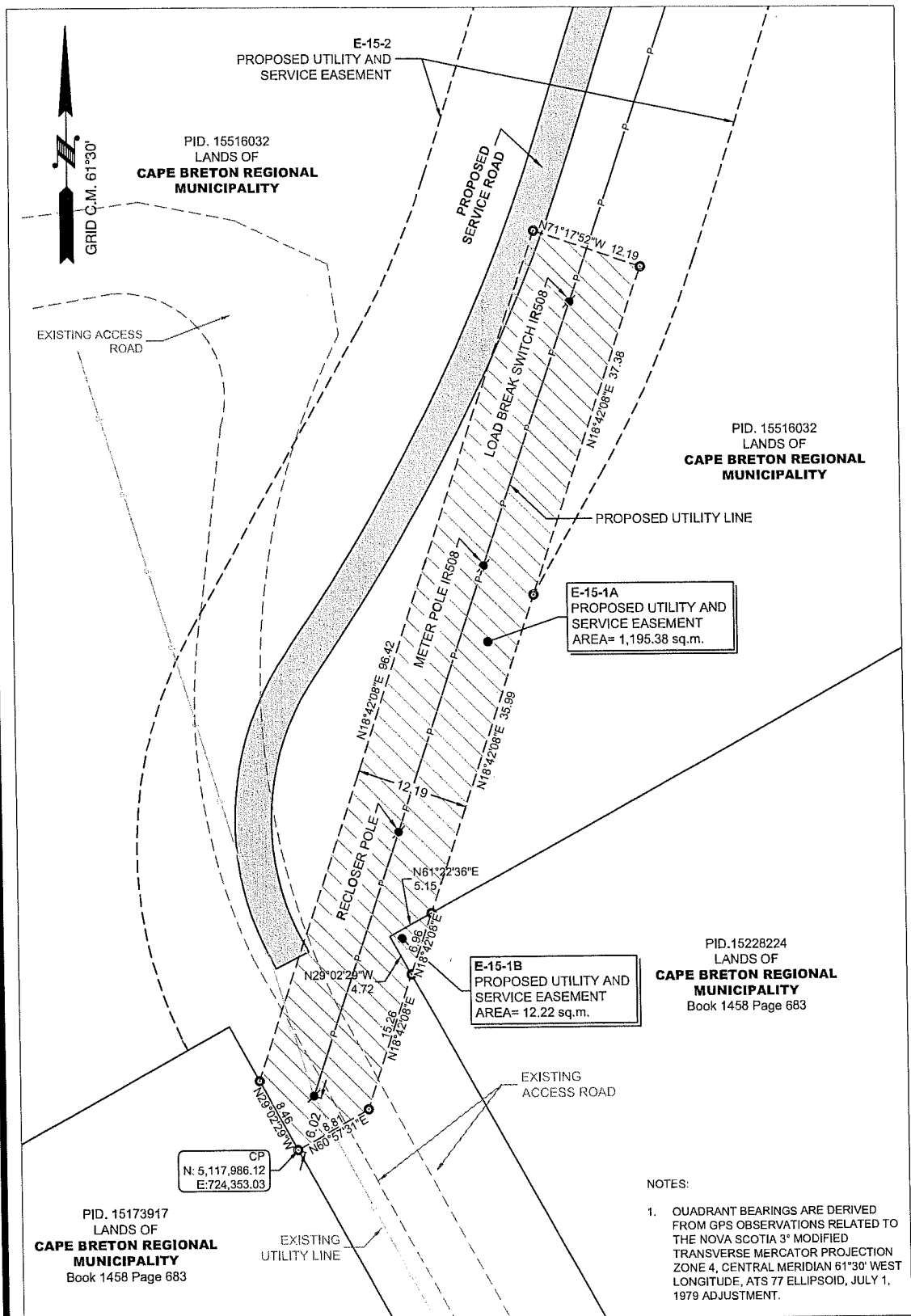
- Require easement to construct road for NSP power lines to turbine site.
- NSP Already has easement to provide power to sewage treatment plant. That line will be extended into the wind turbine site and is to be connected to the 12.47 kV, distribution circuit 845-302 from Victoria Junction Substation (84S), Grand Lake Road.
- The land in question is PID 15228224 and 15516032.





Turbine Locations

**SCHEDULE "A"**



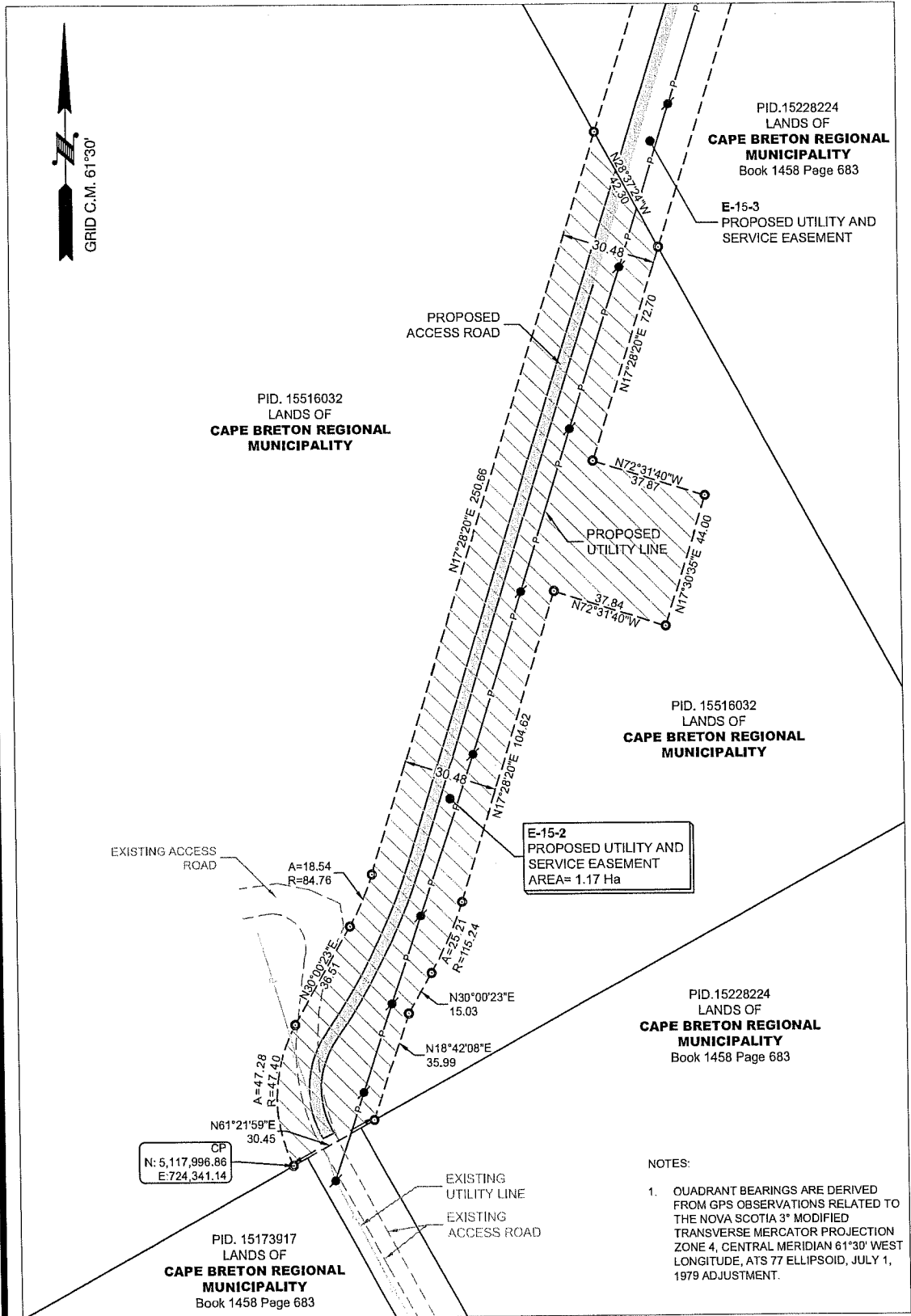
PROPOSED EASEMENT  
 UTILITY POLE    PROPOSED ANCHOR  
 ALL UNITS IN METRES.

**NOTES:**  
 1. QUADRANT BEARINGS ARE DERIVED FROM GPS OBSERVATIONS RELATED TO THE NOVA SCOTIA 3° MODIFIED TRANSVERSE MERCATOR PROJECTION ZONE 4, CENTRAL MERIDIAN 61°30' WEST LONGITUDE, ATS 77 ELLIPSOID, JULY 1, 1979 ADJUSTMENT.

**PLAN SHOWING**  
**EASEMENTS E-15-1A AND E-15-1B**  
 OVER LANDS OF  
**CAPE BRETON REGIONAL MUNICIPALITY**  
 IN FAVOUR OF  
**NOVA SCOTIA POWER Inc.**  
 SYDNEY  
 CAPE BRETON COUNTY, NOVA SCOTIA



**SCHEDULE "A"**



CP  
N: 5,117,996.86  
E: 724,341.14

**E-15-2**  
PROPOSED UTILITY AND  
SERVICE EASEMENT  
AREA= 1.17 Ha

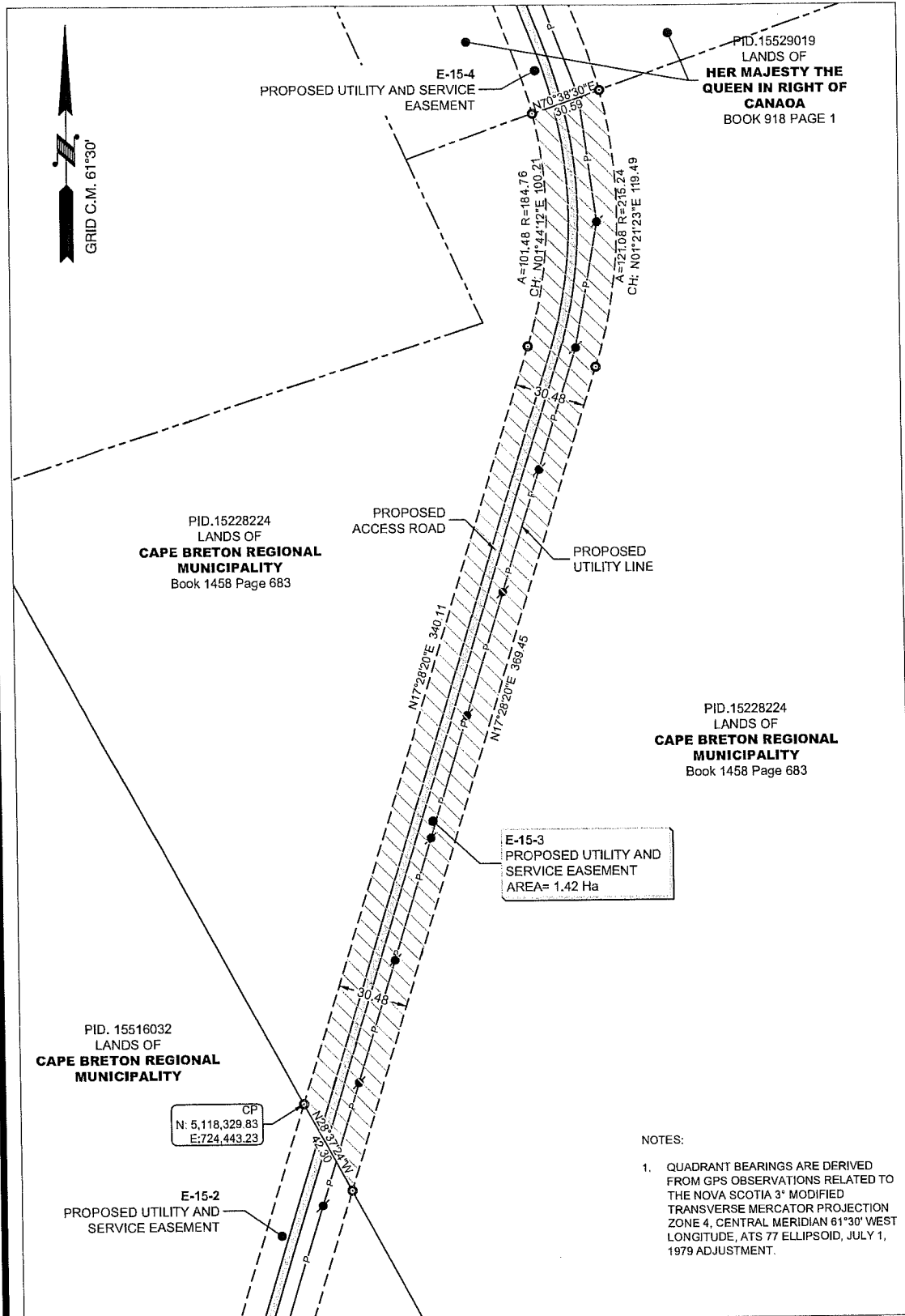
NOTES:  
1. QUADRANT BEARINGS ARE DERIVED FROM GPS OBSERVATIONS RELATED TO THE NOVA SCOTIA 3° MODIFIED TRANSVERSE MERCATOR PROJECTION ZONE 4, CENTRAL MERIDIAN 61°30' WEST LONGITUDE, AT S 77 ELLIPSOID, JULY 1, 1979 ADJUSTMENT.

PROPOSED EASEMENT  
 UTILITY POLE    PROPOSED ANCHOR  
 ALL UNITS IN METRES.

**PLAN SHOWING**  
**EASEMENT E-15-2**  
 OVER LANDS OF  
**CAPE BRETON REGIONAL MUNICIPALITY**  
 IN FAVOUR OF  
**GARDINER MINES RENEWABLE ENERGY Inc.**  
 SYDNEY  
 CAPE BRETON COUNTY, NOVA SCOTIA



**SCHEDULE "A"**



NOTES:  
 1. QUADRANT BEARINGS ARE DERIVED FROM GPS OBSERVATIONS RELATED TO THE NOVA SCOTIA 3° MODIFIED TRANSVERSE MERCATOR PROJECTION ZONE 4, CENTRAL MERIDIAN 61°30' WEST LONGITUDE, ATS 77 ELLIPSOID, JULY 1, 1979 ADJUSTMENT.

PROPOSED EASEMENT  
 UTILITY POLE    PROPOSED ANCHOR  
 ALL UNITS IN METRES.

**PLAN SHOWING**  
**EASEMENT E-15-3**  
 OVER LANDS OF  
**CAPE BRETON REGIONAL MUNICIPALITY**  
 IN FAVOUR OF  
**GARDINER MINES RENEWABLE ENERGY Inc.**  
 SYDNEY  
 CAPE BRETON COUNTY, NOVA SCOTIA



**Request by Wayne Weatherbee to amend the zoning along Terry Way, Sydney, to allow for a Doctor's Office:**

**Motion:**

Moved by Councillor Paruch, seconded by Councillor Doncaster, that staff be directed to prepare an Issue Paper on the request by Wayne Weatherbee to amend the zoning along Terry Way, Sydney, to allow for a Doctor's Office, to be presented at the July meeting of Council.

**Motion Carried.**



**TO: CBRM Council**

**FROM: Karen Neville**

**SUBJECT: ZONE AMENDMENT APPLICATION – 1005  
Wayne Weatherbee  
Terry Way, Mira Road (PID 15843907)**

**DATE: July 2, 2015**

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**Introduction**

At the June 16<sup>th</sup> meeting of Council, Mr. Wayne Weatherbee requested a doctor's office be allowed on PID 15843907 which is located off of Terry Way in Sydney (Attachment A). The property in questions is zoned Residential Urban C (RUC) and while the RUC zone does permit non-residential uses, a doctor's office in not one of them.

Mr. Weatherbee invested in the construction of Terry Way to allow for the development of the Health Park Medical Clinic adjacent to the Regional Hospital along the west side of Terry Way (Attachment A). As a result of the construction of Terry Way, the business development zone in effect along George Street in the front of the Regional Hospital was expanded to include the Health Park Medical Clinic. At the time this zoning was amended, Mr. Weatherbee specifically advocated against business development on the east side of Terry Way because the property owners on that side of the newly constructed Terry Way did not invest in its construction. However, this decision was made a generation ago, and therefore it is reasonable for Council to revisit this decision.

**Why Amendment the Municipal Planning Strategy?**

Policy 16, Part 10 of the Municipal Planning Strategy (MPS) indicates Council may consider a zone amendment to a zone immediately adjacent without requiring an amendment to the MPS. In this case, the proposed zone request is the Mira Road Business (MRB) zone, a portion of the lot in question is immediately adjacent to the MRB zone. While this request does appear to be in keeping with the intent of Policy 16, Part 10, this request is more than just a simple zone amendment it would also involve an amendment to the MPS.

Considering the growth in uses associated with the Regional Hospital, Council should consider adopting a policy directive in the MPS to allow for the expansion of the MRB zone into adjacent lands along Terry Way without requiring an amendment to the Land Use By-law (LUB). The approach of allowing for the expansion of one zone into another is not a new concept, currently the MPS and the LUB have policies

and provisions to allow this to happen. An example of this can be seen in areas within 100 feet of the North Sydney's Port zone.

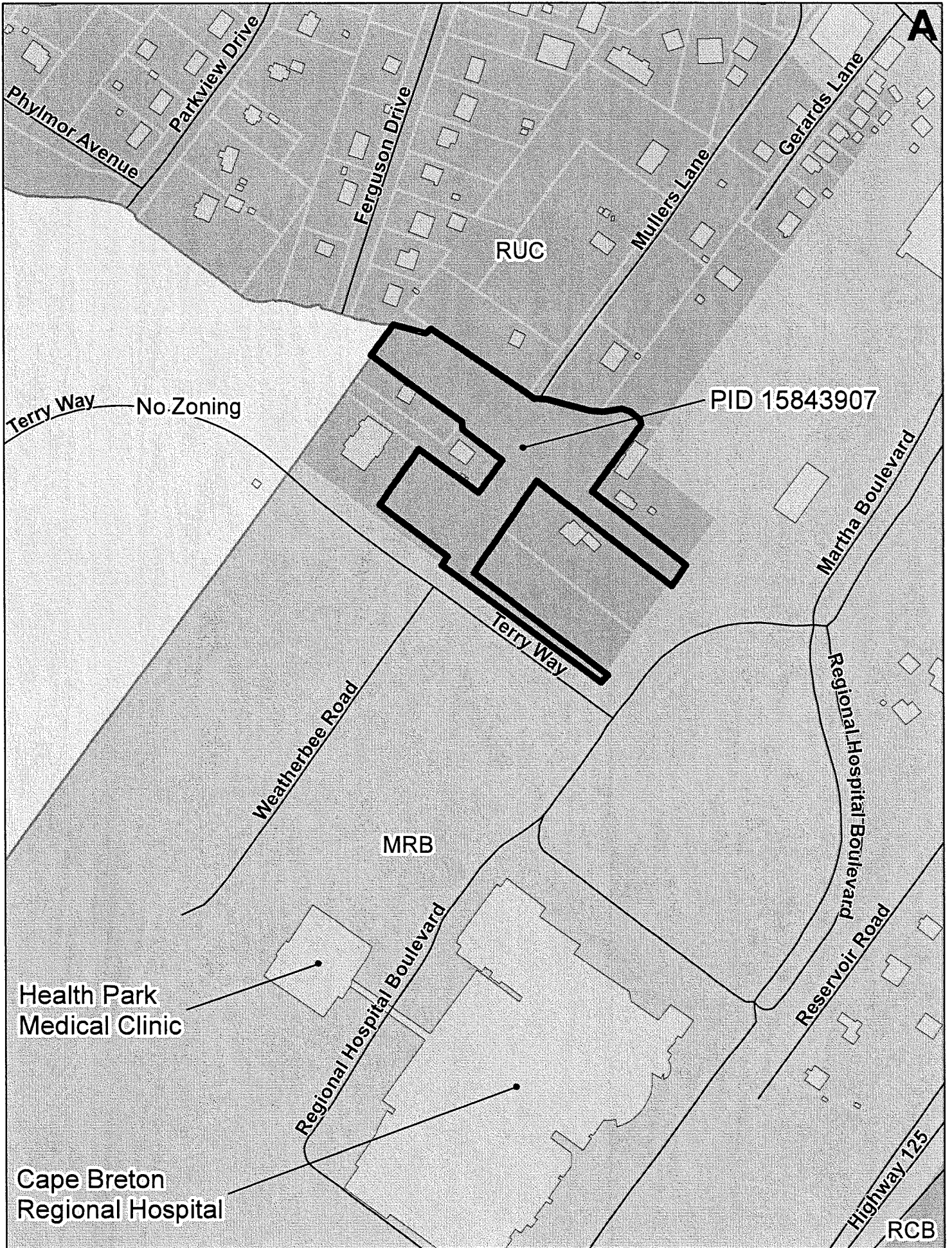
**Recommendation**

I recommend Council pass a motion to schedule a public participation program in July, the results of which will be presented to Council at the August meeting of Council.

**Submitted by:**

Karen Neville

**Karen Neville**  
**Planner**



A

Phylmor Avenue

Parkview Drive

Ferguson Drive

Mullers Lane

Gerards Lane

RUC

PID 15843907

Terry Way No Zoning

Martha Boulevard

Terry Way

Weatherbee Road

MRB

Regional Hospital Boulevard

Health Park Medical Clinic

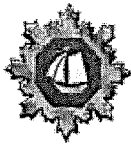
Reservoir Road

Regional Hospital Boulevard

Cape Breton Regional Hospital

Highway 125

RCB



# CBRM

*A Community of Communities*

**Cape Breton Regional Municipality**

**Rick McCready**  
**Planning Department**

320 Esplanade  
Sydney, Nova Scotia  
B1P 7B9  
Tel: 902-563-5072  
Fax: 902-539-9419

email: [rgmccready@region.cape-breton.ns.ca](mailto:rgmccready@region.cape-breton.ns.ca)

June 30, 2015

## **ISSUE PAPER**

**TO: Council**

**FROM: Rick McCready, MCIP, Senior Planner**

**RE: Request by the Breton Law Group, on behalf of Harbour Royale Development Limited, to amend the North End Sydney Secondary Planning Strategy and Land Use Bylaw to permit a mixed residential-commercial development on property located on the Esplanade, Sydney. (PID numbers 15058720 and 15697568, as shown on attached map) – see attached letter dated May 5, 2015.**

### **The Request**

A request has been received by the Breton Law Group, on behalf of Harbour Royale Development Limited, to amend the North End Sydney Secondary Planning Strategy and Land Use Bylaw to permit a mixed residential-commercial development on property owned by Harbour Royale on the Esplanade. More specifically, the applicant is proposing to construct a multi-storey apartment building on the site containing rental units on the upper floors, with commercial space and weather protected parking within the lower levels. The letter also requests that the CBRM consider allowing the applicant, through an easement or other means, access to adjacent CBRM property to facilitate vehicular and pedestrian access to the new development. (A preliminary site plan for the development will be available at the Council meeting on July 7)

### **The North End Sydney Secondary Planning Strategy**

The site owned by Harbour Royale and the surrounding lands fall within the Waterfront Southern Sub-Area as detailed in the North End SPS and Land Use Bylaw which was adopted by Council in 2006. The policy governing this area was written specifically to accommodate an ambitious development proposal which was called Spanish Gates. That development included apartments, commercial space and a hotel within a large complex with varying roof lines. In 2006, Council reviewed the Spanish Gates proposal and a decision was made to include wording in the SPS to allow this development to proceed,

but it was also agreed that the wording of the policy would limit the changes in the design and the mix of uses in the development. In other words, the policy is written to allow Spanish Gates, or an almost identical development proposal, but does not allow any developments that are significant different.

The Harbour Royale project is much smaller than Spanish Gates, it is set back much further from the water, and the building itself is limited to the Harbour Royale property. It also differs from Spanish Gates in that there is no hotel and the exterior design is substantially different. As a result, changes to the policy are required if this project is to proceed. However, this proposal does meet many of the key criteria for the Waterfront Southern Sub-Area. It is a mixed use (residential-commercial) development, it would facilitate access to the waterfront, and it is consistent with the viewplanes that were adopted by Council in 2006.

### **Recommendation**

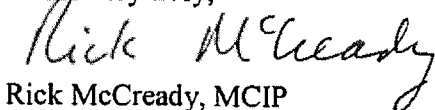
The requests by the applicant require Council approval, but any policy change requires that Council conduct a public participation program (PPP) prior to considering the change. As Council may recall, there was an extensive public participation program conducted when the North End Planning Strategy was prepared, and it is likely that there will be considerable public interest in this project.

The scale of this development is such that there will be traffic implications. It is important that these issues be properly evaluated.

Based on the foregoing, staff recommends that:

- 1. Council approve a resolution to carry out a public participation program to gather public input into the proposed changes to the policies of the Waterfront Southern Sub Area. Approving such a resolution does not mean Council is committing to approving the development, it simply means that Council will provide an opportunity for the public to debate the proposed policy changes before Council formally considers them. Staff recommends that the PPP start in September, given the difficulty in coordinating public meetings in July and August. (a resolution authorizing this is attached)**
- 2. Council request the applicant to undertake, at the applicant's expense, a traffic analysis for the development. If this study is completed by September the traffic study, the developer's proposal, and a report analyzing the implications of the proposed policy changes can all be presented at the public sessions.**

Yours very truly,



Rick McCready, MCIP  
Senior Planner

**Resolution of the**

**Cape Breton Regional Municipality**

**Pursuant to Section 204 of the Municipal Government Act of Nova Scotia, the Council of the Cape Breton Regional Municipality hereby adopts the following Public Participation Program to gather public input into the possibility of amending the North End Sydney Secondary Planning Strategy and Land Use Bylaw by changing the policies of the Waterfront Southern Sub Area to facilitate the development of the project proposed by Harbour Royale Developments.**

*THAT: A minimum of 2 public meetings will be held in September/October 2015 in the North End of Sydney under the auspices of the General Committee to gather public input regarding the proposed changes as outlined above. Additional meetings may be held at the discretion of the General Committee.*

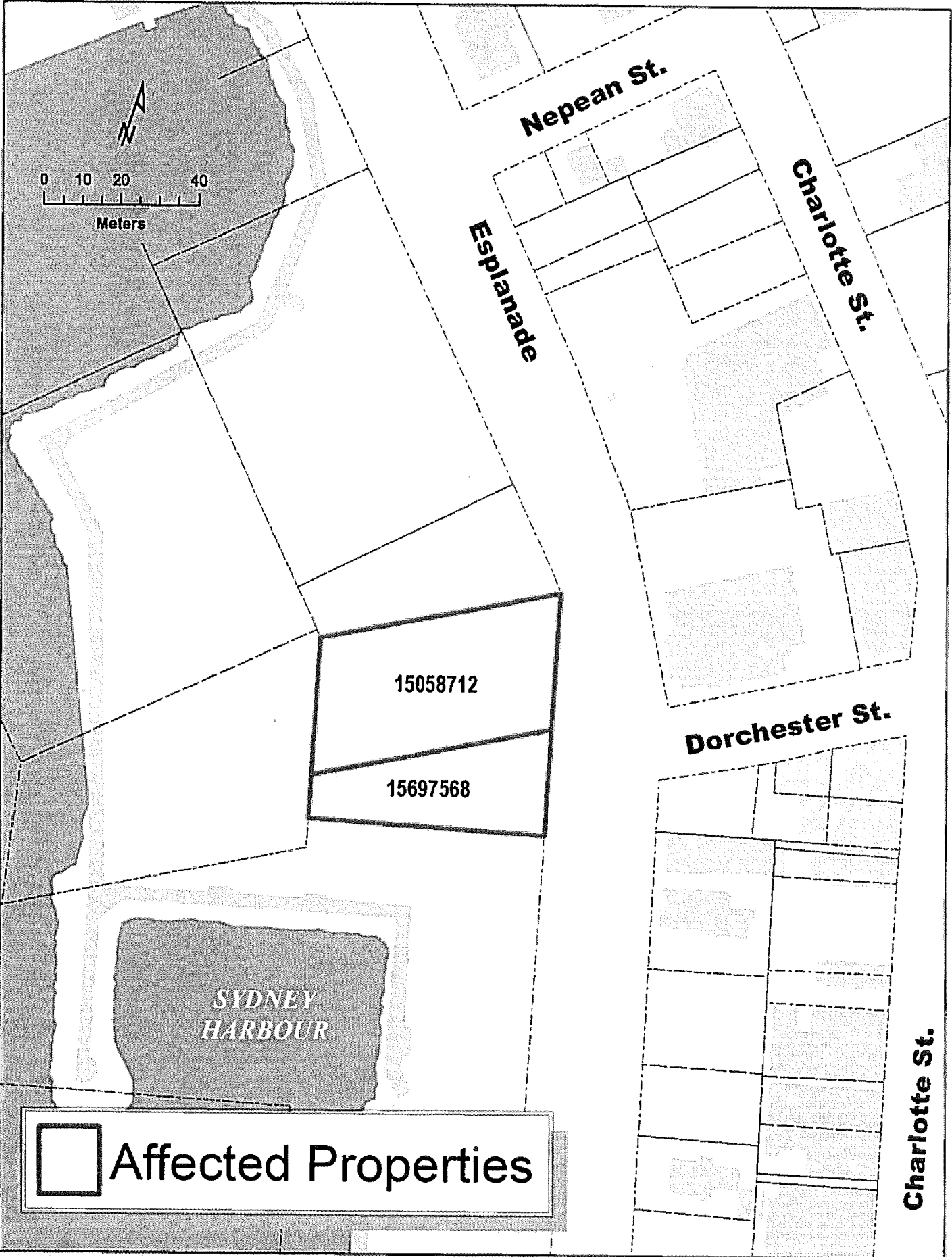
**PASSED AS A RESOLUTION** by a majority of the whole Council at a duly called meeting of the Cape Breton Regional Municipal Council held on \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THIS IS TO CERTIFY** that the attached is a true and correct copy of a Resolution of the Cape Breton Regional Municipality, pursuant to Section 204 of the Municipal Government Act.

Deborah Campbell, *Clerk*



**Rick McCready**

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**From:** Dwight Rudderham <dwright@bretonlawgroup.com>  
**Sent:** June-17-15 4:25 PM  
**To:** Rick McCready; Malcolm Gillis  
**Cc:** Martin Chernin  
**Subject:** Sydney Waterfront Tower

Dear Mr. Gillis & Mr. McCready:

Further to my letter of May 5, 2015, I am writing to advise that my client would like to proceed with the re-zoning of this property forthwith.

I confirm that there are issues or concerns regarding the surrounding property owned by the Cape Breton Regional Municipality and our request for a Deed and Easement. We are hopeful these will be resolved in the near future. However, we feel that these issues should not stand in the way of the request for re-zoning of my client's property.

I look forward to your response and moving this matter forward.

Yours truly,

Dwight Rudderham



THE BRETON LAW GROUP

**Dwight J.W. Rudderham, Q.C.**

tel 902-563-1000 | fax 902-563-1113

292 Charlotte Street, Suite 300

Sydney, NS B1P 1C7

[dwright@bretonlawgroup.com](mailto:dwright@bretonlawgroup.com)

[www.bretonlawgroup.com](http://www.bretonlawgroup.com)



## THE BRETON LAW GROUP

Dwight Rudderham, Q.C.  
Email: [dwright@bretonlawgroup.com](mailto:dwright@bretonlawgroup.com)  
File No.: 35039-9

May 5, 2015

Via Email: [mggills@cbrm.ns.ca](mailto:mggills@cbrm.ns.ca)

Mr. Malcolm Gillis  
Director Planning & Development  
Cape Breton Regional Municipality  
320 Esplanade, NS B1P 7B9

Dear Mr. Gillis:

**RE: Harbour Royale Development Limited - Sydney Waterfront Development  
PIDs : 15058720 & 15697568**

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Please be advised that I represent Harbour Royale Development Limited. Please accept this letter as a request for a revision to the zoning for the property identified as PIDs: 15058720 & 15697568.

The purpose of the request for the amendment to the zoning is to facilitate the development of a multipurpose commercial/residential complex known as "The Sydney Waterfront Tower" (Name subject to change). This development will have a retail component at ground level. There will be parking below ground level. There will also be an apartment complex above the floor containing the retail component. For clarity, ground level is the Dorchester, Esplanade grade level.

The development, as planned, would require a zoning amendment. As you may recall, the current zoning is very specific to a development that was proposed some time ago.

In addition, to facilitate this development, we are requesting from the Cape Breton Regional Municipality a deed or right of usage satisfactory to a long term lender for a small parcel of property between the developer's property and the public street. The property appears to be part of the road reserve.

We are also requesting from the Cape Breton Regional Municipality an access easement from the Esplanade into and around the development for persons and vehicles.

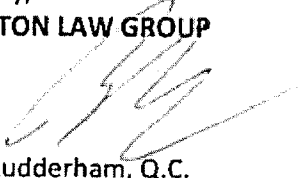
I have attached a plan showing the general area (outlined in yellow) being requested by the developer. It is important to note that this area is needed so that the building can be placed on the developer's property in such a manner as to not adversely affect the view plane from Dorchester Street.

We would be pleased to meet with the Cape Breton Regional Municipality to discuss this matter further. Mr. Spyro Trifos, the architect for the planned development, can provide more specific information regarding the proposed development.

We look forward to working with the Cape Breton Regional Municipality to facilitate this proposed development for the downtown waterfront.

Yours truly,

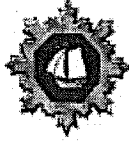
**THE BRETON LAW GROUP**



Dwight Rudderham, Q.C.

DR/bma

cc: Martin Chernin: [mchernin@ns.aliantzinc.ca](mailto:mchernin@ns.aliantzinc.ca) ; Rick McCready: [rgmccready@cbrm.ns.ca](mailto:rgmccready@cbrm.ns.ca) ; Spyro Trifos: [trifos1@icloud.com](mailto:trifos1@icloud.com)



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## MEMO

**FROM:** Malcolm Gillis

**SUBJECT:** Request from Donna Perry to amend the Municipal Planning Strategy and Land Use By-law to permit a mobile home on Wolfe Street, Louisbourg

**DATE:** July 2<sup>nd</sup>, 2015

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### Introduction

Ms. Perry would like to place a mobile home on PID 15457484 located on Wolf Street, Louisbourg (Attachment A). The property in question is zoned Wolfe Street Neighbourhood (WSN) and while the WSN zone does permit mobile homes, it only permits them on lot parcels that do not front along Wolfe Street.

In addition to having to amend the provisions of the WSN zone of the Land Use By-law (LUB), the Municipal Planning Strategy (MPS) would also need to be amended to permit a mobile home on this property. Part 4 Policy 3.b.1 of the MPS states that mobile homes along streetscapes within communities where they have exclusively been prohibited since the imposition of zoning controls and prohibitive zoning provisions have consistently been upheld shall continue to prohibit mobile homes. Prior to amalgamation, the Louisbourg District Planning Commission had its own MPS and LUB which prohibited mobile homes along the entire corridor of the Sydney-Louisbourg Highway/Main Street/Wolfe Street. The policies and provisions found in the Town of Louisbourg's planning documents were respected in the creation of the CBRM's MPS and LUB in 2004.

### Recommendation

Based on policy, I must advise Council that this request cannot be considered as a spot zoning. Instead, I provide Council with two options; either reject Ms. Perry's request outright (*i.e. support the current policy banning mobile homes along the Louisbourg highway/Main Street/Wolfe Street corridor*) or ask staff to prepare and submit an issue paper to a subsequent meeting of Council or its General Committee. If the second option is taken, the issue paper will focus on the question of the validity of continuing to prohibit mobile homes along the above referenced corridor.

Submitted by:

Malcolm Gillis  
Director of Planning

A

WNZ

15457484

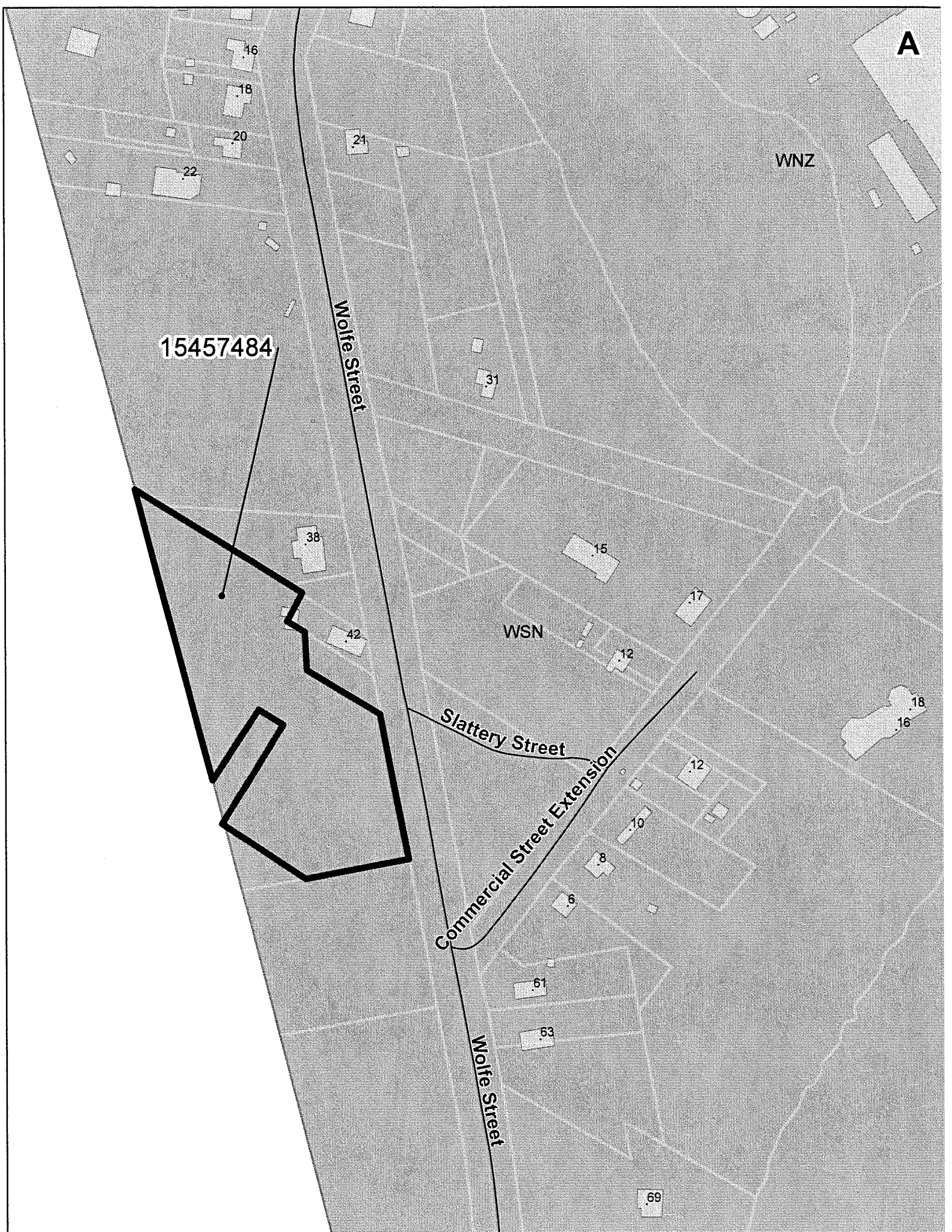
Wolfe Street

WSN

Slattery Street

Commercial Street Extension

Wolfe Street



16

18

20

22

21

31

38

42

15

17

12

18

16

12

70

8

6

51

53

69



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## MEMO

**FROM:** Karen Neville

**SUBJECT:** Request from Lorraine Paulin to amend the Municipal Planning Strategy and Land Use By-law to allow for an Outdoor Recreational Business Establishment on PID 15238389, Reserve Mines

**DATE:** July 2, 2015

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### Introduction

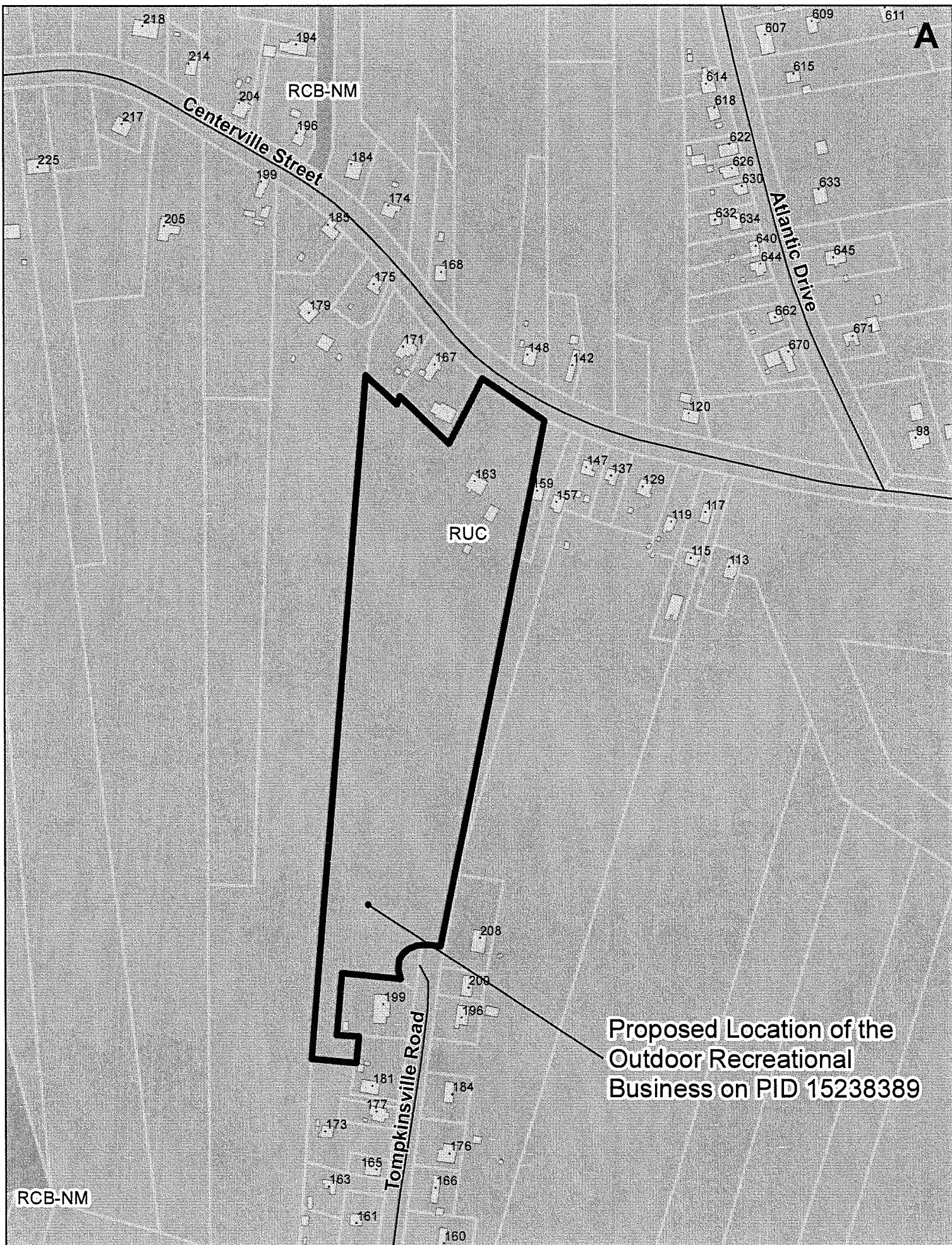
Ms. Lorraine Paulin would like to establish an outdoor recreational business establishment on PID 15238389 in Reserve Mines (Attachment A). Ms. Paulin's proposal would consist of three to five batting cages along with a playground. Ms. Paulin is also proposing a small building to be constructed on the property. Half of the proposed building will be used for equipment storage and an office, the other half will be used as a party room. The property in questions is zoned Residential Urban C (RUC) and while the RUC zone does permit some non-residential uses, it does not permit an outdoor recreational business establishment.

In addition to having to amend the provisions of the RUC zone of the Land Use By-law (LUB), the Municipal Planning Strategy (MPS) would also need to be amended to permit an outdoor recreational business establishment on this property. Currently, the MPS does not contain policy which would support an outdoor recreational business establishment in a residential area. In cases like this Council has two options, either reject Ms. Paulin's request outright or ask staff to prepare and submit an issue paper to a subsequent meeting of Council or its General Committee.

### Submitted by:

*Karen Neville*

**Karen Neville**  
Planner



A

RCB-NM

Centerville Street

Atlantic Drive

RUC

Proposed Location of the  
Outdoor Recreational  
Business on PID 15238389

RCB-NM

Tompkinsville Road

June 29-2015

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

To Whom It May Concern,

I have been in touch with the Planning and Development Department of the CBRM. I would like to open an outdoor recreation facility on my own property located at 163 Centerville St, Reserve Mines, Nova Scotia. My property is approximately 10 acres in size and runs in length to Tompkinsville St, Reserve Mines.

My vision is to open up a three person batting cage along with free access to a playground park in honour of my cousin Sgt. James Patrick MacNeil. Sgt. MacNeil lost his life June 2010 in Afghanistan. This was Jimmy's 4<sup>th</sup> and final tour. He loved baseball and loved children. Unfortunately, Jimmy never had any children, but considered many as his own. If approved for zoning, I would like to use some profits of the batting cages to continue supporting scholarships in his name offered to Glace Bay High School students. I do not wish to expand the outdoor recreation facility to go-carts, mini-put, or golfing ranges. At the most I would like to add 2 more cages if my vision is a success. A sign will be proudly displayed letting our community and others know that this is in memory of Sgt. Jimmy MacNeil, our home town hero. I would also like to hire a Glace Bay High graduating student to help in the summer months. Final details would be pending further research.

I would like to add a small building to the area, approximately 16'x10'. Half would be used for equipment storage and office work. The other half of the building would be used for an indoor birthday party room in the event someone brought cake after using the batting cages.

Approximately 150'x150' would be used for the outdoor recreation facility that would be at the Tompkinsville St. entrance. A small gravel parking lot would be cleared that would be located directly beside the batting cages and playground area. The entire outdoor recreation facility would have a 6 foot security fence to ensure many years of usage without vandalism.

It is my understanding that I need to request an amendment to both the Municipal Planning Strategy and Land Use-By-Law. I am willing to speak with a committee to alter my vision to help make this plan work. With so many businesses closing I feel an outdoor recreation facility could boost moral to a much needed area.

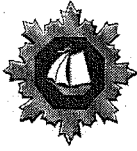
Thank you for taking the time to consider my business vision. I look forward to hearing and working with you.

Sincerely,

Lorraine Paulin

163 Centerville St  
Reserve Mines  
Nova Scotia  
B1E-1A6

*Rick McCready*  
*Planning Department*



**CBRM**

*A Community of Communities*

**Cape Breton Regional Municipality**

320 Esplanade  
Sydney, Nova Scotia  
B1P 7B9  
Tel: 902-563-5072  
Fax: 902-539-9419

email: [rgmccready@region.cape-breton.ns.ca](mailto:rgmccready@region.cape-breton.ns.ca)

June 8, 2015

## **ISSUE PAPER**

**TO: Mayor and Council**

**FROM: Rick McCready, MCIP, Senior Planner, on behalf of Synergy Louisbourg Staff Committee**

**RE: Synergy Louisbourg Proposal**

### **Background**

Synergy Louisbourg representatives made a presentation to Council on March 13 outlining a tourism development plan for the community of Louisbourg that was undertaken for the group by a New Brunswick consulting firm. The group concluded its presentation by requesting that the CBRM consider contributing financially to the implementation of the plan. The amount requested was approximately \$1.3 million over four years. The remainder of the funding was expected to be secured from ACOA and the Government of Nova Scotia. Parks Canada was also identified as a funding partner, but only for projects located on Parks Canada property.

In response to a previous presentation by Synergy Louisbourg last summer, staff was requested by Council to prepare an issue paper regarding the projects in the Synergy Louisbourg plan. A staff committee was formed at the request of Marie Walsh, in her former position as acting CAO, to prepare that issue paper. The committee, which includes representatives of Planning, Engineering and Public Works, Parks and Grounds and Recreation, as well as the Economic Development Officer, has met several times to review the proposal. The completion of the issue paper was delayed until after the final report by Synergy's consultant was ready, which was not until February 5, and has been delayed several times since then because of subsequent changes in direction by Synergy Louisbourg.

### **Overview of Synergy Louisbourg Proposal**

Staff has reviewed all of the proposals outlined in the Synergy Louisbourg plan

## **New Visitor Centre**

The key recommendation in the plan is the development of **a visitor centre on the waterfront** in the community that would combine the functions of the existing visitor information centre operated by Destination Cape Breton with those of the welcome centre operated by Parks Canada at the entrance to the Fortress. The opportunity to combine these two functions in a new location in the community has come about because of a decision by the federal government to close the existing welcome centre in 2016. This is an exciting opportunity for the community because it would result in visitors heading to the Fortress stopping in the community to purchase tickets and to get information on the Fortress. At present many of these visitors drive through the community without stopping or spending any money in local businesses.

Although the plans for the visitor centre are conceptual and more detailed planning is required, the recommended location for the centre is in the waterfront area close to the existing boardwalk owned by CBRM.

It is anticipated that the facility will house visitor reception services for the Fortress, the Destination Cape Breton information centre, and possibly some retail and food service facilities, and that it would be owned and operated by a non-profit organization. The non-profit organization would act as landlord, and it is expected that the rent collected from the tenants, particularly Parks Canada and DCB, would cover the cost of operating the facility.

## **Enhancements to existing CBRM Boardwalk**

**In addition to the new visitor centre, the plan proposes rebranding the existing boardwalk and wharf area, which of course is owned by the CBRM, as a “Crabwalk”.** This project would involve upgrading and enhancing the area to make it more visitor friendly and also by adding some artistic features promoting the community’s connection to the snow crab industry. As Council is aware, the annual Crabfest takes place adjacent to the boardwalk each summer. The total estimated cost of the Crabwalk (including the parking area and a connection between the Crabwalk and the parking area) is \$1.2 million. All of this infrastructure would be located on land owned by CBRM.

## **Other Initiatives**

The Synergy plan contains a number of other infrastructure projects intended to facilitate tourism. In general, these ideas are very conceptual in nature and many involve land that is not in public ownership. The business plan for Synergy did not analyze the feasibility of these initiatives, with the exception of a proposal for a hotel with conference facilities on the waterfront. The business plan did include a preliminary financial analysis for the hotel, and suggested that it could be economically viable if certain conditions were met.

## Recommendations

Based on the foregoing discussion, staff recommends the following:

1. **Visitor Centre:** That Council agree to make available the lands now occupied by the Louisbourg Motor Home Park on Harbourfront Crescent for the development of the new visitor centre. This site, 1.6 acres in size, would represent an in-kind donation of \$130,000 based on current assessed value. This assumes that the current lease with the Louisbourg Merchants' Association, which has operated a campground on the site since 1988, is terminated, and that an agreement is reached with an owner/operator for the new visitor centre with the capacity to manage the facility in a sustainable manner. Assuming that these issues are addressed, the matter will be brought back to Council for approval of the actual land transaction. **If a new visitor centre is built, staff recommends that the ownership of the property be transferred to the operator of the facility and that the CBRM NOT contribute to the cost of constructing or operating the facility.**

It should be noted that at least two other possible sites for the visitor centre exist, the former Louisbourg Town Hall (which is owned by CBRM and currently underutilized) and another waterfront area property that is privately owned ( the former Louisbourg Craft Centre which went bankrupt in 1994 and has been empty ever since). All of the sites are shown on the attached map. If Council wishes, staff could explore the possibility of locating the visitor centre in one of these locations.

There are challenges with these two sites. The former Town Hall has limited parking, and is not large enough to accommodate the restaurant and craft shop recommended by the Synergy Louisbourg plan.

The privately owned building (the former Louisbourg Craft Centre which went bankrupt in 1994 and has been empty ever since) will require extensive repairs if it is to be used for the new visitor centre. According to a recent report by a structural engineer commissioned by CBRM, demolition of the existing building may make more sense than renovation. The building is assessed at \$62,000 but its actual value is estimated to be \$45,000, according to a report by an appraiser retained by CBRM. It is not known if the current owners would be willing to sell the property for \$45,000. *One advantage of placing the visitor centre on the Craft Centre property (either in the renovated Craft Centre or a new building) would be the fact that the campground site would still be available for the hotel complex proposed to be built by the private sector in the Synergy Louisbourg plan.*

As referenced above, any recommendation to locate the visitor centre on CBRM-owned land (the campground or the former Town Hall) would of course be subject to Council's approval.

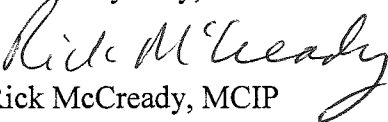
2. **Crabwalk (current CBRM boardwalk) and associated infrastructure:** That Council authorize staff to prepare terms of reference for a design report on the proposed "Crabwalk" project, including the proposed upgrading and expanding of the parking area that will be used by visitors accessing the Crabwalk and the proposed new visitor centre. The existing boardwalk, wharf and parking lot are CBRM property and both are in need of upgrades. In addition, enhancements to this area are critical if the visitor centre is to proceed in this location. If 2/3 of the funding required to prepare the design report can be secured from other levels of government, it is recommended that a Request for Proposals for the design proceed this year, in accordance with CBRM's procurement policy. Once the report is completed, probably in late 2015, and we have proper drawings and specifications for the project, the project can be tendered for construction and completed in the summer of 2016. To facilitate this, Council should consider including one third of the estimated cost (\$400,000) in the 2016-2017 capital budget.
  
3. **Other Initiatives:** That Council defer consideration of the other initiatives in the Synergy Louisbourg plan until after the work outlined in 1 and 2, above, are completed.

In summary, the financial implications of this project for Council, as recommended by staff, are as follows:

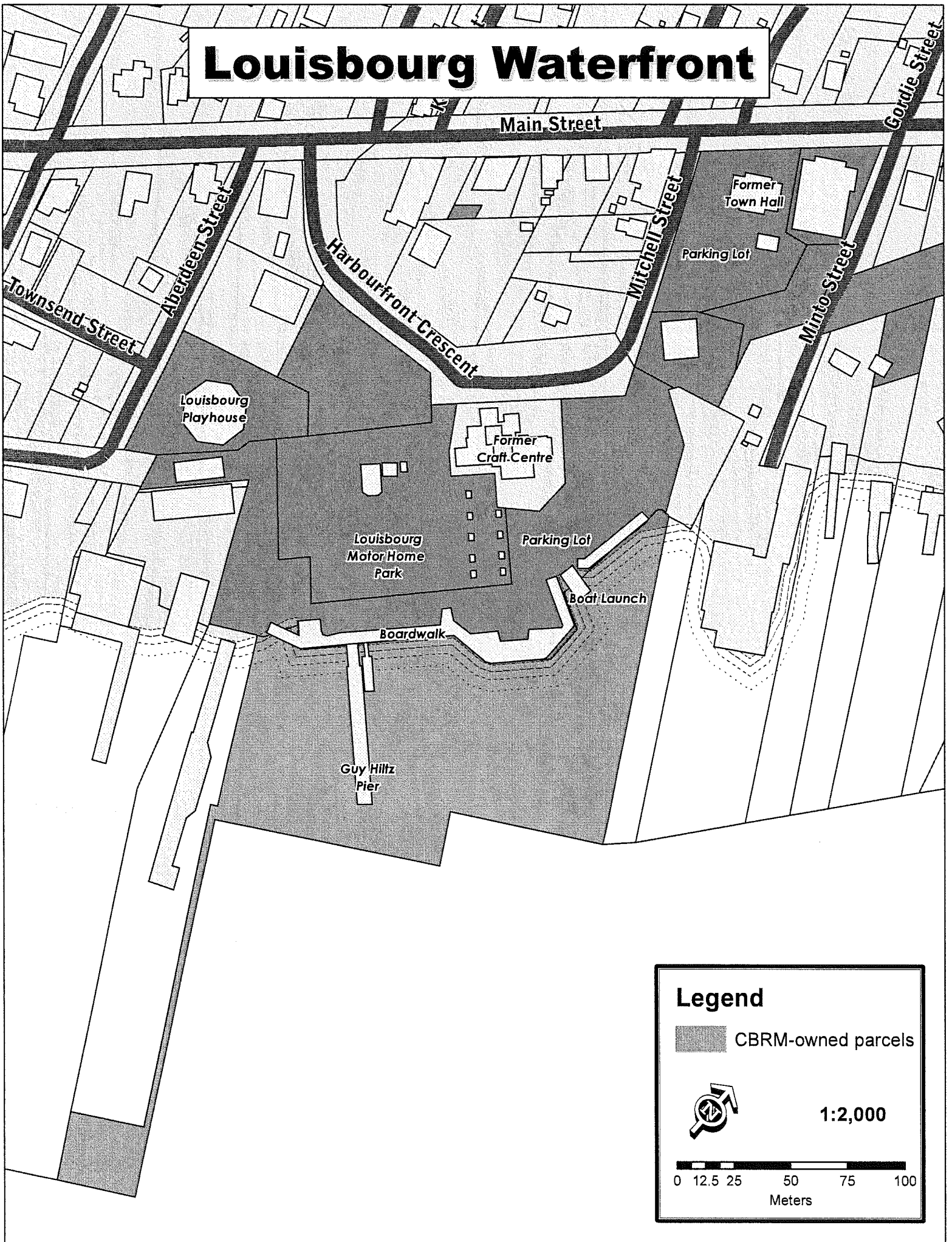
- **Donation of Motor Home Park Site for Visitor Centre: \$130,000 ( In kind, 2015-2016)- *assuming that this site is chosen***
- **One third of estimated cost of design of Crabwalk and associated infrastructure: \$40,000 (2015-2016)**
- **One third of construction cost of Crabwalk and associated infrastructure: \$400,000 (2016-2017)**

In closing, staff has noted that the Synergy Louisbourg plan is focused entirely on infrastructure, but there is a need to promote the assets the community already has, and not just the Fortress. Compared to communities such as Baddeck and Cheticamp, relatively little effort is being undertaken to promote the community. Louisbourg has top notch accommodations, excellent restaurants, a Playhouse that showcases Cape Breton talent every night from late June to early October and a coastal hiking trail that is one of the most spectacular in the Province. The community should work together to market these assets. This should be undertaken soon, and not delayed while waiting for the infrastructure proposed in the Synergy Louisbourg plan to be completed.


Yours very truly,

  
Rick McCready, MCIP  
Senior Planner

# Louisbourg Waterfront

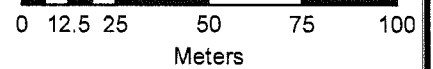


## Legend

 CBRM-owned parcels



1:2,000



**The Synergy Louisbourg Development Society – Tourism Spatial Plan for Louisbourg:**

**Motion:**

Moved by Deputy Mayor Saccary, seconded by Councillor Eldon MacDonald, that staff be directed to prepare an Issue Paper giving consideration to the request by the Synergy Louisbourg Development Society as outlined in the presentation “Tourism Spatial Plan for Louisbourg”, highlighting the impact of the request over the next number of years and bring back to Council at a future date for further review prior to any action being taken.

**Motion Carried**

6. **Synergy Louisbourg:** *(PowerPoint Presentation on file in the Clerk's Office)*

Welcome to Ms. Dorothy Payne, Chairperson, and several Board Members of Synergy Louisbourg who were in attendance.

Ms. Payne provided background information on Synergy Louisbourg and an update on their progress, community engagement and support, vision, strategic and spatial plans.

Ms. Payne informed Council that every year, between 75,000 to 100,000 visitors travel through Main Street on route to the Fortress Louisbourg. One component of the spatial plan is to change the sequence of a visitor's arrival to Louisbourg by rerouting their travel to the waterfront as a capture point to enhance their visit and increase potential yield of their visit.

**Ask that CBRM provide 10% of the funding for the overall spatial plan, budgeted over a two to four year period, in order to leverage 90 cents on every dollar for the local community.**

The CAO advised that an Issue Paper is being prepared regarding Synergy's Spatial Plan to be brought before Council, which will include the impact on CBRM in regard to financial and in-kind support. It was also noted that CBRM staff have been involved in discussions with Parks Canada regarding their acquisition of the former Town Hall, as well as with ACOA regarding Synergy's Plan.

The Economic Development Manager advised that Mr. Rick McCready is preparing the Issue Paper which will include perspectives from the CBRM Departments of Planning, Engineering and Public Works and Economic Development. Louisbourg is the number one tourism draw in the region and having tourists stop in town is fundamental to its continued existence. Should CBRM buy-in to their Plan, Synergy Louisbourg will be able to leverage significant funding from the other partners.

During the discussion, Councillor Saccary indicated that he would be willing to take a more active role in promoting Synergy Louisbourg's Spatial Plan.

Mayor Clarke thanked Ms. Payne for her presentation.

Revenue	Year To Date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
Total Taxes	\$ 16,800,104	\$ 16,881,659	\$ (81,556)	\$ 101,883,955	\$ 85,083,851
Total Federal Government	422,676	422,676	-	2,536,056	2,113,380
Total Federal Government Agencies	196,252	196,252	-	1,177,510	981,258
Total Provincial Government	220,816	220,816	-	1,324,898	1,104,082
Total Provincial Government Agencies	488,012	488,012	-	2,928,070	2,440,058
Total Services to Other Local Government	71,630	71,630	-	429,779	358,149
Total Transit	82,292	105,000	(22,708)	630,000	547,708
Total Environmental Development Services	39,475	43,361	(3,887)	260,168	220,693
Total Licenses & Permits	21,000	29,833	(8,833)	179,000	158,000
Total Fines & Fees	72,318	92,226	(19,908)	553,353	481,035
Total Rentals	90,794	91,667	(873)	550,000	459,206
Total Concessions & Franchises	65,228	61,086	4,141	366,517	301,289
Total Return on Investments/Interest on Taxes	220,409	208,417	11,992	1,250,500	1,030,091
Total Finance Revenue	4,095	5,083	(988)	30,500	26,405
Total Solid Waste Revenue	302,978	377,833	(74,855)	2,267,000	1,964,022
Total Recreation & Cultural Service Programs	192,630	192,277	353	1,789,105	1,596,475
Total Water Utility Charges	825,252	825,252	(0)	4,951,510	4,126,258
Total Unconditional Transfers	2,653,576	2,653,576	-	15,921,458	13,267,882
Total Conditional Transfers	620,337	696,337	(76,000)	4,178,021	3,557,684
<b>Year To Date Assigned</b>	<b>\$ 23,389,872</b>	<b>\$ 23,662,993</b>	<b>\$ (273,121)</b>	<b>\$ 143,207,400</b>	<b>\$ 119,817,528</b>

*Darcei Durham*  
 Departmental

*Janifer Campbell*  
 ReviewWed

**SUMMARY**

**INCOME STATEMENT**

**MAY 31, 2015**

Expenditures	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
Legislative	\$ 235,457	\$ 287,582	\$ 52,125	1,415,714	\$ 1,180,257
Administration	233,735	267,048	33,313	995,609	761,874
Finance	373,870	435,919	62,049	2,739,607	2,365,737
Legal	71,507	107,681	36,174	565,444	493,937
Human Resources	214,754	282,191	67,437	1,600,549	1,385,795
Technology & Communications	188,107	239,301	51,194	1,153,099	964,992
Municipal Clerk	54,507	76,893	22,387	480,466	425,959
Fiscal Services	4,242,401	4,316,513	74,112	34,772,031	30,529,630
Occupational Health & Safety	30,391	37,056	6,665	215,532	185,141
Facilities: Centre 200 & Arenas	425,436	550,531	125,095	3,127,620	2,702,684
Police Services	4,587,062	4,915,183	328,121	25,110,074	20,523,012
Fire Services (Incl EMO)	3,134,749	3,330,724	195,975	16,550,728	13,415,979
Engineering & Public Works	7,111,012	8,116,165	1,005,153	48,849,744	41,738,732
Planning	397,559	502,539	104,979	2,650,361	2,252,802
Recreation	572,614	664,781	92,167	2,980,821	2,408,207
<b>Total expended to date</b>	<b>\$ 21,873,160</b>	<b>\$ 24,130,106</b>	<b>\$ 2,256,946</b>	<b>\$ 143,207,400</b>	<b>\$ 121,334,739</b>

*Darica Derhan*

Departmental

*Jessica Campbell*  
Reviewed

Legislative	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 149,895	\$ 151,718	\$ 1,823	\$ 876,474	\$ 726,579
6010 BENEFITS	19,445	22,268	2,823	128,640	109,195
6030 TRAVEL/CONFERENCES	53,603	65,967	12,364	209,000	155,397
6040 PROF MEM/DUES & FEES	750	15,889	15,139	55,325	54,575
6050 OFFICE SUPPLIES	1,197	3,456	2,259	20,000	18,803
6060 OFFICE EQUIPMENT	246	3,239	2,993	6,550	6,304
6080 ADVERTISING	275	5,560	5,285	14,500	14,225
6100 COURIER	99	104	5	625	526
6110 TELEPHONE/FAX	4,007	8,650	4,643	51,900	47,893
6120 PUBL./SUBSCRIPTIONS	348	783	436	4,700	4,352
6130 COMPUTER HARDWARE	2,125	692	(1,434)	3,000	875
6150 MEETING EXPENSES	885	5,590	4,705	23,000	22,115
6170 PROMOTION	2,582	3,667	1,085	22,000	19,418
8010 OPERATIONAL MAT/SUPP	-	-	-	-	-
8100 PROFESSIONAL SERVICES	-	-	-	-	-
<b>Total expended to date</b>	<b>\$ 235,457</b>	<b>\$ 287,582</b>	<b>\$ 52,125</b>	<b>\$ 1,415,714</b>	<b>\$ 1,180,257</b>

Departmental

*Jennifer Campbell*  
Finance

ADMINISTRATION

INCOME STATEMENT

MAY 31, 2015

Administration	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 52,670	\$ 57,137	\$ 4,467	\$ 330,082	\$ 277,412
6010 BENEFITS	8,691	9,709	1,018	56,087	47,396
6020 TRAINING/EDUCATION	-	468	468	1,500	1,500
6030 TRAVEL/CONFERENCES	2,877	5,870	2,993	20,500	17,623
6040 PROF MEM/DUES & FEES	-	158	158	945	945
6050 OFFICE SUPPLIES	66	267	201	2,405	2,339
6060 OFFICE FURNITURE	-	-	-	-	-
6100 COURIER	19	50	31	300	281
6110 TELEPHONE/FAX	232	492	260	2,950	2,718
6120 PUBL./SUBSCRIPTIONS	-	-	-	-	-
6130 COMPUTER HARDWARE	-	320	320	1,920	1,920
6150 MEETING EXPENSES	186	320	134	1,920	1,734
6170 PROMOTION	6,363	19,320	12,957	20,000	13,637
8010 OPERATIONAL MAT/SUPP	-	-	-	-	-
8100 PROFESSIONAL SERVICES	10,797	21,104	10,307	126,624	115,827
8150 GRANTS/SUBS TO ORG	151,834	151,834	-	430,376	278,542
<b>Total expended to date</b>	<b>\$ 233,735</b>	<b>\$ 267,048</b>	<b>\$ 33,313</b>	<b>\$ 995,609</b>	<b>\$ 761,874</b>

Departmental

*Jane Campbell*  
Finance

Finance	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 283,831	\$ 318,338	\$ 34,507	\$ 1,839,038	\$ 1,555,207
6010 BENEFITS	55,363	62,499	7,136	361,059	305,696
6020 TRAINING/EDUCATION	1,950	3,812	1,862	24,630	22,680
6030 TRAVEL/CONFERENCES	1,643	2,629	986	24,000	22,357
6040 PROF MEM/DUES & FEES	1,496	2,500	1,004	5,330	3,834
6050 OFFICE SUPPLIES	826	3,083	2,258	18,500	17,674
6060 OFFICE EQUIPMENT	370	2,614	2,244	14,500	14,130
6080 ADVERTISING	4,911	6,826	1,915	42,000	37,089
6090 POSTAGE	58,072	57,060	(1,012)	157,300	99,228
6100 COURIER	3,340	3,783	443	22,700	19,360
6110 TELEPHONE/FAX	2,721	3,300	579	19,800	17,079
6130 COMPUTER HARDWARE	4,954	4,950	(4)	19,800	14,846
6140 COMPUTER SOFTWARE	-	-	-	57,000	57,000
6160 LIABILITY INSURANCE	44,399	47,571	3,172	299,600	255,201
6180 COST RECOVERY	(108,101)	(107,074)	1,027	(347,150)	(239,049)
8010 OPERATIONAL MAT/SUPP	36	1,167	1,130	7,000	6,964
8100 PROFESSIONAL SERVICE	-	-	-	55,000	55,000
8110 CONTRACTS/AGREEMENTS	15,962	17,494	1,532	63,800	47,838
8120 LEASES	846	2,617	1,771	15,700	14,854
8180 TAX EXEPT/WRITE OFF	1,250	2,750	1,500	40,000	38,750
<b>Total expended to date</b>	<b>\$ 373,870</b>	<b>\$ 435,919</b>	<b>\$ 62,049</b>	<b>\$ 2,739,607</b>	<b>\$ 2,365,737</b>

*Dana Durham*

Departmental

*Janice Campbell*

Finance

LEGAL

INCOME STATEMENT

MAY 31, 2015

Legal	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 46,833	\$ 50,744	\$ 3,911	\$ 293,150	\$ 246,317
6010 BENEFITS	9,778	10,281	503	59,394	49,618
6020 TRAINING/EDUCATION	628	3,015	2,389	6,500	5,874
6030 TRAVEL/CONFERENCES	256	1,417	1,161	8,500	8,245
6040 PROF MEM/DUES & FEES	4,005	5,805	1,801	6,200	2,195
6050 OFFICE SUPPLIES	1,073	1,083	11	3,500	2,427
6060 OFFICE EQUIPMENT	3,787	3,800	13	4,200	413
6070 PHOTOCOPY SUPPLIES	233	417	184	2,500	2,267
6080 ADVERTISING	-	167	167	1,000	1,000
6100 COURIER	-	800	800	1,000	1,000
6110 TELEPHONE/FAX	427	833	407	5,000	4,573
6120 PUBL./STATUTES	-	1,885	1,885	14,000	14,000
6130 COMPUTER HARDWARE	-	500	500	3,000	3,000
6140 COMPUTER SOFTWARE	167	200	33	2,500	2,333
6150 MEETING EXPENSE	-	83	83	500	500
6180 COST RECOVERY	-	-	-	-	-
8010 OPERATIONAL MAT/SUPP	-	-	-	-	-
8100 PROFESSIONAL SERVICE	4,323	26,651	22,328	154,500	150,177
<b>Total expended to date</b>	<b>\$ 71,507</b>	<b>\$ 107,681</b>	<b>\$ 36,174</b>	<b>\$ 565,444</b>	<b>\$ 493,937</b>

  
 Departmental

  
 Finance

HUMAN RESOURCES

INCOME STATEMENT

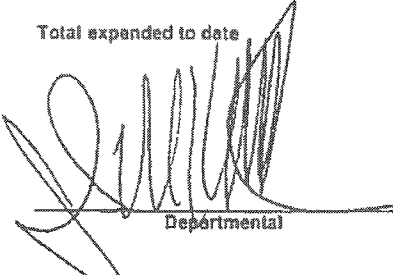
MAY 31, 2015

Human Resources	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 81,096	\$ 96,688	\$ 15,592	\$ 558,570	\$ 477,474
6010 BENEFITS	122,601	126,951	4,451	733,399	610,898
6020 TRAINING/EDUCATION		1,000	1,000	6,000	6,000
6030 TRAVEL/CONFERENCES	-	4,179	4,179	16,250	16,250
6040 PROF MEM/DUES & FEES	263	288	26	1,730	1,467
6050 OFFICE SUPPLIES	855	2,617	1,962	15,700	15,045
6060 OFFICE EQUIPMENT	-	1,500	1,500	2,500	2,500
6080 ADVERTISING	2,324	2,719	394	5,000	2,676
6110 TELEPHONE/FAX	1,098	1,667	568	10,000	8,902
8120 PUBL./SUBSCRIPTIONS	312	416	104	2,400	2,088
8130 COMPUTER HARDWARE	299	3,333	3,034	4,000	3,701
6150 MEETING EXPENSE	-	333	333	2,000	2,000
8010 OPERATIONAL MAT/SUPP	293	-	(293)	-	(293)
8100 PROFESSIONAL SERVICE	5,203	38,417	33,213	230,500	225,297
8110 CONTRACTS/AGREEMENTS	710	2,083	1,374	12,500	11,791
<b>Total expended to date</b>	<b>\$ 214,754</b>	<b>\$ 282,191</b>	<b>\$ 67,437</b>	<b>\$ 1,600,549</b>	<b>\$ 1,385,795</b>

  
 Departmental

  
 Finance

Technology/Communications	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 63,423	\$ 69,210	\$ 5,787	\$ 399,824	\$ 336,401
6010 BENEFITS	14,724	13,844	(880)	79,975	65,251
6020 TRAINING/EDUCATION	-	3,000	3,000	18,000	18,000
6030 TRAVEL/CONFERENCES	840	3,333	2,493	20,000	19,160
6040 PROF MEM/DUES & FEES	-	167	167	1,000	1,000
6050 OFFICE SUPPLIES	1,851	1,000	(851)	3,000	1,149
6060 OFFICE EQUIPMENT	999	500	(499)	3,000	2,001
6080 ADVERTISING	-	83	83	500	500
6100 COURIER	-	50	50	300	300
6110 TELEPHONE/FAX	5,841	12,500	6,659	75,000	69,159
6120 PUBL./SUBSCRIPTIONS	-	167	167	1,000	1,000
6130 COMPUTER HARDWARE	6,431	21,667	15,236	130,000	123,569
6140 COMPUTER SOFTWARE	91,207	91,687	480	190,000	98,793
6150 MEETING EXPENSE	-	83	83	500	500
6110 CONTRACTS/AGREEMENTS	-	6,198	6,198	42,000	42,000
8120 LEASES SAP	2,793	15,833	13,041	95,000	92,207
6130 LICENSES/PERMITS	-	-	-	94,000	94,000
<b>Total expended to date</b>	<b>\$ 188,107</b>	<b>\$ 239,301</b>	<b>\$ 51,194</b>	<b>\$ 1,153,099</b>	<b>\$ 964,992</b>

  
 Departmental

  
 Finance

## MUNICIPAL CLERK

## INCOME STATEMENT

MAY 31, 2015

Municipal Clerk	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 37,759	\$ 44,184	\$ 6,425	\$ 255,252	\$ 217,493
6010 BENEFITS	8,496	9,428	931	54,464	45,968
6020 TRAINING/EDUCATION	-	1,234	1,234	5,500	5,500
6030 TRAVEL/CONFERENCES	1,421	1,820	399	6,500	5,079
6040 PROF MEM/DUES & FEES	302	317	14	700	398
6050 OFFICE SUPPLIES	-	1,667	1,667	10,000	10,000
6060 OFFICE EQUIPMENT	310	9,014	8,704	14,750	14,440
6070 PHOTOCOPY SUPPLIES	1,206	3,000	1,794	18,000	16,794
6080 ADVERTISING	-	167	167	1,000	1,000
6100 COURIER	-	167	167	1,000	1,000
6110 TELEPHONE/FAX	462	750	288	4,500	4,038
6120 PUBL./SUBSCRIPTIONS	-	480	480	1,800	1,800
6140 COMPUTER SOFTWARE	4,549	4,667	117	7,000	2,451
6180 COST RECOVERY	-	-	-	-	-
8110 CONTRACTS/AGREEMENTS	-	-	-	100,000	100,000
<b>Total expended to date</b>	<b>\$ 54,507</b>	<b>\$ 76,893</b>	<b>\$ 22,387</b>	<b>\$ 480,466</b>	<b>\$ 425,959</b>

  
 Departmental

  
 Finance

Fiscal Services	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
9010 INT SHRT TERM BORROW	\$ 38,233	\$ 62,500	\$ 24,267	\$ 375,000	\$ 336,767
9020 INT ON DEBT	1,189,988	1,189,988	-	2,386,672	1,196,684
9051 PRINC ON DEBT	-	-	-	13,626,208	13,626,208
9090 BANK CHARGES	12,024	14,333	2,310	86,000	73,976
9430 APPROP TO B.I.D.C.	15,194	15,017	(177)	90,105	74,911
9600 PROV. CORRECTIONS	184,811.84	184,811.84	-	1,108,871.00	924,059.16
9610 CB REG. HOUSING	344,098	344,098	-	2,064,588	1,720,490
9620 REGIONAL LIBRARY	111,667	111,667	-	670,000	558,333
9630 CB/VIC. SCHOOL BOARD	2,118,955	2,166,667	47,712	13,000,000	10,881,045
9640 PROPERTY ASSESSMENT	227,431	227,431	-	1,364,587	1,137,156
<b>Total expended to date</b>	<b>\$ 4,242,401</b>	<b>\$ 4,316,513</b>	<b>\$ 74,112</b>	<b>\$ 34,772,031</b>	<b>\$ 30,529,630</b>

*Darci Durham*  
 Departmental

*James Campbell*  
 Finance

Occupational Health Safety Income Statement

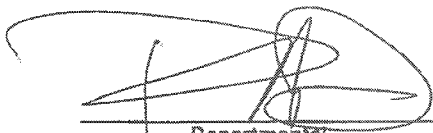
May 31, 2015

Occupational Health & Safety	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 23,417	\$ 25,372	\$ 1,955	\$ 146,575	\$ 123,158
6010 BENEFITS	5,404	5,141	(263)	29,697	24,293
6020 TRAINING/EDUCATION	159	975	816	5,850	5,691
6030 TRAVEL/CONFERENCES	379	1,833	1,454	11,000	10,621
6040 PROF MEM/DUES & FEES	-	89	89	535	535
6050 OFFICE SUPPLIES	647	500	(147)	3,000	2,353
6080 ADVERTISING	-	-	-	-	-
6110 TELEPHONE/FAX	289	563	274	3,375	3,086
6120 PUBL/SUBSCRIPTIONS	-	333	333	2,000	2,000
6130 COMPUTER HARDWARE	-	333	333	2,000	2,000
6140 COMPUTER SOFTWARE	-	83	83	500	500
6150 MEETING EXPENSES	97	417	320	2,500	2,403
8010 OPERATIONAL MAT/SUPP	-	-	-	-	-
8100 PROFESSIONAL SERVICE	-	917	917	5,500	5,500
8120 CONTRACTS & AGREEMENT	-	500	500	3,000	3,000
<b>Total expended to date</b>	<b>\$ 30,391</b>	<b>\$ 37,056</b>	<b>\$ 6,665</b>	<b>\$ 215,532</b>	<b>\$ 185,141</b>

  
 Departmental

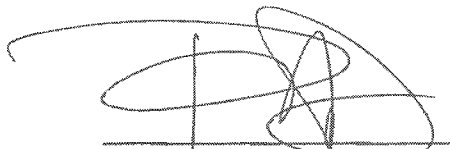
  
 Finance

	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 235,511	\$ 225,619	\$ (9,892)	\$ 1,303,400	\$ 1,067,889
6010 BENEFITS	43,850	42,127	(1,722)	243,370	199,520
6020 TRAINING	-	417	417	2,500	2,500
6030 TRAVEL/CONFERENCES	1,328	917	(411)	6,000	4,672
6040 PROF MEM/DUES & FEES	258	500	242	500	242
6050 OFFICE SUPPLIES	879	917	38	5,500	4,621
6060 OFFICE EQUIPMENT	-	417	417	2,500	2,500
6070 PHOTOCOPY SUPPLIES	-	-	-	-	-
6080 ADVERTISING	989	1,667	678	10,000	9,011
6090 POSTAGE	-	-	-	-	-
6100 COURIER	-	250	250	1,500	1,500
6110 TELEPHONE/FAX	2,023	5,000	2,977	30,000	27,977
6130 COMPUTER HARDWARE	-	333	333	2,000	2,000
6140 COMPUTER SOFTWARE	-	833	833	5,000	5,000
6150 MEETING EXPENSES	-	-	-	-	-
6160 LIABILITY INSURANCE	-	4,667	4,667	28,000	28,000
6170 PROMOTION	-	-	-	-	-
6180 COST RECOVERY	-	-	-	-	-
7000 HEAT	2,807	8,333	5,526	45,000	42,193
7010 ELECTRICAL	48,689	70,000	21,311	420,000	371,311
7020 WATER	-	7,083	7,083	42,500	42,500
7030 BLDG/FACILITY MAINT	7,657	23,393	15,735	135,000	127,343
7040 BLDG/FACILITY REPAIR	2,688	18,167	15,479	85,000	82,312
7050 BLDG/FACILITY INS	-	3,217	3,217	19,300	19,300
7060 BLDG/FACILITY RENOV	1,183	2,500	1,317	15,000	13,817
7070 BLDG/FACILITY RENTAL	-	-	-	-	-
7080 PLANT MAINTENANCE	59	11,833	11,774	31,000	30,941
7090 PLANT REPAIRS	-	-	-	-	-
7110 SECURITY	6,090	10,833	4,743	65,000	58,910
7500 VEH/EQUIP MAINT	-	167	167	1,000	1,000
7510 VEH/EQUIP REPAIRS	-	2,083	2,083	12,500	12,500
7520 VEH/EQUIP INSURANCE	-	592	592	3,550	3,550
7540 VEH/EQUIP RENTAL	53	2,500	2,447	2,500	2,447
7550 VEH/EQUIP TOWING	-	-	-	-	-
8000 OPERATIONAL EQUIPMENT	-	833	833	5,000	5,000
8010 OPERATIONAL MAT/SUPP	7,461	23,167	15,706	115,000	107,539
8020 MAINTENANCE EQUIP	-	-	-	-	-
8030 MAINTENANCE MAT/SUPP	-	-	-	-	-
8040 COMM EQUIPMENT LINES	-	-	-	-	-
8050 COST OF SALES	58,546	69,417	10,870	416,500	357,954
8090 UNIFORMS/CLOTHING	706	1,917	1,211	11,500	10,794
8100 PROFESSIONAL SERVICE	4,205	3,333	(871)	20,000	15,795
8110 CONTRACTS/AGREEMENTS	52	7,000	6,948	42,000	41,948
8130 LICENSES/PERMITS	404	500	96	500	96
8150 GRANTS/SUBS TO ORG	-	-	-	-	-
9090 BANK CHARGES	-	-	-	-	-
<b>Total expended to date</b>	<b>\$ 425,436</b>	<b>\$ 550,531</b>	<b>\$ 125,095</b>	<b>\$ 3,128,120</b>	<b>\$ 2,702,684</b>

  
 Departmental

  
 Finance

	Year to date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 5001 Ice Rentals	\$ 17,159	\$ 15,600	\$ (1,559)	\$ 600,000	\$ 582,841
GL 5002 Public Skating	-	-	-	18,500	18,500
GL 5003 High School Hockey	-	-	-	32,000	32,000
GL 5004 Arena Rental	5,922	-	(5,922)	29,000	23,078
GL 5005 Gym Rental	-	3,000	3,000	18,000	18,000
GL 5006 Canteen Sales	57,135	30,262	(26,873)	333,500	276,365
GL 5009 Major Events	35,037	61,053	26,016	100,000	64,963
GL 5010 Other Revenue	41,924	34,553	(7,371)	350,000	308,076
GL 5010 Advertising Revenue	2,000	-	(2,000)	-	(2,000)
GL 5033 Program Equipment	5,988	1,947	(4,041)	28,500	22,512
GL 5032 Special Event Revenue	-	-	-	-	-
GL 5034 Facility Rentals	27,000	34,375	7,375	125,000	98,000
<b>TOTAL C200</b>	<b>\$ 192,165</b>	<b>\$ 180,790</b>	<b>\$ (11,375)</b>	<b>\$ 1,634,500</b>	<b>\$ 1,442,335</b>

  
 Departmental

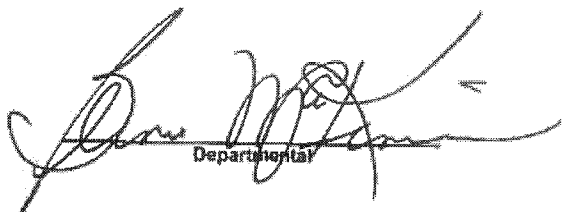
  
 Finance

FIRE SERVICES INCLUDING EMO

INCOME STATEMENT

MAY 31, 2015

Fire Services Including EMO	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 802,588	\$ 890,018	\$ 87,430	\$ 5,141,640	\$ 4,339,053
6010 BENEFITS	165,598	167,157	571	965,665	799,079
6011 MISC. BENEFITS	29,017	29,114	97	33,098	4,081
6020 TRAINING/EDUCATION	8,487	28,295	19,808	148,270	139,783
6030 TRAVEL/CONFERENCES	5,431	8,667	1,236	51,100	45,669
6040 PROF MEM/DUES & FEES	6,302	2,025	(4,277)	11,734	5,432
6050 OFFICE SUPPLIES	1,424	2,017	593	12,100	10,676
6080 OFFICE EQUIPMENT	210	1,075	865	6,450	6,240
6070 PHOTOCOPY SUPPLIES	-	83	83	500	500
6080 ADVERTISING	-	892	892	5,350	5,350
6100 COURIER	42	75	33	450	408
6110 TELEPHONE/FAX	4,496	8,631	4,135	51,784	47,288
6120 PUBL /SUBSCRIPTIONS	-	450	450	2,700	2,700
6130 COMPUTER HARDWARE	3,768	3,341	(428)	14,007	10,239
6140 COMPUTER SOFTWARE	1,789	1,918	129	12,006	10,217
6150 MEETING EXPENSES	124	734	610	4,404	4,280
6160 LIABILITY INSURANCE	-	-	-	-	-
6170 PROMOTION	5,321	6,333	1,012	38,000	32,679
6180 COST RECOVERY	784	-	(784)	-	(784)
7000 HEAT	12,947	19,285	6,338	115,711	102,764
7010 ELECTRICAL	3,395	9,267	5,871	66,100	64,705
7020 WATER	1,314	1,500	186	27,108	25,794
7030 BLDG/FACILITY MAINT	7,884	9,667	1,782	58,000	50,116
7040 BLDG/FACILITY REPAIR	1,073	3,567	2,494	21,400	20,327
7050 BLDG/FACILITY INS	-	1,369	1,369	8,216	8,216
7060 BLDG/FACILITY RENOV	-	-	-	-	-
7070 BLDG/FACILITY RENTALS	1,147	-	(1,147)	-	(1,147)
7080 PLANT MAINTENANCE	-	67	67	400	400
7500 VEH/EQUIP MAINT.	6,118	14,137	8,021	89,824	83,708
7505 GASOLINE/DIESEL	13,205	15,251	2,046	91,507	78,302
7510 VEH/EQUIP REPAIRS	11,719	3,167	(8,552)	19,000	7,281
7520 VEH/EQUIP INSURANCE	-	10,673	10,673	64,036	64,036
7530 VEH/EQUIP REPLACEMENT	2,113	8,333	6,220	70,000	67,887
7540 VEH/EQUIP RENTAL	-	-	-	204	204
7550 VEH/EQUIP TOWING	-	333	333	2,000	2,000
7560 VEH/EQUIP GEN SUPPLY	(19)	2,687	2,886	16,000	16,019
8000 OPERATIONAL EQUIP	23,407	55,000	32,593	338,000	312,593
8010 OPERATIONAL MAT/SUPP	10,105	7,709	(2,396)	45,870	35,765
8020 MAINTENANCE EQUIP	295	8,767	8,471	52,600	52,304
8030 MAINTENANCE MAT/SUPP	-	-	-	-	-
8040 COMM EQUIPMENT LINES	828	6,533	5,906	39,200	38,572
8080 PROGRAM INSTRUCTION	-	-	-	-	-
8090 UNIFORMS/CLOTHING	3,351	12,909	9,558	77,452	74,101
8100 PROFESSIONAL SERVICE	-	333	333	2,000	2,000
8110 CONTRACTS/AGREEMENTS	6,448	5,964	(485)	35,782	29,334
8120 LEASES	14,185	16,487	2,302	98,922	84,737
8130 LICENSES/PERMITS	16,338	5,187	(11,149)	5,187	(11,149)
8135 REGULATORY FEES	-	-	-	-	-
8150 GRANTS/SUBS TO ORG	801,769	801,769	-	1,741,193	939,424
8195 WATER SUPPLY & HYDR	1,160,980	1,180,960	0	6,965,758	5,804,798
<b>Total expended to date</b>	<b>\$ 3,134,749</b>	<b>\$ 3,330,724</b>	<b>\$ 195,975</b>	<b>\$ 16,550,728</b>	<b>\$ 13,415,979</b>

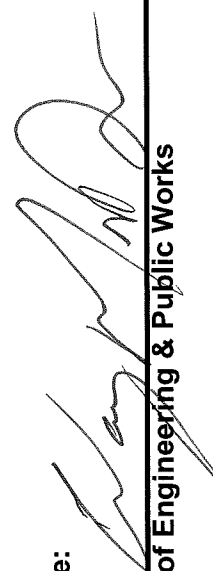
  
 Departmental

  
 Finance

**Engineering and Public Works Actuals to May 31, 2015 - Including Committed Items**

	Actual & Committed		Budget		Variance	Total Annual		Annual Budget		% of Annual	
	Y-T-D	May 31, 2015	Y-T-D	May 31, 2015		Y-T-D	May 31, 2015	Remaining	Budget		
<b>REVENUE</b>											
TRANSIT	\$	82,292.02	\$	105,000.06	\$	22,708.04	\$	630,000.00	\$	547,707.98	13.06%
SOLIDWASTE TIP FEES	\$	302,978.20	\$	316,666.67	\$	13,688.47	\$	2,000,000.00	\$	1,697,021.80	15.15%
SOLIDWASTE COST RECOVERIES	\$	-	\$	61,166.67	\$	61,166.67	\$	367,000.00	\$	367,000.00	0.00%
SEWER PERMIT FEES	\$	12,109.98	\$	23,833.34	\$	11,723.36	\$	143,000.00	\$	130,890.02	8.47%
BUILDINGS	\$	90,794.06	\$	91,666.68	\$	872.62	\$	550,000.00	\$	459,205.94	16.51%
MISCELLANEOUS REVENUE	\$	-	\$	-	\$	-	\$	-	\$	-	0.00%
WATER UTILITY ADMIN FEE	\$	825,251.66	\$	825,251.66	\$	-	\$	4,951,510.00	\$	4,126,258.34	16.67%
<b>TOTAL PW REVENUES</b>	\$	<b>1,313,425.92</b>	\$	<b>1,423,585.08</b>	\$	<b>110,159.16</b>	\$	<b>8,641,510.00</b>	\$	<b>7,328,084.08</b>	<b>15.20%</b>

	Actual & Committed		Budget		Variance	Total Annual		Annual Budget		% of Annual	
	Y-T-D	May 31, 2015	Y-T-D	May 31, 2015		Y-T-D	May 31, 2015	Remaining	Budget		
<b>EXPENDITURES</b>											
ADMINISTRATION	\$	930,426.73	\$	1,064,108.84	\$	133,682.11	\$	6,135,856.72	\$	5,205,429.99	15.16%
ENGINEERING	\$	107,843.24	\$	131,085.14	\$	23,241.90	\$	697,833.78	\$	589,990.54	15.45%
CENTRAL DIVISION	\$	750,267.11	\$	853,987.02	\$	103,719.91	\$	6,311,531.17	\$	5,561,264.06	11.89%
EAST DIVISION	\$	787,784.08	\$	813,474.99	\$	25,690.91	\$	5,701,095.20	\$	4,913,311.12	13.82%
NORTH DIVISION	\$	348,730.58	\$	386,165.37	\$	37,434.79	\$	2,967,782.90	\$	2,619,052.32	11.75%
SOLID WASTE	\$	2,097,274.56	\$	2,185,761.62	\$	88,487.06	\$	11,426,284.72	\$	9,329,010.16	18.35%
MECHANICAL FLEET	\$	523,003.46	\$	719,816.43	\$	196,812.97	\$	4,236,266.12	\$	3,713,262.66	12.35%
TRANSIT	\$	478,990.15	\$	544,121.93	\$	65,131.78	\$	3,227,780.14	\$	2,748,789.99	14.84%
PARKS & GROUNDS	\$	371,011.81	\$	425,292.09	\$	54,280.28	\$	2,391,897.46	\$	2,020,885.65	15.51%
BUILDINGS	\$	402,649.36	\$	561,590.87	\$	158,941.51	\$	3,239,634.64	\$	2,836,985.28	12.43%
QUALITY CONTROL	\$	301,246.70	\$	417,976.28	\$	116,729.58	\$	2,436,831.53	\$	2,135,584.83	12.36%
LIBRARIES	\$	11,784.70	\$	12,784.70	\$	1,000.00	\$	76,950.00	\$	65,165.30	15.31%
<b>TOTAL PW EXPENDITURES</b>	\$	<b>7,111,012.48</b>	\$	<b>8,116,165.28</b>	\$	<b>1,005,152.80</b>	\$	<b>48,849,744.38</b>	\$	<b>41,738,731.90</b>	<b>14.56%</b>

Signature:   
 Director of Engineering & Public Works

*JAC*  
 Director of Finance

RECREATION CULTURAL SERVICES INCOME STATEMENT

MAY 31, 2015

Recreation/Cultural Services	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 104,744	\$ 115,696	\$ 10,953	\$ 668,379	\$ 563,635
6010 BENEFITS	22,232	23,300	1,068	134,605	112,373
6011 STUDENT WAGES/BENEFITS	10,000	11,858	1,858	286,385	276,385
6020 TRAINING/EDUCATION	1,515	2,828	1,313	16,965	15,450
6030 TRAVEL/CONFERENCES	6,405	6,000	(405)	36,000	29,595
6040 PROF MEM/DUES & FEES	385	1,923	1,538	3,500	3,115
6050 OFFICE SUPPLIES	42	1,333	1,291	8,000	7,958
6060 OFFICE EQUIPMENT	728	3,232	2,504	8,000	7,272
6080 ADVERTISING	1,672	24,364	22,691	100,000	98,328
6110 TELEPHONE/FAX	1,730	3,167	1,437	19,000	17,270
6120 PUBL./SUBSCRIPTIONS	-	253	253	500	500
6130 COMPUTER HARDWARE	1,676	5,207	3,530	7,100	5,424
6160 LIABILITY INSURANCE	-	1,667	1,667	10,000	10,000
6170 PROMOTION	-	-	-	-	-
6180 COST RECOVERY	-	-	-	-	-
7070 BLDG/FACILITY RENTAL	2,346	6,667	4,320	40,000	37,654
8000 OPERATIONAL MAT/SUPPLY	26,889	25,000	(1,889)	150,000	123,111
8025 COMMUNITY EVENTS	11,323	55,769	44,446	334,615	323,292
8150 SCHOLORSHIPS	16,400	16,400	-	20,710	4,310
8160 SPECIAL EVENTS & FESTIVALS	63,834	59,427	(4,407)	356,562	292,728
8170 OPERATING GRANTS POLICY	300,692	300,692	-	780,500	479,808
<b>Total expended to date</b>	<b>\$ 572,614</b>	<b>\$ 664,781</b>	<b>\$ 92,167</b>	<b>\$ 2,980,821</b>	<b>\$ 2,408,207</b>

*Daria Deukham*  
 Departmental

*James Campbell*  
 Finance

Recreation/Cultural Services	Year to date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
5031 PROGRAM REVENUE	\$ -	\$ 14,674	\$ 14,674	\$ 88,045	\$ 88,045
5034 FACILITY RENTALS	465	-	(465)	12,000	11,535
5526 STUDENT FUNDING	-	11,093	11,093	66,560	66,560
	<b>\$ 465</b>	<b>\$ 25,768</b>	<b>\$ 25,303</b>	<b>\$ 166,605</b>	<b>\$ 166,140</b>

*Doris Deukam*  
 Departmental

*Jennifer Campbell*  
 Finance

Cape Breton Regional Municipality Water Utility  
Statement of Operations to April 2015

Revenue	Actual		Budget		Variance		Total Annual Budget 2015-2016
	Y-T-D April 30, 2015	Y-T-D April 30, 2015	Y-T-D April 30, 2015	Y-T-D April 30, 2015	Y-T-D April 30, 2015	Y-T-D April 30, 2015	
Operating:							
Metered Sales	\$ 1,151,983.00	\$ 1,420,834.00	\$ 1,420,834.00	\$ 268,851.00	17,050,000.00		
Public Fire Protection	\$ 580,479.00	\$ 580,479.00	\$ 580,479.00	\$ -	6,965,758.00		
Interest on Overdue Accounts	\$ 29,881.00	\$ 22,916.00	\$ (6,965.00)	\$ (6,965.00)	275,000.00		
Other Operating Revenue		\$ 1,833.00	\$ 1,833.00	\$ 1,833.00	22,000.00		
<b>Total Operating Revenue</b>	<b>\$ 1,762,343.00</b>	<b>\$ 2,026,062.00</b>	<b>\$ 2,026,062.00</b>	<b>\$ 263,719.00</b>	<b>24,312,758.00</b>		
<b>Expenditures</b>							
Operating Expenses							
Source of Supply	\$ 16,468.00	\$ 38,167.00	\$ 38,167.00	\$ 21,699.00	458,000.00		
Power and Pumping	\$ 48,848.00	\$ 163,083.00	\$ 163,083.00	\$ 114,235.00	1,957,000.00		
Water Treatment	\$ 172,453.00	\$ 307,083.00	\$ 307,083.00	\$ 134,630.00	3,685,000.00		
Transmission & Distribution	\$ 264,510.00	\$ 369,333.00	\$ 369,333.00	\$ 104,823.00	4,432,000.00		
Administration & General	\$ 183,781.00	\$ 237,833.00	\$ 237,833.00	\$ 54,052.00	2,854,000.00		
Depreciation	\$ 216,500.00	\$ 216,500.00	\$ 216,500.00	\$ -	2,598,000.00		
Taxes	\$ 167,360.00	\$ 187,500.00	\$ 187,500.00	\$ 20,140.00	2,250,000.00		
<b>Total Operating Expenses</b>	<b>\$ 1,069,920.00</b>	<b>\$ 1,519,499.00</b>	<b>\$ 1,519,499.00</b>	<b>\$ 449,579.00</b>	<b>\$ 18,234,000.00</b>		
<b>Operating Profit/(Loss)</b>	<b>\$ 692,423.00</b>	<b>\$ 506,563.00</b>	<b>\$ 506,563.00</b>	<b>\$ (185,860.00)</b>	<b>\$ 6,078,758.00</b>		

	Actual Y-T-D April 30, 2015	Budget Y-T-D April 30, 2015	Variance Y-T-D April 30, 2015	Total Annual Budget 2015-2016
<b>Non Operating Revenue</b>				
Debt Charge Income				
Interest Income				
Transfer from Depreciation				
<b>Total Non Operating Revenue</b>				
<b>Non Operating Expenses</b>				
Short term interest charges	\$ 15,583.00	\$ 15,583.00	\$ -	187,000.00
<b>Debt Charges</b>				
Principle	\$ 305,515.00	\$ 291,486.00	\$ (14,029.00)	3,497,834.00
Interest	\$ 157,501.00	\$ 132,377.00	\$ (25,124.00)	1,588,521.00
Amortization of Debt Discount	\$ 2,667.00	\$ 2,667.00	\$ -	32,000.00
Capital Expenditures out of operations	\$ 12,500.00	\$ 12,500.00	\$ -	150,000.00
<b>New Debt</b>				
Principle	\$ 8,333.00	\$ 8,333.00	\$ -	100,000.00
Interest	\$ 5,417.00	\$ 5,417.00	\$ -	65,000.00
Appropriation - Rolling stock -Fleet	\$ -	\$ -	\$ -	-
<b>Total Non Operating Expenses</b>	\$ 507,516.00	\$ 468,363.00	\$ (39,153.00)	\$ 5,620,355.00
Non- Operating Profit/Loss	\$ 507,516.00	\$ 468,363.00	\$ (39,153.00)	\$ 5,620,355.00
<b>TOTAL UTILITY REVENUES (OPERATING &amp; NON-OPERAT)</b>	\$ 1,762,343.00	\$ 2,026,062.00	\$ 263,719.00	\$ 23,854,355.00
<b>TOTAL UTILITY EXPENSES (OPERATING &amp; NON-OPERAT)</b>	\$ 1,577,436.00	\$ 1,987,862.00	\$ 410,426.00	\$ 23,854,355.00
<b>CBRM WATER UTILITY PROFIT/(LOSS)</b>	\$ 184,907.00	\$ 38,200.00	\$ (146,707.00)	\$ 458,403.00

Prepared by Judy Long  
Review by W. D. ...  
Date Jan 30, 2015

PLANNING/BYLAW/FIRE  
INSPECTION

INCOME STATEMENT

MAY 31, 2015

Planning / ByLaw / Fire Inspection	Year to date Expended	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 207,798	\$ 227,266	\$ 19,468	\$ 1,312,918	\$ 1,105,120
6010 BENEFITS	47,639	48,132	492	267,657	220,018
6020 TRAINING/EDUCATION	3,505	3,500	(5)	21,000	17,495
6030 TRAVEL/CONFERENCES	3,343	5,250	1,907	31,500	28,157
6040 PROF MEM/DUES & FEES	150	1,183	1,033	7,100	6,950
6050 OFFICE SUPPLIES	1,786	3,667	1,881	22,000	20,214
6060 OFFICE EQUIPMENT	665	2,417	1,752	14,500	13,835
6070 PHOTOCOPY SUPPLIES	-	167	167	1,000	1,000
6080 ADVERTISING	12,702	8,083	(4,619)	48,500	35,798
6100 COURIER	-	83	83	500	500
6110 TELEPHONE/FAX	1,765	4,000	2,235	24,000	22,235
6120 PUBL./SUBSCRIPTIONS	-	217	217	1,300	1,300
6130 COMPUTER HARDWARE	1,911	2,417	505	14,500	12,589
6140 COMPUTER SOFTWARE	-	2,667	2,667	16,000	16,000
6150 MEETING EXPENSE	234	783	549	4,700	4,466
6180 COST RECOVERY	-	-	-	-	-
7040 BLDG/FACILITY REPAIR	-	-	-	-	-
7130 DEMOLITIONS	-	-	-	120,000	120,000
7500 VEH/EQUIP MAINT.	-	2,250	2,250	13,500	13,500
7505 GASOLINE & DIESEL	1,422	2,333	911	14,000	12,578
8000 OPERATIONAL EQUIPMENT	94	3,000	2,906	18,000	17,906
8010 OPERATIONAL MAT/SUPP	2,857	667	(2,191)	4,000	1,143
8090 UNIFORMS / CLOTHING	3,551	1,417	(2,134)	8,500	4,949
8100 PROFESSIONAL SERVICE	-	5,833	5,833	35,000	35,000
8110 CONTRACTS/AGREEMENTS	46,606	79,658	33,052	512,636	466,030
8130 LICENSES/PERMITS	59,443	65,550	6,107	65,550	6,107
8135 REGULATORY FEES	2,086	3,333	1,248	20,000	17,914
8150 GRANTS /SUBS TO ORG	-	8,667	8,667	52,000	52,000
<b>Total expended to date</b>	<b>\$ 397,559</b>	<b>\$ 482,539</b>	<b>\$ 84,979</b>	<b>\$ 2,650,361</b>	<b>\$ 2,252,802</b>

*Daria Denham*  
Departmental

*Joseph Campbell*  
Finance

	Year to date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
<b>Bylaw Revenue</b>					
5112 Vendor Licenses	\$ 5,300	\$ 1,333	\$ 3,967	\$ 8,000	\$ 2,700
5113 Animal Licenses	140	-	140	-	(140)
5114 Taxi Licenses	3,450	3,000	450	18,000	14,550
5115 Vending Machine Licenses	-	1,667	(1,667)	10,000	10,000
5301 Parking Meter Revenue	65,228	61,086	4,141	366,517	301,289
Total Bylaw Revenue	\$ 74,118	\$ 67,086	\$ 7,031	\$ 402,517	\$ 328,399
<b>Development / Planning Revenue</b>					
5426 911 Call Answer Transfers	\$ -	\$ -	\$ -	\$ -	\$ -
5496 Mapping Sales	-	333	(333)	2,000	2,000
5495 Other Sales	690	467	223	2,800	2,110
5101 Building Permits	32,905	\$ 35,099	(2,194)	210,595	177,690
5102 Subdivision Fees	5,880	7,462	(1,582)	44,773	38,893
Total Develop / Planning Rev	\$ 39,475	\$ 43,361	\$ (3,887)	\$ 260,168	\$ 220,693
<b>Total Bylaw / Dev / Planning Revenue</b>	<b>\$ 113,592</b>	<b>\$ 110,448</b>	<b>\$ 3,145</b>	<b>\$ 662,685</b>	<b>\$ 549,093</b>

*Daren Durham*  
 Departmental

*Joseph Campbell*  
 Finance

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	\$ 4,076,611	\$ 4,226,137	\$ 149,526	\$ 21,373,467	\$ 17,296,856
6020 TRAINING/EDUCATION	32,726	46,560	13,834	145,927	113,201
6030 TRAVEL/CONFERENCES	15,292	17,500	2,208	105,000	89,708
6040 PROF MEM/DUES & FEES	2,893	833	(2,060)	5,000	2,107
6050 OFFICE SUPPLIES	7,570	9,083	1,514	53,000	45,430
6060 OFFICE EQUIPMENT	5,344	8,333	2,989	50,000	44,656
6070 PHOTOCOPY SUPPLIES	681	3,000	2,319	18,000	17,319
6080 ADVERTISING	-	833	833	5,000	5,000
6090 POSTAGE	149	-	(149)	7,000	6,851
6100 COURIER	374	1,166	792	-	(374)
6110 TELEPHONE/FAX	31,276	55,067	23,791	330,400	299,124
6120 PUBL/SUBSCRIPTIONS	175	1,000	825	6,000	5,825
6130 COMPUTER HARDWARE	24,258	37,140	12,882	226,838	202,580
6140 COMPUTER SOFTWARE	59,592	64,167	4,574	115,000	55,408
6150 MEETING EXPENSES	2,318	2,833	515	17,000	14,682
6160 LIABILITY INSURANCE	600	667	67	4,000	3,400
6170 PROMOTION	1,100	1,833	733	11,000	9,900
6180 OTHER COST RECOVERY - MEMBERTOU	-	-	-	(157,352)	(157,352)
7000 HEAT	12,508	8,333	(4,174)	50,000	37,492
7010 ELECTRICAL	8,367	16,608	8,241	99,650	91,283
7020 WATER	-	1,333	1,333	8,000	8,000
7030 BLDG/FACILITY MAINT	8,378	7,810	(568)	71,000	62,622
7040 BLDG/FACILITY REPAIR	2,225	8,167	5,942	49,000	46,775
7050 BLDG/FACILITY INS.	1,421	5,625	4,204	12,500	11,079
7060 BLDG/FACILITY RENOV	7,152	3,333	(3,818)	20,000	12,848
7070 BLDG/FACILITY RENTAL	9,674	11,333	1,659	68,000	58,326
7110 SECURITY	405	617	211	3,700	3,295
7500 VEH/EQUIP MAINT/GAS/DIESEL	65,395	83,333	17,939	500,000	434,605
7510 VEH/EQUIP REPAIRS	49,938	47,953	(1,985)	287,717	237,779
7520 VEH/EQUIP INSURANCE	8,591	9,167	576	55,000	46,410
7530 VEH/EQUIP REPLACEMENT	(2,292)	-	2,292	620,000	622,292
7540 VEH/EQUIP RENTAL	-	1,500	1,500	9,000	9,000
7550 VEH/EQUIP TOWING	(412)	833	1,245	5,000	5,412
7560 VEH/EQUIP GEN SUPPLY	23	1,667	1,643	10,000	9,977
8000 OPERATIONAL EQUIP	2,195	32,297	30,102	193,784	191,589
8010 OPERATIONAL MAT/SUPP	81,315	85,229	3,914	181,373	100,058
8020 MAINTENANCE EQUIP	-	416	416	3,570	3,570
8030 MAINTENANCE MAT/SUPP	2,804	3,157	363	19,000	16,196
8040 COMM EQUIPMENT LINES	654	1,667	1,013	10,000	9,346
8090 UNIFORMS/CLOTHING	26,755	40,417	13,662	242,500	215,745
8100 PROFESSIONAL SERVICE	9,006	11,308	2,302	95,000	85,994
8110 CONTRACTS/AGREEMENTS	4,425	15,250	10,825	21,000	16,575
8120 LEASES	-	-	-	-	-
8125 MAJOR INVESTIGATIONS	15,076	16,667	1,590	100,000	84,924
8130 LICENSES/PERMITS	-	-	-	10,000	10,000
8150 GRANTS/SUBS TO ORG	12,500	25,000	12,500	50,000	37,500
<b>Total Expended to date</b>	<b>\$ 4,587,062</b>	<b>\$ 4,915,183</b>	<b>\$ 328,121</b>	<b>\$ 25,110,074</b>	<b>\$ 20,523,012</b>

*Chris Kelly*  
 Departmental

*Janice Campbell*  
 Finance

POLICE SERVICES

INCOME STATEMENT

MAY 31, 2015

Police Services Revenue	Year to date Assigned	2 Month Budget	2 Month Budget Variance	Annual Budget	Annual Budget Remaining
4751 RECORDS INQUIRIES	\$ 4,682	\$ 4,167	\$ (515)	\$ 25,000	\$ 20,318
5151 FINES	44,577	65,000	20,423	390,000	345,423
<b>Total Revenue to date</b>	<b>\$ 49,259</b>	<b>\$ 69,167</b>	<b>\$ 19,908</b>	<b>\$ 415,000</b>	<b>\$ 365,741</b>

*Cheryl Lutz McKen*  
 Departmental

*Janice Campbell*  
 Finance



**CBRM**

*A Community of Communities*

**Cape Breton Regional Municipality**

**Paul Burt, QBO1  
Manager Building, Planning &  
Licensing Laws**

320 Esplanade, Room 103  
Sydney, NS B1P 7B9  
Phone: 902-563-5175  
Fax: 902-563-0833  
Email: [pburt@clm.ns.ca](mailto:pburt@clm.ns.ca)

## **Memo**

**TO: Clerk's Office**

**FROM: Paul Burt, Manager Building, Planning & Licensing Laws**

**DATE: Thursday, July 02, 2015**

**RE: Notices of Intent to Demolish**

Attached is the list of properties we intend to present to Municipal Council on July 7, 2015 to seek a motion to demolish in accordance with the Dangerous and Unsightly provisions of the *Municipal Government Act*.

These are the worst properties on the list to be demolished as determined using the Vacant Building Assessment Checklist that was developed by the building officials, DUP inspectors and the previous Bylaw Manager Rick Fraser and endorsed by council.

The cost to demolish these properties will be well below the budget dollars that have been approved and allocated to the department for these demolitions.

These properties have had the intent to demolish orders posted on them and, as well, the registered property owners have been sent registered letters and/or have had the notices served on them personally and to date there have been no appeals received.

Sincerely,

Paul Burt, QBO1  
Manager Building, Planning and Licensing Laws

FILE #	PID #	TAX #	District	NAME	Property Address	Mailing Address	Appeal Date	Recommendation	INSPECTOR
7284	15019433	00072842	2	FORREST, CALVIN, FORREST, GLENN	17 Lorne Street, North Sydney, B2A2K8	17 LORNE ST, NORTH SYDNEY, NS, B2A2K8		Demolition	Richard Wadden
7295	15128903	01525778	12	CAPE BRETON REGIONAL MUNICIPALITY	111 Victoria Road, Sydney, B1P2V5	320 ESPLANADE, SYDNEY, NS, B1P7B9		Demolition	Jason MacDonald
7651	15152937	04366263	12	NEMETH, JOSEPH EVERETT	16 Campbell Lane, Sydney, B1N1P3	16 CAMPBELLS LANE, SYDNEY, NS, B1N1P3		Demolition	Jason MacDonald
8720	15179948	04759427	1	VICKERS, ALEX, VICKERS, ANN MARIE	9 Cook Street, Sydney Mines, B1V2R3	9 COOK ST, SYDNEY MINES, NS, B1V2R3		Demolition	Richard Wadden
8634	15315013	04080866	11	CORBETT, JAMES CHARLES, CORBETT, ZOEANN	3221 Hinchey Avenue, New Waterford, B1H2L2	3207 HINCHEY AVE, NEW WATERFORD, NS, B1H2L2		Demolition	Jason MacDonald
8535	15383557	02678357	10	HOGAN, MICHAEL STEPHEN	158 Park Street, Dominion, B1G1S1	158 PARK ST, DOMINION, NS, B0A1E0		Demolition	Jason MacDonald
8708	15394539	01211595	10	BOUTILIER, DOREEN DENISE, BOUTILIER, MICHAEL FRANCIS	2 Devision Lane, Glace Bay, B1A5H1	2 DEVISON LANE, GLACE BAY, NS, B1A5H1		Demolition	Jason MacDonald
7342	15398456	03480003	9	MURPHY, KEVIN, MURPHY, SHERRY	356 King Edward Street, Glace Bay, B1A3W6	356 KING EDWARD ST, GLACE BAY, NS, B1A3W6		Demolition	Jason MacDonald
8213	15420292	03125696	9	MACDONALD, LENA LORRAINE	188 Douglas Avenue, Glace Bay, B1A1B6	6 NICHOLAS DR, HAMMONDS PLAINS, NS, B4B1M9		Demolition	Jason MacDonald
8056	15487036	00301701	11	BERGER, IAN MICHAEL, BERGER, JOHN JOSEPH	401 Second Street, New Waterford, B1H3A4	7808 CEDAR WOOD PK, GRAND-PRAIRIE, AB, T8V4R8		Demolition	Jason MacDonald

**CAPE BRETON REGIONAL MUNICIPALITY**



**NOTICE**

**By-Law for Second (Final) Reading by Council**

**TAKE NOTICE** that the following By-Law will be brought to Council for second (final) reading on **Tuesday, July 7, 2015**, at 1:30 p.m., Council Chambers, former Sydney Mines Town Hall, 2nd Floor, 2 Fraser Avenue, Sydney Mines, NS:

<b>By-Law</b>	<b>Intent</b>
Area Rate By-Law	<ul style="list-style-type: none"><li>• To provide clarity and concise rules for who is required to pay area rates (i.e. Municipal Sewer, Hydrants and Transit Service) as originally approved in the CBRM Service Based Tax Structure Policy.</li></ul>

The above By-law may be inspected at the Clerk's Office, 4th Floor, Room 403, Civic Centre, 320 Esplanade, Sydney, N.S.

**Signed:**                    **Deborah Campbell**  
   **Municipal Clerk**  
   **June 20, 2015**

**Area Rate By-law – Updated Report:**

**Motion:**

Moved by Councillor Detheridge, seconded by Councillor Cormier, that the proposed CBRM Area Rate By-law be approved for first reading.

**Motion Carried.**



*A Community of Communities*

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## **Issue Paper**

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TO: Mayor and Council  
RE: Creation of "Area Rate" By-Law  
DATE: June 10, 2015

### **Background**

Shortly after amalgamation (September 3, 1996), CBRM Council approved the Policy "Cape Breton Regional Municipality's Service Based Tax Structure." This set out the parameters for developing taxation "Area Rates" for services on properties in the newly amalgamated CBRM. A number of options were considered and debated. Council decided on "Area Rating" properties based on access to transit, hydrant, and sewer services. The practice was to exclude "exempt" properties.

It was determined in 2014 that the CBRM was able to charge exempt properties (exempt properties not receiving grant in lieu).

Though some municipalities are charging and collecting the Area Rate charges from exempt properties without a bylaw, enshrining the "Area Rate" based tax structure in a by-law will help ensure there is no ambiguity as to the service rules, rates, and who is affected.

### **Purpose**

The purpose of the by-law is to provide clarify and provide concise rules for who is required to pay "Area Rates" as originally approved via the lengthy Policy "Cape Breton Regional Municipality's Service Based Tax Structure (September 3, 1996)."

### **Legislative Authority**

Sections 79 User Charges and Section 80 Fire Protection Rate in the Municipal Government Act provide the legislative authority to enact such a by-law.

**User charges**

79 Subject to the approval of the Board for those services that are subject to the Public Utilities Act, the council may, by by-law, prescribe charges for the provision of services for persons who use or benefit from the service, on a basis to be set out in the by-law.

1998, c. 18, s. 79.

**Fire protection rate**

80 (1) The council may levy a rate on the value of all assessable property and business occupancy assessment in the area served by a water system in the municipality, as defined by the council by policy, in order to recover that part of the cost of the water system that is attributable to fire protection.

**Discussion**

The CBRM is currently assigning "Area Rates" based on the Policy "Cape Breton Regional Municipality's Service Based Tax Structure (September 3, 1996)." The policy contained significant historical information and analysis that was necessary in 1996 as part of the amalgamation of the CBRM. The new by-law will focus on the application of "Area Rates" and associated rules related to the application.

**Financial Implication**

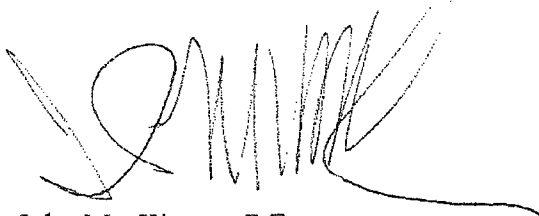
There are no additional costs or savings envisioned as a result of the implementing this by-law.

**Enforcement**

The by-law will be administered by the Department of Finance under the authority of the CBRM Council

**Recommendations**

It is recommended that Council approve the attached by-law



John MacKinnon, P.Eng.  
Director of Technology

**CAPE BRETON REGIONAL MUNICIPALITY**

**BYLAW#**

**A By-Law Respecting the Charging of Fees for Connection and Discharge to Municipal Sewer Systems  
and Municipal Fire Hydrant and Transit Access**

**1 SHORT TITLE**

1.1 This By-Law may be cited as the "Area Rate By-Law"

**2 PURPOSE**

2.1 This By-Law describes how fees are charged for providing access to Municipal Sewer, Hydrant, and Transit service

**3 FEES**

3.1 All properties including properties with exempt assessment values are subject to the fees

**3.2 Sewer**

3.2.1 Sewer usage shall be charged through the Sewer Area Rate (on assessed value, as set out in the Operating Budget by Council and )

3.2.2 All properties identified as described in the CBRM Council Policy "Cape Breton Regional Municipality's Service Based Tax Structure".

**3.3 Transit**

3.3.1 Transit usage shall be charged through the Transit Area Rate (on assessed value, as set out in the Operating Budget by Council).

3.3.2 All properties identified as described in the CBRM Council Policy "Cape Breton Regional Municipality's Service Based Tax Structure"

**3.4 Fire Hydrant**

3.4.1 Hydrant service shall be charged through the Hydrant Area Rate (on assessed value, as set out in the Operating Budget by Council)

3.4.2 All properties identified as described in the CBRM Council Policy "Cape Breton Regional Municipality's Service Based Tax Structure"

**4 EXEMPTIONS**

4.1 Only properties approved by council shall be exempt of the Area Rate fees

# PROCLAMATION

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## ***“2015 Acadian Day”***

- Whereas:** August 15<sup>th</sup> is National Acadian Day in observance of the first permanent French settlement in North America in 1607;
- And Whereas:** 2015 marks the 131st anniversary of the Acadian Flag, designed by Bishop Marcel-François Richard in 1884 as a symbol of Acadian cultural identity;
- And Whereas:** Acadians are the descendants of the seventeenth-century French colonists who settled in Acadia located in the Canadian Maritime provinces – Prince Edward Island, Nova Scotia, New Brunswick, as well as in Quebec and Maine;
- And Whereas:** Acadians, in view of their origin, history and development, constitute the first permanent settlement from France in Canada;
- And Whereas:** The Acadian people have contributed, for some 400 years, to the economic, cultural and social vitality in Canada;
- And Whereas:** It is in the interest of all Canadians to be able to share in the rich historical and cultural heritage of Acadians and to become more familiar with all its aspects, both traditional and contemporary;
- And Whereas:** It is important to encourage Acadians to be proud of their heritage;
- Be It Therefore Resolved:** That the Council of the Cape Breton Regional Municipality proclaim Friday, August 15<sup>th</sup>, 2015 as “Acadian Day” and encourage all residents to celebrate the rich heritage and culture of all Acadians in Nova Scotia and Canada.

Councillor Lowell Cormier

July 7<sup>th</sup>, 2015

# Proclamation

## *“National Drowning Prevention Week”*

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- Whereas:** The Lifesaving Society – Nova Scotia Branch, coordinates the National Drowning Prevention Week annually to raise public awareness about preventable deaths and injuries that take place in aquatic environments;
- And Whereas:** This is a reminder to the Canadian public to be water smart this summer and offers communities the opportunity to get involved and provide local activities to promote injury and drowning prevention awareness and education;
- And Whereas:** Drowning is the third leading cause of unintentional death for Canadians 60 years of age, surpassed only by motor vehicle collisions and poisoning;
- And Whereas:** The Lifesaving Society is a charitable organization working to prevent drowning and water-related injury through its training programs, Water Smart public education and safety management services, and certifies more than 500,000 people in its swim, lifesaving, life guarding and leadership courses annually;
- Therefore Be It Resolved:** That the CBRM Mayor and Council proclaim July 19<sup>th</sup> to 25<sup>th</sup>, 2015 as “National Drowning Prevention Week” in the Cape Breton Regional Municipality, and endorse the efforts of the Lifesaving Society, Nova Scotia Branch, in their efforts to raise public awareness about preventable deaths and injuries that take place in aquatic environments.

Councillor Charlie Keagan

July 7, 2015

