

Cape Breton Regional Municipality

Council Meeting

AGENDA

TUESDAY, AUGUST 18TH, 2015

1:30 P.M.

Big Pond Fire Hall
Big Pond, NS

Cape Breton Regional Municipal Council

Tuesday, August 18th, 2015

1:30 p.m.

AGENDA ITEMS

ROLL CALL

O' Canada

Moment of Silent Reflection

1. **APPROVAL OF MINUTES:** (Previously Distributed)
 - Regular Council – July 7th, 2015

2. **DELEGATION:**
 - 2.1 **ECMA Music Week:** Spokesperson Andy MacLean, Executive Director, East Coast Music Association (see page 7)

3. **PRESENTATION:**
 - 3.1 **Creative Economy Growth Plan for CBRM – Mayor's Roundtable:** Spokesperson, Joella Foulds (Chair) – Celtic Colours Interational Festival (see page 21)

4. **PROTECTIVE SERVICES ISSUE:**
 - 4.1 **Review of Building Permit Fees:** Paul Burt, Manager Building, Planning & Licensing Laws (see page 27)

5. **CORPORATE ISSUES:**
 - 5.1 **Property Matters: Ken Smith,**
 - a) **Request to Purchase CBRM Land:** a 15,725 sq. ft. lot (PID #15275514) located on the corner of Ryan Street and Murphys Lane, Scotchtown (Ms. Catherine Nelson) (see page 31)

Continued...

Corporate Issues:

Property Matters Cont'd:

- b) **Request to Acquire CBRM Land:** Two lots fronting on Tupper Street, Sydney (PID # 15130628 and #15130610) for less than market value under Sec. 51 of the *Municipal Government Act* (Menelik Hall Association) (see page 35)
- c) **Request to Purchase CBRM Land:** 4,240 sq. ft. lot (PID #15449135) located on Wesley Street, Glace Bay (Mr. Thomas Lawrence) (see page 40)
- d) **Request to Purchase CBRM Land:** a lot approximately 5,200 sq. ft. (PID # 15177090 located along Pitt Street, Sydney Mines (Mr. Sheldon Ferneyhough & Sandy Conway – S&S Meats Ltd.) (see page 44)

- 5.2 **Approval of TMR Support Services and Network Radio Access Agreement with Bell:** John F. MacKinnon, Director of Technology (see page 50)

- 5.3 **Temporary Borrowing Resolutions:**
Marie Walsh, Chief Financial Officer

- a) **Resolution for Pre-Approval of Debt Issuance – Sydport Industrial Park** (see page 52)
- b) **Resolution for Pre-Approval of Debt Issuance – MFC Fall Debenture** (see page 54)
- c) **Borrowing Resolution, Operating** (see page 56)

- 5.4 **Business Arising:**

- a) **Council June 16th, 2015:**
 - i. **Funding Request from the Canadian Red Cross** – Deputy George MacDonald (see page 57)
- b) **General Committee May 4th, 2015:**
 - ii. **The North Sydney Forum** – Malcolm Gillis, Director of Planning (see page 60)

Continued...

6. PLANNING ISSUES

6.1 BUSINESS ARISING:

- a) Council Meeting June 16th, 2015:
 - i. Requested Amendment to the CBRM Subdivision Bylaw – from Bob Seward: Malcolm Gillis, Director of Planning (see page 66)
- b) Council Meeting July 7th, 2015:
 - i. Requests for Amendments to the CBRM Municipal Planning Strategy and Land Use By-Law:
 - (i.i) Report on Public Participation Program - Zone Amendment Application # 1005 - Wayne Weatherbee, Terry Way, Mira Road, PID # 15843907: Karen Neville, Planner (see page 73)
 - (i.ii) Staff Issue Paper re: 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 84)

6.2 APPROVAL TO ADVERTISE:

- a) Zoning Amendment Application #1007: Membertou Development Corporation, Churchill Drive, Sydney (PID #15852494): Karen Neville, Planner (see page 90)
- b) Zoning Amendment Application #1009: Share, Support and Recovery, 166 Lingan Road, Sydney: Karen Neville, Planner (see page 96)

Continued...

7. **REPORTS:**

- 7.1 **Financial Statements to June 30th, 2015 - First Quarter Fiscal Update (motion required):** Jennifer Campbell, Manager, Financial Services (see page **106**)

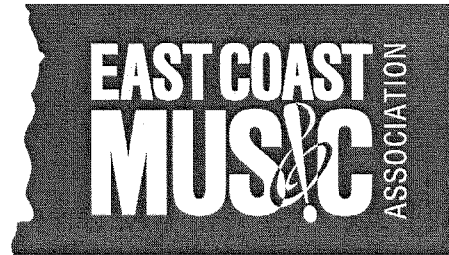
8. **BY-LAWS, RESOLUTIONS & MOTIONS:**

- 8.1 **By-Laws:** N/A

9. **Resolutions and Proclamations:**

- a) **Prostate Cancer Awareness Month:**
Councillor Clarence Prince (see page **130**)
- b) **2015 Sydney Ribfest:**
Councillor Eldon MacDonald (see page **131**)
- c) **Louise Crocker – Registered Nurse:**
Councillor Eldon MacDonald (see page **132**)
- d) **Pride Week (for ratification):**
Deputy Mayor George MacDonald (see page **134**)
- e) **Burn Care Week:**
Councillor Ivan Doncaster (see page **135**)

Adjournment



Deanna M. Best,
Senior Administrative Assistant
Clerk's Department,
Cape Breton Regional Municipality
320 Esplanade,
Sydney, NS B1P 7B9 | Suite 403

June 1st, 2015

Dear Deanna,

I am writing on behalf of the East Coast Music Association (ECMA) in compliance with the CBRM Delegation policy, to request the opportunity to make a presentation to the CBRM Council at the summer meeting in Big Pond taking place August 18, 2015.

The purpose of the presentation is to secure financial support from CBRM towards the 2016 ECMAs that will take place April 13-17, 2016 in Sydney.

Attached is a PowerPoint presentation that provides up to date information about the 2016 ECMAs including the many economic and social benefits that will accompany the event being held in Sydney.

I look forward the opportunity of presenting to Council. Please do not hesitate to contact me if you have any questions or require further information.

Best regards,

A handwritten signature in cursive script that reads "Andy McLean".

Andy McLean
Executive Director



Thursday, May 28, 15



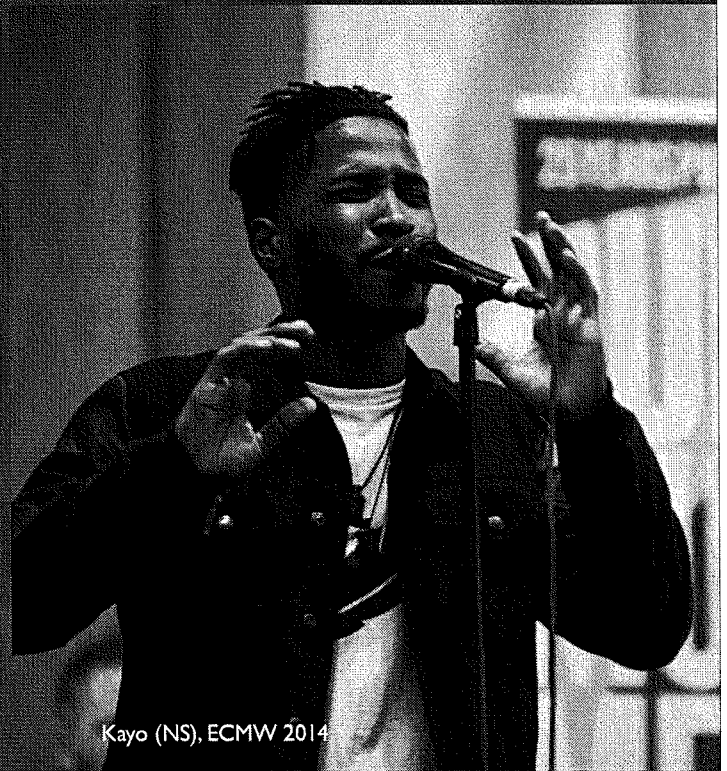
Matthew Hornell (NL), ECMW 2014

Thursday, May 28, 15

The East Coast Music Association (ECMA)

Since 1989, the ECMA has celebrated, promoted, and developed the work of musicians from the Atlantic provinces.

The ECMA today represents over 1,000 artists and showcases their work annually at East Coast Music Week and the East Coast Music Awards.



Kayo (NS), ECMW 2014

Thursday, May 28, 15



Erin Costelo (NS), ECMW 2014

Thursday, May 28, 15

EAST COAST MUSIC WEEK

Economic Impact Projections

Moncton, 2012	Halifax, 2013	Charlottetown, 2014	St. John's, 2015	Sydney, 2016
\$2.1 million non-resident impact*	\$1.9 million non-resident impact*	\$3.1 million non-resident impact**	\$2.5 million projected non-resident impact**	\$2.1 million projected non-resident impact
\$3.1 million total estimated impact***	\$3.9 million total estimated impact***	\$3.9 million total estimated impact***	\$3.3 million total projected impact***	\$3.0 million total projected impact***

*Results of Economic Impact Study

**Pending final audited report

***Unaudited estimate

Thursday, May 28, 15

ECMW 2015 Attendance

in St. John's, NL

- 11,800 attendees including 4000+ non-residents
- 420 performing artists representing 200 bands
- **320 local volunteers**
- 858 music industry professionals from Canada, the United States, the United Kingdom, Netherlands, Iceland, France and Australia



Paper Lions (PE), ECMW 2014

- Over 45,000 homes viewed the East Coast Music Awards Gala live on Eastlink TV

Thursday, May 28, 15

ECMW 2016 Projections in Sydney, NS

- 13,000 attendees including 5,000 non-residents
- 500 performing artists representing 200+ bands
- **350 local volunteers**
- 1,000 music industry professionals from Canada, the United States, the United Kingdom, Ireland, Iceland, France and Australia



Thursday, May 28, 15

ECMA ONLINE

- 23,000 Twitter followers @eastcoastmusic
- 5,000 twitter mentions and 6,000 retweets during ECMW 2015
- Combined Facebook and Twitter impressions at ECMW 2015 of over 4,000,000
- 20,000 unique visits on the ECMW 2014 App



Thursday, May 28, 15

CELEBRATING EASTLINK EAST COAST MUSIC WEEK

CHARLOTTETOWN PE / APRIL 2-6 2014

eastlink EAST COAST MUSIC WEEK

TABLE OF CONTENTS

- Eastlink East Coast Music Week Day Four

Eastlink East Coast Music Week Day Four



And the ECMA goes to...

At Hunter's Ale House for ECMW's Loud Stage, Death Valley Driverlock home the ECMA for Loud Recording of the Year sponsored by Newcap Radio.

Clark Winslow Rose's *Lamentations* took home Classical Composition of the Year during the KENT Jazz Stage presented by TD PEI Jazz & Blues Festival. The evening also saw Suzie LeBlanc take home Classical Recording of the Year for *I Am in Need of Music* and Paul Tyrnan for Jazz Recording of the Year sponsored by Fitzgerald & Snow with *BiCoastal Collective: Chapter Three*.

At the Warner Music Canada Roots Room, Old Man

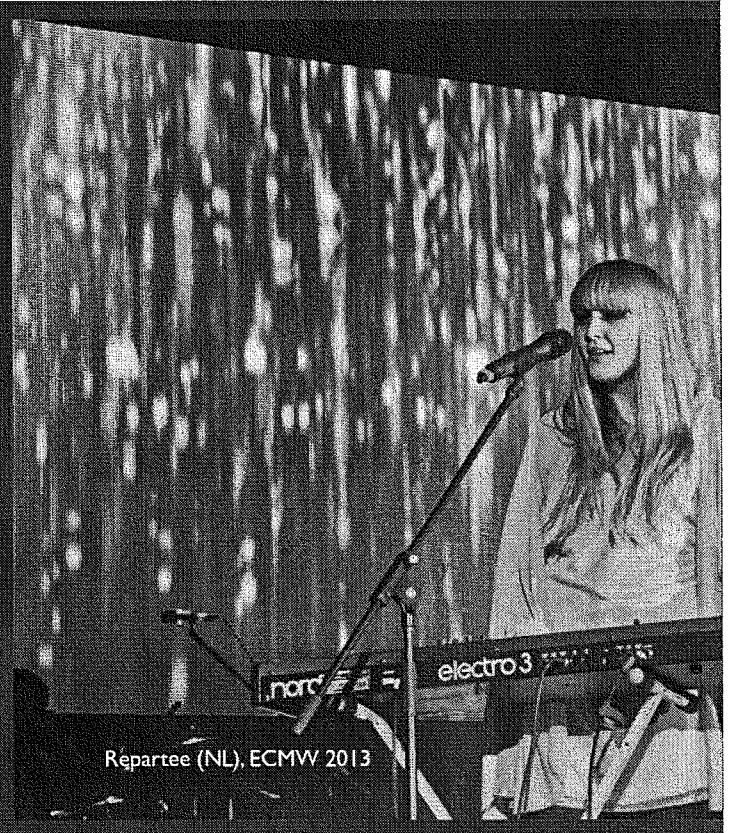
The ECMW daily newsletter reaches nearly 3,000 people each day of East Coast Music Week, keeping them updated on the events, award winners, and exciting insider info.

East Coast Music Week (ECMW)

Each year, ECMA takes East Coast Music Week to a different community in Atlantic Canada, bringing with it scores of musicians, industry reps, and cheering fans.

ECMW is:

- **A party for music fans**, bringing them up close and personal with Atlantic Canadian stars
- **A celebration for artists**, giving them recognition through the East Coast Music Awards
- **A professional development opportunity for industry** through the international industry conference



Repartee (NL), ECMW 2013



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EAST COAST MUSIC WEEK APRIL 13 - 17, 2016

- 5 days of Music and Industry events throughout Sydney including the Membertou Convention Centre
- 40 Music events at **10+ venues** throughout the city
- Programming highlighting local talent
- Community and Youth-focused events



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Thursday, May 28, 15

COMMUNITY OUTREACH

ECMW 2016- Community Engagement Activities may include:

- Artists in the Schools educational program
- Press conferences & local pre-event promotion
- Engaging sponsors to co-produce free, accessible public events
- Partnerships with local arts organizations for special programs
- Programming celebrating cultural heritage of the area
- Activation with marketing materials throughout the city
- Comprehensive Volunteer program

Three Sheet (NS), ECMW 2013

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INDUSTRY CONFERENCE

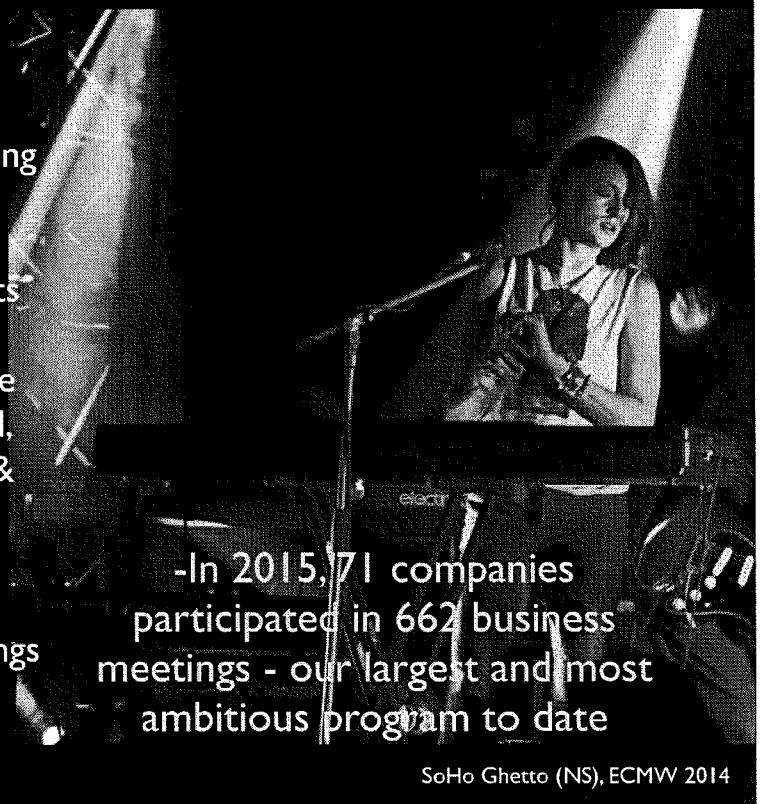
Thursday, May 28, 15

International Export Buyers Program

- A delegation of Festival Programmers, Booking Agents, Event and Venue Programmers, Promoters, Presenters, Publishers, Music Supervisors, and Digital & Technology Experts

- Over 100 music industry delegates from the United States, Canada, Australia, Switzerland, Belgium, and the United Kingdom (England & Scotland)

- In 2014, results included:
 45 international & 67 Canadian festival bookings
 21 music licensing deals
 5 label signings
 Over 500 one-on-one business meetings



- In 2015, 71 companies participated in 662 business meetings - our largest and most ambitious program to date

SoHo Ghetto (NS), ECMW 2014

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THE EAST COAST MUSIC AWARDS SHOW

Thursday, May 28, 15

The East Coast Music Awards Gala



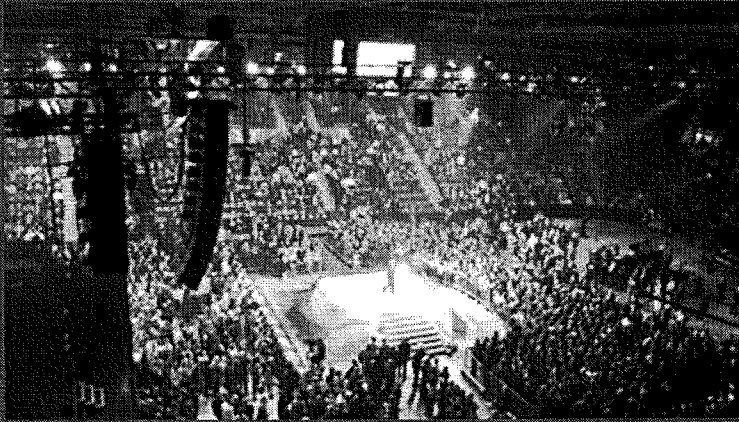
The Town Heroes (CB), ECMW 2014

Hosted in 2015 by Newfoundland comic **Jonny Harris**, the East Coast Music Awards Gala presented the year's biggest awards and featured performances by our most-nominated artists for a live audience of more than 1500.

Through our partnership with Eastlink, the Awards Gala **was broadcast in high-definition for Eastlink subscribers across Canada**, and Rogers subscribers in select markets, both live and in Eastlink-to-Go and Video on Demand services.

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The East Coast Music Awards Gala 2016



The 2016 East Coast Music Awards promises to be an event to remember.

- Celebrity host
- Opportunities to include local retrospective within show program

Following the scheduling change put into place in 2015, we plan to continue to hold the awards show at the start of the event week, on the Thursday night instead of the traditional Sunday.

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East Coast Music Week (ECMW) includes

50+ music showcasing events & concerts

25+ conference and professional development sessions

4 intensive mentorship programs with more than 50 participants

500 pre-scheduled one-on-one meetings between artists and industry

Presentation of 40+ music and industry awards



Chelsea Amber (NS), ECMW 2014

Thursday, May 28, 15



Thursday, May 28, 15

Professional Development and Infrastructure



Thursday, May 28, 15

- Working closely with local community stakeholders
- Partnership and consultation with CBMIC
- Establishing of Local Committee in Sydney
- Employment opportunities for local industry professionals
- Professional Development for local industry and artists through the Industry Conference
- Professional Development for volunteers through participation in the volunteer program

Evaluation of Event Success

The event will be evaluated in a number of ways:

- a. By the number of attendants at each ticketed event and by an estimated number of attendants at free events. Ticketed attendance numbers will be calculated by TicketPro.
- b. By the total earned revenue from box office sales.
- c. By the amount of people who travel to the event from 1) outside of NL (Atlantic region); 2) the rest of Canada; 3) outside of Canada. A survey is conducted to determine these numbers.
- d. By the amount of revenue-generating business that member artists contract as a result of their showcasing/networking. This ROI figure is calculated annually by the International Export Manager following the event.
- e. By the final reports of all staff and committee chairs. This information is used to determine what initiatives worked best in their respective areas of event management, and what areas would benefit from improvement for the next event.
- f. By the economic impact the event has on the host city.
- g. By online viewership and listenership numbers.

Thursday, May 28, 15

Financial support

ECMA is seeking a contribution from the *Cape Breton Regional Municipality* of \$100,000, which could include in-kind.



Operating Budget for ECMA 2016: \$1.2 million
Provincial Contribution: \$250,000
Federal Contribution: \$200,000
Requested Municipal Contribution: \$100,000

This contribution would position the Municipality as a high-level partner of ECMW 2016. We are pleased to offer a comprehensive package of benefits and entitlements at the event.

Thursday, May 28, 15

**EAST COAST
MUSIC & C
WEEK**

**SYDNEY / NS
APRIL 13-17 2016**

**100%
EAST COAST.**

Thursday, May 29, 15



Creative Economy Growth Plan for CBRM

Who are we?

Next Steps for Arts and Culture: A Mayor's Roundtable

Joella Foulds (Chair)- Celtic Colours
International Festival

Darren Gallop- Marcato Digital
Solutions

Colin Grant- Professional musician

Ashley MacKenzie- Professional
independent filmmaker

Yvette Rogers- Celtic Colours
International Festival

Robyn Cathcart- Enter Left
Productions/Savoy Theatre

Lori Burke- Cape Breton Centre for
Craft & Design

Alyce Maclean- Lumière Arts Festival

Sébastien Belzile- Étoile de l'Acadie

Erika Shea- New Dawn Centre for
Social Innovation

Albert Lionais- Cape Breton Music
Industry Cooperative

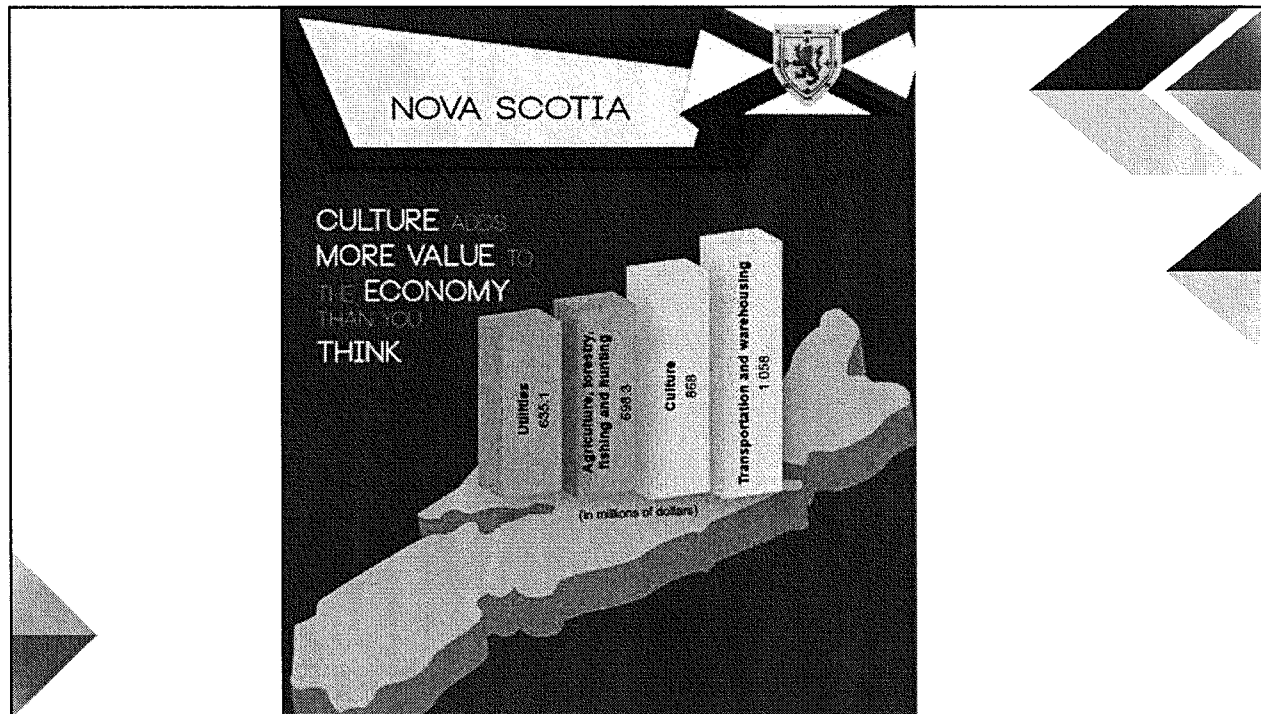
Jamie Foulds- Soundpark Studio

Our committee provides advice to the Mayor and Council on opportunities in arts and culture for the potential growth of the Creative Economy in CBRM.

Facts and figures

- Culture contributes **\$868 million** to Nova Scotia's GDP
 - 2.6% of Nova Scotia's economy
- In 2010, the culture sector provided **14,305 jobs** in Nova Scotia
 - 3.1% of all jobs

*All statistics from the Nova Scotia Culture Satellite Account's 2010 survey



Creative Industries

Those industries that are based on individual creativity, skill and talent with the potential to create wealth and jobs through developing intellectual property:

- advertising
- architecture
- art and antiques market
- craft & design
- designer fashion
- film
- technology & innovation
- interactive leisure software (ie. video games)
- music, the performing arts
- publishing, software
- television and radio
- theatre
- dance

Arts and culture industries play
a **vital role** in attracting
people, business, and
investment, and in
distinguishing Nova Scotia as
a dynamic and exciting place
to **live and work**

What do we need?

Why a plan?

- A world-class cultural destination; a rich pool of talent
- Provide a focus for arts, culture, and creative industries
- A complement to the CBRM Recreation Master Plan
- Support sustainable small business growth
- The sustainability of arts and culture supports the development goals of the CBRM

Why now?

- A great opportunity for economic growth
- Investment in a creative economy is a proven method for successful development around the world
- Capitalize on expertise and opportunities coming to CBRM in 2016
- Progressive changes in the CBRM signify the right climate for a Creative Economy Growth Plan
- Planned construction projects (Library, NSCC, Holy Angels)

The Next Steps for Arts and Culture Committee requests

- to go to tender for the creation of a Creative Economy Growth Plan for CBRM
- for our committee to guide the process and lead the engagement of the creative sector through the development of the plan





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@cbm.ns.ca

Memo

TO: CBRM Municipal Council

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

DATE: Monday, July 27, 2015

RE: Review of Building Permit Fees

Introduction

During my first four months as Manager of Building, Planning & Licensing Laws I have heard from many owners and contractors applying for building permits, some senior administration staff, and my own staff that the permit fee schedule needs to be reviewed and amended.

As a result of this review I have identified several inconsistencies with the permit fees currently being charged as they pertain to the various types of occupancies as defined by the building code and the work involved by staff in processing the applications and performing inspections.

The intent of the proposed changes to the fee schedule (Draft copy attached for your information) is not to arbitrarily increase fees being charged or to increase the total revenue received but is to better align the fees being charged with the type of occupancy and to make the fee schedule simpler, more consistent and easier for the applicant to understand.

Proposed Changes

- To establish a consistent and basic flat rate permit fee of \$50 to include a number of permit fees including: small residential accessory buildings, pools/fences,

decks, tents, demolition and residential plumbing permits. Currently some of these fees are now \$40 while others are already \$50;

- To charge a flat rate permit fee of \$100 for any larger residential accessory building and a flat rate permit fee of \$150 for any other non-residential accessory building. Currently these now range from \$50 to in excess of \$400;
- To recognize the differences between commercial building permits and other non-residential building permits (industrial, institutional, agricultural, and recreational) and to charge accordingly. Currently these are all calculated as commercial permits based on square footage and do not consider other factors such as that these types of buildings are usually larger in size but less complex in design and construction than commercial buildings.

The above permit fees were previously reviewed in September 2010 and prior to that in February 2000. The review in 2010 attempted to simplify the permit fee schedule but did not consider the different types of non-residential occupancies and has resulted in significantly higher fees for industrial, institutional and agricultural buildings.

Again considering factors such as size, complexity and work required in the processing of the applications and performing inspections of the various types of occupancies the attached schedule of permit fees more consistently reflects these factors in the various types of buildings and uses as defined by the building code.

Recommendation

The schedule of fees is Appendix A to the CBRM Building Bylaw (see attached) and that an amendment to the Bylaw is not necessary as the fee schedule can be changed by a motion of Municipal Council as per section 3.1 of the Bylaw which reads as follows:

“3.1 The Scale of Fees for permits shall be those established from time to time by Resolution of the Protective Services Committee, or from time to time at any regular scheduled Council meeting and shall appear in this By-Law as Appendix “A.””

I recommend Council pass a motion to adopt the attached revised Appendix “A” Permit Fee Schedule.

Respectfully Submitted,



Paul Burt, QBO1
Manager Building, Planning & Licensing Laws

APPENDIX – A – Permit Fees

1. Plan Review
 - a. Residential - Paper \$30.00, PDF \$ 30.00
 - b. Commercial - Paper \$70.00, PDF \$70.00.

2. Residential:
 - a. Mobile Home and Modular Home - \$200.00
 - b. New Single Family Residential - \$400.00
 - c. New Multiple Residential - \$200.00 per unit
 - d. Single Family Residential Addition - \$150.00
 - e. Residential Renovations Change of Use - \$1.50 per \$1000 of project cost
 - f. Residential Plumbing - \$50.00 per dwelling unit
 - g. Residential Garage - Shed –Pool / Fence - Deck - 40.00

3. Tent - \$50.00

4. Demolition - \$50.00

5. Renewal of Building Permit- \$25.00

6. Commercial and all other, excluding residential:
 - a. Commercial New Construction and Additions: \$20.00 plus - \$0.25 per square foot of total Building Area.
 - b. Commercial Repairs and Alterations - including agricultural, forestry and fishing - \$20.00 plus - \$1.50 per \$1,000 of value of work
 - c. Plumbing work - \$15.00 per fixture

THIS IS TO CERTIFY that the foregoing is a true copy of Appendix “A” to the Building By-law duly passed in the manner prescribed by law at a duly called meeting of the Protective Services Committee of the Cape Breton Regional Municipality held on the 3rd day of March, 2009, as amended to September 21, 2010.

GIVEN under the hand of the Clerk and under the seal of the Cape Breton Regional Municipality this 27th day of September, 2010.

**Bernie White, Municipal Clerk
Cape Breton Regional Municipality**

APPENDIX – A – Permit Fees

1. Plan Review

- a. Residential - Paper \$30.00, PDF \$ 30.00
- b. Commercial - Paper \$70.00, PDF \$70.00.

2. Residential:

- a. Mobile Home and Modular Home - \$200.00
- b. New Single Family Residential - \$400.00
- c. New Multiple Residential - \$200.00 per unit
- d. Single Family Residential Addition - \$150.00
- e. Residential Renovations Change of Use - \$1.50 per \$1000 of project cost
- f. Residential Plumbing - \$50.00 per dwelling unit
- g. Residential Accessory Building/Shed, one storey up to 576 sqft - \$50
- h. Residential Accessory Building, two storey and/or greater than 576 sqft - \$100
- i. Power Connect, Pool / Fence, or Deck - \$50.00

3. Tent - \$50.00

4. Demolition - \$50.00

5. Renewal of Building Permit- \$25.00

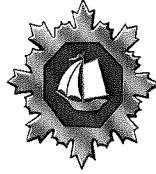
6. Commercial and all other, excluding residential:

- a. Commercial New Construction and Additions - \$20.00 plus \$0.25 per square foot of total Building Area
- b. Industrial, Institutional, Agricultural or Recreational New Construction and Additions - \$20.00 plus \$0.15 per square foot of total building Area.
- c. Commercial, Industrial, Institutional, Recreational or Agricultural Repairs and Alterations - \$20.00 plus - \$1.50 per \$1,000 of value of work
- d. Plumbing - \$15.00 per fixture
- e. Any Non-Residential Accessory building- \$150

Cape Breton Regional Municipality

2nd Floor, Civic Centre
320 Esplanade
Sydney, Nova Scotia
B1P 7B9

Telephone/Voice Mail : 563-5093
Facsimile : 564-0481
E-mail klsmith@cbrm.ns.ca



Office of : Kenneth L. Smith M.C.I.P.
Planner

Property Management Services


MONTHLY REPORT

To: General Committee (Corporate Services)
From: Ken Smith
Date: August 18, 2015
Re: Request to Purchase CBRM Land

Information: Ms. Catherine Nelson of New Waterford is interested in purchasing a CBRM lot, located on the corner of Ryan Street and Murphys Lane, Scotchtown, see attached letter and maps. The subject lot has frontage of 85 feet along Ryan Street and a lot depth of 185 feet, (15,725 sq. ft.). The lot was acquired on a tax sale by CBRM in July of 1995. The subject lot has a 2015 Assessment Value of \$11,000.00. Ms. Nelson intends to construct a residential dwelling on the property. Municipal sewer and water services are available.

The request was reviewed by Mr. John Phalen, Manager, Engineering and Public Works East. In Mr. Phalen's opinion the lot is surplus to the needs of the Municipality.

Recommendation: Staff recommends that Council declare lot PID # 15275514 as surplus.


Kenneth L. Smith M.C.I.P.
Planner
Property Management Services

June 10th/15

We, Catherine and Richard Nelson
would like to Purchase the Property at
7 Ryan st. (Scotchtown), River Ryan:

PID # 15275514

We would greatly appreciate being
allowed to Purchase this Property

RECEIVED

JUN 10 2015

Time: 1:30 pm

Initials: RS

Thank you
For your Consideration

Catherine and Richard Nelson
3250 Ledrew Ave.
New Waterford, N.S.
B1H-2N4

Ph.# 902-549-1961

Email - Cathy 4U2C128@hotmail.com



Catherine Nelson



Scotchtown

Subject Lot

Emerald Court

Catherine Street

May Street

Queen Street

King Street

Queen Street

James Street

Union Highway

Maple Street

Ryan Street

Christy Lane

Ratchford Street

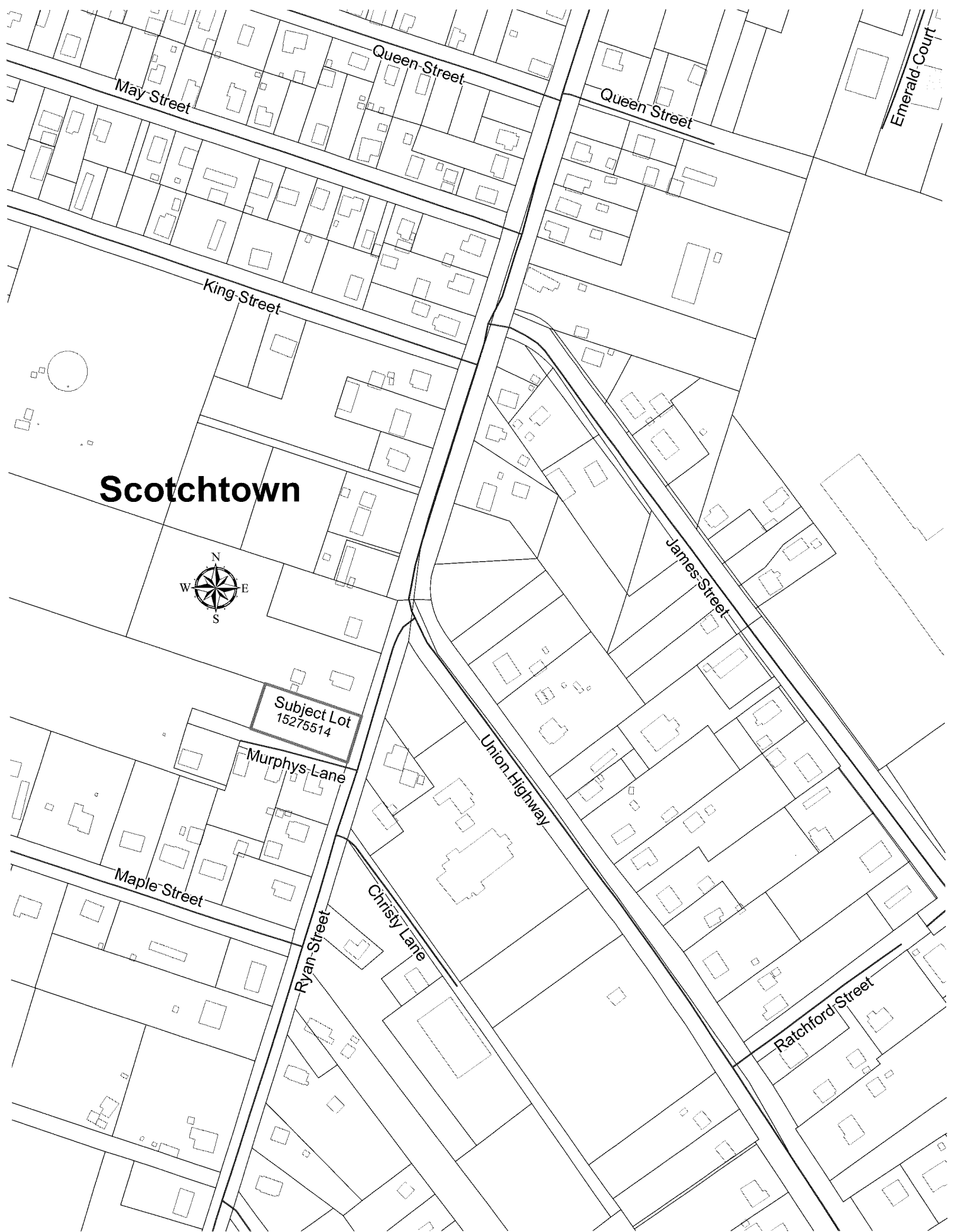
David Street

Columbus Street

Scotchtown



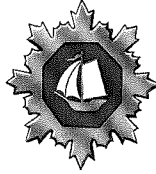
Subject Lot
15275514



Cape Breton Regional Municipality

2nd Floor, Civic Centre
320 Esplanade
Sydney, Nova Scotia
B1P 7B9

Telephone/Voice Mail : 563-5093
Facsimile : 564-0481
E-mail klsmith@cbrm.ns.ca



Office of : Kenneth L. Smith M.C.I.P.
Planner

Property Management Services

MONTHLY REPORT

To: General Committee (Corporate Services)
From: Ken Smith
Date: August 18, 2015
Re: Request to Purchase CBRM Land

Information: Mr. Michael Morrison, Chairperson of the Menelik Hall Association, is interested in acquiring two CBRM lots on behalf of the non-profit organization, see attached letter and maps. The subject lots are fronting on Tupper Street, to the rear of the Association's present hall which is located at 88 Laurier Street. The lots would be utilized for possible future expansion of the hall or used as an area for events.

The larger subject lot PID # 15130610 measures 47' x 85' (3,995 sq.ft.), and has a 2015 Assessment Value of \$5,700.00. This lot was acquired on a tax sale by the former City of Sydney in January of 1992. The second parcel PID # 15130628 has a lot size of 35' x 85' (2,975 sq. ft.) and is valued at \$4,300.00. The former City of Sydney acquired the lot by Warranty Deed in September of 1976.

The Menelik Hall Association is looking to acquire the two lots for less than the Assessed Value. Section 51 of the Municipal Government Act states:

Sale or lease of municipal property

51 (1) A municipality may sell or lease property at a price less than market value to a nonprofit organization that the council considers to be carrying on an activity that is beneficial to the municipality.


(2) A resolution to sell or lease property referred to in subsection (1) at less than market value shall be passed by at least a two thirds majority of the council present and voting.

(3) Where the council proposes to sell property referred to in subsection (1) valued at more than ten thousand dollars at less than market value, the council shall first hold a public hearing respecting the sale.

The combined total of the two subject lots is exactly \$10,000.00. A public hearing is only required if the market value is 'more than' the \$10,000.00 figure. It is the opinion of our Legal Department that a public hearing is therefore not required, and if in agreement to sell the lots for less than market value, Council need only pass a motion by a two thirds majority vote.

The request was reviewed by Mr. Allan Clarke, Manager of Operations, Engineering and Public Works Central. In Mr. Clarke's opinion the two parcels of land are surplus to the needs of the Municipality.

Recommendation: Staff recommends that Council declares lot PID # 15130628 and 15130610 as surplus, and also by a separate resolution, Council sells the two surplus lots to the Menelik Hall Association for \$1.00.



Kenneth L. Smith M.C.I.P.
Planner
Property Management Services

Menelik Hall Association
88 Laurier Street
Sydney, Nova Scotia
B1N 2A7

June 16, 2015

Mayor Cecil Clarke
320 Esplanade Street
Sydney, Nova Scotia
B1P 7B9

Dear Mayor Clarke & Councillor Jim MacLeod:

The Menelik Hall Association is a non-profit organization that is located in the community of Whitney Pier, we are requesting from the CBRM the property in adjutant to the Menelik Hall. We are hoping to acquire this land for less than the assessed value. The Menelik Hall Association has fully function board and is very sustainable. We are hoping to continue this with a possible future expansion or add an area for other events.

The PID numbers are: 15130610 or 15130628.

If you require more information, please contact me at 902-577-1459 or Vice Chair Todd Marsman at 902-574-3176.

Sincerely yours,



Michael Morrison
Chairperson
Menelik Hall Association

RECEIVED

JUN 23 2015

Time: 11:30am

Initials: MB



Francis Street

Unknown Road

Hankard Street

William Street

Laurier Street

Menelik Hall

Whitney Pier

Railroad Street

Victoria Road

Tupper Street

Subject Lots

Sydney Port Access Road

FS Connector

Ferry Street

Hankard Street

Laurier Street

Tupper Street

Menelik Hall

15130628

15130610

Subject CBRM Lots

Victoria Road

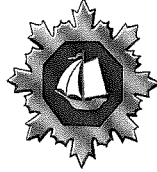
Railroad Street



Cape Breton Regional Municipality

2nd Floor, Civic Centre
320 Esplanade
Sydney, Nova Scotia
B1P 7B9

Telephone/Voice Mail : 563-5093
Facsimile : 564-0481
E-mail klsmith@cbrm.ns.ca



Office of : Kenneth L. Smith M.C.I.P.
Planner

Property Management Services

MONTHLY REPORT

To: General Committee (Corporate Services)
From: Ken Smith
Date: August 18, 2015
Re: Request to Purchase CBRM Land

Information: Mr. Thomas Lawrence is wanting to purchase a small parcel of land from CBRM which immediately abuts his residential property at 11 Wesley Street, Glace Bay, see attached letter and maps. Similar to Mr. Lawrence's own lot, the subject parcel was at one time the former site of one half of a semi-detached company home. The lot; measures approximately 40' x 137' (4,240 sq. ft.), was acquired on a tax sale by the former Town of Glace Bay in November of 1989. The lot has a 2015 Assessment Value of \$3,400.00.

As a collaborated effort, Mr. Lawrence and his next door neighbor at 15 Wesley Street, plan to divide the subject lot between themselves. The additional space will enable Mr. Lawrence to construct an accessory garage, while the adjoining neighbor will be able to resolve an encroachment problem of his driveway and garage.

The request was reviewed by Mr. John Phalen, Manager, Engineering and Public Works East. In Mr. Phalen's opinion, the subject lot is surplus to the needs of the Municipality.

Recommendation: Staff recommends that lot PID # 15449135 be declared surplus by the General Committee of Council.

Kenneth L. Smith M.C.I.P.
Planner
Property Management Services

May 27, 2015

ATTENTION:

Kenneth L Smith

Suite 200

320 Esplanade

Sydney, N.S.

B1P 7B9

RECEIVED

MAY 29 2015

Time: 10:30 am

Initials: TL

LETTER OF INTENT

This is a letter of intent that I, Thomas Arthur Lawrence of 11 Wesley St. Glace Bay, N.S., is requesting to purchase Lot # 15449135.

This property attaches to my property and I intend to erect a Garage on this lot.

Thanking you in advance for taking this matter into consideration.

Sincerely,

Thomas Arthur Lawrence

Cell 1-403-598-6623

Home 902-842-0145



Wesley Street

SUBJECT LOT

Hartley Street

25

20

21

19

18

16

15

14

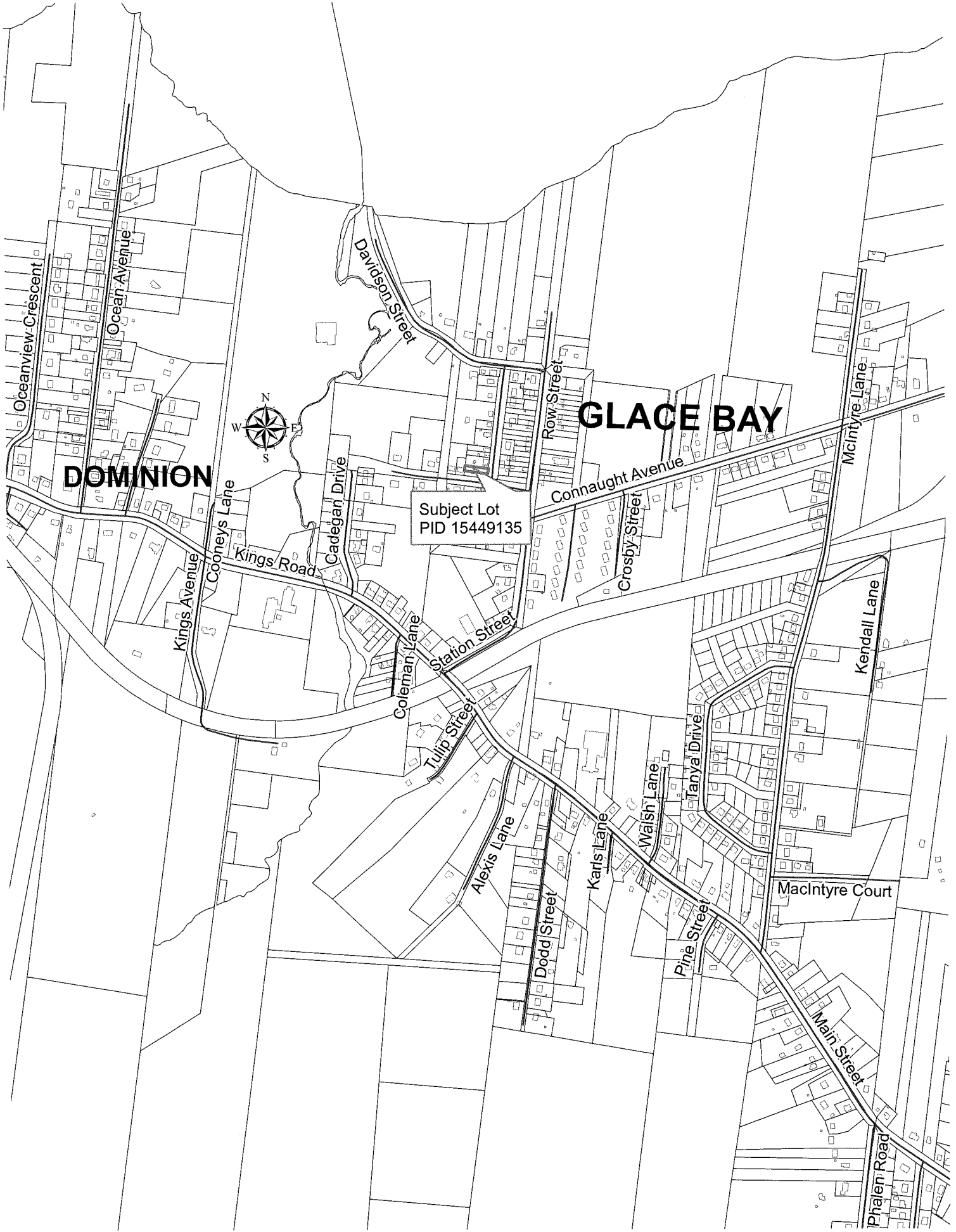
14

12

11

9

7



DOMINION

GLACE BAY

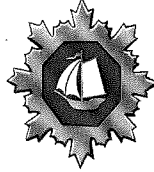
Subject Lot
PID 15449135



Cape Breton Regional Municipality

2nd Floor, Civic Centre
320 Esplanade
Sydney, Nova Scotia
B1P 7B9

Telephone/Voice Mail : 563-5093
Facsimile : 564-0481
E-mail klsmith@cbrm.ns.ca



Office of : Kenneth L. Smith M.C.I.P.
Planner

Property Management Services

MONTHLY REPORT

To: General Committee (Corporate Services)
From: Ken Smith
Date: August 18, 2015
Re: Request to Purchase CBRM Land

Information: Ms. Lisa Fraser- Hill, Solicitor, working on behalf of her clients Mr. Sheldon Ferneyhough and Sandy Conway of S & S Meats Ltd. requested the purchase of an irregular shaped lot owned by CBRM, situated along Pitt Street, Sydney Mines, see attached letter. The entire lot is paved and has been utilized as a parking lot for S & S Meats Ltd. commercial building and the Sydney Mines Firemen's Hall, both of which abuts the subject property. As indicated on the attached colored map, S & S Meats Ltd. five individual properties (labeled 1 through 5) intermingles between the subject lot (outlined in blue). The company's building is situated on lot 1 and 2. Part of the Sydney Mines Firemen's Hall parking lot is situated immediately to the north and east of the CBRM lot. The subject lot contains 8,885 sq. ft. and has a 2015 Assessed Value of \$9,000.00.

As part of our normal process, staff referrals are sent to CBRM Departments who may have some interest in making comments on a request to purchase CBRM land. In this particular case a referral was sent to Fire Services Director Bernie MacKinnon, who in turn requested input from Sydney Mines Volunteer Fire Department Chief Paul MacCormack. The response back from the Fire Service Director was a request for the Volunteer Fire Department to retain a section of the subject property for needed additional parking and access to a service-entrance door located at the rear of the Firemen's Hall. Additional comments included a desire to obtain S & S Meats Ltd. property identified as # 5, as shown on the attached map. What followed was a negotiated process between staff and Ms. Fraser-Hill, in consultation with her clients.

An agreement between the two interests has been reached. Map # 2 shows a breakdown of what S & S Meats Ltd. have agreed to purchase (cross-hatched), which contains approximately 5,200 +/- sq. ft., while the remainder would be acquired by the Sydney Mines Volunteer Fire Dept. (shown as a bold gray outlined) for an additional line of parking stalls, and a clear access lane leading towards the rear service door of the Firemen's Hall. The Firemen's Hall would receive approximately 3,600 +/- sq. ft.

Recommendation: Staff recommends that Council declares lot PID # 15177090 as surplus, with approximately 5,200 sq. ft. being sold to S & S Meats Ltd., as shown cross-hatched on Map #2, and the approximately 3,600 sq. ft. remaining portion, as shown by a bold gray line, be held in abeyance until a formal request is received from the Sydney Mines Volunteer Fire Department / Firemen's Hall to acquire this land segment.



Kenneth L. Smith M.C.I.P.
Planner
Property Management Services

**LISA FRASER-HILL
BARRISTER & SOLICITOR**

262 Commercial Street
North Sydney, Nova Scotia
B2A 1B8

Telephone (902) 794-1900
Facsimile (902) 794-1559

File No. 3614

November 12th, 2014

BY FAX #902-563-5137

Mr. Demitri Kachafanas
Solicitor
Cape Breton Regional Municipality
320 Esplanade
Sydney, Nova Scotia
B1P 7B9

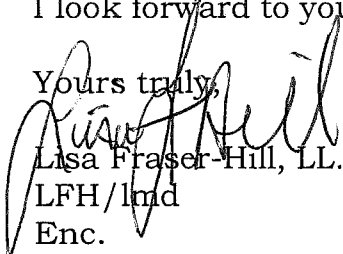
Dear Mr. Kachafanas:

RE: My Client: S & S Meat Market Limited
Matter: Request to purchase lands at Pitt Street,
Sydney Mines, N.S. - PID #15177090

This is to advise that I represent S & S Meat Market Limited with respect to the above-noted matter. S & S Meat Market Limited are the registered owners of five lots of land that are adjacent to PID #15177090 registered to CBRM. My clients are in the process of having a Plan of Subdivision and Consolidation completed by surveyor, Michael Astephen, in order to consolidate their five lots situate at Pitt Street in Sydney Mines, Nova Scotia.

I am enclosing a copy of the Property Online Map showing the estimated location of PID #15177090 owned by the CBRM. Please advise whether or not the CBRM would be prepared to convey these lands to S & S Meat Market Limited along with the cost to obtain a Quit Claim Deed.

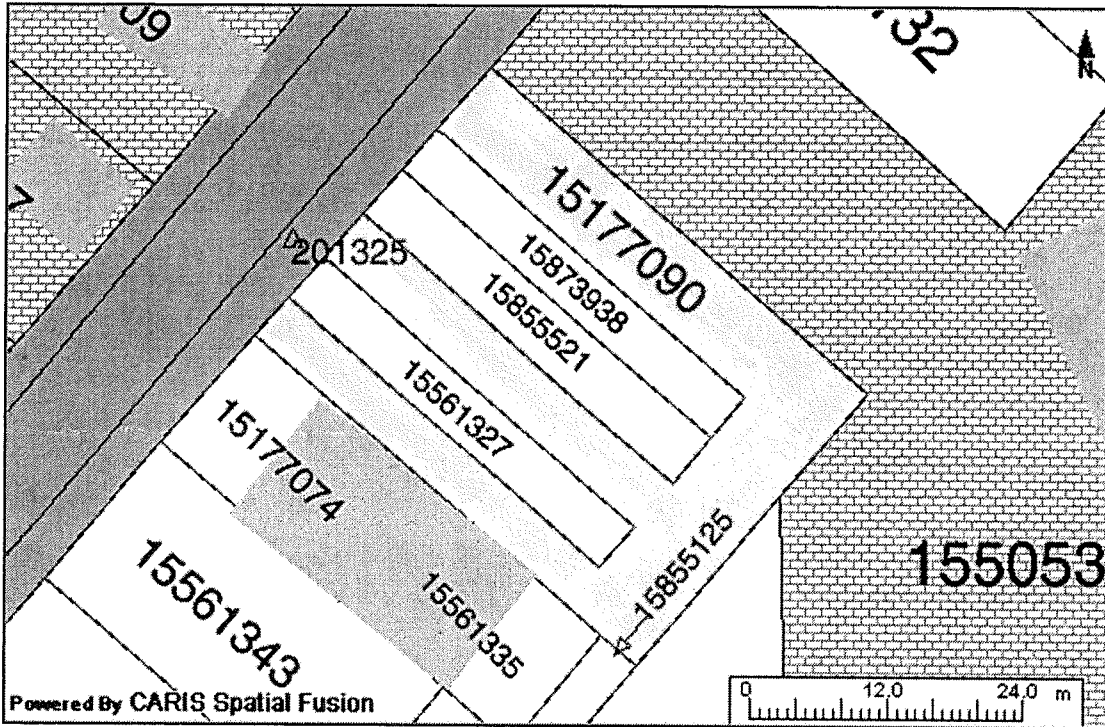
I look forward to your reply.

Yours truly,

Lisa Fraser-Hill, LL.B.
LFH/lmd
Enc.



Property Online Map

Date: Nov 7, 2014 9:23:01 AM

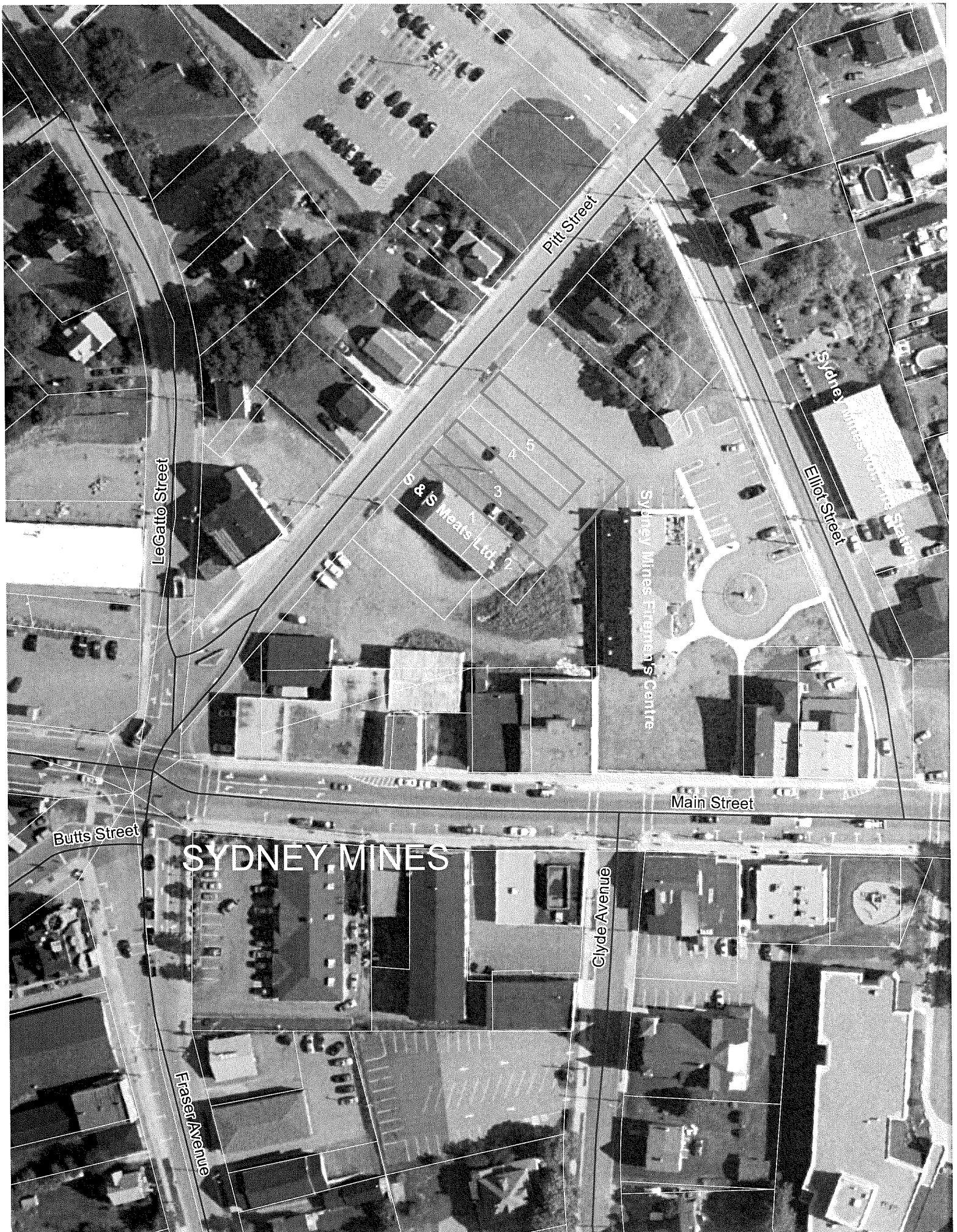


PID: 15177090 Owner: CAPE BRETON REGIONAL MUNICIPALITY AAN: 10357731
 County: CAPE BRETON COUNTY Address: PITT STREET SYDNEY MINES Value: \$9,000 (2014 RESIDENTIAL TAXABLE)
 LR Status: NOT LAND REGISTRATION

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

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ISSUE PAPER

August 12, 2015

To: **CBRM Council**

Approval of TMR Support Services and Network Radio Access Agreement with Bell

BACKGROUND:

The CBRM embarked on very ambitious project to replace the antiquated VHF radio system for first responders with a new “state of the art” Province of Nova Scotia Trunked Mobile Radio (TMR) system. Council approved the project in the 2014-15 capital budget. There were a number of compelling reasons for migrating to TMR and they include:

- The current VHF system was “end of life” and required replacement
- The coverage of the VHF network and signal quality was causing OH&S issues with the Police
- Lack of interoperability with other first responder agencies such as EHS, RCMP, EMO

The Province of Nova Scotia contracted Bell Mobility to build and operate a provincial wide TMR network approximately 15 years ago out of the recommendations of the Swiss Air disaster. Within that agreement, it provides the ability for all public safety entities to connect to the provincial TMR network at the same cost as all other departments and agencies. The various costs are contained within the contract.

All Province of Nova Scotia government Departments (including TIR, EMO, EHS, Justice and others), as well as Halifax Police and Fire, RCMP, other municipal Police departments in Nova Scotia, several Federal departments (DFO, DND, JRCC, others) and all Volunteer Fire Departments (province seeded them 4 portables and up to 5 mobiles), Ground Search Crews and Municipal EMO use TMR2. (The JA Douglas McCurdy airport will also be purchasing TMR radios).

**Issue Paper to CBRM Council
Approval of TMR Support Services and Network Radio Access Agreement
with Bell**

August 12, 2015

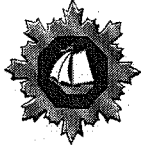
The 10 year duration of the contract is consistent with the agreement the Province of Nova Scotia has with Bell, as well as Halifax and other public safety agencies. Bell was required to "invest" in infrastructure and the 10 year timeline was to allow time to recoup investment.

RECOMMENDATION:

It is my recommendation to approve the TMR Support Services and Network Radio Access Agreement from BELL MOBILITY INC for a term of ten years and that the Mayor and Clerk be authorized to execute on behalf of CBRM.



**John MacKinnon, P.Eng.
Director of Technology
CBRM**



CBRM

A Community of Communities

Cape Breton Regional Municipality

M-E-M-O

Date: July 17, 2015
To: Mayor and Council
From: Marie Walsh, Chief Financial Officer
Re: Resolution for Pre-Approval of Debt Issuance

Attached is a Resolution for Pre-Approval of Debenture Issuance for the MFC Fall Debenture. The amount of borrowing is \$1,200,000 for the land purchase at the Sydport Industrial Park. This borrowing will be over a period of 20 yrs

Sincerely,

ORIGINAL SIGNED BY

Marie Walsh, CPA, CGA
Chief Financial Officer

CAPE BRETON REGIONAL MUNICIPALITY

TEMPORARY BORROWING RESOLUTION

\$1,200,000

File No. 15/16-01
Sydport Industrial Park

WHEREAS Section 66 of the Municipal Government Act provides that the Cape Breton Regional Municipality, subject to the approval of the Minister of Municipal Affairs, may borrow to expend funds for a capital purpose authorized by statute;

AND WHEREAS clause 65(ao) of the Municipal Government Act authorizes the Cape Breton Regional Municipality to borrow funds for the capital purpose of industrial parks, incubator malls and land and other facilities for the encouragement of economic development;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Municipality borrow a sum or sums not exceeding One Million Two Hundred Thousand Dollars (\$1,200,000) in total for the purpose set out above, subject to the approval of the Minister of Municipal Affairs;

THAT the sum be borrowed by the issue and sale of debentures of the Municipality to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the Municipality borrow from time to time a sum or sums not exceeding One Million Two Hundred Thousand Dollars (\$1,200,000) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) months from the date of the approval of the Minister of Municipal Affairs of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution duly passed at a meeting of the Council of the Cape Breton Regional Municipality held on the day of _____ 2015.

GIVEN under the hands of the Mayor and the Clerk and under the seal of the Municipality this day of _____ 2015.

Mayor

Clerk

For DMA Use Only



CBRM

A Community of Communities

Cape Breton Regional Municipality

M-E-M-O

Date: July 17, 2015
To: Mayor and Council
From: Marie Walsh, Chief Financial Officer
Re: Resolution for Pre-Approval of Debt Issuance

Attached is a Resolution for Pre-Approval of Debenture Issuance for the MFC Fall Debenture. The amount of borrowing is \$5,000,000. (Schedule A). This borrowing is for capital projects approved and completed in the fiscal year 2013 – 2014.

Due to the fact that longer than 12 months have elapsed since original approval, a current resolution must be passed.

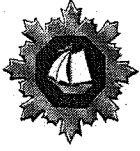
Sincerely,

ORIGINAL SIGNED BY

Marie Walsh, CPA, CGA
Chief Financial Officer

Schedule A- Nov 2015

Software upgrades police	\$193,113
Buildings	229,574
Parks and Grounds	909,413
Active Transportation	126,250
Arenas Facilities Projects	782,395
fire vehicles and equipment	\$89,612
fleet	366,954
sewer	2,091,782
transit	76,459
land	134,448
	<hr/>
	<u>\$5,000,000</u>



CBRM

A Community of Communities

Cape Breton Regional Municipality

M-E-M-O

Date: July 17, 2015
To: Mayor and Council
From: Marie Walsh, Chief Financial Officer
Re: Borrowing Resolution, Operating

CBRM has in place a borrowing resolution for a \$44,000,000 line of credit. The Bank of Montreal requires CBRM to renew this operating line of credit annually. This represents the overdraft that is used to finance short term operations and bridge financing for capital projects. I received notification from the Bank of Montreal that we will need a motion from Council to renew this borrowing resolution for the 2015/2016 fiscal year.

Sincerely,

ORIGINAL SIGNED BY

Maire Walsh, CPA, CGA
Chief Financial Officer

MEMORANDUM - MAYOR'S OFFICE

DATE: August 12, 2015
TO: CBRM Councillors
FROM: Mayor Cecil P. Clarke
RE: Funding Request from the Canadian Red Cross

Councillors:

The Canadian Red Cross made a submission to the City requesting a \$100,000.00 contribution towards the \$3,000,000.00 Nova Scotia Strategic Plan. The original proposal was based on a per capita funding scenario of \$1.00 per citizen; however, the City does not evaluate proposals for financial support on this basis.

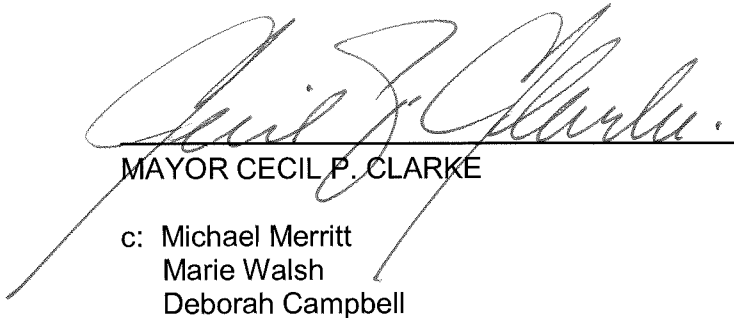
Council directed me to meet with the Canadian Red Cross representative, Nelson MacCormick, to discuss possible alternatives to their request. Nelson and I met on June 25, 2015, at City Hall to review the Canadian Red Cross proposal in its entirety. As a result of that meeting, I offer the following for Council consideration. The \$3 million cost breakdown has been included at the end of this memo for ease of reference.

The acquisition of an Emergency Response Vehicle has direct impact and benefit to the CBRM. This, in addition to the other emergency service provider and responder equipment upgrades, fits within the draft revised EMO Plan for the CBRM. The \$200,000.00 cost supported by the CBRM on a 50-percent-contribution basis could be done over five years at \$20,000.00 per year. The Canadian Red Cross would receive support towards the Emergency Response Vehicle allowing the CBRM to demonstrate support and commitment to this important service organization within our community.

RECOMMENDATION:

Council approves a \$100,000.00 contribution towards the \$200,000.00 Canadian Red Cross Emergency Response Vehicle over a 5-year period, at \$20,000.00 per year, or on a reduced timeline and greater contribution level should resources become available.

Kind regards,



MAYOR CECIL P. CLARKE

c: Michael Merritt
Marie Walsh
Deborah Campbell

<i>Need</i>	<i>Cost</i>	<i>Notes</i>
Centre of Excellence	\$1,500,000	Training & Simulation Facilities
National Volunteer Training Program	\$300,000	Training of volunteers – 3 levels of training
Emergency Response Vehicle	\$200,000	Mobile Operations Hub
Disaster Operations Centre	\$500,000	Command & Control Centre for Disaster Response Coordination
Supplies & Storage	\$250,000	Cots, blankets, comfort kits
Communications & Multimedia	\$250,000	Satellite phones, media room, radio room, communications technology
Total	\$3,000,000	

Sustainability Requests over \$50,000 – Red Cross:

The Chief Financial Officer provided background information on the request from the Red Cross and noted that they previously presented to Council requesting funding for a Training Facility in Halifax.

An information package was also provided and outlined the benefits that the facility will provide to CBRM. Mr. Nelson MacCormack from the Canadian Red Cross was in attendance to address any questions Council may have regarding the request.

Councillor Detheridge reminded Council that the request for funding was \$1 per capita in CBRM and noted that no other community has committed to this amount of funding. It was recommended that the Mayor, CBRM staff and officials from the Red Cross meet to discuss the request, and that it be brought back to Council in the fall.

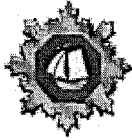
Mayor Clarke pointed out that the funding request could be spread over multiple years.

After discussion, the follow motion was put forward.

Motion:

Moved by Councillor Detheridge, seconded by Councillor Paruch, that CBRM Mayor and staff be requested to meet with the Canadian Red Cross officials to discuss a go-forward funding plan to support a Red Cross Training Facility, and to bring any recommendations to the September meeting of Council.

Motion Carried.



TO: CBRM Council

FROM: Malcolm Gillis and Paul Burt

SUBJECT: THE NORTH SYDNEY FORUM

DATE: July 22nd, 2015

The North Sydney forum operated as the community's ice arena from 1947 until it closed four years ago with the opening of the Emera Center. Although structurally sound and secured enough not to be considered eligible for demolition using the funds budgeted by Council for the worst dangerous and unsightly buildings in the CBRM, there are a number of adverse factors that explain why the surrounding neighbourhood and their local Councillor and the North Sydney Fire Department have been advocating for its demolition.

Because of the combination of its size (it is approximately 30 times larger than the nearby homes and 4 times their height), its architecture (i.e. it is essentially one large open area enclosed in wood) and its proximity to homes, some of which are as close as 40 ft., it is considered a significant fire hazard that could quickly spread into the neighbourhood. All of these factors, plus its highly visible location as you enter the center of the community from the Trans Canada Highway, led Councillor Charlie Keagan to ask Council to have it demolished at taxpayer's expense.

However, unlike, for example, the City of Sydney (which built, owned and operated the Centennial arena and Center 200), the Town of North Sydney did not own the North Sydney forum. So, unlike the Centennial arena, the CBRM did not inherit it as a Municipal asset. It is owned by the not-for-profit North Sydney Forum Society. Faced with the relentless budgetary restraints of the last few fiscal years, it was primarily for this reason there was great reluctance from many on Council to support Councillor Keagan's request when the issue was first before them. To give the Regional Municipality a better understanding of the problem, essentially the last financial resources of the Forum Society were given to the CBRM to hire the engineering consulting firm CBCL to conduct an assessment of the building to estimate the cost of its demolition and disposal and to determine if there was salvageable material in the building which could be sold to offset the cost of demolition and disposal. Environmental assessment reports were prudently conducted the year it closed (i.e. 2011) that determined there was no significant environmental hazard at the site.

The issue was once again brought back to the General Committee of Council after the completion of the CBCL report. Depending on which construction debris landfill was chosen

(i.e. CBRM's at the SPAR or a privately operated landfill near Birch Grove) the consultant estimated the cost to demolish and dispose of the forum building would be between \$165,000 and \$195,000. Unfortunately, the consultant did not believe materials could be salvaged profitably from the building.

This disappointing news, along with the adverse factors previously referenced in this report, led to a debate that clearly showed a significant number of the Committee members were reluctant to support funding the forum's demolition. Yet, a majority of the Committee members in attendance voted to recommend that Council proceed with the demolition of the forum. At the subsequent meeting of Council a Motion was passed instructing staff to call for Expressions of Interest for the future use of the forum property, before proceeding with a Request for Proposals to demolish it at CBRM's expense.

That call for Expressions of Interest has opened and closed. We have a bid that is significantly less than even the lowest estimate from CBCL that offers to demolish and dispose of the building in return for acquisition of the North Sydney Forum Society property because they believe it has development potential. Although they are a contracting business, the proponent of this bid understands current zoning of the site would not permit a marshalling yard or depot for their business. The limitations of current zoning of the site has been explained to them and they understand the zoning amendment procedure and the uncertainty of such a legal and public process.

Considering these facts:

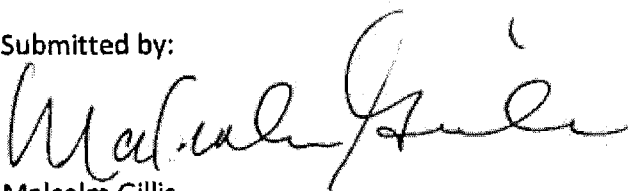
- the forum's owner does not have the funds to even pay insurance or taxes on the property, let alone ever generate the funds to pay for its demolition;
- in some communities of the CBRM an ice arena is considered a public municipal asset;
- we now have a prospective contractor/developer who will demolish and dispose of the building for approximately 1/3rd the lowest estimated cost; and
- this contractor/developer wants to acquire the property because they have aspirations to develop it;

I believe we now have a pragmatic solution to this difficult problem.

RECOMMENDATION:

It is staff's recommendation CBRM fund the demolition and disposal of the North Sydney forum by accepting the lowest bid from those submitted in response to the published call for Expressions of Interest provided the North Sydney Forum Society agrees to convey, at no cost, the two largest lot parcels directly to the low bidder and convey their 3rd lot parcel, originally intended to be conveyed to the Town of North Sydney, to the CBRM to be added to Clearyville Street.

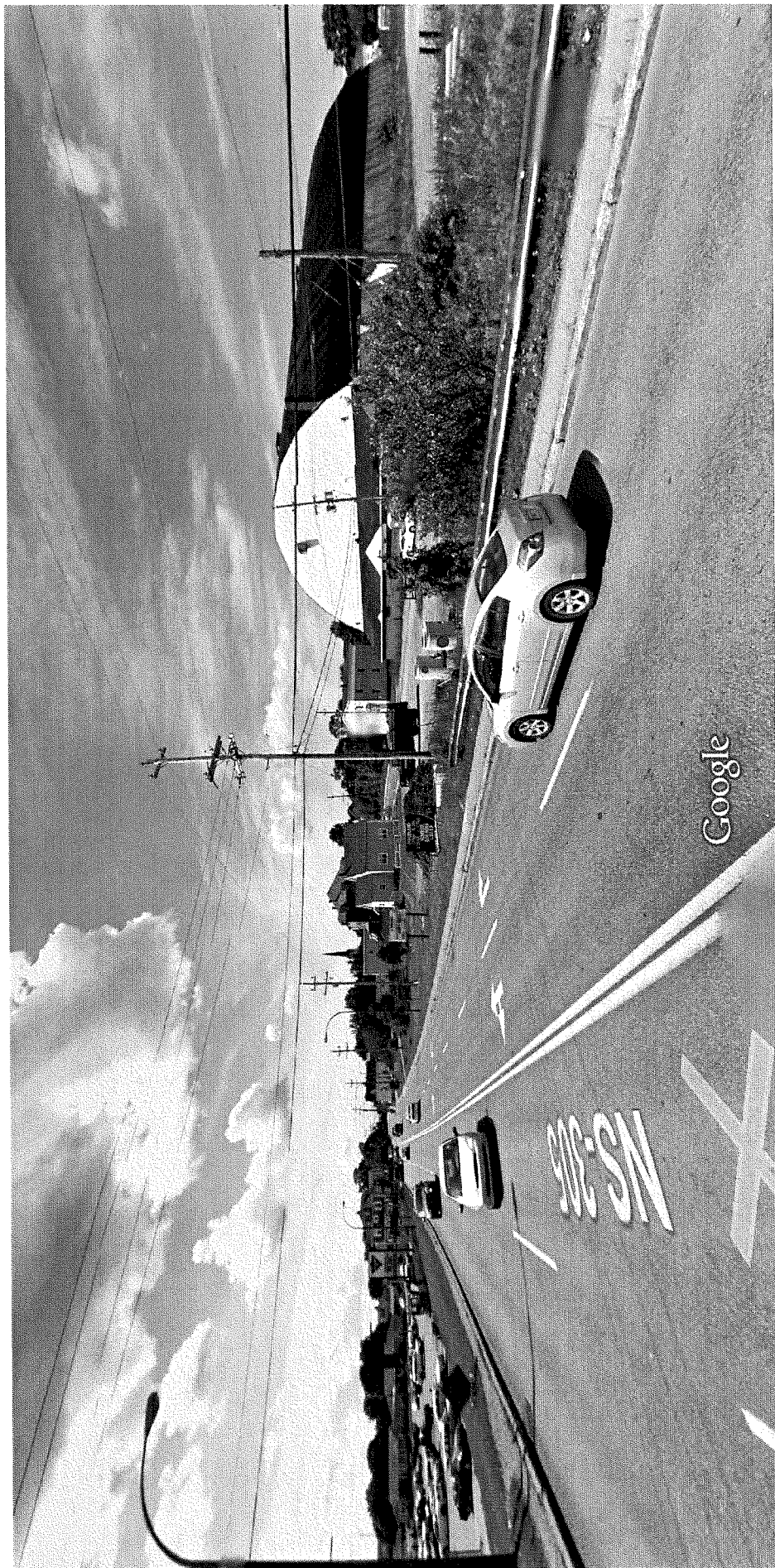
Submitted by:



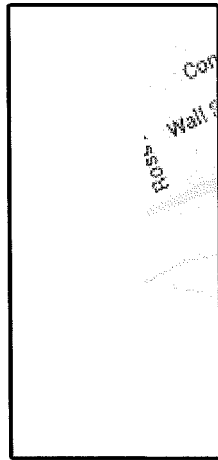
Malcolm Gillis

Planning and Development Department

Google NS-305



North Sydney, Nova Scotia
Street View - Aug 2012



Google 25 Clearyville St



North Sydney, Nova Scotia
Street View - Aug 2012





Clearyville Street

ers Street

2015 < 10/27 > SELECT DATE >

Demolition of North Sydney Forum:

The Director of Planning provided background information on this issue and noted that there is a motion of Council directing staff to call for expressions of interest for the demolition of the North Sydney Forum. The final draft of the expressions of interest is expected to be posted later this spring and will be circulated to Council when it is completed.

After receiving the report, Council discussed the following:

- Building and property ownership;
- Demolition costs - \$160,000 to \$200,000, which includes disposal fees;
- Urgency to have the building taken down and known risks while the building standing;
- Land and wood repurposing;

For information only.



TO: CBRM Council

FROM: Malcolm Gillis

**SUBJECT: REQUESTED AMENDMENT TO THE CBRM
SUBDIVISION BYLAW – from Bob Seward**

DATE: August 5th, 2015

Introduction

Before you read this report it is important that you understand the definition of three terms.

1. **Public street/road** means a street or road either owned and maintained by CBRM or by the Province's Department of Transportation and Infrastructure Renewal (DTIR).
2. **Private road approved in a plan of subdivision** means a privately owned road servicing lot parcels in a plan of subdivision approved by a CBRM Development Officer. This category of private road can only be approved in relatively remote locales of the CBRM beyond a 20 kilometer commute along the public street/road network from the center of the major urban communities. A map of the CBRM showing where private road subdivisions are permitted colored green is included with this report. These private roads must also:
 - be built to certain minimum construction specifications, although not the same standards as for a public street/road;
 - they must have a defined right-of-way boundary; and
 - they are not to be maintained by the Regional Municipality. These specs are in the CBRM Subdivision Bylaw.
3. **Unlisted private road** means a privately owned road servicing building lot parcels that was never in a plan of subdivision approved by the Development Officer and which is not constructed to any minimum specification.

Bob Seward owns a 2.75 acre lot parcel with water frontage along Catalone Lake in the community of Catalone. Access to this property from the nearest public street/road (i.e. the Catalone Gut Road) is by means of two unlisted, privately owned roads; MacNevin Lane intersects the Catalone Gut Road and, approximately 0.5 kilometers down this Lane it intersects Lakeview Drive. Mr. Seward's lot parcel begins approximately 0.3 kilometers down the Drive. The Map titled "MacNevin Lane and Lakeview Drive" illustrates the situation as described in this paragraph.

Mr. Seward would like to further subdivide his lot parcel to create up to an additional 2 lot parcels. The Province's on-site sewage disposal system regulations under the Environment Act may allow for this if the soil conditions are ideal. However, although both Lakeview Drive and MacNevin Lane are in the part of the CBRM where private road subdivisions are permitted, neither the Lane or the Drive are constructed to the minimum specifications for private roads in the Subdivision Bylaw. Our Development Officers spoke to a representative of the owner of both the Lane and Drive to ascertain if they would be interested in constructing improvements to both unlisted private roads to bring them to CBRM private road construction specifications, but they were not interested, apparently because there is little market to sell further building lots as most of the water frontage has already been conveyed.

There are 320 private roads in the CBRM. Only 24 were approved in a plan of subdivision and constructed to CBRM's private road construction standard. The remaining 296 are unlisted private roads which were generally created before municipalities began to effectively regulate subdivisions. Consequently, they were built with:

- a wide range of construction standards;
- ownership issues ranging from one owner (like MacNevin Lane and Lakeview Drive); to several owners; and
- a wide range of boundary issues from a defined boundary to no defined boundary at all.

129 of those unlisted private roads are receiving at least some level of service from a Public Works division of the CBRM. This is a practice that was inherited from the former municipalities prior to amalgamation. At one time there were over 300 unlisted private roads receiving at least some level of service from their Municipality. This number was eventually culled down to the current 129 based on criteria that considered the number of dwellings along the road and whether or not the Municipality had invested in any infrastructure on the road (e.g. water or sewer mains, or asphalt surface). 13 of the 129 are paved and receive full maintenance service. 97 are gravel roads receiving full maintenance service (i.e. gravel, grading and winter plowing). Both MacNevin Lane and Lakeview Drive receive this level of service. The remaining 19 gravel roads do not receive winter plowing.

The reasons for reducing the number of unlisted private roads which were receiving maintenance from the Municipality and the eventual prohibition on private road subdivisions unless they were built to certain standards, albeit lesser than public street/road standards, are as follows.

- Municipalities have no business spending tax payer's money maintaining privately owned roads.
- Money spent on maintaining unlisted private roads either results in less money spent on public streets/roads or results in higher taxes for all because no specific levy is imposed on properties serviced by unlisted privately owned roads which are maintained by the Municipal taxpayer.

- The ban on private road subdivisions within 20 kilometers of the major urban communities is in effect because it is understood people investing in the purchase of building lots in a newly approved plan of subdivision have high expectations the road network servicing the subdivision will be to a certain minimum standard, including asphalt.
- The reason why there is still a minimum standard of road construction where private road subdivisions are permitted is that, even in relatively remote areas of the Regional Municipality people are still expecting a minimum standard of construction to be used to access their property, even in cottage country.

If the Subdivision Bylaw is to be amended to permit Mr. Seward's request, at the very least all subdivisions and neighbourhoods serviced with an unlisted privately owned road with the same specifications as the Lane and Drive servicing his lot parcel should be expected to have the same privileges. Both MacNevin Lane and Lakeview Drive have the following characteristics.

- Gravel service
- Full maintenance
- Under one ownership (i.e. although there is no defined right-of-way, both are within the boundary of lot parcels owned by the MacNevin family)

Based on these characteristics, if the Subdivision Bylaw were to be amended to permit subdivisions creating new building lots along MacNevin Lane and Lakeview Drive at least 63 unlisted privately owned roads would also be eligible. However, the line prohibiting subdivision on any unlisted privately owned road is a thicker line to defend than a prohibition on some unlisted private roads when one of the criteria is that CBRM provides full maintenance to the road. Think of it this way. We would have a policy that permits subdivisions on lot parcels fronting along unlisted privately owned roads that the Regional Municipality maintains but not on unlisted privately owned roads that we don't maintain. How can that be interpreted as a fair and equitable way of providing service using taxpayer's money? Realistically, if the Subdivision Bylaw is to be amended to allow the creation of new building lots on unlisted roads like MacNevin and Lakeview then we better allow it on just about every other unlisted private road.

There is another issue with this request that staff has a problem with. If this requested amendment is granted we are implementing a double standard. We are saying CBRM will grant subdivision approval to create additional building lots serviced by unlisted privately owned roads which we maintain that are built to a standard less than the standard imposed for new subdivisions. However, we will not grant subdivision approval for a new subdivision (which could be nearby) unless it is built to our specifications plus we will not maintain it. At least, with our current practice we are continuing to provide a service which was started generations ago, but we will not permit further subdivision on these unlisted privately owned roads unless and until they are built up to our private road construction specifications.

Recommendation:

Staff recommends that Council does not amend the Subdivision Bylaw to allow for Mr. Seward's requested subdivision. It would introduce a double standard that supports further subdivision development on private roads which were not built to our specifications while demanding a higher standard for new private road subdivisions.

Submitted by:

A handwritten signature in black ink, appearing to read "Malcolm Gillis". The signature is written in a cursive, flowing style with a large initial "M".

Malcolm Gillis
Planning and Development Department

MacNevin Lane and Lakeview Drive

Catalone Girt Road

Lakeview Drive

Macnevin Lane




Catalone Lake

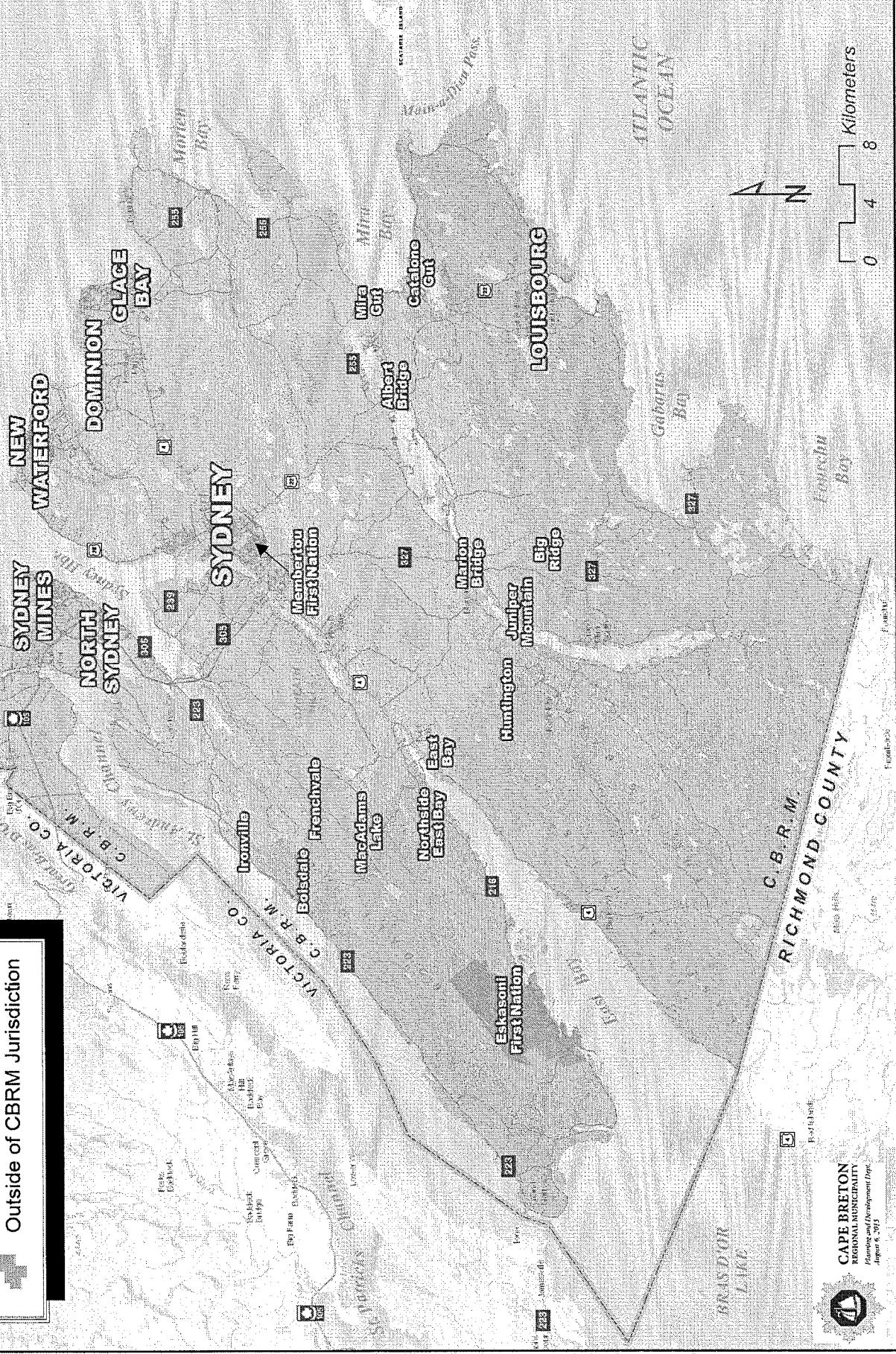
Seward property

N



Commutershed 20 Km. distance was calculated by measuring along the street network from the downtowns of the former City/Towns. (excluding Louisbourg)

-  Private Roads Not Permitted
-  Private Roads Permitted
-  Outside of CBRM Jurisdiction



Request from Peter Seward – Proposed Subdivision in Catalone Lake Area:

Motion:

Moved by Deputy Mayor George MacDonald, seconded by Councillor Cormier, that staff be directed to prepare an Issue Paper to explain the implications of allowing Mr. Peter Seward permission to subdivide property on an unlisted private road that does not meet CBRM construction specifications.

Motion Carried.



TO: CBRM Council

FROM: Karen Neville

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

DATE: August 10, 2015

Introduction

At the June 16th meeting of Council, Mr. Wayne Weatherbee requested a zoning amendment to permit a doctor's office on PID 15843907 which is located off of Terry Way in Sydney (Attachment A). The property in question is zoned Residential Urban C (RUC) and while the RUC zone does permit non-residential uses, a doctor's office is 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 Amend 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 requested 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 all of the adjacent lands along Terry Way. A copy of the proposed MPS amendment has been included as Attachment B for Council's consideration.

Why Amend the Land Use By-law?

Policies within the MPS related to land use are implemented through the provisions of the Land Use By-law (LUB). As a result of the proposed amendments to the MPS, the text and map of the LUB must also be

amended. A copy of the proposed LUB amendment has been included as Attachment C for Council's consideration.

Public Participation Program

Of the eighteen notices mailed out to property owners in the vicinity of PID 15843907, nine people attended a public participation program held on July 28th. This informal meeting was an opportunity to discuss the possible amendments to the MPS and LUB, ask questions, and provide feedback to Planning Staff. Those in attendance were generally supportive of the proposed amendments; however, several individuals expressed concerns that Mullers Lane would be used to access the proposed development. The proposed LUB amendment requires access off of Terry Way and restricts access off of Mullers Lane (Attachment C).

Other questions posed were:

What are the permitted uses within the MRB zone?

- Staff provided the range of permitted uses within the MRB zone. The range of permitted uses, which resulted from public consultation, are those deemed to be compatible with the Regional Hospital as well as the surrounding residential area.

What is the potential height, size, and lot coverage for the proposed doctor's office?

- The MRB zone does not contain a height restriction or a lot coverage requirement
- Size of the proposed doctor's office will be dictated by lot size, setback requirements, and parking area provisions.
 - One parking space for every 150 square feet of the proposed building.
 - The building has to be set back at least 50 feet from a residential dwelling in another zone
 - When it comes to the parking area, the LUB includes provisions related to:
 - Separation from a public street
 - Parking lots sizes
 - Width of driveway or aisle leading to a parking area
 - Adequate access to permit ingress or egress of motor vehicles

Will parking be provided on-site?

- On-site parking is required in accordance with the parking provisions within the General Provision for all Zones of the LUB

Will the existing vegetation abutting residential properties be maintained?

- It is proposed that a provision be included in the LUB amendment addresses the retention of existing vegetation

In addition to those comments made at the public participation program, a written submission was received from Glenna Birt, Regional General Manager of the Northwest Healthcare Properties (Health Park Medical Clinic). A copy of Ms. Birt's submission can be found as Attachment D. The following is a summary of Ms. Birt's comments and my responses.

1. What is the supply of doctor's office space within three kilometres

After the public meeting, Ms. Birt emailed staff to ask staff to conduct "a needs analysis". This request was made because of her stated concern about a potential "... oversupply of doctor's office space...". The CBRM does not regulate the vacancy rates for private industry. The LUB regulates land uses, the question before Council is, is it reasonable, from a land use planning perspective, to permit the uses in the MRB

zone on the east side of Terry Way. While the current request may be for a doctor's office, the properties in question could be developed for any of the uses within the MRB zones.

2. Parking Issues to be resolved

As stated earlier, any proposed use must comply with the on-site parking requirements as outlined within the LUB.

Parking in and around the Regional Hospital

Prior to the issuance of a Development/Building Permit, parking requirements as outlined in the LUB must be met on-site. The intention of parking provisions is to ensure that each development has sufficient on-site parking to match the needs of a development. It is the CBRM's responsibility to ensure that a development has on-site parking based on the requirements of the LUB, it is not the responsibility of the CBRM to regulate how this parking is used. Parking in and around the Regional Hospital on private land is the responsibility of those property owners.

Pricing

The LUB does not regulate parking fees associated with private property. If a private owner wishes to charge its patrons a fee to park on their property they may do so.

Unregulated parking on lot PID 15839830

The LUB regulates parking associated with a land use through the issuance of Development Permits. PID 15839830 is a vacant parcel of land not a parking lot as regulated by the LUB. While individuals may choose to park on this vacant parcel of land, the owner is neither advertising nor charging for parking; therefore they are not in contradiction of the LUB.

3. Explanation of the zoning history in this particular area

In response to the announcement of the development of the Regional Hospital, the Municipality of the County of Cape Breton adopted the Prime Brook-Mira Road Area Municipal Planning Strategy and Land Use By-law. During the public consultation process residents raised concerns over the potential for an increase in commercial development as the result of the Regional Hospital being located in their neighbourhood. In response to these concerns, a zone permitting limited commercial development was created along George Street from its intersection with Rotary Drive to its intersection with Highway 125.

When the CBRM adopted its MPS and LUB in 2004 it took direction from the planning documents in affect in the former municipalities within the CBRM boundary. As a result, the commercial zone along George Street from the Prime Brook-Mira Road Area Land Use By-law was respected in the new CBRM LUB and it was extended to include the Regional Hospital.

When Mr. Weatherbee purchased the property which is the site of current Health Park Medical Clinic, it was considered to be a land locked parcel. In order to permit the construction of the Health Park Medical Clinic, steps needed to be taken to ensure that lot parcel had frontage on a public street. For this to occur, what was the driveway leading to the Regional Hospital had to be conveyed to the Municipality as a public street and Mr. Weatherbee had to construct Terry Way and Weatherbee Road. In addition to lot frontage requirements, Mr. Weatherbee had to request a zone amended to permit the Health Park Medical Clinic. At that time, Council adopted an amendment to the Land Use Bylaw map expanding the jurisdiction of the MRB zone to allow for the construction of the Health Park Medical Clinic, but only on the west side of Terry Way, because the property owners on the east side did not assist in the capital cost of constructing Terry Way.

The applicant has interest from an individual who would like to purchase the property to construct a doctor's office, as a result no construction plans have been submitted. Mr. Weatherbee has made an application to Council requesting that a doctor's office be permitted on this property to facilitate the sale of this property. What is before Council is to determine if it is reasonable to allow the uses within the MRB zone on the east side of Terry Way. If approved by Council, it is the Development Office who will review construction plans to ensure compliance with the LUB.

Evaluation

Section 205 of the Municipal Government Act provides Council with the statutory authority to adopt and amend the MPS. The proposed amendment is in keeping with the intent of the policies within the MPS. With the exception of the representatives of the Health Park Medical Clinic, those individuals that were in attendance at the public participation program did not object to the proposed amendment. The concern of Mullers Lane residents that their street would be used to access the subject properties was addressed in the proposed LUB amendment. From a land use planning perspective, it is reasonable for a doctor's office, as well as the other uses permitted within the MRB zone, to be permitted in proximity with the largest medical provider in Cape Breton (Attachment E).

Next Steps

If Council agrees to schedule a Public Hearing at their August 18th meeting, the earliest date for the Public Hearing would be during the September meeting of Council. Upon a decision of Council to schedule a Public Hearing, along with the required notices to be published in the Cape Breton Post, notice of this amendment application will be mailed to assessed owners of property in the vicinity of PID 15843907 encouraging them to contact the Planning and Development Department if they have any questions and of their opportunity to attend the Public Hearing.

Recommendation

I recommend that Council pass a Motion to schedule a Public Hearing, for the September meeting of Council, to consider this zoning amendment application.

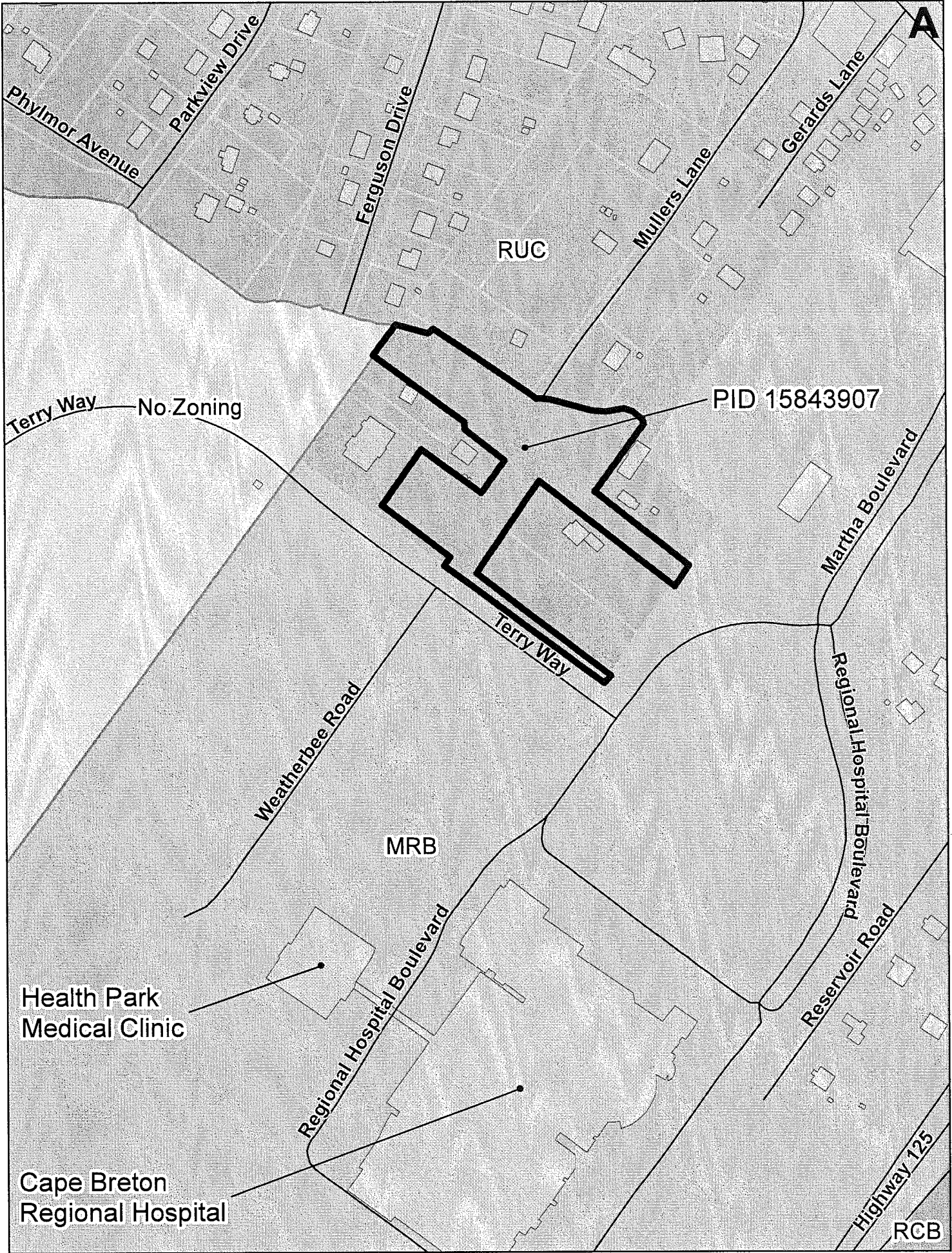
A draft of the recommended amendment to the Municipal Planning Strategy can be found in Attachment B.

A draft of the recommended amendments to the Land Use By-law can be found in Attachment C.

Submitted by:

Karen Neville

**Karen Neville
Planner**



A

RUC

PID 15843907

No Zoning

MRB

Health Park
Medical Clinic

Cape Breton
Regional Hospital

RCB

By-law
of the Cape Breton Regional Municipality

amending the

**Cape Breton Regional Municipality's
Municipal Planning Strategy**

Pursuant to Section 205 of the Municipal Government Act of Nova Scotia, the Council of the Cape Breton Regional Municipality hereby amends the Cape Breton Regional Municipality's Municipal Planning Strategy in the following manner:

THAT: Part 2 Sales/Service Business Development of the Municipal Planning Strategy is hereby amended by repealing policy 4.d and replacing it with the following:

4.d Following the announcement the current Regional Hospital was to be originally constructed (it opened in 1995), a Municipal Planning Strategy and implementing Land Use Bylaw was prepared and adopted for the community of Mira Road. These planning documents channeled business development to just the area in proximity to the Regional Hospital and nowhere else in the community. Properties on both sides of George Street between its intersections with Rotary Drive and Highway 125 (including the proposed site of the Regional Hospital) and Reservoir Road were under the jurisdiction of a Zone exclusively designed to permit only those types of business developments considered to complement the services provided by the hospital. With the conveyance of the hospital driveway to the CBRM to be used and maintained as a public street and the construction of Terry Way to provide access to a proposed medical complex, the jurisdiction of this Zone was expanded. An exclusive zone was established to be in effect in this area titled the Mira Road Business (MRB) Zone. That Zone and the policy objective supporting it was carried included when this Planning Strategy was adopted.

Considering the growth in business developments complementing the Regional Hospital, it shall be a policy of Council to adopt a policy directive that allows for the expansion of the MRB zone into adjacent lands along Terry Way provided access is not provided via any of the public street/roads or unlisted roads serving the residential neighbourhood directly to the east of Terry Way.

PASSED AND ADOPTED: 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 the Amending By-law of the Cape Breton Regional Municipality adopted by Regional Council during a meeting held on _____ to amend the Cape Breton Regional Municipality's Municipal Planning Strategy.

Deborah Campbell, CLERK

By-law
of the Cape Breton Regional Municipality
amending the

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

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

THAT: Part 8 Mira Road Business (MRB) zone of the Land Use By-law is hereby amended by adding the following:

Section 5 Special Provision for East of Terry Way/Mira Road

In addition to all of the other applicable provisions within the MRB zone, development on properties with 150 feet of Eastern boundary of Terry Way shall be subject to the following:

- The lot parcel shall have access off of Terry Way, and
- Access to the lot parcel shall not be permitted off of Mullers Lane, and
- Parking areas shall only be permitted in the front and/or the side of the main building, and
- All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.

THAT: Council amends the CBRM's Land Use Bylaw map by deleting the Residential Urban C (RUC) Zone in effect for the properties within 150 feet of the Eastern boundary of Terry Way and replacing it with the Mira Road Business (MRB) Zone.

PASSED AND ADOPTED: 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 the Amending By-law of the Cape Breton Regional Municipality adopted by Regional Council during a meeting held on _____ to amend the Cape Breton Regional Municipality's Land Use By-law.

Deborah Campbell, CLERK

June 30, 2015

Malcolm Gillis,
Director of Planning and Development
Cape Breton Regional Municipality
320 Esplanade # 200
Sydney, Nova Scotia B1P 7B9

Email: mggillis@cbrm.ns.ca

Dear Mr. Gillis,

Re: Request to amend MPS and zoning – PID 14843907

I have a copy of your June 10, 2015 memo to council, and I have listened to the audio of your presentation to council on June 16. Council accepted your recommendation that an “issue paper” be prepared. There are some issues that I would like to see addressed in that paper:

1. Current supply of doctor’s office space

Please set out in your paper the amount of doctor’s office space that exists within 3 km of the regional hospital. This would include HealthPark and the Membertou Professional Centre. Please also set out what you can determine regarding vacancy.

2. Parking issues

Please note in your paper that parking is an issue to resolve. Please describe the current parking situation in and around the regional hospital, including the issue of pricing and the problem of unregulated parking on PID 15839830.

3. Zoning / planning principles

In your June 10 memo to council, and in your June 16 presentation to council (which I have listened to at http://archive.isiglobal.ca/vod/cbrm/archive_2015-06-16.mp4.html), you note that the historical financial interest of Mr. Weatherbee was that the east side of Terry Way remain RU-C as he did not want the east-side property owners to get a “windfall” or “free ride” on his “capital investment” in building Terry Way. I do not understand this, and would ask that you explain it in the paper.

Your June 16 presentation indicates that it is now in Mr. Weatherbee’s interest to have the east side of Terry Way (or, at least, his property) re-zoned to permit a “doctor’s office”. (You used the phrase “small medical clinic” in your presentation.)

Your June 16 presentation makes it clear that you support the zoning change because a doctor’s office near the hospital makes sense. I confess that I have always assumed that the Mira Road Business Zone ended at Terry Way because, on the east side of Terry Way, there begins a residential area, and a basic principal of planning is separation of land uses.



Please ensure that your paper explains how a planner balances the interests of one landowner with the interests of other landowners, particularly if there are changes over time, and sets out in a balanced manner the rationales both for and against this proposal.

Please email a copy of or link to the issue paper to glenna.birt@nwhreit.com once it is public.

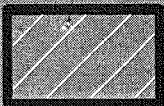
Respectfully,

A handwritten signature in cursive script that reads 'Glenna Birt'. The signature is written in black ink and is positioned above the printed name.

Glenna Birt
Regional General Manager – Atlantic

MEMBERTOU FIRST NATION

73



**Extent of Proposed
Municipal Planning Strategy
Amendment**



Property Boundary

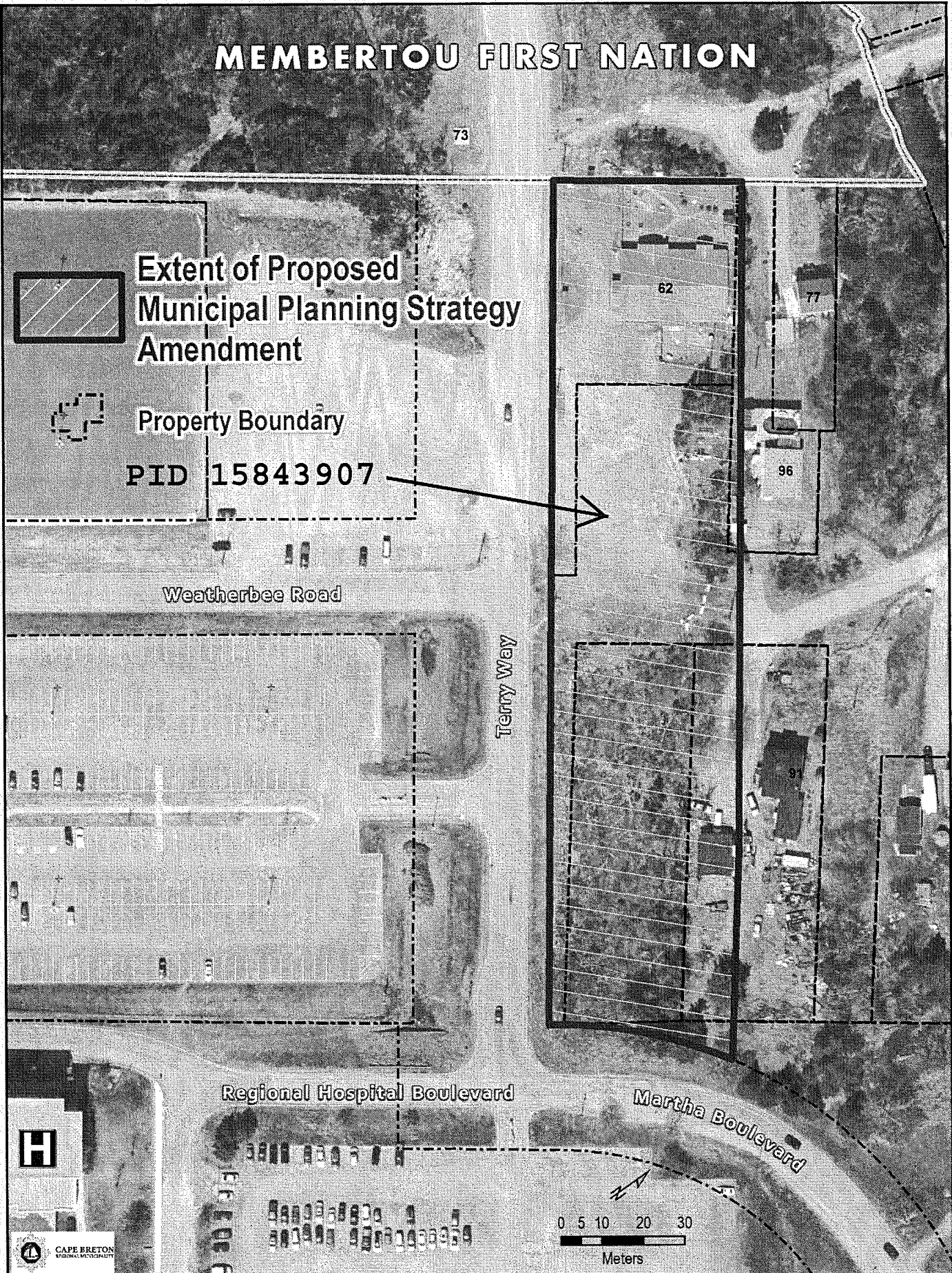
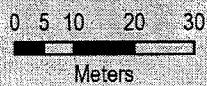
PID 15843907

Weatherbee Road

Terry Way

Regional Hospital Boulevard

Martha Boulevard



Zone Amendment Application – 1005 Wayne Weatherbee - Terry Way, Mira Road PID# 15843907:

Planner, Karen Neville provided background information concerning this issue.

Motion:

Moved by Councillor Detheridge, seconded by Councillor Eldon MacDonald, to adopt, by resolution, a Public Participation Program to be held sometime in July to explore the possibility of amending the Municipal Planning Strategy and Land Use Bylaw to allow a doctor's office to be located on property on Terry Way in Sydney, PID 15843907, and that the results of the Public Participation Program be presented at the August meeting of Council.

Motion Carried.



TO: CBRM Council

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: August 4th, 2015

Introduction

At the July 7th meeting of Council, Ms. Lorraine Paulin's request to establish an outdoor recreational business establishment on PID 15238389 in Reserve Mines was presented to Council (Attachment A). Council was provided with two options, either reject Ms. Paulin's request because it will require an amendment to CBRM's land use policy, or request staff prepare and submit an issue paper to Council. This issue paper is response to Council's motion.

Why is an Amendment to the Land Use By-law required?

Ms. Paulin's proposal would consist of three to five batting cages along with a playground and monument. Ms. Paulin is also proposing a small building to be constructed on the property to be used for equipment storage and an office. Ms. Paulin has expressed that this building could also contain a party room which would be used for children's birthday parties, a place to have cake and open presents.

The property in question 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. The Land Use By-law (LUB) defines recreational business establishment as:

a business open to the general public offering recreational facilities which enable persons to perform strenuous physical activities for a fee either in the form of a pay-for-use terms or annual membership and shall include both indoor and outdoor recreational establishments.

- indoor recreational business establishments may include (but not be limited to) fitness centre, bowling alleys, skating rinks, racquet clubs, rock climbing, and swimming pools, but do not include arcades.

- outdoor recreational business establishments may include (but not be limited to) golf courses, ski resorts, tennis clubs, water parks, racetracks, equestrian trails, driving ranges, and amusement parks.

Why is an Amendment the Municipal Planning Strategy required?

In addition to having to amend the provisions of the RUC zone of the 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.

The policies within the MPS set out the general rules of land development which enables Council and Staff to consider development proposals in an impartial manner. One of the functions of land use policy is to foster sales/service development. Although the MPS was drafted as a catalyst to facilitate business development, it must also function as a legal tool to provide stability. To achieve this, policies in the MPS use a number of factors to establish a hierarchy of site compatibility for development. These factors include public street/road level, proximity to important public street/road intersections, geographic positioning, land use conflict potential, and the unique characteristics of a neighbourhood or streetscape. As a result, commercial development is discouraged in residential areas with low density (single unit dwelling) development.

In addition to policy direction for sales/service business development, the MPS also includes policy direction for recreation development. These policies provide direction as to where, and under what conditions, the various types of recreational uses are considered to be appropriate. Currently there is no policy direction to support a private recreational business establishment in the area proposed by Ms. Paulin.

Evaluation of the Request

It is important to note, that while amendments to MPS and LUB could permit Ms. Paulin's proposed development, the approval of those amendments would have a wider impact than one development. From staff's perspective it is difficult to support this request, not only because of the implications of additional commercial recreation developments in areas with similar zoning, but because of the characteristics of this property in particular. When evaluating the suitability of a recreational development it is important to take into consideration density of the surrounding development, nuisance level, traffic, market served, and scale of the buildings and structures.

As you can see from the Attachment A, Ms. Paulin's property fronts on Centerville Street and Tompkinsville Road. The portion of the property where Ms. Paulin was hoping to establish this development would be accessed by Tompkinsville Road. Unlike a beach or a ski hill, there is nothing unique about the characteristics of the landscape or neighbourhood that contribute to the siting of this development in this location. The market that would be served by the proposed development is greater than the immediate neighbourhood. As a result, this development would likely be accessed via vehicular traffic. Tompkinsville Road is a dead end residential street comprised predominately of single unit dwellings. A recreational business establishment at the end of Tompkinsville Road would result in an increase in traffic on what is currently a quiet residential street. In addition to the increase in traffic, the proposed development poses concerns with the surrounding land uses as it applies lighting and noise associated with this development.

While Ms. Paulin is hoping to access this development from an entrance to her property at the end of Tompkinsville Road, she has expressed that she is willing to use her driveway on Centreville Street to access the proposed development. Although, this option is preferable to accessing off of Tompkinsville Road, this sector of Centerville Street is a fairly densely developed residential streetscape comprised of single detached dwellings and serviced by both a CBRM water main and sanitary sewer main. It is our opinion this proposed development does not justify revising MPS policy.

In addition to anticipating that this development will provide her with a livelihood and the ability to remain in Cape Breton, Ms. Paulin is planning on hiring Glace Bay High School students and donating some of the profits towards a scholarship fund honoring the late Sergeant James Patrick MacNeil. In her letter, Ms. Paulin has indicated that she does not wish to expand the outdoor recreational business establishment to include go-carts, miniature golf, or a driving range; however, Ms. Paulin has not provided staff with a detailed business plan for her proposal (Attachment B). Presently Ms. Paulin is requesting three to five batting cages, playground, monument, and building to be used as an office, party room, and for storage, but once the MPS is amended to permit a private recreational business the precedence for additional recreational uses in a residential area has been set.

Based on the initial capital investment associated with the batting cages, paved parking, public washrooms, and the construction of a building in compliance with the Building Code of Nova Scotia while offering to provide a percentage of the profits as a donation toward a scholarship fund, it will be challenging for this development to be a financially viable business endeavour at the proposed scale. If Council decides to proceed with a public consultation process and consider an amendment to the land use policies and zoning provisions of the Regional Municipality that could have far reaching effects elsewhere in the CBRM, it is reasonable for staff and Council to ask the proponent to present us with a business plan in support of her request.

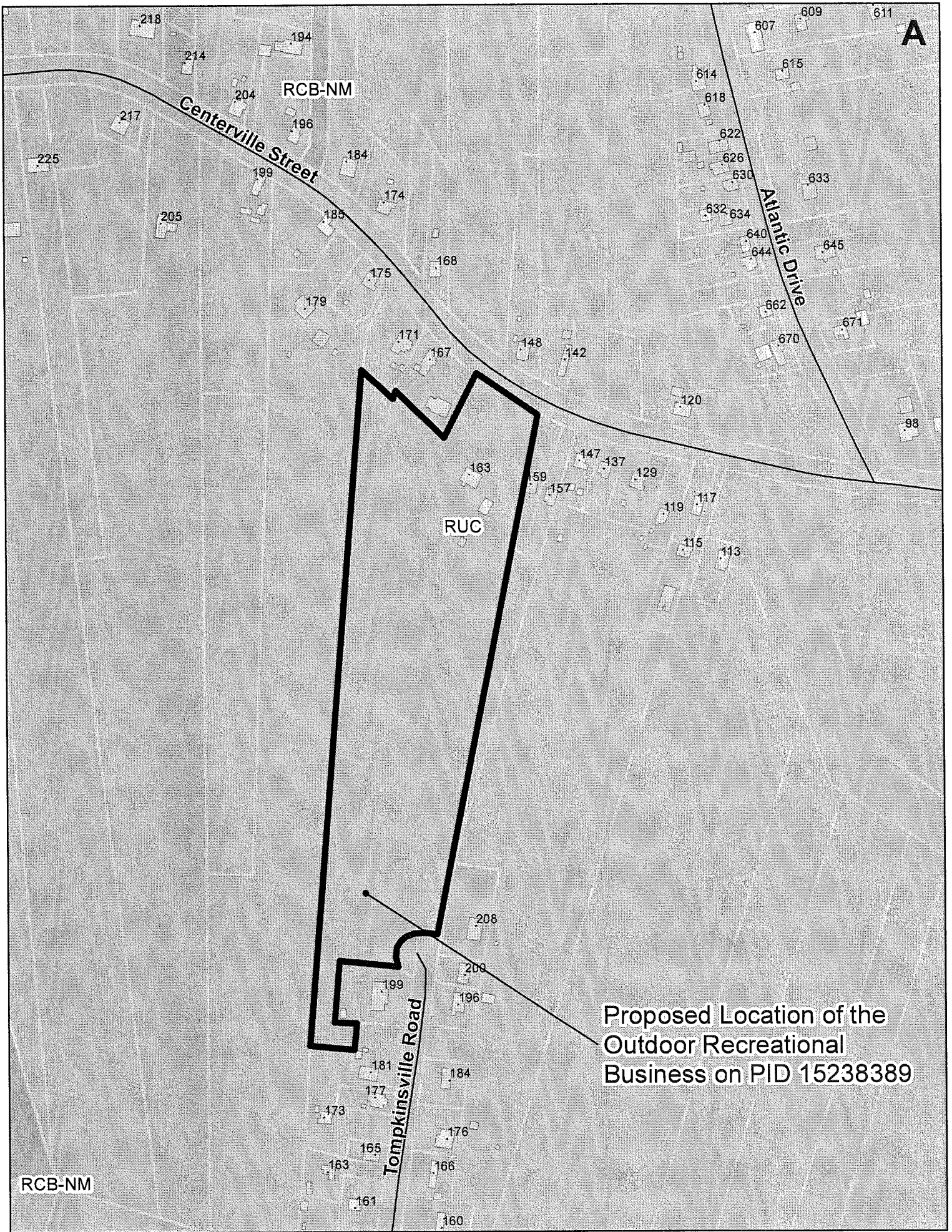
Recommendation

Based on the above evaluation, the proposed location for Ms. Paulin's development is not in keeping with the intent of the policies of the Municipal Planning Strategy; therefore, I recommend that Council reject Ms. Paulin's request to amend the Municipal Planning Strategy and Land Use By-law. Instead, I recommend that Council request that Ms. Paulin prepare a detailed business plan and meet with staff to discuss alternate locations for the proposed development.

Submitted by:

Karen Neville

Karen Neville
Planning and Development Department



A

RCB-NM

RUC

RCB-NM

Proposed Location of the
Outdoor Recreational
Business on PID 15238389

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 4th 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

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:

Planner, Karen Neville advised Council that her office was in receipt of a request from Ms. Lorraine Paulin to amend the Municipal Planning Strategy and Land Use By-Law to establish an outdoor recreational business establishment on PID 15238389 in Reserve Mines.

Motion:

Moved by Deputy Mayor George MacDonald, seconded by Councillor MacLeod, that staff be directed to prepare an issue paper regarding the request to amend the Municipal Planning Strategy and the Land Use Bylaw to permit an outdoor recreational business establishment on the referenced property outlined in the staff memo dated July 2nd, 2015.

Motion Carried.



TO: CBRM Council

FROM: Karen Neville

**SUBJECT: ZONING AMENDMENT APPLICATION – 1007
MEMBERTOU DEVELOPMENT CORPORATION
Churchill Drive, Sydney (PID 15852494)**

DATE: August 4th, 2015

Introduction

The Planning and Development Department has received a zone amendment application from Membertou Development Corporation. The applicant would like to construct a hotel on a vacant parcel of land on Churchill Drive (PID 15852494) [Attachment A]. The proposed three storey hotel will be approximately 62 feet by 244 feet and contain 80 rooms (Attachment B). The applicant intends on retaining the vegetation along the North West boundary, except where its removal is necessary for the construction of the development.

The proposed development can be accessed via Churchill Drive and Towerview Place. Both of these streets are considered to be part of the public street/road network because they are owned and maintained by the Membertou Development Corporation. To accommodate the proposed hotel and parking requirements, the applicant intends on consolidated PID 15852494 with a portion of PID 1585372 (Attachment C).

Why a zoning amendment is necessary for this development

The property in question is zoned Residential Urban A (RUA) and has an area of approximately 1.44 hectares (3.56 acres). While the RUA zone does permit a wide range of uses it does not permit a hotel; as a result, the Membertou Development Corporation is requesting a zone amendment.

Why should a zoning amendment be considered?

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 Membertou Shipyard Business (MSB) zone, which is immediately adjacent to the property in question, and therefore the request is in keeping with the MPS.

Provisions of the MSB Zone

If Council approves the proposed zone amendment request, any development on the subject property would need to comply with the provisions of the MSB zone as well as all other applicable provisions of the CBRM Land Use By-law.

Surrounding Land Uses

The area surrounding PID 15852494 is comprised of a range of residential and non-residential uses. Based on our GIS data, in the surrounding area under the jurisdiction of the CBRM there is a radio station, a government office, three twelve unit seniors complexes, two eighty-three units apartment buildings, a private radio club, a medical office, a residence care facility, a hotel, along with a range of residential development. In particular, the two four storey eighty-three unit apartment buildings located on the property to the North West of the property in question are larger than the proposed hotel.

Also, in the immediate area within the boundary of Membertou there is a school, offices, video lottery pavilions, gasoline pumps, convenience store and take out restaurant, youth centre, bingo hall, public works buildings, and two strip malls along with residential development.

Within the Political Jurisdiction of the CBRM

Similar to the existing hotel in Membertou's business park, it is highly likely that this development will remain outside the Membertou's boundary because private interest will be investing in this development. This means the proposed hotel will remain within the political jurisdiction of the CBRM.

Evaluation

In 2004 when the MPS and LUB were developed, the extension of the Membertou business park close to residential neighbourhoods in CBRM was discussed with the surrounding neighbourhoods. As a result of these discussions, the list of permitted uses in the MSB zone was limited to the proposed developments that were acceptable as a concept by these neighbourhoods. A hotel was one of the limited uses within the MSB zone.

Given the content of Policy 16, Part 10 of the MPS, the range and scale of surrounding land uses, the provisions of the MSB zone, in particular the landscaping requirements, it is reasonable for Council to consider the request to amend the zoning on PID 15852494 from the RUA zone to the MSB zone.

Next Steps

If Council agrees to schedule a Public Hearing at their August 18th meeting, the earliest date for the Public Hearing would be during the September meeting of Council. Upon a decision of Council to schedule a Public Hearing, along with the required notices to be published in the Cape Breton Post, notice of this zone amendment application will be mailed to assessed owners of property in the vicinity of PID 15852494 encouraging them to contact the Planning and Development Department if they have any questions and of their opportunity to attend the Public Hearing.

Recommendation

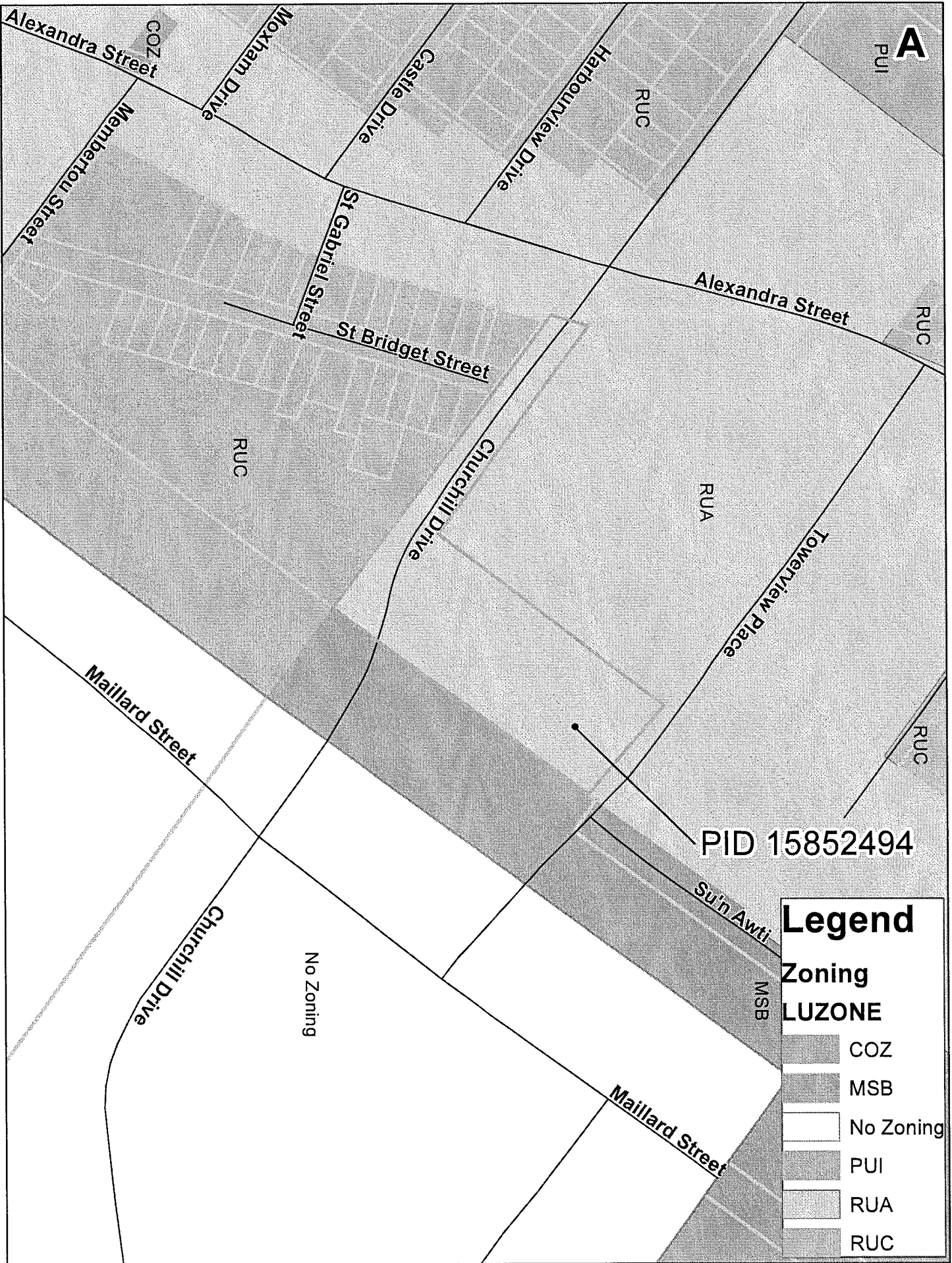
I recommend that Council pass a motion to schedule a Public Hearing to consider this zoning amendment application during the September meeting of Council.

A draft of the recommended amendments can be found in Attachment D.

Submitted by:

Karen Neville







Karen Neville
Planning and Development Department



A
PUI

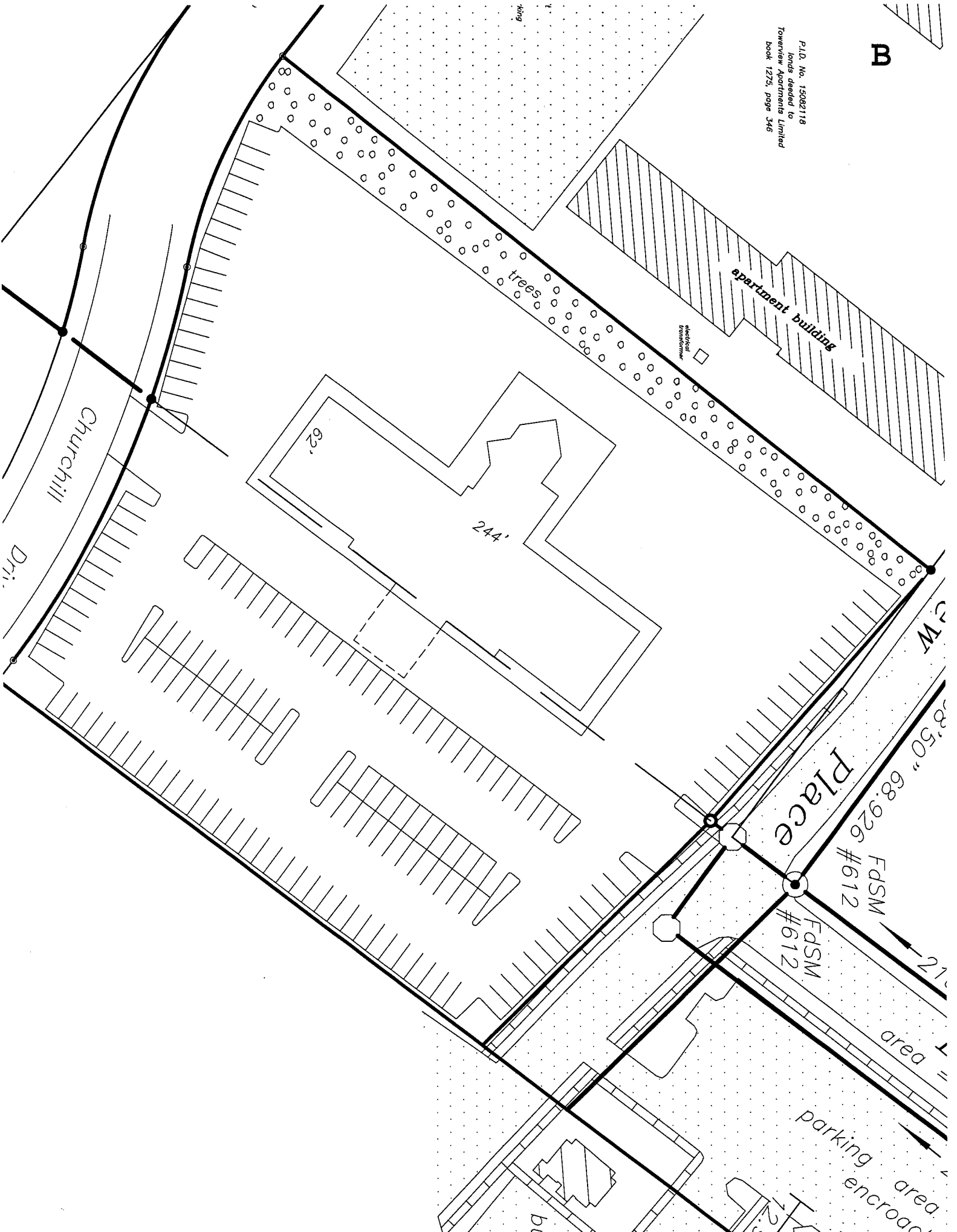
PID 15852494

Legend

- Zoning**
LUZONE
-  COZ
 -  MSB
 -  No Zoning
 -  PUI
 -  RUA
 -  RUC

B

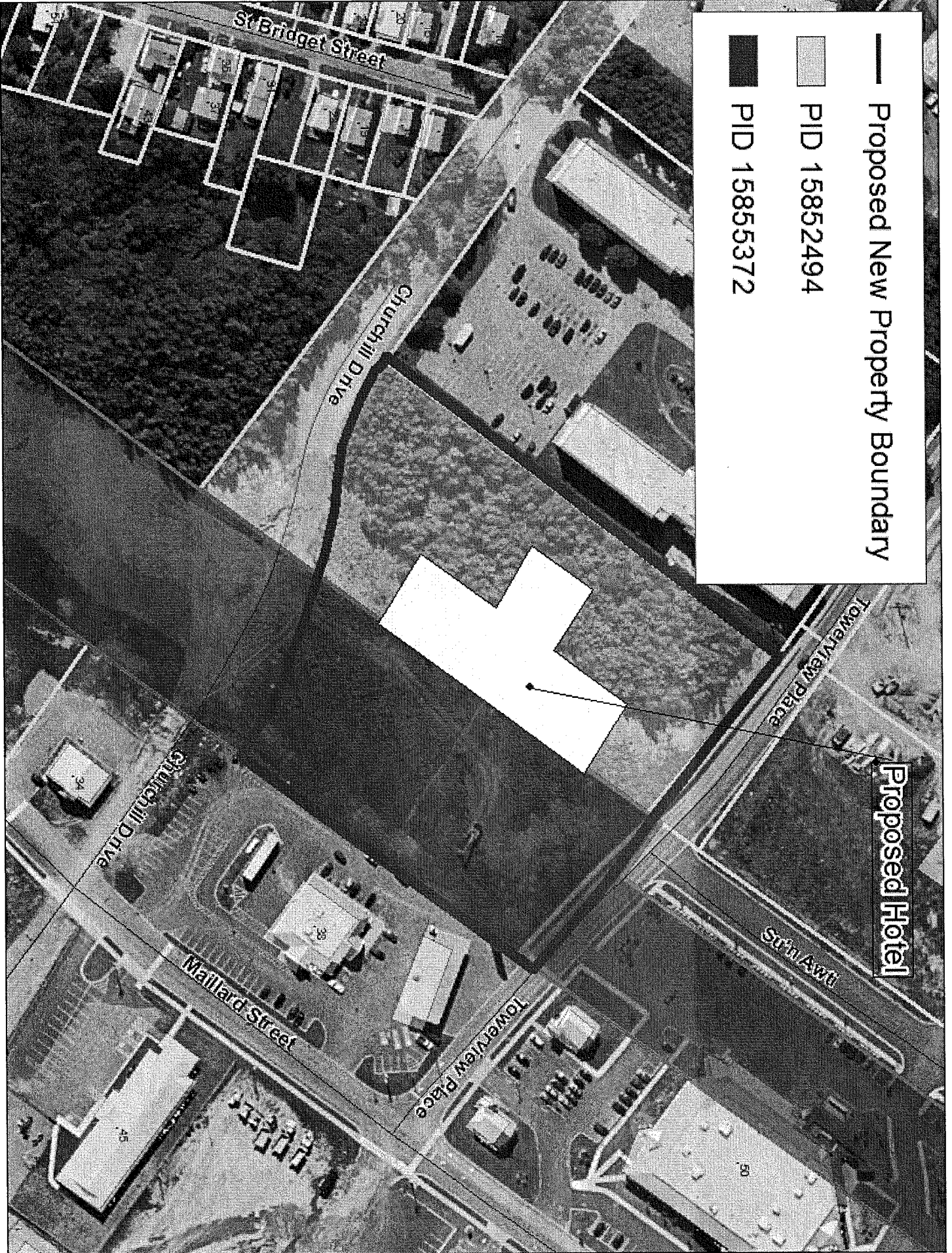
P.L.D. No. 13092118
lands deeded to
Towerview Apartments Limited
Book 1275, page 346



— Proposed New Property Boundary

■ PID 158552494

■ PID 15855372



By-law
of the Cape Breton Regional Municipality

amending the

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

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

THAT: Council amends the CBRM's Land Use Bylaw map by deleting the Residential Urban A (RUA) Zone in effect for PID# 15852494 replacing it with the Membertou Shipyard Business (MSB) Zone.

PASSED AND ADOPTED: 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 the Amending By-law of the Cape Breton Regional Municipality adopted by Regional Council during a meeting held on _____ to amend the Cape Breton Regional Municipality's Land Use By-law.

Deborah Campbell, CLERK



TO: CBRM Council

FROM: Karen Neville

**SUBJECT: ZONING AMENDMENT APPLICATION – 1009
Share, Support and Recovery
166 Lingan Road, Sydney**

DATE: August 10, 2015

Introduction

The Planning and Development Department has received an application from Share, Support and Recovery requesting the Development Agreement in effect for PID 15614340, currently owned by Housing Nova Scotia, be discharged and a new zone in the CBRM Land Use By-law (LUB) be created for this property (Attachment A). The property is currently vacant and has an area of 24620.02ft² (2287.27m²). Shared, Support and Recovery has secured funding to develop eight residential units and it is their intention to construct two four unit buildings on this property (Attachment B).

Why the Development Agreement needs to be discharged?

A Development Agreement was entered into for the property in question (blue) as well as three lot parcels (red) on the opposite (i.e. East) side of Lingan Road in 1985 between Scotsburn Dairy and the City of Sydney (Attachment A). The property which is the subject of this request is now vacant but was once the site of the dairy's manufacturing plant. The existing buildings on the East side of Lingan Road (166 Lingan Road) was the dairy's fleet maintenance and repair facility. In 1995, a subsequent Development Agreement was entered into between MacPhee's Welding and the City of Sydney. Both Development Agreements are still in effect. There is no record of a Motion of the CBRM Council discharging the original Development Agreement, and there are clauses in both Development Agreements that indicate they are interrelated.

This application was made because the development proposal made by Shared, Support and Recovery is not a permitted use in compliance with either Development Agreement or the residential zoning in effect throughout the surrounding neighbourhood.

Due to the fact that the Development Agreement applies to several properties under different ownership, all of the property owners must agree to discharge of all or a portion of these Development Agreements. The properties located at 166 Lingan Road (red) are currently owned by Empire Concrete Inc. (Attachment A). Joe Camilli, Empire Concrete Inc, was contacted about the possibility of discharging the Development

Agreements for the properties located at 166 Langan Road. Mr. Camilli was open to the possibility of discharging the Development Agreements in place for his properties.

At the time this report was prepared, Mr. Camilli did not formally apply for the Development Agreements to be discharged from his properties. It is staff understanding that if Mr. Camilli was to request the discharge of the Development Agreements, he would also be asking Council to entertain the creation of a spot zone to recognize the business he is currently operating out of the existing building. The remaining properties under Mr. Camilli's ownership would revert to the surrounding residential zoning of Residential Urban C (RUC). Regardless of whether or not Mr. Camilli applies to discharge the Development Agreements for his properties, he will need to agree to discharge the Development Agreement as it applies to PID 15614340.

Surrounding Land Uses

The area surrounding PID 15614340 is predominantly residential however there is a range of non-residential uses in the area including a day care facility, educational training centre, union hall, several home based businesses as well as Empire Concrete located directly across the street at 166 Langan Road. Based on GIS data, there are seventeen two unit dwellings, five three unit dwellings, one five unit dwelling, and one six unit dwelling within the area outlined Attachment C.

What Does the Municipal Planning Strategy Say

There are several policies in the Municipal Planning Strategy (MPS) which advocate for higher density residential developments like apartment buildings under a variety of circumstances. When the current zoning does not permit the scale of a proposed residential development it is a policy of the MPS to at least consider a zoning amendment. If a zoning amendment is considered, Policy 1. d. 9 Part 4 of the MPS provides a list of six criteria to be used to evaluate the merits of the zoning amendment application. This criteria is listed below along with an evaluation of the proposed application.

- The development proposal must include a landscaping plan to buffer and screen low density residential uses from the starker ancillary components of the site (*e.g. parking spaces, driveways, utility facilities, etc.*)

There are two residential properties abutting the property in question. The applicant intends on retaining the existing trees as well as planting additional vegetation to buffer abutting the residential properties (Attachment D).

- an on-site parking and vehicular maneuvering plan which does not exacerbate traffic movement problems along any public street/road abutting the site shall be included;

According to Part 2 General Provisions for all Zones Section 30 Parking Requirements According to Land Use Type of the LUB, one parking space is required per dwelling unit of an apartment building. There will be a total of eight units and therefore the applicant must provide eight parking spaces. The proposed site plan depicts the location of the proposed parking (Attachment D).

- traffic emanating to and from the site shall not significantly increase the volume of traffic along any public street/road it will be accessing;

This zoning amendment will allow for two four unit apartment buildings on the site. Currently there are various provisions in the LUB that could result in several two dwelling units being constructed on this property without the need for a zone amendment. The property also has the potential to be subdivided into several lot parcels, all of which could contain a two unit dwelling. If the applicant chose to undertake either of those options the resulting development would have a similar volume of traffic as the proposed apartment building. Also, the criteria to evaluate increased traffic is more relevant when considering a zone amendment for a much larger apartment building.

- The development proposal must mitigate the potential adverse effects any significant buildings will have on much smaller scale low density residential buildings.

Due to the large lot size, the density of the proposed buildings is actually comparable to other residential development in the area. The proposed zone amendment would only permit two four unit apartment buildings to be constructed on the property. If the applicant wants additional apartment developments on the property, a subsequent zone amendment would need to be evaluated and approved by Council.

- The site plan and building design must respect any aesthetic aspects of the streetscape that are easily discernable;

The exterior of the proposed building will blend with surrounding residential properties (Attachment B).

- Any adverse affects such as bulk and height resulting from a significantly greater scale than existing residential development in proximity shall be mitigated.

The proposed building will only be two storeys high, which is not uncommon for residential buildings in the general area. Vegetation will be retained and planted along the West property boundary to screen the proposed development from abutting residential properties.

MPS Policy 1.d.10, Part 4, states that apartment building development shall be prohibited in all areas of the CBRM not serviced with a Municipal piped sanitary sewer main. PID 15614340 can be serviced by a Municipal sanitary sewer main and water main.

When considering a proposed amendment for an apartment building the MPS states that the purpose of zone amendment is to ensure that the apartment building does not adversely affect low density residential development in the vicinity. The MPS also states that the allowable density and scale of an apartment development within a neighbourhood shall be correlated based on:

- the level of the public street/road accessing the site;
- the variety of land use types in the vicinity; and
- the existing development densities in a given neighbourhood;

The property in question has frontage on Lingan Road, Mt. Pleasant Street, and Henry Street, all of which are considered to be Level 4 Urban Streets. While the area is predominantly single unit and two unit dwellings there is a range of higher density residential buildings and non-residential uses in the area. Given current provisions in the LUB, the property has the potential to contain several two-unit dwelling as a result two four unit apartment buildings would be a comparable density. Based on the above evaluation, the proposed zone amendment to permit two four unit apartment buildings on PID 15614340 would meet the intent of the MPS.

Next Steps

If Council agrees to schedule a Public Hearing at their August 18th meeting, the earliest date for the Public Hearing would be during the September meeting of Council. Upon a decision of Council to schedule a Public Hearing, along with the required notices to be published in the Cape Breton Post, notice of this application will be mailed to the assessed property owners in the vicinity of the properties subject to the Development Agreement encouraging them to contact the Planning and Development Department if they have any questions and of their opportunity to attend the Public Hearing.

Recommendation

I recommend that Council pass a Motion to schedule a Public Hearing, for the September meeting of Council, to consider discharging the Development Agreements and this zone amendment application.

A draft of the recommended amendment to the Land Use By-law as it applies to PID 15614340 can be found in Attachment E.

Submitted by:

Karen Neville

**Karen Neville
Planning and Development Department**

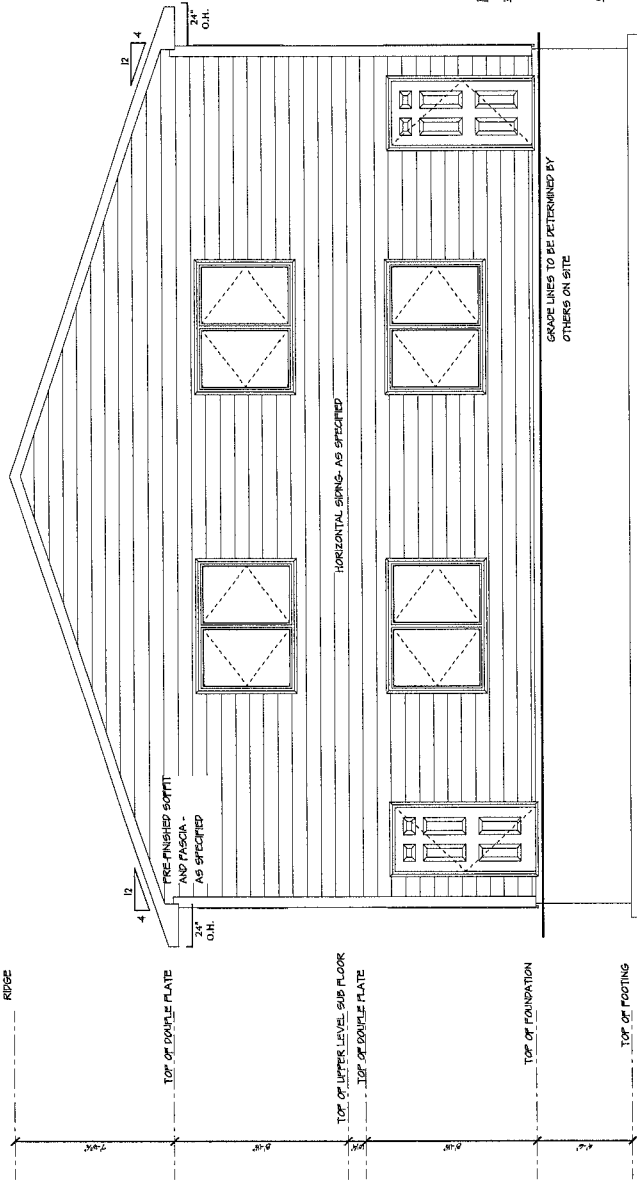


PID 15614340

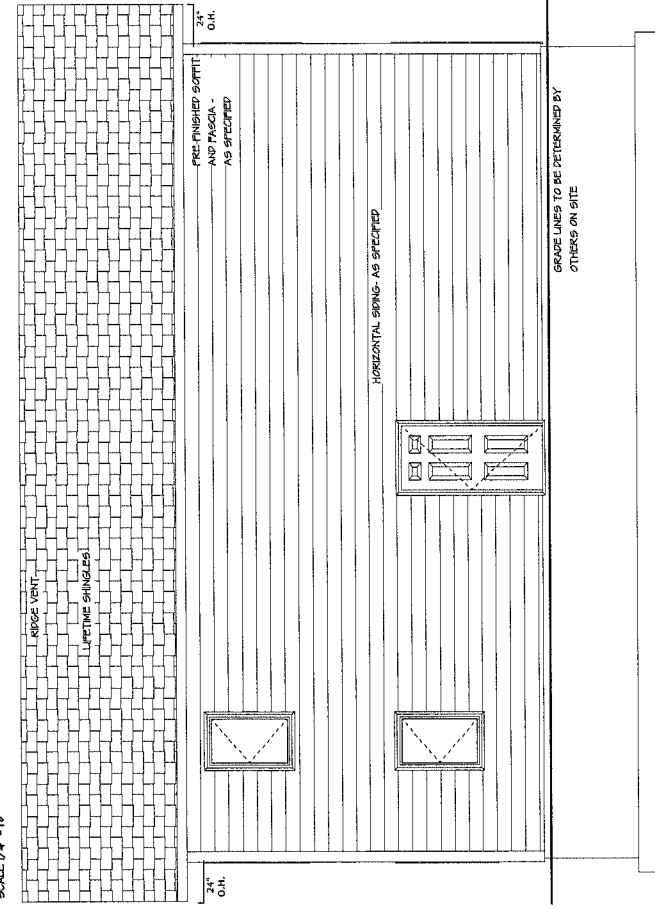
A

FLASHING AND VENTILATION

- FLASHING AND ROOF FLASHING**
- PROVIDE ROOF FLASHING ABOVE ALL EXTERIOR OPENINGS.
 - PROVIDE ROOF FLASHING ABOVE ALL GUTTERS AND VALLEYS.
 - ROOF FLASHING INSTALLED AT ALL VALLEY'S WALL INTERSECTIONS AND JUNCTIONS WHERE WATER COULD PENETRATE THE ROOF JOIST.
- VENTILATION**
- VENTING TO BE INSTALLED ON OPPOSITE SLOPE OF THE BUILDING FOR CROSS VENTILATION WITH NOT LESS THAN 2" OF THE ROOF OPENING AT THE TOP. ROOF SPACE AND NOT LESS THAN 2" OF THE ROOF OPENING LOCATED AT THE BOTTOM OF THE ROOF SPACE.



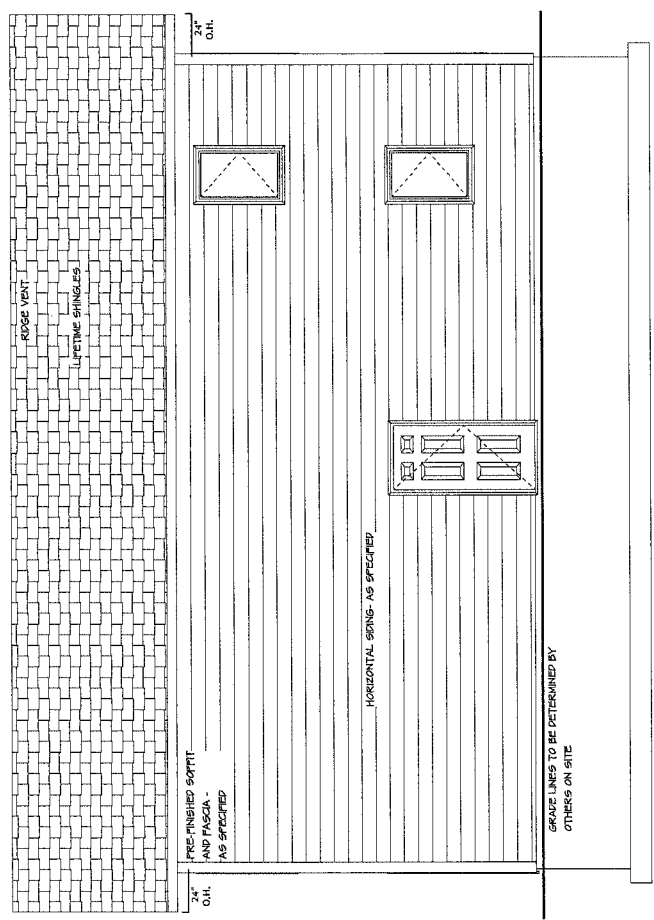
FRONT ELEVATION
 SCALE 1/4" = 1'



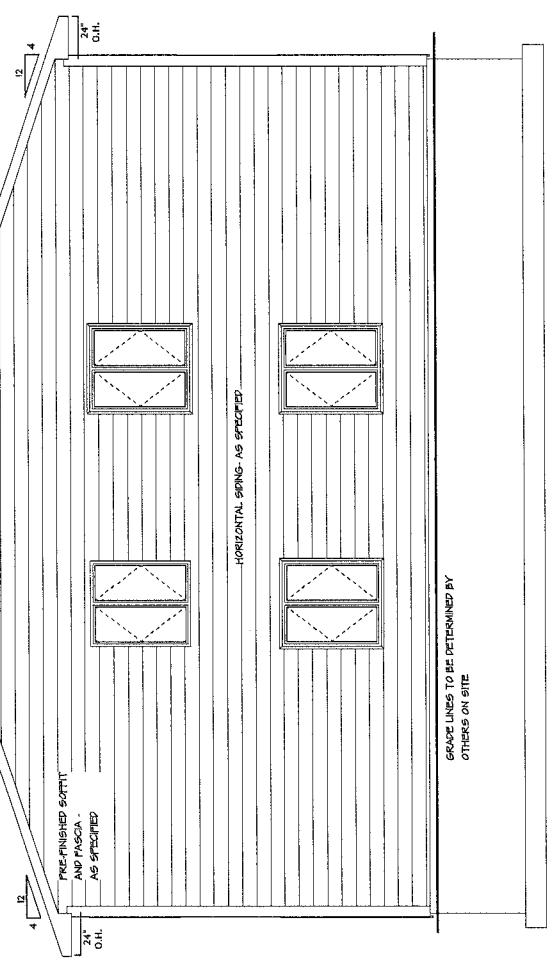
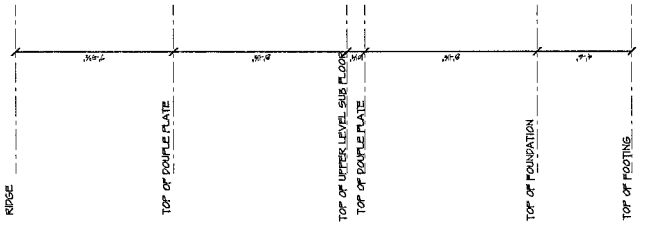
LEFT ELEVATION
 SCALE 1/4" = 1'

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS FOR THE BARE AND BE RESPONSIBLE FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERAL ACCEPTED BUILDING PRACTICES, HOWEVER NATIONAL AND PROVINCIAL AND MUNICIPAL BUILDING CODES VARY, THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE PROVINCIAL AND MUNICIPAL CODES. DO NOT SCALE THESE DRAWINGS. CONSULT ARCHITECT'S SIGNATURE DRAWING.

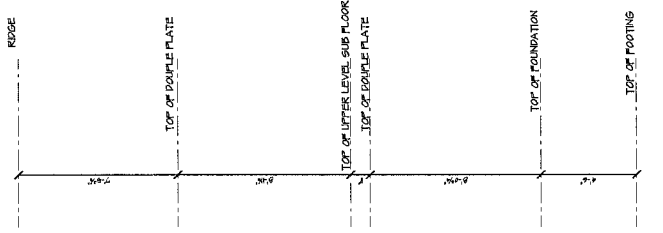
REV	BY	DATE	COMMENT
		18 JUNE 2015	



RIGHT ELEVATION
 SCALE 1/4" = 1'



REAR ELEVATION
 SCALE 1/4" = 1'



ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS FOR THE SAME AND BE RESPONSIBLE FOR ALL GOVERNING CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERAL ACCEPTED BUILDING PRACTICES. HOWEVER NATIONAL AND PROVINCIAL AND MUNICIPAL BUILDING CODES VARY. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE PROVINCIAL AND MUNICIPAL CODES. DO NOT SCALE THESE DRAWINGS.
 CONSULT: WOODS BARRON DRAWING



PID 15614340

C

Wesley Street

Middle Street

Swan Street

West Street

East Street

COZ

Gunn Street

Carroll Crescent

Shendale Drive

RUC

Elmwood Avenue

Webster Street

RUA

Bay Street

Henry Street

Muggah Street

RUC

Fitzgerald Place

CBD

Victoria Road

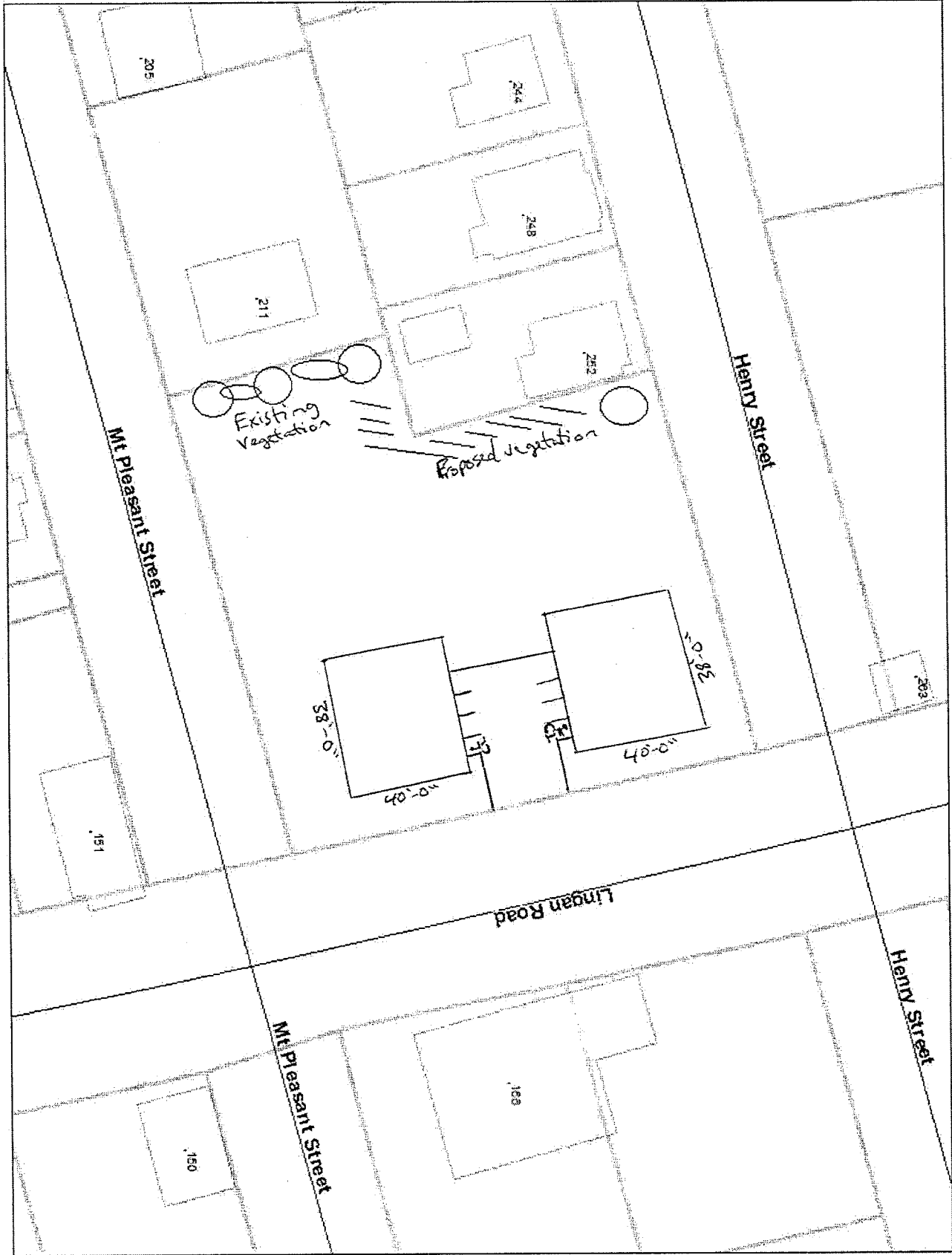
Hankard Street

RUA

Hankard Street

DA

Laurier Street



By-law
of the Cape Breton Regional Municipality

amending the

Cape Breton Regional Municipality's
Land Use Bylaw

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

THAT: Council Renumbers Part 87 Definitions to Part 88

THAT: Council amends the text of the Land Use By-law by creating the following Zone.

PART 87 LINGAN ROAD HIGH DENSITY RESIDENTIAL (LHD) ZONE

Section 1 LHD Uses Permitted

Development Permits shall only be issued in the LHD Zone for the following use in compliance with any relevant section of the General Provisions Part, and any specific section of this Part devoted to the use.

- Two apartment buildings

Section 2 LHD Lot Parcel Development Requirements

- The number of storeys shall be two.
- The density shall not be greater than 1 dwelling unit per 3000 sq. ft. of land on the lot parcel;
- A minimum of 8 parking spaces shall be provided on-site. All other aspects of the parking area shall be in compliance with the General Provision Section of this Bylaw titled "Parking Area Standards".
- A stand of shrubs, bushes, or trees shall be planted or preserved in in the yard between the apartment buildings and the lot parcel boundaries shared with PIDs 15132467 (i.e. 252 Henry Street) and PID 15132533 (i.e. 211 Mt. Pleasant Street).
- All other areas of the lot parcel subject to this Zone not occupied by the building footprint, parking area, deck, or not referenced in any of the above mentioned sub-sections shall be in compliance with this Bylaw's definition for landscaped open area.

THAT: Council amends the Land Use Bylaw map by deleting Development Agreement in effect for PID 15614340 by replacing it with the Lingan Road High Density Residential (LHD) Zone.

PASSED AND ADOPTED: 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 the Amending By-law of the Cape Breton Regional Municipality adopted by Regional Council during a meeting held on _____ to amend the Cape Breton Regional Municipality's Land Use By-law.

Deborah Campbell, CLERK

Revenue	Year To Date Assigned	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
Total Taxes	\$ 25,500,650	\$ 25,470,989	\$ 29,662	\$ 101,883,955	\$ 76,383,305
Total Federal Government	634,014	634,014	-	2,536,056	1,902,042
Total Federal Government Agencies	294,375	294,378	(3)	1,177,510	883,135
Total Provincial Government	331,224	331,225	(1)	1,324,898	993,674
Total Provincial Government Agencies	732,018	732,018	1	2,928,070	2,196,052
Total Services to Other Local Government	107,445	107,445	0	429,779	322,334
Total Transit	159,403	157,500	1,903	630,000	470,597
Total Environmental Development Services	71,115	65,042	6,073	260,168	189,053
Total Licenses & Permits	37,385	44,750	(7,365)	179,000	141,615
Total Fines & Fees	120,177	138,338	(18,161)	553,353	433,176
Total Rentals	138,983	137,500	1,483	550,000	411,017
Total Concessions & Franchises	99,757	91,629	8,128	366,517	266,760
Total Return on Investments/Interest on Taxes	287,165	312,625	(25,460)	1,250,500	963,335
Total Finance Revenue	7,280	7,625	(345)	30,500	23,220
Total Solid Waste Revenue	494,398	475,000	19,398	2,267,000	1,772,602
Total Recreation & Cultural Service Programs	275,209	254,090	21,119	1,789,105	1,513,896
Total Water Utility Charges	1,237,877	1,237,878	(0)	4,951,510	3,713,633
Total Unconditional Transfers	3,968,351	3,980,365	(12,014)	15,921,458	11,953,108
Total Conditional Transfers	930,504	930,505	(1)	4,178,021	3,247,517
Year To Date Assigned	\$ 35,427,330	\$ 35,402,914	\$ 24,416	\$ 143,207,400	\$ 107,780,070

Sara Dunham
 Departmental

Jeff Campbell
 Reviewed

SUMMARY

INCOME STATEMENT

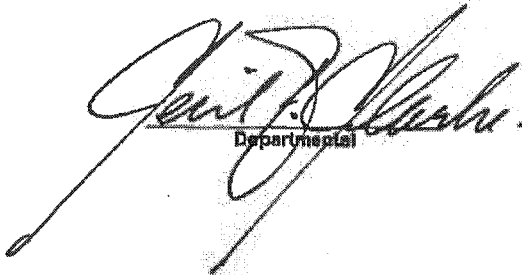
JUNE 30, 2015

Expenditures	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
Legislative	\$ 349,507	\$ 374,778	\$ 25,272	\$ 1,415,714	\$ 1,066,207
Administration	377,255	374,661	(2,594)	995,609	618,354
Finance	569,615	666,342	96,727	2,739,607	2,169,992
Legal	118,785	148,227	29,441	565,444	446,659
Human Resources	374,638	412,113	37,475	1,600,549	1,225,911
Technology & Communications	249,986	284,125	34,139	1,153,099	903,113
Municipal Clerk	82,587	99,845	17,258	480,466	397,879
Fiscal Services	6,282,940	6,401,404	118,463	34,772,031	28,489,091
Occupational Health & Safety	49,217	55,183	5,966	215,532	166,315
Facilities: Centre 200 & Arenas	706,366	783,080	76,714	3,127,620	2,421,254
Police Services	6,609,817	6,422,841	(186,976)	25,110,074	18,500,257
Fire Services (Incl EMO)	4,258,769	4,538,518	279,750	16,550,728	12,291,959
Engineering & Public Works	11,623,736	12,090,106	466,370	48,849,744	37,226,008
Planning	614,821	681,753	66,932	2,650,361	2,035,540
Recreation	1,216,690	1,265,509	48,819	2,980,821	1,764,131
Total expended to date	\$ 33,484,727	\$ 34,598,482	\$ 1,113,756	\$ 143,207,400	\$ 109,722,673

Ami Durham
Departmental

Janet Campbell
Reviewed

Legislative	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 219,385	\$ 219,119	\$ (267)	\$ 878,474	\$ 657,089
6010 BENEFITS	28,469	32,160	3,691	128,840	100,171
6030 TRAVEL/CONFERENCES	68,970	77,825	8,854	209,000	140,030
6040 PROF MEM/DUES & FEES	1,479	3,857	2,378	55,325	53,846
6050 OFFICE SUPPLIES	3,288	5,785	2,517	20,000	18,732
6080 OFFICE EQUIPMENT	1,213	5,050	3,837	6,550	5,337
6080 ADVERTISING	2,852	3,625	973	14,500	11,848
6100 COURIER	115	158	42	625	510
6110 TELEPHONE/FAX	10,238	14,777	4,539	51,900	41,862
6120 PUBL./SUBSCRIPTIONS	767	1,175	408	4,700	3,933
6130 COMPUTER HARDWARE	2,125	-	(2,125)	3,000	875
6150 MEETING EXPENSES	3,854	5,750	1,896	23,000	19,146
6170 PROMOTION	6,970	5,500	(1,470)	22,000	15,030
Total expended to date	\$ 349,507	\$ 374,778	\$ 25,272	\$ 1,415,714	\$ 1,066,207


 Departmental

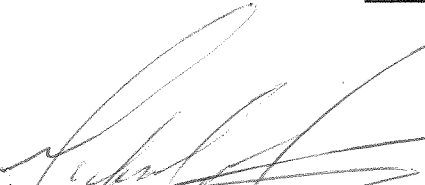

 Finance

ADMINISTRATION

INCOME STATEMENT

JUNE 30, 2015

Administration	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 90,169	\$ 82,521	\$ (7,649)	\$ 330,082	\$ 239,913
6010 BENEFITS	12,913	14,022	1,109	56,087	43,174
6020 TRAINING/EDUCATION	-	510	510	1,500	1,500
6030 TRAVEL/CONFERENCES	10,930	7,141	(3,789)	20,500	9,570
6040 PROF MEM/DUES & FEES	-	236	236	945	945
6050 OFFICE SUPPLIES	66	343	277	2,405	2,339
6100 COURIER	19	75	56	300	281
6110 TELEPHONE/FAX	716	738	21	2,950	2,234
6130 COMPUTER HARDWARE	-	480	480	1,920	1,920
6150 MEETING EXPENSES	448	480	32	1,920	1,472
6170 PROMOTION	15,975	19,838	3,863	20,000	4,025
8100 PROFESSIONAL SERVICES	29,395	31,656	2,261	126,624	97,229
8150 GRANTS/SUBS TO ORG	216,623	216,623	-	430,376	213,753
Total expended to date	\$ 377,255	\$ 374,661	\$ (2,594)	\$ 995,609	\$ 618,354


 Departmental


 Finance

Finance	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 418,015	\$ 459,760	\$ 41,745	\$ 1,839,038	\$ 1,421,023
6010 BENEFITS	80,492	90,265	9,772	361,059	280,567
6020 TRAINING/EDUCATION	2,398	5,271	2,873	24,630	22,232
6030 TRAVEL/CONFERENCES	2,592	5,599	3,007	24,000	21,408
6040 PROF MEM/DUES & FEES	2,586	4,300	1,714	5,330	2,744
6050 OFFICE SUPPLIES	1,378	4,625	3,247	18,500	17,122
6060 OFFICE EQUIPMENT	370	3,625	3,255	14,500	14,130
6080 ADVERTISING	8,549	9,989	1,440	42,000	33,451
6090 POSTAGE	58,072	57,060	(1,012)	157,300	99,228
6100 COURIER	5,134	5,675	541	22,700	17,566
6110 TELEPHONE/FAX	4,049	4,950	901	19,800	15,751
6130 COMPUTER HARDWARE	4,954	4,950	(4)	19,800	14,846
6140 COMPUTER SOFTWARE	-	-	-	57,000	57,000
6160 LIABILITY INSURANCE	64,485	71,356	6,871	299,600	235,115
6180 COST RECOVERY	(119,946)	(107,074)	12,872	(347,150)	(227,204)
8010 OPERATIONAL MAT/SUPP	300	1,750	1,450	7,000	6,700
8100 PROFESSIONAL SERVICE	15,643	16,000	357	55,000	39,357
8110 CONTRACTS/AGREEMENTS	17,307	20,191	2,884	63,800	46,493
8120 LEASES	1,737	3,925	2,188	15,700	13,963
8180 TAX EXEPT/WRITE OFF	1,500	4,125	2,625	40,000	38,500
Total expended to date	\$ 569,615	\$ 666,342	\$ 96,727	\$ 2,739,607	\$ 2,169,992

Darcia Durham
Departmental

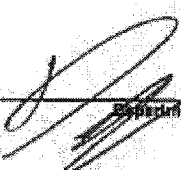
Janice Campbell
Finance

LEGAL

INCOME STATEMENT

JUNE 30, 2015

Legal	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 68,616	\$ 73,288	\$ 4,671	\$ 293,150	\$ 224,534
6010 BENEFITS	14,098	14,849	753	59,394	45,298
6020 TRAINING/EDUCATION	628	3,380	2,734	8,500	5,874
6030 TRAVEL/CONFERENCES	1,420	2,125	705	8,500	7,080
6040 PROF MEM/DUES & FEES	4,239	5,885	1,566	8,200	1,981
6050 OFFICE SUPPLIES	98	875	777	3,500	3,402
6060 OFFICE EQUIPMENT	1,708	1,400	(308)	4,200	2,492
6070 PHOTOCOPY SUPPLIES	531	625	94	2,500	1,969
6080 ADVERTISING	-	250	250	1,000	1,000
6100 COURIER	45	800	756	1,000	956
6110 TELEPHONE/FAX	1,203	1,250	47	5,000	3,797
6120 PUBL./STATUTES	1,812	2,750	938	14,000	12,188
6130 COMPUTER HARDWARE	-	750	750	3,000	3,000
6140 COMPUTER SOFTWARE	-	-	-	2,500	2,500
6150 MEETING EXPENSE	-	125	125	500	500
6180 COST RECOVERY	-	-	-	-	-
6100 PROFESSIONAL SERVICE	24,393	39,976	15,583	154,500	130,107
Total expended to date	\$ 118,785	\$ 148,227	\$ 29,441	\$ 585,444	\$ 446,659


 Departmental


 Finance

HUMAN RESOURCES

INCOME STATEMENT

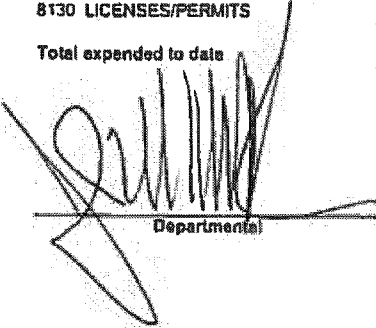
JUNE 30, 2015

Human Resources	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 120,213	\$ 139,843	\$ 19,430	\$ 558,570	\$ 438,357
6010 BENEFITS	188,442	189,075	(388)	733,399	543,957
6020 TRAINING/EDUCATION		1,500	1,500	6,000	6,000
6030 TRAVEL/CONFERENCES	1,338	6,500	5,162	18,250	14,912
6040 PROF MEM/DUES & FEES	523	433	(91)	1,730	1,207
6050 OFFICE SUPPLIES	1,014	3,925	2,911	15,700	14,686
6080 OFFICE EQUIPMENT	-	-	-	2,500	2,500
6080 ADVERTISING	3,425	2,947	(478)	5,000	1,575
6110 TELEPHONE/FAX	2,183	2,500	337	10,000	7,837
6120 PUBL/SUBSCRIPTIONS	312	1,008	696	2,400	2,088
6130 COMPUTER HARDWARE	2,270	3,333	1,063	4,000	1,730
8150 MEETING EXPENSE	-	500	500	2,000	2,000
8010 OPERATIONAL MAT/SUPP	293	-	(293)	-	(293)
8100 PROFESSIONAL SERVICE	51,604	57,025	6,021	230,500	178,896
8110 CONTRACTS/AGREEMENTS	2,042	3,125	1,083	12,500	10,458
Total expended to date	\$ 374,638	\$ 412,113	\$ 37,475	\$ 1,600,549	\$ 1,225,911


 Departmental


 Finance

Technology/Communications	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 93,079	\$ 99,856	\$ 6,877	\$ 399,824	\$ 306,745
6010 BENEFITS	21,492	19,994	(1,498)	79,975	58,483
6020 TRAINING/EDUCATION	-	4,500	4,500	18,000	18,000
6030 TRAVEL/CONFERENCES	3,177	5,000	1,823	20,000	18,823
6040 PROF MEM/DUES & FEES	-	250	250	1,000	1,000
6050 OFFICE SUPPLIES	2,140	1,300	(840)	3,000	860
6060 OFFICE EQUIPMENT	1,147	600	(547)	3,000	1,853
6080 ADVERTISING	-	125	125	500	500
6100 COURIER	-	75	75	300	300
6110 TELEPHONE/FAX	15,968	18,750	2,782	75,000	59,032
6120 PUBL./SUBSCRIPTIONS	-	250	250	1,000	1,000
6130 COMPUTER HARDWARE	16,764	32,500	15,736	130,000	113,236
6140 COMPUTER SOFTWARE	91,843	94,000	2,157	190,000	98,157
6150 MEETING EXPENSE	91	125	34	500	409
8110 CONTRACTS/AGREEMENTS	-	-	-	42,000	42,000
8120 LEASES SAP	4,284	8,700	2,416	95,000	90,716
8130 LICENSES/PERMITS	-	-	-	94,000	94,000
Total expended to date	\$ 249,966	\$ 284,125	\$ 34,139	\$ 1,153,099	\$ 903,113



 Departmental



 Finance

MUNICIPAL CLERK

INCOME STATEMENT


JUNE 30, 2015

Municipal Clerk	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 56,863	\$ 63,813	\$ 6,950	\$ 255,252	\$ 198,389
6010 BENEFITS	13,061	13,616	555	54,464	41,403
6020 TRAINING/EDUCATION	690	1,660	970	5,500	4,810
6030 TRAVEL/CONFERENCES	2,890	2,288	(602)	6,500	3,610
6040 PROF MEM/DUES & FEES	302	175	(127)	700	398
6050 OFFICE SUPPLIES	-	2,500	2,500	10,000	10,000
6060 OFFICE EQUIPMENT	310	3,688	3,377	14,750	14,440
8070 PHOTOCOPY SUPPLIES	2,868	4,500	1,632	18,000	15,132
6080 ADVERTISING	-	250	250	1,000	1,000
6100 COURIER	-	250	250	1,000	1,000
6110 TELEPHONE/FAX	1,052	1,125	73	4,500	3,448
6120 PUBL./SUBSCRIPTIONS	-	480	480	1,800	1,800
6140 COMPUTER SOFTWARE	4,549	5,500	951	7,000	2,451
8110 CONTRACTS/AGREEMENTS	-	-	-	100,000	100,000
Total expended to date	\$ 82,587	\$ 99,845	\$ 17,258	\$ 480,466	\$ 397,879


 Departmental


 Finance

Fiscal Services	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
9010 INT SHRT TERM BORROW	\$ 60,551	\$ 93,750	\$ 33,199	\$ 375,000	\$ 314,449
9020 INT ON DEBT	1,214,129	1,214,129	0	2,386,672	1,172,543
9051 PRINC ON DEBT	497,487	497,487	-	13,626,208	13,128,721
9090 BANK CHARGES	18,801	21,500	2,699	86,000	67,199
9430 APPROP TO B.I.D.C.	22,791	22,526	(265)	90,105	67,314
9600 PROV. CORRECTIONS	273,492.00	277,218	3,726	1,108,871.00	835,379.00
9610 CB REG. HOUSING	510,293	516,147	5,854	2,064,588	1,554,295
9620 REGIONAL LIBRARY	165,816	167,500	1,684	670,000	504,184
9630 CB/VIC. SCHOOL BOARD	3,178,433	3,250,000	71,568	13,000,000	9,821,568
9640 PROPERTY ASSESSMENT	341,148	341,147	(1)	1,364,587	1,023,439
Total expended to date	\$ 6,282,940	\$ 6,401,404	\$ 118,463	\$ 34,772,031	\$ 28,489,091



 Departmental



 Finance

Occupational Health Safety Income Statement


JUNE 30, 2015

Occupational Health & Safety	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 34,308	\$ 36,644	\$ 2,336	\$ 146,575	\$ 112,267
6010 BENEFITS	7,917	7,424	(493)	29,697	21,780
6020 TRAINING/EDUCATION	2,716	2,763	47	5,850	3,134
6030 TRAVEL/CONFERENCES	379	2,750	2,371	11,000	10,621
6040 PROF MEM/DUES & FEES	-	134	134	535	535
6050 OFFICE SUPPLIES	569	750	181	3,000	2,431
6080 ADVERTISING	-	-	-	-	-
6110 TELEPHONE/FAX	933	844	(89)	3,375	2,442
6120 PUBL/SUBSCRIPTIONS	-	500	500	2,000	2,000
6130 COMPUTER HARDWARE	1	500	499	2,000	1,999
6140 COMPUTER SOFTWARE	-	125	125	500	500
6150 MEETING EXPENSES	1,764	625	(1,139)	2,500	736
8010 OPERATIONAL MAT/SUPP	-	-	-	-	-
8100 PROFESSIONAL SERVICE	217	1,375	1,158	5,500	5,283
8120 CONTRACTS & AGREEMENT	412	750	338	3,000	2,588
Total expended to date	\$ 49,217	\$ 55,183	\$ 5,966	\$ 215,532	\$ 166,315


 Departmental



 Finance

	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 329,242	\$ 325,850	\$ (3,392)	\$ 1,303,400	\$ 974,158
6010 BENEFITS	62,826	60,843	(1,984)	243,370	180,544
6020 TRAINING	492	625	133	2,500	2,008
6030 TRAVEL/CONFERENCES	3,601	1,375	(2,226)	6,000	2,399
6040 PROF MEM/DUES & FEES	258	500	242	500	242
6050 OFFICE SUPPLIES	1,065	1,375	310	5,500	4,435
6060 OFFICE EQUIPMENT	280	625	345	2,500	2,220
6080 ADVERTISING	7,573	2,500	(5,073)	10,000	2,427
6100 COURIER		375	375	1,500	1,500
6110 TELEPHONE/FAX	5,057	7,500	2,443	30,000	24,943
6130 COMPUTER HARDWARE	-	500	500	2,000	2,000
6140 COMPUTER SOFTWARE	2,229	1,250	(979)	5,000	2,771
6160 LIABILITY INSURANCE	3,972	7,000	3,028	28,000	24,028
7000 HEAT	4,321	11,250	6,929	45,000	40,679
7010 ELECTRICAL	98,935	105,000	6,065	420,000	321,065
7020 WATER	11,377	10,625	(752)	42,500	31,123
7030 BLDG/FACILITY MAINT	16,660	34,550	17,890	135,000	118,340
7040 BLDG/FACILITY REPAIR	7,067	21,250	14,183	85,000	77,933
7050 BLDG/FACILITY INS	5,397	4,825	(572)	19,300	13,903
7060 BLDG/FACILITY RENOV	1,183	3,750	2,567	15,000	13,817
7080 PLANT MAINTENANCE	1,310	7,750	6,440	31,000	29,690
7110 SECURITY	16,016	16,250	234	65,000	48,984
7500 VEH/EQUIP MAINT	-	250	250	1,000	1,000
7510 VHE/EQUIP REPAIRS	-	3,125	3,125	12,500	12,500
7520 VEH/EQUIP INSURANCE	618	888	270	3,550	2,932
7540 VEH/EQUIP RENTAL	621	625	4	2,500	1,879
8000 OPERATIONAL EQUIPMENT	-	1,250	1,250	5,000	5,000
8010 OPERATIONAL MAT/SUPP	15,026	28,750	13,724	115,000	99,974
8050 COST OF SALES	101,580	104,125	2,545	416,500	314,920
8090 UNIFORMS/CLOTHING	1,058	2,875	1,817	11,500	10,442
8100 PROFESSIONAL SERVICE	4,840	5,000	160	20,000	15,160
8110 CONTRACTS/AGREEMENTS	3,029	10,500	7,471	42,000	38,971
8130 LICENSES/PERMITS	732	125	(607)	500	(232)
Total expended to date	\$ 706,366	\$ 783,080	\$ 76,714	\$ 3,128,120	\$ 2,421,754


 Departmental


 Finance

	Year to date Assigned	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 5001 Ice Rentals	\$ 17,163	\$ 600	\$ (16,563)	\$ 600,000	\$ 582,837
GL 5002 Public Skating	-	-	-	18,500	18,500
GL 5003 High School Hockey	-	4,000	4,000	32,000	32,000
GL 5004 Arena Rental	5,922	20,875	14,953	29,000	23,078
GL 5005 Gym Rental	-	4,500	4,500	18,000	18,000
GL 5006 Canteen Sales	79,123	31,877	(47,246)	333,500	254,377
GL 5009 Major Events	36,755	61,053	24,298	100,000	63,245
GL 5010 Other Revenue	54,664	42,000	(12,664)	350,000	295,336
GL 5010 Advertising Revenue	3,000	-	(3,000)	-	(3,000)
GL 5033 Program Equipment	9,338	6,784	(2,554)	28,500	19,162
GL 5032 Special Event Revenue	-	-	-	-	-
GL 5034 Facility Rentals	42,354	43,750	1,396	125,000	82,646
TOTAL C200	\$ 248,319	\$ 215,439	\$ (32,880)	\$ 1,634,500	\$ 1,386,181


 Departmental


 Finance

FIRE SERVICES INCLUDING EMO

INCOME STATEMENT

JUNE 30, 2015

Fire Services Including EMO	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 1,124,494	\$ 1,285,410	\$ 160,916	\$ 5,141,640	\$ 4,017,146
6010 BENEFITS	236,972	241,416	4,444	965,665	728,693
6011 MISC. BENEFITS	57,892	30,038	(27,854)	33,098	(24,794)
6020 TRAINING/EDUCATION	9,597	37,068	27,470	148,270	138,673
6030 TRAVEL/CONFERENCES	8,050	10,000	1,950	51,100	43,050
6040 PROF MEM/DUES & FEES	6,302	3,388	(2,914)	11,734	5,432
6050 OFFICE SUPPLIES	3,136	3,025	(111)	12,100	8,964
6060 OFFICE EQUIPMENT	210	1,613	1,402	6,450	6,240
6070 PHOTOCOPY SUPPLIES	-	125	125	500	500
6080 ADVERTISING	1,931	1,338	(594)	5,350	3,419
6100 COURIER	89	113	24	450	361
6110 TELEPHONE/FAX	10,884	12,946	2,062	51,784	40,900
6120 PUBL./SUBSCRIPTIONS	-	675	675	2,700	2,700
6130 COMPUTER HARDWARE	4,501	4,132	(369)	14,007	9,506
6140 COMPUTER SOFTWARE	1,789	2,877	1,087	12,006	10,217
6150 MEETING EXPENSES	160	1,101	941	4,404	4,244
6160 LIABILITY INSURANCE	-	-	-	-	-
6170 PROMOTION	6,344	9,500	3,156	38,000	31,656
6180 COST RECOVERY	3,805	-	(3,805)	-	(3,805)
7000 HEAT	17,390	28,928	11,538	115,711	98,321
7010 ELECTRICAL	15,905	17,025	1,120	68,100	52,195
7020 WATER	3,656	6,777	3,121	27,108	23,452
7030 BLDG/FACILITY MAINT	12,912	14,500	1,588	58,000	45,088
7040 BLDG/FACILITY REPAIR	2,032	5,350	3,318	21,400	19,368
7050 BLDG/FACILITY INS	2,265	2,054	(211)	8,216	5,951
7060 BLDG/FACILITY RENOV	-	-	-	-	-
7070 BLDG/FACILITY RENTALS	1,530	-	(1,530)	-	(1,530)
7080 PLANT MAINTENANCE	-	100	100	400	400
7500 VEH/EQUIP MAINT.	12,351	21,206	8,855	89,824	77,473
7505 GASOLINE/DIESEL	19,637	22,877	3,240	91,507	71,870
7510 VEH/EQUIP REPAIRS	11,719	4,750	(6,969)	19,000	7,281
7520 VEH/EQUIP INSURANCE	16,635	18,984	2,349	64,036	47,401
7530 VEH/EQUIP REPLACEMENT	2,113	12,500	10,387	70,000	67,887
7540 VEH/EQUIP RENTAL	-	-	-	204	204
7550 VEH/EQUIP TOWING	-	500	500	2,000	2,000
7560 VEH/EQUIP GEN SUPPLY	421	4,000	3,579	16,000	15,579
8000 OPERATIONAL EQUIP	49,193	84,000	34,807	336,000	286,807
8010 OPERATIONAL MAT/SUPP	8,908	11,525	2,617	45,870	36,962
8020 MAINTENANCE EQUIP	4,497	13,150	8,653	52,600	48,103
8040 COMM EQUIPMENT LINES	1,883	9,800	7,917	39,200	37,317
8090 UNIFORMS/CLOTHING	6,908	19,363	12,455	77,452	70,544
8100 PROFESSIONAL SERVICE	-	500	500	2,000	2,000
8110 CONTRACTS/AGREEMENTS	9,161	8,946	(216)	35,782	26,621
8120 LEASES	23,740	24,730	990	98,922	75,182
8130 LICENSES/PERMITS	16,545	17,335	790	5,187	(11,358)
8135 REGULATORY FEES	-	-	-	-	-
8150 GRANTS/SUBS TO ORG	801,769	803,416	1,646	1,741,193	939,424
8195 WATER SUPPLY & HYDR	1,741,439	1,741,439	-	6,965,758	5,224,319
Total expended to date	\$ 4,258,769	\$ 4,538,518	\$ 279,750	\$ 16,550,728	\$ 12,291,959

Departmental

Janice Campbell
Finance

FIRE SERVICES

INCOME STATEMENT

JUNE 30, 2015

	Year to date Assigned	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
Fire Services Revenue					
4776 PROT. SERV. MEMBERTOU	107,445	107,445	(0)	429,779	322,334
Total Revenue to date	\$ 107,445	\$ 107,445	\$ (0)	\$ 429,779	\$ 322,334

Departmental

Jennifer Campbell
Finance

Engineering and Public Works Actuals to June 30, 2015 - including Committed Items

	Actual & Committed		Budget		Variance		Total Annual		Annual Budget		% of Annual Budget
	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Budget	Budget	Remaining	Budget	
REVENUE											
TRANSIT	\$ 159,403.02	\$ 157,500.00	\$ (1,903.02)	\$ 630,000.00	\$ 470,596.98	25.30%					
SOLIDWASTE TIP FEES	\$ 494,397.70	\$ 475,000.00	\$ (19,397.70)	\$ 2,000,000.00	\$ 1,505,602.30	24.72%					
SOLIDWASTE COST RECOVERIES	\$ -	\$ -	\$ -	\$ 367,000.00	\$ 367,000.00	0.00%					
SEWER PERMIT FEES	\$ 23,994.97	\$ 35,750.00	\$ 11,755.03	\$ 143,000.00	\$ 119,005.03	16.78%					
BUILDINGS	\$ 138,983.24	\$ 137,500.00	\$ (1,483.24)	\$ 550,000.00	\$ 411,016.76	25.27%					
MISCELLANEOUS REVENUE	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%					
WATER UTILITY ADMIN FEE	\$ 1,237,877.24	\$ 1,237,877.50	\$ 0.26	\$ 4,951,510.00	\$ 3,713,632.76	25.00%					
TOTAL PW REVENUES	\$ 2,054,656.17	\$ 2,043,627.50	\$ (11,028.67)	\$ 8,641,510.00	\$ 6,586,853.83	23.78%					

	Actual & Committed		Budget		Variance		Total Annual		Annual Budget		% of Annual Budget
	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Y-T-D June 30, 2015	Budget	Budget	Remaining	Budget	
EXPENDITURES											
ADMINISTRATION	\$ 1,438,199.81	\$ 1,568,404.56	\$ 130,204.75	\$ 6,135,856.72	\$ 4,697,656.91	23.44%					
ENGINEERING	\$ 167,756.58	\$ 184,100.09	\$ 16,343.51	\$ 697,833.78	\$ 530,077.20	24.04%					
CENTRAL DIVISION	\$ 1,339,089.26	\$ 1,371,298.40	\$ 32,209.14	\$ 6,311,531.17	\$ 4,972,441.91	21.22%					
EAST DIVISION	\$ 1,218,867.61	\$ 1,238,670.43	\$ 19,802.82	\$ 5,701,095.20	\$ 4,482,227.59	21.38%					
NORTH DIVISION	\$ 612,570.24	\$ 570,426.16	\$ (42,144.08)	\$ 2,967,782.90	\$ 2,355,212.66	20.64%					
SOLID WASTE	\$ 3,369,311.02	\$ 3,216,101.30	\$ (153,209.72)	\$ 11,426,284.72	\$ 8,056,973.70	29.49%					
MECHANICAL FLEET	\$ 932,352.86	\$ 1,072,575.70	\$ 140,222.84	\$ 4,236,266.12	\$ 3,303,913.26	22.01%					
TRANSIT	\$ 714,524.76	\$ 811,935.82	\$ 97,411.06	\$ 3,227,780.14	\$ 2,513,255.38	22.14%					
PARKS & GROUNDS	\$ 617,087.41	\$ 616,594.92	\$ (492.49)	\$ 2,391,897.46	\$ 1,774,810.05	25.80%					
BUILDINGS	\$ 637,719.57	\$ 800,001.58	\$ 162,282.01	\$ 3,239,634.64	\$ 2,601,915.07	19.68%					
QUALITY CONTROL	\$ 556,157.38	\$ 621,134.18	\$ 64,976.80	\$ 2,436,831.53	\$ 1,880,674.15	22.82%					
LIBRARIES	\$ 20,099.41	\$ 18,862.49	\$ (1,236.92)	\$ 76,950.00	\$ 56,850.59	26.12%					
TOTAL PW EXPENDITURES	\$ 11,623,735.91	\$ 12,090,105.63	\$ 466,369.72	\$ 48,849,744.38	\$ 37,226,008.47	23.79%					

Signature: _____

Jennifer Campbell
Director of Engineering & Public Works

Director of Finance

Recreation/Cultural Services	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 6000, 6010, & 6011 Wages & Benefits Including Summer Students	228,834	251,006	22,172	1,089,369	860,535
6020 TRAINING/EDUCATION	3,890	4,241	352	16,965	13,075
6030 TRAVEL/CONFERENCES	7,320	9,000	1,680	36,000	28,680
6040 PROF MEM/DUES & FEES	385	2,079	1,694	3,500	3,115
6050 OFFICE SUPPLIES	3,408	2,000	(1,408)	8,000	4,592
6060 OFFICE EQUIPMENT	890	3,708	2,819	8,000	7,110
6080 ADVERTISING	12,451	31,864	19,413	100,000	87,549
6110 TELEPHONE/FAX	6,830	4,750	(2,080)	19,000	12,170
6120 PUBL./SUBSCRIPTIONS	-	277	277	500	500
6130 COMPUTER HARDWARE	4,026	5,207	1,181	7,100	3,074
6140 COMPUTER SOFTWARE	-	-	-	-	-
6160 LIABILITY INSURANCE	1,917	2,500	583	10,000	8,083
7070 BLDG/FACILITY RENTAL	7,227	10,000	2,773	40,000	32,773
8000 OPERATIONAL MAT/SUPPLY	54,200	37,500	(16,700)	150,000	95,800
8025 COMMUNITY EVENTS	68,299	83,654	15,355	334,615	266,316
8150 SCHOLORSHIPS	20,000	20,710	710	20,710	710
8160 SPECIAL EVENTS & FESTIVALS	231,214	231,214	0	356,562	125,348
8170 OPERATING GRANTS POLICY	565,799	565,799	(0)	780,500	214,701
Total expended to date	\$ 1,216,690	\$ 1,265,509	\$ 48,819	\$ 2,980,821	\$ 1,764,131

Darcia Deukam

Departmental

for Christa Deeks

Janice Campbell

Finance

Recreation/Cultural Services	Year to date Assigned	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
5031 PROGRAM REVENUE	\$ 24,000	\$ 22,011	\$ (1,989)	\$ 88,045	\$ 64,045
5034 FACILITY RENTALS	2,890	-	(2,890)	12,000	9,110
5526 STUDENT FUNDING	-	16,640	16,640	66,560	66,560
	\$ 26,890	\$ 38,651	\$ 11,761	\$ 166,605	\$ 139,715

Sara Deehan
 Departmental
for Christa Dicko

James Campbell
 Finance

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

Revenue	Actual Y-T-D June 2105	Budget Y-T-D June 30,2015	Variance Y-T-D June 30,2015	Total Annual Budget 2015-2016
Operating:				
Metered Sales	\$ 3,874,897.00	\$ 4,262,500.00	\$ 387,603.00	17,050,000.00
Public Fire Protection	\$ 1,741,440.00	\$ 1,741,440.00	\$ -	6,965,758.00
Interest on Overdue Accounts	\$ 131,312.00	\$ 68,750.00	\$ (62,562.00)	275,000.00
Other Operating Revenue	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	22,000.00
Total Operating Revenue	\$ 5,747,649.00	\$ 6,078,190.00	\$ 330,541.00	24,312,758.00
Expenditures				
Operating Expenses				
Source of Supply	\$ 38,195.00	\$ 114,500.00	\$ 76,305.00	458,000.00
Power and Pumping	\$ 309,258.00	\$ 163,083.00	\$ (146,175.00)	1,957,000.00
Water Treatment	\$ 837,028.00	\$ 921,250.00	\$ 84,222.00	3,685,000.00
Transmission & Distribution	\$ 907,858.00	\$ 1,108,000.00	\$ 200,142.00	4,432,000.00
Administration & General	\$ 610,097.00	\$ 713,500.00	\$ 103,403.00	2,854,000.00
Depreciation	\$ 649,500.00	\$ 649,500.00	\$ -	2,598,000.00
Taxes	\$ 502,079.00	\$ 562,500.00	\$ 60,421.00	2,250,000.00
Total Operating Expenses	\$ 3,854,015.00	\$ 4,232,333.00	\$ 378,318.00	\$ 18,234,000.00
Operating Profit/(Loss)	\$ 1,893,634.00	\$ 1,845,857.00	\$ (47,777.00)	\$ 6,078,758.00

Non Operating Revenue	Actual Y-T-D June 30, 2015	Budget Y-T-D June 30, 2015	Variance Y-T-D June 30, 2015	Total Annual Budget 2015-2016
Debt Charge Income	\$ 46,750.00	\$ 46,750.00	\$ -	187,000.00
Interest Income	\$ 907,795.00	\$ 874,459.00	\$ (33,336.00)	3,497,834.00
Transfer from Depreciation	\$ 481,251.00	\$ 397,130.00	\$ (84,121.00)	1,588,521.00
	\$ 8,000.00	\$ 8,000.00	\$ -	32,000.00
Total Non Operating Revenue	\$ 37,500.00	\$ 37,500.00	\$ -	150,000.00
Non Operating Expenses				
Short term interest charges	\$ 46,750.00	\$ 46,750.00	\$ -	187,000.00
Debt Charges				
Principal	\$ 907,795.00	\$ 874,459.00	\$ (33,336.00)	3,497,834.00
Interest	\$ 481,251.00	\$ 397,130.00	\$ (84,121.00)	1,588,521.00
Amortization of Debt Discount	\$ 8,000.00	\$ 8,000.00	\$ -	32,000.00
Capital Expenditures out of operations	\$ 37,500.00	\$ 37,500.00	\$ -	150,000.00
New Debt				
Principal	\$ 25,000.00	\$ 25,000.00	\$ -	100,000.00
Interest	\$ 16,250.00	\$ 16,250.00	\$ -	65,000.00
Appropriation - Rolling stock -Fleet	\$ -	\$ -	\$ -	-
Total Non Operating Expenses	\$ 1,522,546.00	\$ 1,405,089.00	\$ (117,457.00)	\$ 5,620,355.00
Non- Operating Profit/Loss	\$ 1,522,546.00	\$ 1,405,089.00	\$ (117,457.00)	\$ 5,620,355.00
TOTAL UTILITY REVENUES (OPERATING & NON-OPERAT)	\$ 5,747,649.00	\$ 6,078,190.00	\$ 330,541.00	\$ 23,854,355.00
TOTAL UTILITY EXPENSES (OPERATING & NON-OPERAT)	\$ 5,376,561.00	\$ 5,637,422.00	\$ 260,861.00	\$ 23,854,355.00
CBRM WATER UTILITY PROFIT/(LOSS)	\$ 371,088.00	\$ 440,768.00	\$ 69,680.00	\$ 458,403.00

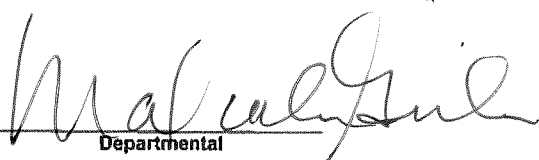
Prepared by Judy Amparo
Review by [Signature]
Date Aug 10, 2015

PLANNING/BYLAW/FIRE
INSPECTION

INCOME STATEMENT

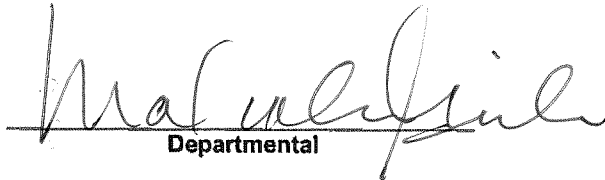
JUNE 30, 2015

Planning / ByLaw / Fire Inspection	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 300,704	\$ 328,229	\$ 27,526	\$ 1,312,918	\$ 1,012,214
6010 BENEFITS	69,044	66,915	(2,130)	267,657	198,613
6020 TRAINING/EDUCATION	4,997	5,250	253	21,000	16,003
6030 TRAVEL/CONFERENCES	6,171	7,875	1,704	31,500	25,329
6040 PROF MEM/DUES & FEES	924	1,775	851	7,100	6,176
6050 OFFICE SUPPLIES	2,800	5,500	2,700	22,000	19,200
6060 OFFICE EQUIPMENT	5,041	3,625	(1,416)	14,500	9,459
6070 PHOTOCOPY SUPPLIES	-	250	250	1,000	1,000
6080 ADVERTISING	16,179	12,125	(4,054)	48,500	32,321
6100 COURIER	-	125	125	500	500
6110 TELEPHONE/FAX	5,109	6,000	891	24,000	18,891
6120 PUBL./SUBSCRIPTIONS	189	325	136	1,300	1,111
6130 COMPUTER HARDWARE	5,192	3,825	(1,567)	14,500	9,308
6140 COMPUTER SOFTWARE	-	4,000	4,000	16,000	16,000
6150 MEETING EXPENSE	288	1,175	887	4,700	4,412
8180 COST RECOVERY	-	-	-	-	-
7040 BLDG/FACILITY REPAIR	-	-	-	-	-
7130 DEMOLITIONS	-	-	-	120,000	120,000
7500 VEH/EQUIP MAINT.	687	3,375	2,688	13,500	12,813
7505 GASOLINE & DIESEL	2,342	3,500	1,158	14,000	11,658
8000 OPERATIONAL EQUIPMENT	1,094	4,500	3,406	18,000	16,906
6010 OPERATIONAL MAT/SUPP	2,882	1,000	(1,882)	4,000	1,118
6090 UNIFORMS / CLOTHING	3,775	2,125	(1,650)	6,500	4,725
8100 PROFESSIONAL SERVICE	-	8,750	8,750	35,000	35,000
8110 CONTRACTS/AGREEMENTS	124,424	128,159	3,735	512,636	388,212
6130 LICENSES/PERMITS	59,443	65,550	6,107	65,550	6,107
8135 REGULATORY FEES	3,537	5,000	1,463	20,000	16,463
8150 GRANTS /SUBS TO ORG	-	13,000	13,000	52,000	52,000
Total expended to date	\$ 614,821	\$ 681,753	\$ 66,932	\$ 2,650,361	\$ 2,035,540


Departmental


Finance

	Year to date Assigned	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
Bylaw Revenue					
5112 Vendor Licenses	\$ 7,375	\$ 2,000	\$ 5,375	\$ 8,000	\$ 625
5113 Animal Licenses	790	-	790	-	(790)
5114 Taxi Licenses	5,225	4,500	725	18,000	12,775
5115 Vending Machine Licenses	-	2,500	(2,500)	10,000	10,000
5301 Parking Meter Revenue	99,757	91,629	8,128	366,517	266,760
Total Bylaw Revenue	\$ 113,147	\$ 100,629	\$ 12,518	\$ 402,517	\$ 289,370
Development / Planning Revenue					
5496 Mapping Sales	-	500	(500)	2,000	2,000
5495 Other Sales	863	700	163	2,800	1,938
5101 Building Permits	57,621	52,649	4,973	210,595	152,974
5102 Subdivision Fees	12,631	11,193	1,438	44,773	32,142
Total Develop / Planning Rev	\$ 71,115	\$ 65,042	\$ 6,073	\$ 260,168	\$ 189,053
Total Bylaw / Dev / Planning Revenue	\$ 184,262	\$ 165,671	\$ 18,590	\$ 662,685	\$ 478,423

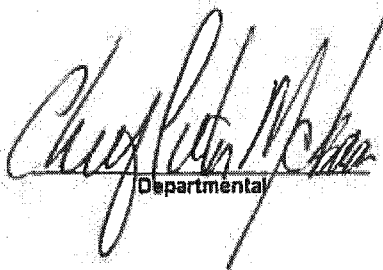

 Departmental


 Finance

POLICE SERVICES INCLUDING COMM CENTRE INCOME STATEMENT

JUNE 30, 2015

Police Services	Year to date Expended	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 6000, 6010, & 6011 WAGES & BENEFITS NET OF COST RECOVERY	\$ 5,666,029	\$ 5,304,029	\$ (362,000)	\$ 21,373,467	\$ 15,707,438
6020 TRAINING/EDUCATION	64,823	56,496	(8,327)	145,927	81,104
6030 TRAVEL/CONFERENCES	38,265	26,250	(12,015)	105,000	66,735
6040 PROF MEM/DUES & FEES	2,893	1,250	(1,643)	5,000	2,107
6050 OFFICE SUPPLIES	11,168	13,725	2,557	53,000	41,832
6060 OFFICE EQUIPMENT	12,679	12,500	(179)	50,000	37,321
6070 PHOTOCOPY SUPPLIES	2,567	4,500	1,933	18,000	15,433
6080 ADVERTISING	446	1,250	804	5,000	4,554
6090 POSTAGE	1,102	1,750	648	7,000	5,898
6110 TELEPHONE/FAX	96,156	82,600	(13,556)	330,400	234,244
6120 PUBL./SUBSCRIPTIONS	813	1,500	687	6,000	5,187
6130 COMPUTER HARDWARE	32,821	55,210	22,389	226,838	194,017
6140 COMPUTER SOFTWARE	100,618	95,500	(5,118)	115,000	14,382
6150 MEETING EXPENSES	5,348	4,250	(1,098)	17,000	11,652
6160 LIABILITY INSURANCE	900	1,000	100	4,000	3,100
6170 PROMOTION	2,829	2,750	(79)	11,000	8,171
6180 OTHER COST RECOVERY - MEMBERTOU	-	-	-	(157,352)	(157,352)
7000 HEAT	15,584	12,500	(3,084)	50,000	34,416
7010 ELECTRICAL	25,027	24,913	(114)	99,650	74,623
7020 WATER	135	2,000	1,865	8,000	7,865
7030 BLDG/FACILITY MAINT	19,105	17,750	(1,355)	71,000	51,895
7040 BLDG/FACILITY REPAIR	1,048	12,250	11,202	49,000	47,952
7050 BLDG/FACILITY INS.	3,276	6,313	3,037	12,500	9,224
7060 BLDG/FACILITY RENOV	7,152	5,000	(2,152)	20,000	12,848
7070 BLDG/FACILITY RENTAL	14,511	17,000	2,489	68,000	53,489
7110 SECURITY	522	925	403	3,700	3,178
7500 VEH/EQUIP MAINT/GAS/DIESEL	98,478	125,000	26,522	500,000	401,522
7510 VEH/EQUIP REPAIRS	110,928	71,929	(38,999)	287,717	176,789
7520 VEH/EQUIP INSURANCE	12,885	13,750	865	55,000	42,115
7530 VEH/EQUIP REPLACEMENT	36,063	155,000	118,937	620,000	583,937
7540 VEH/EQUIP RENTAL	-	2,250	2,250	9,000	9,000
7550 VEH/EQUIP TOWING	(699)	1,250	1,949	5,000	5,699
7560 VEH/EQUIP GEN SUPPLY	186	2,500	2,314	10,000	9,814
8000 OPERATIONAL EQUIP	4,336	48,446	44,110	193,784	189,448
8010 OPERATIONAL MAT/SUPP	90,987	93,461	2,474	181,373	90,386
8020 MAINTENANCE EQUIP	871	1,696	825	3,570	2,699
8030 MAINTENANCE MAT/SUPP	4,775	4,750	(25)	19,000	14,225
8040 COMM EQUIPMENT LINES	1,008	2,500	1,492	10,000	8,992
8090 UNIFORMS/CLOTHING	45,172	60,625	15,453	242,500	197,328
8100 PROFESSIONAL SERVICE	31,366	23,750	(7,616)	95,000	63,634
8110 CONTRACTS/AGREEMENTS	6,316	5,250	(1,066)	21,000	14,684
8125 MAJOR INVESTIGATIONS	22,426	25,000	2,574	100,000	77,574
8130 LICENSES/PERMITS	28	600	572	10,000	9,972
8150 GRANTS/SUBS TO ORG	18,870	21,875	3,005	50,000	31,130
Total Expended to date	\$ 6,609,817	\$ 6,422,841	\$ (186,976)	\$ 25,110,074	\$ 18,500,257


 Departmental

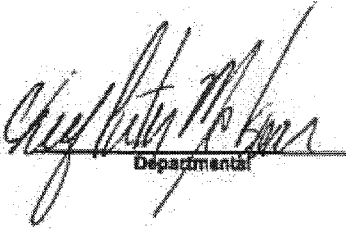

 Finance

POLICE SERVICES

INCOME STATEMENT

JUNE 30, 2015

Police Services Revenue	Year to date Assigned	3 Month Budget	3 Month Budget Variance	Annual Budget	Annual Budget Remaining
4751 RECORDS INQUIRIES	\$ 7,361	\$ 6,250	\$ (1,111)	\$ 25,000	\$ 17,639
5151 FINES	78,229	97,500	19,271	390,000	311,771
Total Revenue to date	\$ 85,590	\$ 103,750	\$ 18,160	\$ 415,000	\$ 329,410


Departmental


Finance

Cape Breton Regional Municipality

Proclamation

“Prostate Cancer Awareness Month”

Whereas: Prostate cancer is the most common cancer to affect Canadian men. An estimated 24,000 Canadian men will be diagnosed with this disease in 2015.

And Whereas: 1 in every 8 Canadian men will be diagnosed with the disease during his life time. Those with a family history of the disease or those of African or Caribbean descent are at greater risk of developing prostate cancer; the survival rate for prostate cancer can be over 90% when detected early.

And Whereas: Prostate Cancer Canada recommends that men get a PSA test in their 40s to establish their baseline and encourages men to take charge of their health by having annual medical check-ups, and support research to uncover better diagnostics and treatment options for those living with prostate cancer.

Be It Therefore Resolved: That I, Mayor Cecil P. Clarke & Council of the Cape Breton Regional Municipality proclaim September, 2015 as “Prostate Cancer Awareness Month” to bring about more public awareness of the importance of early detection and treatment in combating Prostate Cancer.

Councillor Clarence Prince – District / 1 - CBRM

August 18th, 2015

CBRM RESOLUTION

2015 Sydney Ribfest

- WHEREAS:** Sydney Ribfest was a three day event of great food, live music and family fun brought to our Island by the Rotary Clubs of CBRM;
- AND WHEREAS:** Five of North America's best ribbers took to the Sydney waterfront's Joan Harris Cruse Pavilion on July 10th, 11th & 12th, 2015;
- AND WHEREAS:** Sydney became alive with the smell of BBQ'ed ribs, fantastic food vendors, a kid's entertainment zone and the sounds of music from nine local Cape Breton bands and individual artists;
- AND WHEREAS:** This is the 1st annual Rotary Ribfest that took place in downtown Sydney and the essence of Rotary is to give back to the community with this year's net proceeds being donated to Hospice Palliative Care;
- AND WHEREAS:** Five professional teams, the Silver Bullet, Bibb's BBQ, Camp 31, Billy Bones BBQ & Crabby's BBQ Shack competed during the event for the Best Ribs, Best Sauce and the People's Choice award with the bragging rights that come with it;
- AND WHEREAS:** The first Sydney Ribfest was an overwhelming success and had a positive economic impact and the Rotary Clubs of Cape Breton who sponsored the event helped raise a lot of money for Hospice Palliative Care.
- BE IT THEREFORE RESOLVED:** That CBRM Mayor & Council instruct staff to write a letter to the various local CBRM Rotary Clubs expressing sincere thanks and appreciation for sponsoring the first three day Ribfest event which had a tremendous economic impact on the CBRM and raised money for Hospice Palliative Care.



Councillor Eldon MacDonald – District #5 - CBRM

August 18th, 2015

Cape Breton Regional Municipality Resolution – Louise Crocker – Registered Nurse

- Whereas:** A Humanitarian is a person who has concern for or helping to improve the welfare and happiness of people and a persona actively engaged in promoting human welfare;
- And Whereas:** Mayor Cecil P. Clarke received a letter from Reverend Bob Crocker advising him of a remarkable lady by the name of Louise Crocker, a Registered Nurse, who continues to work in the Dialysis Unit at the Cape Breton Regional Hospital;
- And Whereas:** Louise, who is in her 77th year is a remarkable lady, mother, wife, grandmother, and great grandmother who is loved by all who know her and he feels that she should be given recognition for the many things she has done for the sick in her care and by others who she has encountered over the past 50-60 years in her career;
- And Whereas:** This past winter, during a bad snowstorm, she was called upon to fill in when some of her co-workers could not make it into work;
- And Whereas:** Louise's home is on a hill on King's Road, Sydney with a steep paved driveway and during this particular past winter she found her vehicle was always covered by frozen snow and she was not able to get a taxi or even a police car to get her to the hospital;
- And Whereas:** Louise, during times of blowing snow and impossible snow drifts that would deter the strongest young person, noticed a large truck in the distance coming her way through the "tornado" like winds;
- And Whereas:** Louise tumbled down her driveway and the fact that she has never let a patient down, tried her best to hail a ride and was hoping that she could make her way to Tim Horton's, as there was always a friend or a taxi available to give her a ride, but on this stormy night the property was deserted;
- And Whereas:** The driver of the truck came up to her and opening the passenger door he beckoned her inside and by this time she was covered in ice and snow and needless to say was a bit tired and cold;

And Whereas:

Louise welcomed the warmth inside the cab and the smiling face of the young driver and thanked him for taking her to the Regional Hospital and he refused to take any money saying that ``it was a pleasure for him to give back for the marvelous way the staff at the Regional Hospital had treated his ailing mother in the past``;

And Whereas:

Louise stepped down from the vehicle but not before leaving a ten dollar bill on the seat for the kind driver and stepped out into the cold icy wind, but not before saying a good bye with her kind captivating smile;

And Whereas:

Reverend Croker describes Louise as a true child of God for she always gives of herself to all who cross her path inside and out of the Regional Hospital and those who meet her are truly richer for the experience;

Be It Therefore Resolved:

That Mayor Cecil P. Clarke and CBRM Council go on record in recognizing the Humanitarian work and ethics of Louise Crocker, Registered Nurse at the Cape Breton Regional Hospital, who has expedited her God given talents to her patients in the Dialysis Unit during her past 50-60 years in her career, regardless of severe weather conditions or any other obstacle that may stand in her way.

Councillor Eldon MacDonald – District /5 - CBRM

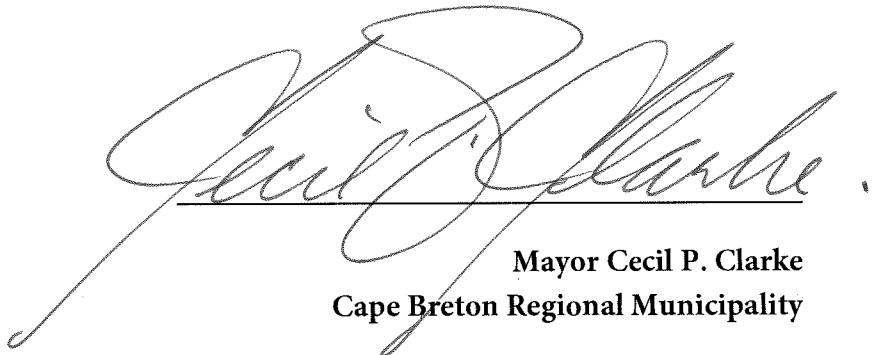
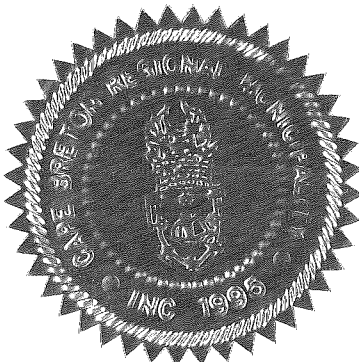
August 18th, 2015



OFFICE of the MAYOR
CAPE BRETON REGIONAL MUNICIPALITY

PROCLAMATION
“Pride Week”

- Whereas: “Stand Up, Stand OUT” is the slogan of the 15th annual Pride Week in the Cape Breton Regional Municipality
- Whereas: A message of Pride is that equality and diversity make us stronger - as a community, as families and as a society.
- Whereas: Every year, Pride Week, and its message, reaches further. With fifteen events during a week-long festival, Pride Week has become an important community celebration... and a celebration of community.
- Whereas: We take the time this week to reflect on the history of Pride and the courage of those in the L-G-B-T-I-Q community - who stood up, and spoke out, and who continue to *stand up and stand out*.
- Be it therefore resolved: That the Cape Breton Regional Municipality Council proclaim the week of August 7th to 16th as “Pride Week”



Mayor Cecil P. Clarke
Cape Breton Regional Municipality

August 7, 2015

CBRM PROCLAMATION

“Burn Care Week”

- Whereas:** Being a burn victim is a painful and traumatic experience that is witnessed by emergency responders across the province each year;
- And Whereas:** While there are exceptions, many burn patients have suffered their injury either in their home or at their workplace;
- And Whereas:** Atlantic Burn Camp is an exceptional program that is designed for children who have received burn injury and is one of only six camps in Canada and the first of its kind in Atlantic Canada;
- And Whereas:** Severely burned-injured children between the ages of six and seventeen from Nova Scotia, New Brunswick, Prince Edward Island, Newfoundland and Labrador come together in this unique environment to share stories, coping mechanisms and to simply have fun with children who have faced similar circumstances;
- And Whereas:** Atlantic Burn Camp is free of charge and includes transportation, to the children, thanks to community and corporate support;
- And Whereas:** The Camp is staffed by well trained professionals including, firefighters, police and medical personnel as well as other qualified staff who fill positions including counselor, food service manager and activities coordinator, all of who are carefully screened and selected before being accepted as camp staff;
- Be it Therefore Resolved:** That CBRM Council proclaim the week of August 17th to 24th, 2015 as “Burn Care Week” in the Cape Breton Regional Municipality and participate in a “Flag Raising Ceremony” on Monday, August 17th, 2015 at 10:30 a.m. in recognition of raising public awareness of the importance of supporting the Cape Breton Firefighters Burn Care Society in their promotion of community education in regard to burns and burn care.

Councillor Ivan Doncaster – District /7 - CBRM

August 18th, 2015

