

Cape Breton Regional Municipality

Council Meeting

AGENDA

TUESDAY, APRIL 12, 2022

6:00 P.M.

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

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Cape Breton Regional Municipality

Council Meeting

Tuesday, April 12, 2022

6:00 p.m.

AGENDA ITEMS

Land Acknowledgement

6:00 p.m.

Roll Call

O' Canada

Moment of Silent Reflection:

1. APPROVAL OF MINUTES: (Previously Distributed)

- February 8, 2022 – Council
- March 8, 2022 - Council

2. APPROVAL OF AGENDA: (Motion Required)

3. PROCLAMATIONS & RESOLUTIONS:

6:15 p.m.

- 3.1 North American Occupational Safety and Health Week “Together We Can Create Safe Workplaces & Communities”: Councillor Gordon MacDonald (See page 6)
- 3.2 2022 Volunteer Week: Councillor Cyril MacDonald (See page 7)
- 3.3 2022 Daffodil Campaign: Councillor Glenn Paruch (See page 8)
- 3.4 Year of the Garden 2022: Councillor Steve Gillespie (See page 9)
- 3.5 Multiple Sclerosis Awareness Month – 2022: Councillor Ken Tracey (See page 10)
- 3.5 CCGS Hudson: Councillor James Edwards (See page 11)

Continued...

**Council Meeting Agenda
April 12, 2022 (Cont'd)**

4. **STREET CLOSING – PUBLIC HEARING:** **6:30 p.m.**
- 4.1 **Request for Street Closure: Portion of a Honey Lane off Borden Street, Sydney, District 12 (Portion of PID 15716301):** Sheila Kolanko, Property Manager (See page 12)
5. **DELEGATION:** **6:45 p.m.**
- 5.1 **Undercurrent Youth – Proposed Youth Waterfront Facility in Glace Bay, NS:** Dave Sawler (See page 16)
6. **REPORT:** **7:15 p.m.**
- 6.1 **Savoy Theatre:** Pam Leader, Executive Director (See page 17)
7. **PROTECTIVE SERVICES ISSUE:** **7:45 p.m.**
- 7.1 **Fire Inspector Appointment:** Fire Chief Michael Seth (See page 27)
8. **CORPORATE SERVICES ISSUES:** **7:55 p.m.**
- 8.1 **Request for Street Closure: Portion of PID 15711948 - Portion of Undeveloped Road, MacAulay’s Lane, Sydney (District 6):** Sheila Kolanko, Property Manager (See page 29)
- 8.2 **Request for Street Closure: Portion of Undeveloped Road - Ainsley Street, Sydney (District 6):** Sheila Kolanko, Property Manager (See page 34)
- 8.3 **Request to Deem Property Surplus: Portion of 15173917 – Grand Lake Road (District 12) – Lingan Golf Country Club:** Sheila Kolanko, Property Manager (See page 38)
- 8.4 **Proposed Council Videoconferencing Policy:** Deborah Campbell Ryan (See page 41)

Continued...

**Council Meeting Agenda
April 12, 2022 (Cont'd)**

9. COUNCILLOR REQUESTS:

8:15 p.m.

- 9.1 Student Hiring:** Councillor Cyril MacDonald
(See page 46)

10. COMMITTEE REPORTS:

8:30 p.m.

N/A

- 11. Review of Action Items from this Meeting:** Mayor Amanda M. McDougall

ADJOURNMENT

PROCLAMATION

NORTH AMERICAN OCCUPATIONAL SAFETY AND HEALTH WEEK

“Together We Can Create Safe Workplaces & Communities”

Whereas: The residents of the Cape Breton Regional Municipality value safe and healthy workplaces for all of our citizens;

And Whereas: The majority of workplace injuries and fatalities are preventable, however more than 1000 workers in Canada and 20 workers died in Nova Scotia in 2021 from job related injuries, and thousands more suffered occupational injuries and illnesses;

And Whereas: Businesses spend more than \$250 million a year on the costs of the most disabling workplace injuries tied to occupational injuries, health care and illnesses in Nova Scotia;

And Whereas: During the week of May 1-7, 2022 North American Occupational Safety and Health Week (NAOSH), the goal is to focus employers, employees, partners and the public on the importance of preventing injury and illness in the workplace, at home and in our community. Now more than ever occupational health and safety is in the spotlight, and top of everyone’s mind.

Be It Therefore Resolved: That CBRM Mayor Amanda M. McDougall and Council proclaim the week of May 1st to May 7th, 2022 as “North American Occupational Safety and Health Week “in the Cape Breton Regional Municipality.

Councillor Gordon MacDonald - District #1

April 12th, 2022

PROCLAMATION

2022 Volunteer Week

- WHEREAS:** A sense of caring and a desire to share have motivated thousands of Nova Scotians of all ages to volunteer their time and services to the needs of others in the community whether it be by helping the sick, the needy or the disabled, children, students or the elderly, or by enriching the lives of all through the arts, recreation and cultural activities, or by serving on boards and committees; and
- WHEREAS:** Volunteer action is a powerful force for the solution of problems; and
- WHEREAS:** Volunteers are increasingly recognized as an important partner with government and industry in providing services to citizens; and
- WHEREAS:** Anyone can be a volunteer and reap the rich rewards that come from doing for others while improving one's own skills and widening one's horizons; and
- WHEREAS:** Volunteering offers all Nova Scotians, young and old, the opportunity to participate in the life of their community and to link their talents and resources to address some of the major issues facing our communities; and
- WHEREAS:** It is fitting for all Nova Scotians to join in this celebration of our rich volunteer heritage and to give special recognition to the dedicated volunteers and volunteer programs which contribute immeasurably to communities throughout the province;
- BE IT THEREFORE RESOLVED:** That CBRM Mayor Amanda M. McDougall and Council proclaim April 24th to 30th, 2022 as "Volunteer Week" in recognition of the splendid efforts of our volunteers who provide service to our residents and communities.

Councillor Cyril MacDonald - CBRM District #3

April 12, 2022

Proclamation
2022 Daffodil Campaign

WHEREAS:

People in our community have been directly affected by cancer and share a strong bond with others who experience the pain of this disease;

AND WHEREAS:

The Canadian Cancer Society is proud to be a champion and voice for Canadians who care about cancer and is committed to uniting and inspiring Canadians to take control of cancer; and

AND WHEREAS:

Through the Daffodil Campaign, funds are raised to invest in research that will change the future of cancer and support system that makes life better for those affected by cancer;

AND WHEREAS:

Canadian Cancer Society volunteers in the CBRM and local donors are part of a collective of people united by the same goals, helping people live longer and improving the lives and experiences of those affected by cancer;

AND WHEREAS:

The daffodil is the symbol of strength, courage and life for those living with cancer and for local people to rally around by donating, buying a daffodil pin and wearing it proudly, buying a digital daffodil in honour or memory of a loved one, or volunteering;

**BE IT THEREFORE
RESOLVED:**

That CBRM Mayor Amanda M. McDougall and Council hereby recognize April's DAFFODIL CAMPAIGN in Nova Scotia and thank all the volunteers who help raise funds in an effort to save lives.

Councillor Glenn Paruch - District #6

April 12, 2022

PROCLAMATION

Year of the Garden 2022

WHEREAS: The *Year of the Garden 2022* celebrates the Centennial of Canada's horticulture sector;

AND WHEREAS: Gardens and gardening contribute to the quality of life of our municipality and create safe and healthy places where people can come together;

AND WHEREAS: The *Year of the Garden 2022* will highlight and celebrate the important contribution of gardeners, our local gardening organizations, horticultural professionals and local horticultural businesses which contribute to garden culture and the experience garden of our municipality;

AND WHEREAS: Gardens and gardening have helped us face the challenges of the COVID pandemic;

AND WHEREAS: Communities in Bloom in collaboration with the Canadian Garden Council, invites all municipalities to celebrate the Year of the Garden;

**BE IT THEREFORE
RESOLVED:** That the CBRM Mayor Amanda. M. McDougall and Council, proclaim 2022 as the *Year of the Garden* in celebration of the contribution of gardens and gardening to the development of our country, our municipality and the lives of our citizens in terms of health, quality of life and environmental challenges, and **that**; The Saturday before Father's Day, June 18th, 2022, be recognize as Garden Day in the Cape Breton Regional Municipality a legacy of Canada's Year of the Garden 2022, and **that**; The CBRM is committed to be a **Garden Friendly City** supporting the development of its garden culture, and **that**; All municipalities across Canada be invited to proclaim 2022 to be the *Year of the Garden* in their respective municipalities, and that a copy of this resolution be provided to the FCM, and for that purpose.

Councillor Steve Gillespie - District #4 - CBRM

April 12th, 2022

Proclamation

Multiple Sclerosis Awareness Month - 2022

Whereas: Multiple Sclerosis is a chronic, often disabling neurological disease affecting over 90,000 Canadians;

And Whereas: On average 12 Canadians are diagnosed a day with Multiple Sclerosis, 75% are woman;

And Whereas: Multiple Sclerosis symptoms vary widely and may lead to problems with numbness, coordination, vision and speech, as well as extreme fatigue and even paralysis;

And Whereas: There is no known cause or cure for Multiple Sclerosis;

And Whereas: The Multiple Sclerosis Society of Canada, founded in 1948 is the only national voluntary organization in Canada that supports both MS research and services for people with MS and their families;

Whereas: The MS Society has provided more than \$100 million for MS research in sixty years, as well as a wide range of programs and services for people with MS;

Be It Therefore Resolved: That CBRM Mayor Amanda M. McDougall and Council hereby declare the month of May, 2022 as “Multiple Sclerosis Awareness Month” in the Cape Breton Regional Municipality.

Councillor Ken Tracey – CBRM District 9

April 12th, 2022

RESOLUTION

“CCGS Hudson”

- Whereas:** Following 59 years of dedicated service, the Canadian Coast Guard’s oldest serving vessel, the CCGS *Hudson* is being decommissioned, due to non-feasible upgrades and other issues;
- And Whereas:** The CCGS *Hudson* was an integral part of the Coast Guard fleet undertaking ocean science research, and supported essential Coast Guard programs and services, such as search and rescue;
- And Whereas:** The *Hudson* had made several scientific voyages in her 59-year career. She made history when she became the first ship to circumnavigate the Americas in 1970;
- And Whereas:** The *Hudson* is a national treasure and should be recognized as such;
- And Whereas:** The CCGS *Hudson* should be used as a tourist attraction and/or training facility in the CBRM, where she was such an important part of the Coast Guard fleet;
- Be It Therefore Resolved:** That CBRM Mayor Amanda M. McDougall and Council request staff to send a letter to the Honourable Joyce Murray, MP, Minister of Fisheries, Oceans, and the Canadian Coast Guard requesting assistance in relocating the CCGS *Hudson* to the CBRM before scrap tenders are called.

Councillor James Edwards - District #8 - CBRM

April 12th, 2022

Request for Street Closure: District 12 - Portion of a Honey Lane, off Borden Street, Sydney (Portion of PID 15716301)

Motion:

Moved by Councillor Green, seconded by Councillor O’Quinn, that the Legal Department be directed to initiate a formal street closure pursuant to Section 315 of the *Municipal Government Act*, for that portion of the honey lane outlined and crosshatched red on the map in attachment “A” of the Issue Paper dated March 8th, 2022, with the intention of deeming it **surplus** for sale at market value.

Discussion:

Following Council discussion, the Mayor called for the vote.

Motion Carried.



CBRM

A Community of Communities

ISSUE PAPER

TO: Mayor and Council

FROM: Sheila Kolanko – Property Manager

SUBJECT: Public Hearing - Request for Street Closure – District 12
Portion of a Honey Lane, off Borden Street, Sydney
(Portion of PID 15716301)

DATE: April 12th , 2022

INTRODUCTION:

As presented to Council on March 8th, 2022, CBRM received a request on behalf of a proposed purchaser, Vanessa Syms (“the applicant”) seeking a formal street closing for a portion of a former honey lane located at the rear of lots fronting on Borden Street, Sydney. The subject area is identified as the crosshatched area shown in red on the attached map (Attachment “A”).

At that time, council passed a motion directing staff to begin the procedure required for a closure of a public street. We have been advised by various departments, including Engineering and Public Works, that the requested parcel is not essential for municipal purposes and staff supports the applicant’s request.

Pursuant to the Municipal Government Act a public hearing is required at which time Council will hear those in favour and those opposed to the closing of a section of the former honey lane. Notice was advertised in the Cape Breton Post on April 9th, 2022 and on CBRM’s webpage. I confirm the legal department has not been contacted nor have we received any complaints or objections from the community regarding the request herein.

RECOMMENDATION:

Recommendation to council is as follows:

- To pass a motion approving the closure of that portion of the former honey lane (as identified herein as the crosshatched area in red on the attached map – Attachment “A”) pursuant to MGA;
- To deem that portion of the former honey lane (as identified as the crosshatched area in red on the attached map- Attachment “A”) surplus and
- To offer for sale the said parcel, at market value, to the applicant, provided she purchases CBRM surplus properties identified as PID 15155757 and 15155807. The sale is to subject to subdivision and lot consolidation and compliance of Land Use By-Law. All costs would be the responsibility of the purchaser.

Respectively Submitted,

Original signed by

Sheila Kolanko
Property Manager



A

Approximately 750 square feet

PID15155757

PID15155807

299

296

300

288

287

283

275

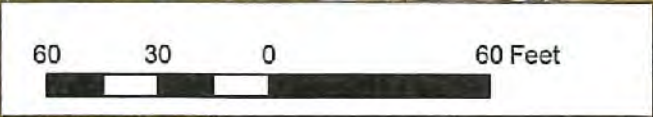
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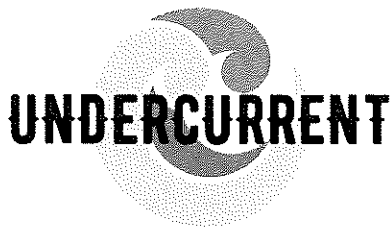
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Borden Street

Brookdale Street

Borden Street





Undercurrent Youth Centres
PO Box 278, Glace Bay, NS, B1A 5V4
www.undercurrentyc.com

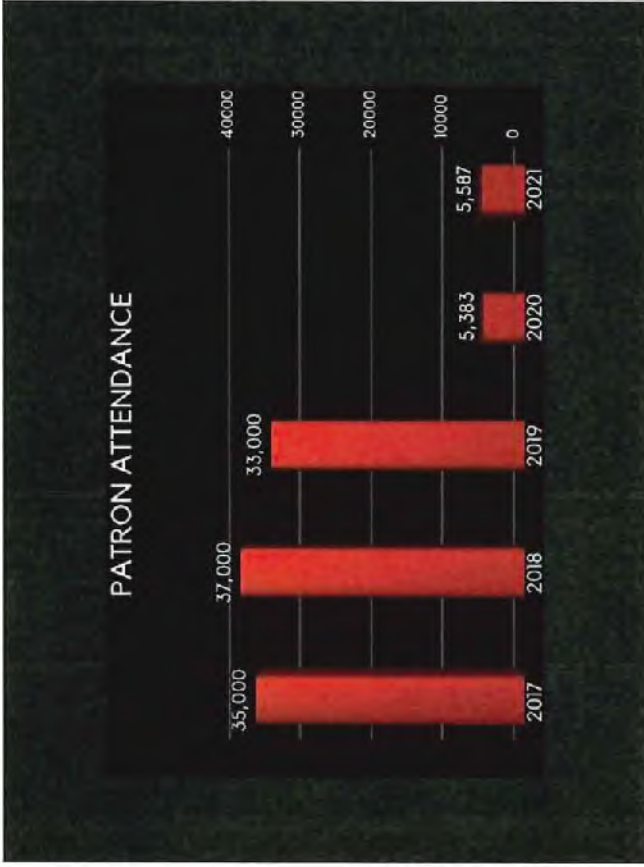
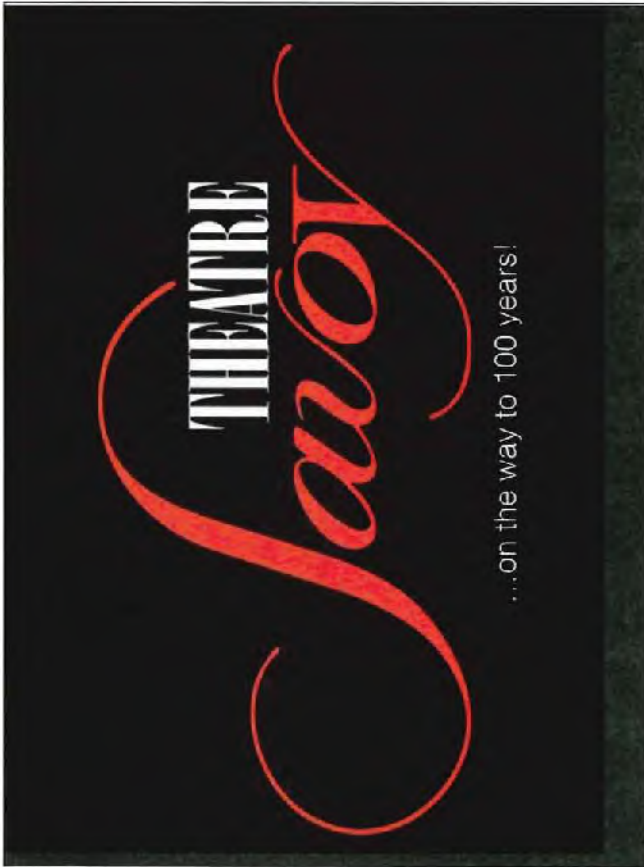
To Whom It May Concern,

I am writing today to request an opportunity to appear before Council at Council's regular April meeting.

The purpose of the meeting is to:

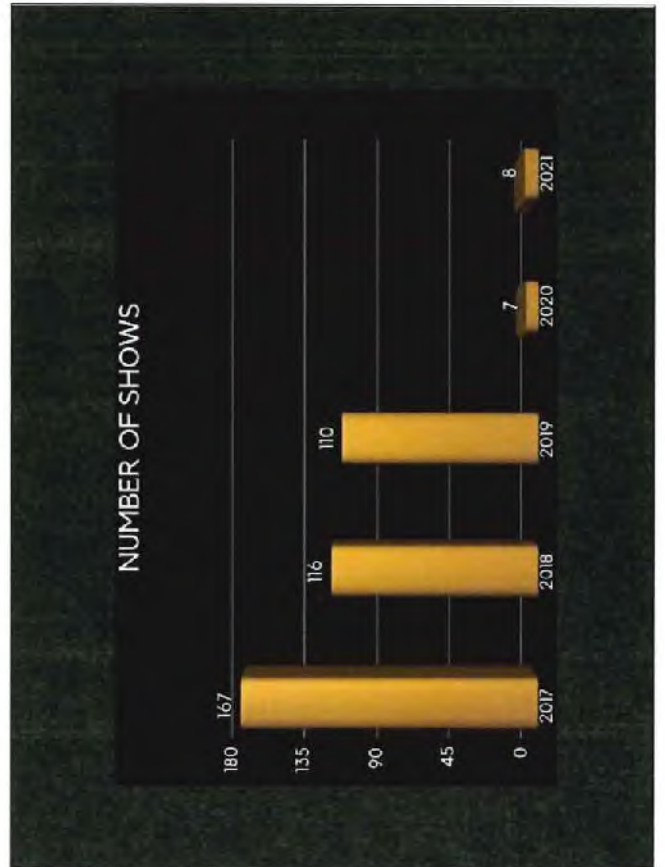
1. Speak with Council about the Iceland strategy as one that has been effective in multiple jurisdictions in combatting intergenerational poverty and substance abuse.
2. Speak with Council about a proposed youth waterfront facility for youth and families in Glace Bay and visitors to Glace Bay, that builds on Undercurrent's success to date.
3. Seek permission to undertake **planning** of the proposed facility on a piece of municipally-owned land in Glace Bay and CBRM's participation in meetings with Housing NS to discuss an adjacent parcel of land owned by Housing NS and that would be required for the project.
4. Begin a conversation with staff about a tax arrangement for a new building that would reflect this space as one that might be otherwise be provided by the municipality (community and recreation space).
5. This permission to proceed with planning would allow Undercurrent to take advantage of resources offered by Develop NS to secure preliminary architectural and engineering studies.
6. If Undercurrent is successful in securing provincial and federal funding to proceed with the build (post-planning), Undercurrent would then be seeking a formal agreement for a long-term lease or ownership of the land from the CBRM as well as an enabling tax arrangement reflective of the ownership (charitable) and uses (recreation and community infrastructure) of the space.

Thank you,
Dave Sawler

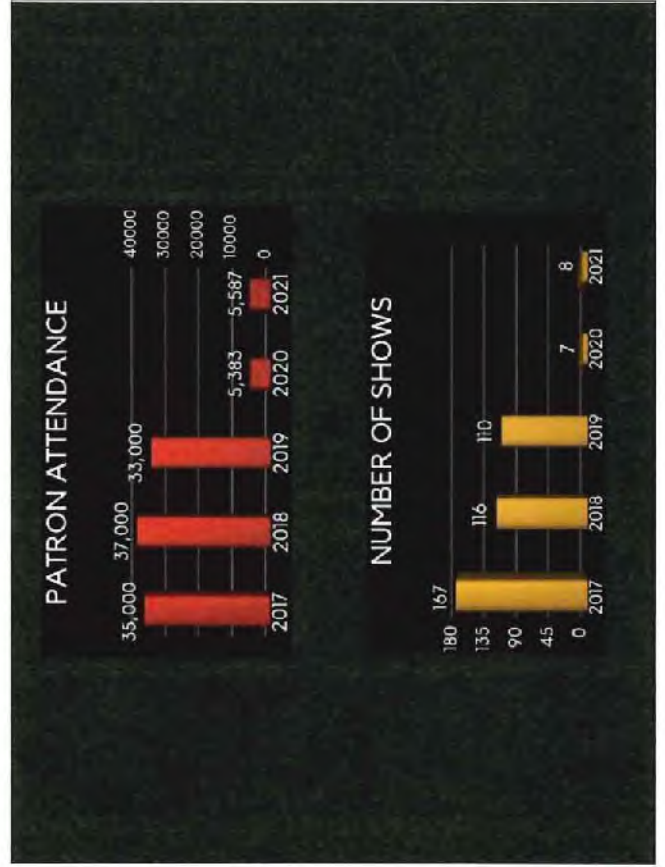


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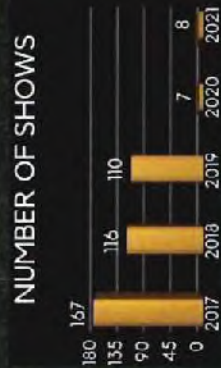
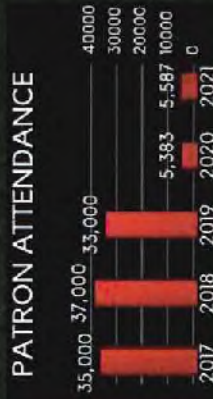
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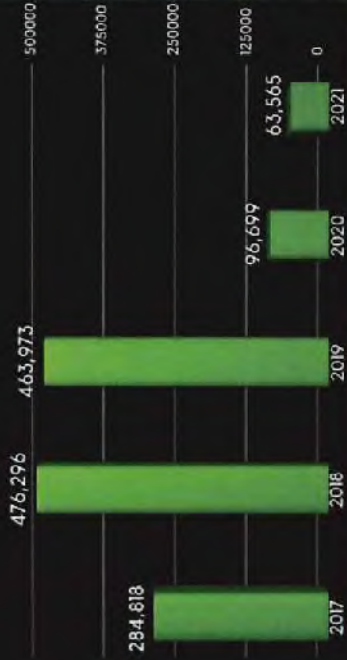
2019 boasts more sold out shows than ever...

5



7

ARTIST FEES



6

Artist Fees
\$1,385,351
re-injected into
our island economy

8



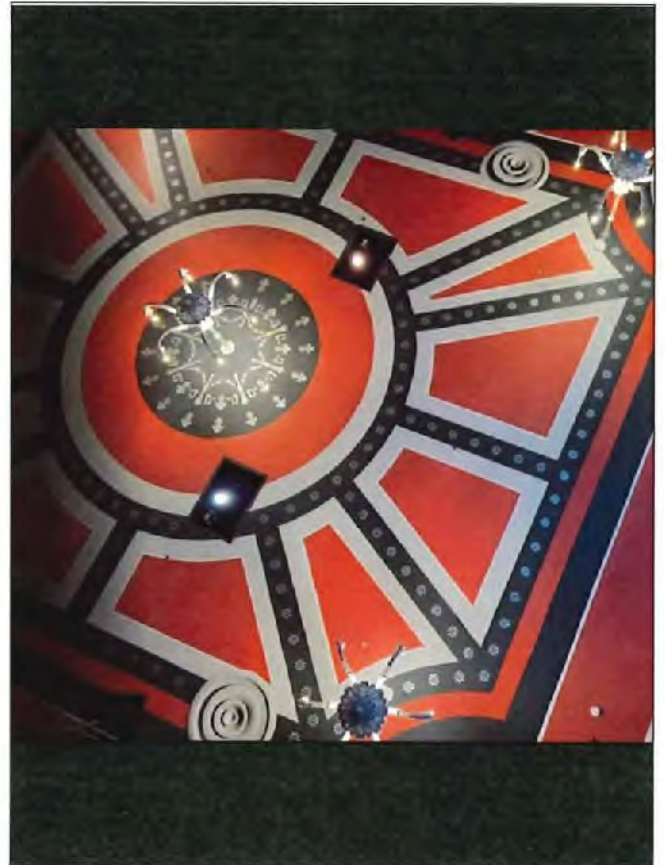


- Main level and balcony seating
- Washrooms on both levels
- Administration Offices
- Inner Lobby
- Outer Lobby
- A Grand Staircase
- Wheel Chair Accessibility

17



18



19



20

Nova Scotia • Lifestyle

Glance Bay's Savoy Theatre making face masks while curtain stays closed

Kiara Sullivan | Posted April 8, 2020, 10:59 a.m. | Updated April 10, 2020, 6:19 a.m. | 3 min read



STEPH BARROWS makes one of the masks being made to help spread the word in Glance Bay. Barrows is a costume designer at the Savoy Theatre, who are spearheading the initiative which aims to make 500 masks (a number of masks in "the theatre" to give to volunteers "keeping doors" open to those who can't go out), from the workers' families and others who would like the ability to produce during the COVID-19 outbreak. CONTRIBUTED

21

Nova Scotia • News

New COVID-19 testing site added at Savoy Theatre in Glance Bay

Michelle Macmillan | Posted April 8, 2020, 7:52 p.m. | Updated April 9, 2020, 10:38 a.m. | 1 min read





PHOTO COURTESY OF THE SAVOY THEATRE

Nova Scotia • News

Cape Breton's Savoy Theatre added as COVID-19 testing centre

Michelle Macmillan | Posted April 1, 2020, 1:43 a.m. | Updated April 1, 2020, 8:28 a.m. | 1 min read



The mobile unit will offer testing in Glance Bay on Wednesday, March 23, at the Savoy Theatre on 116 Commercial St., from 11 a.m. to 4 p.m.

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mini Savoy

WE'RE LIVE STREAMING TWO CHRISTMAS SHOWS

Get paid to share our link!

Summary

We are very excited to offer a live streaming option on two of our Christmas shows. Having previous experience with streaming at the Savoy Theatre in December 2019, the live shows will be offered to a limited live audience. Tickets are \$10 and will be pre-ordered by November the 15th, with a priority for our regular patrons.

The live shows will offer high-quality audio and streaming, all that is required is a good internet connection. These shows will be live-streamed to YouTube and Facebook. These shows will be available on YouTube and Facebook. These shows will be available on YouTube and Facebook. These shows will be available on YouTube and Facebook.

How to get paid

We are offering you a \$10 per ticket purchased through your phone. The code would be for you to send your promotional material to your audience with access to our live link via a Pay Per View page. Once all the tickets are sold, we will send you the amount of the tickets. Once all the tickets are sold, we will send you the amount of the tickets. Once all the tickets are sold, we will send you the amount of the tickets.

24



25

Jenkins, Ron

Versatile and highly acclaimed freelance playwright, director, producer, and actor, born in Cape Breton, based in Alberta until 2018, when he returned to Cape Breton. He has worked in theatres across the country. His direction of musical theatre is particularly imaginative and entertaining.

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Educational Opportunities

- Human Resources Training course
- Project Management Training Course
- Sponsorship Collective Training Course
- Food Handling Course
- First-Aid Training

27

Safety Guidelines for Event Organizers, Venues, and Facilities

March 7, 2022

This document is designed for event organizers and staff of venues and facilities that host gatherings or events and will guide you through some of the preventive public health measures organizations can undertake to prevent the spread of COVID-19. The measures detailed in this document conform to Phase 2 of the provincial Reopening Plan. These measures go into effect at 12:01 am on Monday, March 7, and will remain in place until Monday, March 21.

As per section 4.11 of the Public Health Order issued under Section 32 of the Health Protection Act, any person, business or organization that hosts a formal gathering authorized by sections 4.4 to 4.10 is responsible for maintaining oversight of the gathering and for ensuring that all persons in attendance comply with the requirements of the Order.

Gathering Limits

Stay up to date on the latest gathering limits and how they apply to your operation. These gathering limits may change and it is the responsibility of the event organizer and venue to stay up to date on public health requirements and adjust their plan as needed. [Coronavirus \(COVID-19\): restrictions and guidance - Government of Nova Scotia, Canada](#)

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THEATRE Savoy

Holiday GIFT BOX

Give the gifts of Warm and Cozy this Holiday Season.

Don't miss out on grabbing one of only 50 limited edition Savoy Theatre Gift Boxes today.

Each \$75 box includes:

- Specialty Tea, blended for the Savoy
- Tea Cozy
- Savoy Theatre Tartan Mug
- Homemade Fudge
- Local Artist CD
- and more surprises

To purchase, please call the Savoy Theatre Box Office at 902-842-1577

Valued at over \$100

29

COMING SOON TO THE SAVOY THEATRE
WE'RE OPEN AND READY FOR SHOWTIME! VISIT OUR BOX OFFICE OR VISIT US ONLINE @ www.savoytheatre.com

ISLAND GIRLS 2 August 2, 2022	THE WISBOARDS UNION August 7, 2022	Dear Rita MAY 25-29, 2022	Blue Rodeo August 2, 2022
DANCING QUEEN August 2, 2022	QUEEN August 7, 2022	Jimmy Rankin August 2, 2022	Blue Rodeo August 2, 2022
JOHNNY REID "I LOVE YOU MORE"	Blue Rodeo August 2, 2022	Dear Rita MAY 25-29, 2022	Blue Rodeo August 2, 2022
ELVIS GREATEST HITS FRANKIE LYNN	Blue Rodeo August 2, 2022	Dear Rita MAY 25-29, 2022	Blue Rodeo August 2, 2022

FOR DETAILS VISIT US ONLINE
www.savoytheatre.com
CALL FOR TICKETS
 902-842-1577

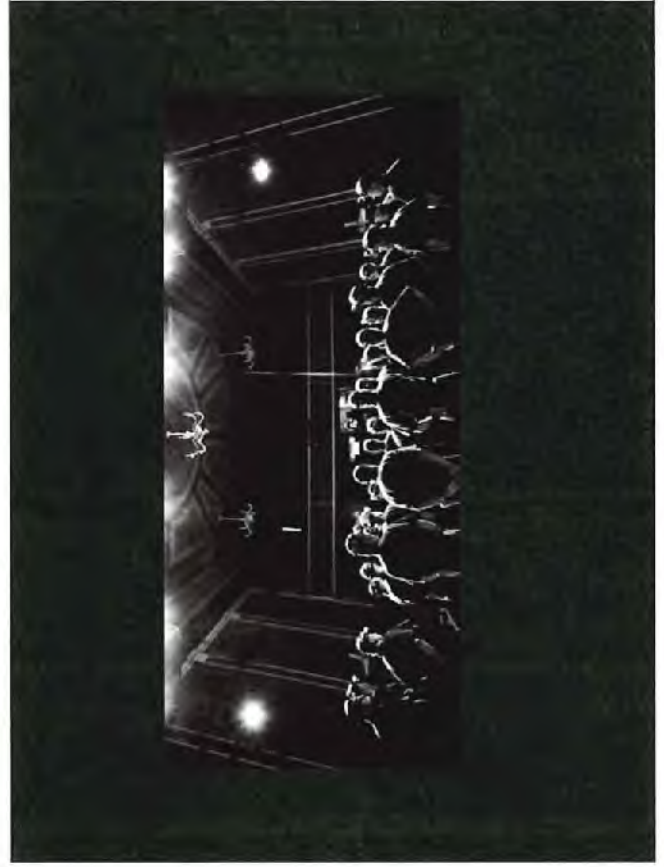
MORE SHOWS COMING SOON

30

Savoy Strategic Plan

- A new media plan which will include the use of new platforms
- More programs for children and youth
- A new Indigenous Production
- A Day in the Bay
- A mid-winter Playwright Festival
- A night of Bhanga Dance
- Broadcasting high quality material for radio and television
- Savoy Theatre Gamers Festival
- New summer series and more!

31



32



33



34



35



36

The Savoy needs the support from our
Cape Breton Regional Municipality
to continue to move forward.



37

37

THEATRE
Savoy

Thank you!

38

Chris March, BBA, CFO
Deputy Chief, Volunteer Support
Fire & Emergency Services
Cape Breton Regional Municipality



320 Esplanade
Sydney, Nova Scotia
B1P7B9
Telephone 902.563.5140
Fax: 902564.0481

To: Deborah Campbell-Ryan, Municipal Clerk
Subject: FIRE INSPECTOR APPOINTMENT
Date: March 31, 2022
Distribution: Marie Walsh, CAO, Michael Seth, Fire Chief; File Fire Services

Deborah,

Please arrange for Council to make the necessary motion to appoint Fire Prevention Officer **Stephen Noel Mackenzie** as a Municipal Fire Inspector. This will allow Steve to respond to issues relating to the enforcement of the Nova Scotia Fire Safety Act. Attachment A provides the full wording of article 19 of the Fire Safety Act. I have provided a motion for your consideration.

MOTION

In conformance with the Fire Safety Act, Council for the Cape Breton Regional Municipality hereby appoints Fire Prevention Officer **Stephen Noel Mackenzie** as a Municipal Fire Inspector in accordance with the provisions of the Fire Safety Act of Nova Scotia, Chapter 6 of the Acts of 2002, article 19 (1) (b) thereof. Fire Prevention Officer **Stephen Noel MacKenzie** shall carry out fire inspections within the Cape Breton Regional Municipality in accordance with the said Act and any regulations made thereunder.

I so move.



Attachment A

Duties of a municipality

19 (1) A municipality shall

- (a) establish a system of fire-safety inspections of land and premises situate within its jurisdiction, as required by the regulations, to provide for compliance with this Act, the regulations, and the Fire Code.
 - (b) appoint a municipal fire inspector who shall carry out the inspections; and
 - (c) ensure that the Fire Marshal is notified, in writing, of the appointment of the municipal fire inspector and the revocation of any such appointment.
- (2) A municipality that is required to establish and conduct a system of inspections pursuant to subsection (1) shall ensure that
- (a) a record is made of every inspection undertaken by the municipality.
 - (b) the records are made available, on request, to the Fire Marshal or a deputy fire marshal; and
 - (c) unless otherwise prescribed by the regulations, the records are kept for at least five years. 2002, c. 6, s. 19.



CBRM

A Community of Communities

ISSUE PAPER

TO: Mayor and Council

FROM: Sheila Kolanko – Property Manager

SUBJECT: Request for Street Closure
Portion of PID 1S711948
Portion of undeveloped Road MacAulay’s Lane
Sydney (District 6)

DATE: April 12th, 2022

INTRODUCTION:

A letter of request was received on behalf of Mr. Phu Quy Dao, registered owner of 95 Reeves Street, Sydney (“the applicant”) seeking a street closure for a portion of an undeveloped section of MacAulay’s Lane lying adjacent to the applicant’s property. The area required and subject to this Issue Paper is shown outlined in yellow and identified as Parcel “A” on a proposed site plan (Attachment “A”).

BACKGROUND INFORMATION:

The applicant has submitted a development application (#BD011B20) to open a small business at the corner of MacAulay’s Lane and Reeves Street in Sydney. The applicant’s property is identified as PID 15651995 and shown outlined in blue on the attached map (Attachment “B”); the area requested is crosshatched in yellow. The application is to convert the single detached dwelling into a restaurant. To comply with provisions of the Land Use By-Law additional parking spaces are required for the proposed business development. For that reason, he is asking CBRM to consider selling him a portion of the undeveloped section of MacAulay’s Lane to facilitate the additional parking space to satisfy the application requirement.

A copy of the applicant's letter of interest is attached (Attachment "C") hereto highlighting other rental properties owned by the applicant as well as a local business he currently owns and operates within the municipality.

REVIEW

The property is currently a portion of an undeveloped section of MacAulay's Lane. The internal staff review process was conducted to determine if CBRM required this portion of the undeveloped road parcel. The results are as follows:

- Engineering and Public Works confirmed there is no municipal infrastructure located in the requested area and if the current road widths are maintained on MacAulay's Lane and Reeves Street, there is no reason to object to the applicant's request.
- Planning has no issue with the request but noted that should council approve the applicant's request, the applicant will be required to consolidate the requested parcel with the applicants existing property. Development on this property would be subject to compliance with applicable provisions of the Land Use By-Law and the issuance of a Building Development Permit. The proposed site plan attached (Attachment "A") meets the parking area requirements of the Land Use By-Law, including the number of parking spaces and setback distances.
- Water Utility has no interest in or issue with the request.
- Recreation/Parks/Grounds & Buildings deferred comments to Planning and Public Works.

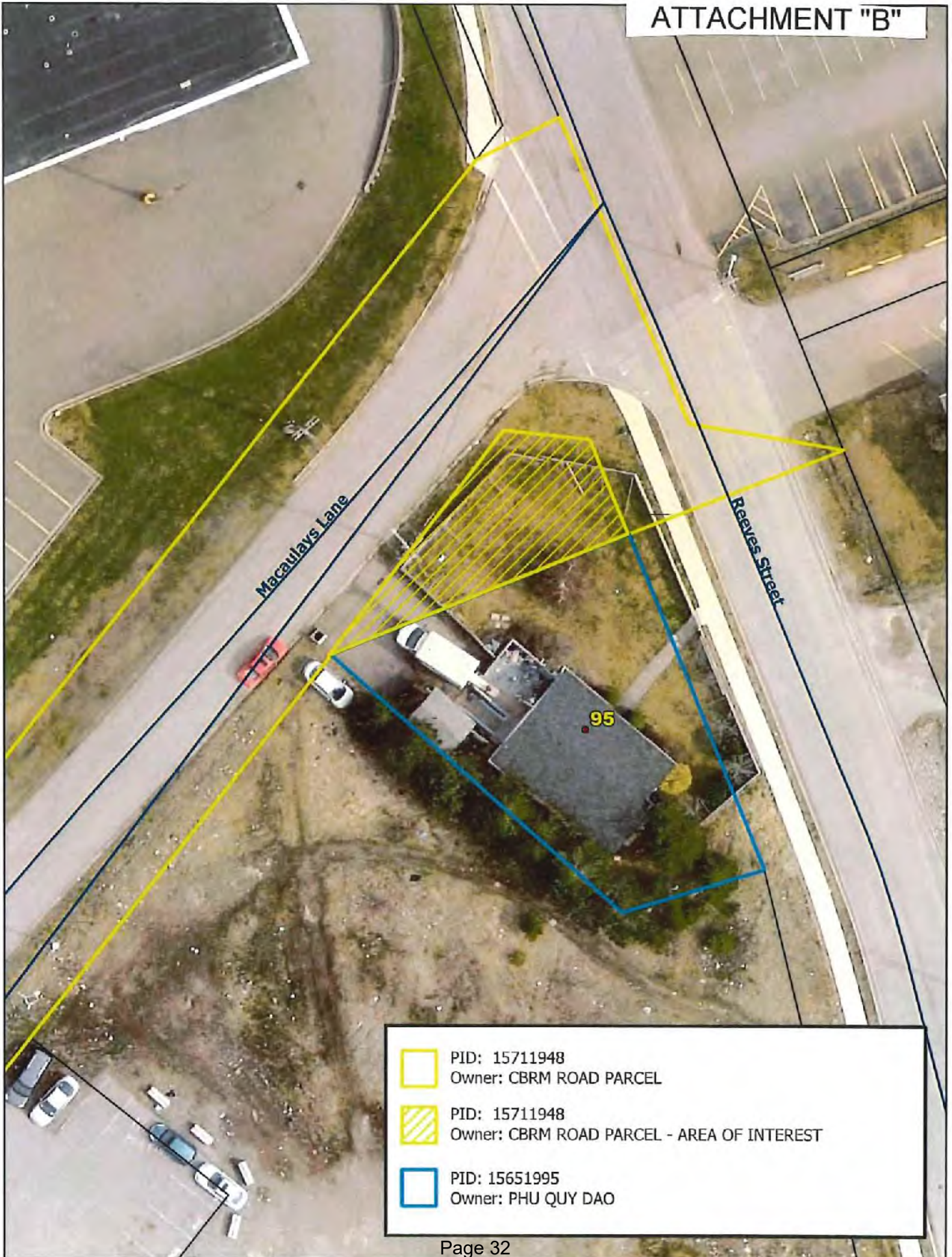
RECOMMENDATION:

Staff's recommendation to Council is to pass a Motion directing the Legal Department to initiate a formal street closure pursuant to Section 315 of the Municipal Government Act, for that portion of PID 15711948 outlined in yellow on the attached site plan (Attachment "A") with the intention of deeming it surplus and sold at market value to the applicant.

Respectively Submitted,

Original signed by

Sheila Kolanko
Property Manager



ATTACHMENT "C"

February 24, 2022.

Attn: Sheila Kolanko
Senior Paralegal/Property Manager
Cape Breton Regional Municipality
320 Esplanade, Sydney,
C.B.R.M., N.S.

RE: 95 Reeves Street, Sydney, C.B.R.M., N.S.
PID#15651995
(BD 011820)

Dear Sheila,

I represent Mr. Phu Quy Dao, we are in the process of acquiring a permit to open a small business on Reeves Street, Sydney. (Reference application # BD 011820) To that end, as required under C.B.R.M. Planning parking requirements, we are requesting that C.B.R.M. release to us a portion of MacAulay's Lane to facilitate additional parking area as required to satisfy our application. See attached Site Plan outlining above (Parcel "A").

Mr. Dao is a long term resident of Sydney. He is the owner / tax payer of multiple properties in the Sydney area, 95 Reeves Street, 68 Stanfield Street, 6 Eugene Place, 4 Kempt Court, 246 Lorne Street, 463 Prince Street, 154 Kennedy Avenue and 58 Sutherland Street.

Mr. Dao is also owner/operator of a local business located in the Mayflower Mall, Sydney, where he employs 6 to 7 people.

Mr. Dao's proposal to open and operate the subject business on Reeves Street anticipates to employ 3 to 4 employees.

As discussed, please find enclosed our certified cheque in the amount of \$600.00 payable to C.B.R.M. Thank you for your consideration in this matter. Should you require any further information , please contact me.

Yours sincerely, . . .

*/ John Christopher Pope, QP
Development Consultant/
Project Management
902-537-2614
cpope107@hotmail.com*



CBRM

A Community of Communities

ISSUE PAPER

TO: Mayor and Council

FROM: Sheila Kolanko – Property Manager

SUBJECT: Request for Street Closure
Portion of undeveloped Road
Ainsley Street, Sydney (District 6)

DATE: April 12th, 2022

INTRODUCTION:

A Letter of Interest was received from Cape Breton Community Housing Association (CBCCHA) (“the applicant”) seeking a street closure for a small triangular portion of an undeveloped road reserve located at the end of Ainsley Street, Sydney. The area required and subject to this Issue Paper is shown outlined in yellow on the attached survey plan (Attachment “A”). The area measures 15.963 feet by 16.791 feet by 26.388 feet (128 square feet).

BACKGROUND INFORMATION:

CBCCHA is a registered, charitable organization whose mandate is to provide quality, community-based support and outreach programs for adults living with mental illness and/or experiencing homelessness. The applicant has received funding from Canada Mortgage and Housing Corporation to build 2 residential care dwellings (small options home) one at the end of Ainsley Street and another at the end of Acadia Street in Sydney. Their property is identified as PID 1S115207 and outlined in blue on the attached map and the subject area is crosshatched in yellow (Attachment “B”).

CBCHA is asking CBRM to consider conveying a small portion of an undeveloped road reserve at the end of Ainsley Street to allow them adequate property that will provide not only the necessary lot frontage to permit their development but also the space for the driveway entrance for the proposed development. It is their goal to acquire this small triangular lot and consolidate it with their existing property so they can obtain subdivision approval and bring the driveway in off the end Ainsley Street.
(Attachment "A")

The applicant is also asking for CBRM to consider conveying the subject parcel for little or no cost.

REVIEW

An internal staff evaluation was completed, and it was determined the subject property was not required for municipal purposes and as such could be deemed surplus and conveyed to CBCHA to allow them to move forward with their proposed development. Staff is also recommending it be conveyed for \$1.00. This is based on the lot size (128 square feet), appraisal cost and the benefit of this valuable and much need development in our community.

RECOMMENDATION:

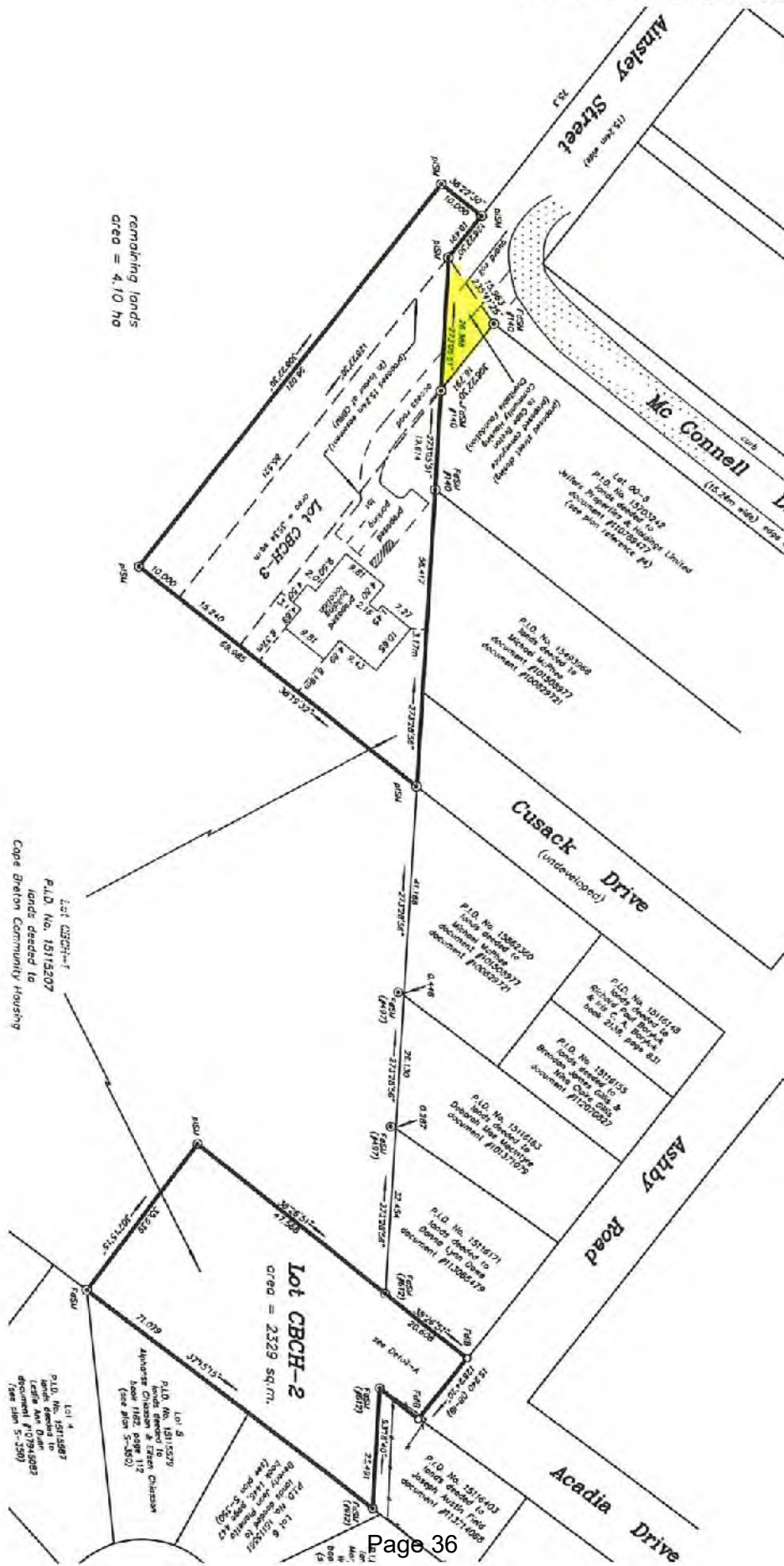
Staff is asking council to consider the applicant's request and pass a Motion directing the Legal Department to initiate a formal street closure pursuant to Section 315 of the Municipal Government Act, for that portion of the undeveloped road reserve as outlined in yellow on the attached plan (Attachment "A") with the intention of deeming the small triangular parcel surplus to the needs of the municipality and convey the said lot to the applicant for \$1.00.

Respectively Submitted,

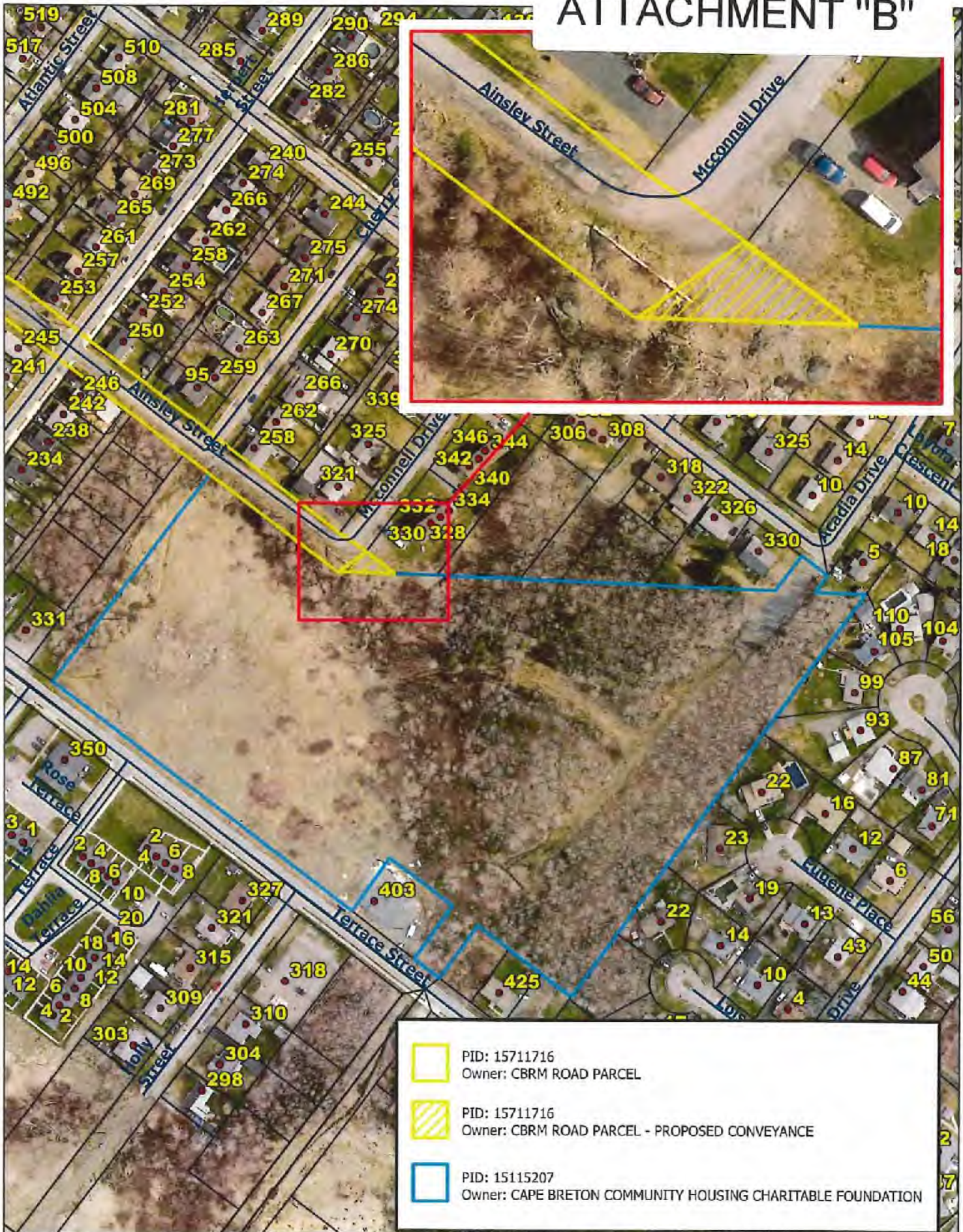
Original signed by

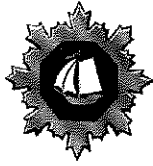
Sheila Kolanko

ATTACHMENT "A"



ATTACHMENT "B"





CBRM

A Community of Communities

ISSUE PAPER

TO: Mayor and Council

FROM: Sheila Kolanko – Property Manager

SUBJECT: Request To Deem Property Surplus
Portion of PID 1S173917 – Grand Lake Road
(District 12) – Lingan Golf Country Club

DATE: April 12th, 2022

REQUEST:

CBRM received a letter of interest from Lingan Golf and Country Club asking CBRM to consider selling a portion of CBRM property lying adjacent to the Golf Club's property at Grand Lake Road. The CBRM property is outlined in yellow on the attached map and identified as PID 15173917 (Attachment A). The subject area the applicant is seeking is shown crosshatched in red on the said map.

BACKGROUND INFORMATION:

The Lingan Golf and Country Club ("the applicant") currently is looking to purchase the subject area and add it to the Club's existing property to allow for a mandatory Golf Canada expansion to Hole No. 9. The applicant's property is identified on the attached map (Attachment "A") as PID #15228232 and outlined in blue.

The Canadian Golf Association, which regulates the industry, has recently placed restrictions on the length of various holes at golf courses. In order for the Club to maintain their rating they are required to increase the length of the holes at the golf course, Hole No. 9 being one of them.

The CBRM property contains approximately 21 acres and is currently deemed essential for the Sydney/Glace Bay Sewage lagoon area. The inventory also makes reference to a recreational component of the golf course in the municipality.

EVALUATION/REVIEW:

An internal staff review was completed, and it was determined that the estimated area requested by the applicant, comprising of approximately 2.8 acres, (and shown crosshatched in red on attach map in Attachment "A") could be deemed surplus and sold to the applicant without impacting the remaining lands required for municipal purposes.

Any proposed sale would be subject to staff approval of lot size and lot consolidation with existing lands of the applicant and contingent on subdivision approval and compliance with Land Use By-law and all other applicable legislative and government regulations.

RECOMMENDATION:

It is a recommendation of staff to council to pass a motion declaring that portion of PID 15173917, as shown crosshatched in red on the attached map, surplus to the needs of the municipality and be sold at market value to the applicant.

All costs will be the responsibility of the proposed purchaser and subject to survey approved by staff, lot consolidation, subdivision approval, compliance with Land Use By-law and issuance of a building development permit.

Respectively Submitted by:




Original signed by

**Sheila Kolanko
Property Manager**

ATTACHMENT "A"



Legend

-  Lingan County Club (PID 15228232)
-  CBRM Property (PID 15173917)
-  Requested Portion of PID 15173917 (approximately 2.8 acres)

M·E·M·O

320 Esplanade

Sydney, Nova Scotia, B1P 7B9

902-563-5010

To: Mayor Amanda M. McDougall and Members of Council
From: Deborah Campbell Ryan, Municipal Clerk
Date: April 5, 2022
Subject: Council Videoconferencing Policy - Draft

Mayor and Council,

Further to my Memo of March 28, 2022 on this matter, attached is the draft *Council Videoconferencing Policy* which was modelled after the policy template prepared by the NS Association of Municipal Administrators in accordance with Section 19A of the *Municipal Government Act* (copy attached).

By way of background information, the Ministerial direction that enabled virtual meetings during the State of Emergency was terminated when the State of Emergency was lifted with the removal of all Provincial COVID-19 restrictions on March 21, 2022. Therefore municipalities are now required to have a procedural policy enabling them to conduct municipal council and committee meetings by electronic means.

Although future meetings will most likely be in person, there may be times when it would be preferable to hold CBRM Council or Committee meetings by videoconference.

RECOMMENDATION:

That Council pass a motion to approve the Council Videoconferencing Policy as presented.

Thank you.

Original signed by:

**Deborah Campbell Ryan,
Municipal Clerk**

Encls.

Council Videoconferencing Policy

1. This policy is entitled the “Council Videoconferencing Policy”.
2. The procedural requirements in this Policy are intended to complement and supplement, and not to replace, the requirements contained in
 - i. the *Municipal Government Act*; and
 - ii. CBRM policies regarding Council meetings and procedures.
3. In this Policy, unless the context otherwise requires,
 - i. “Council” means the Council of the Cape Breton Regional Municipality;
 - ii. “Council member(s)” include(s) the Mayor; and
 - iii. “meeting” means a regular or special meeting of Council or a Council Committee.

Public Notice

4. A Council meeting or Council Committee meeting may be conducted by videoconference if, at least two days prior to the meeting, notice is given to the public respecting the way in which the meeting is to be conducted;
5. The notice to the public referred to in section 4 must be given by:
 - i. publication in a newspaper circulating in the municipality; or
 - ii. posting on CBRM’s publicly accessible Internet site and in at least five conspicuous places in the municipality; or
 - iii. such other method permitted by regulation.

- 6.** Notwithstanding section 5, where the Mayor determines that there is an emergency, a meeting may be conducted by videoconference without notice or with such notice as is possible in the circumstances.

All Council Members Attend by Videoconference

- 7.** All Council members may participate in a meeting by videoconference if each Council member and the CBRM have videoconferencing equipment available that will:
 - i.** enable the public to see and hear each Council member participate in the meeting by videoconference;
 - ii.** enable all meeting participants to see and hear each other by videoconference.
- 8.** A Council member participating in a Council meeting or Committee meeting by videoconference is deemed to be present at the meeting.
- 9.** This Policy applies to Committees established by Council, with such changes as the context requires.

Approved by Council: _____ **(date)**

(2) In addition to regular meetings, the council may hold such other meetings as may be necessary or expedient for the dispatch of business at such time and place as the council determines, if each council member is notified at least three days in advance and the clerk gives at least two days public notice of the meeting.

(3) Where the mayor or warden determines that there is an emergency, the council may meet without notice or with such notice as is possible in the circumstances.

(4) The clerk shall call a meeting of the council when required to do so by the mayor or warden or upon presentation of a written request signed by a majority of the councillors.

(5) When calling a meeting pursuant to subsection (4), the clerk shall give at least two days public notice of the meeting.

(6) Where the council fails to meet at any time determined by law, it is not dissolved, but may hold future meetings as if there had been no failure.

(7) A meeting of the council is not an illegal or invalid meeting by reason only of

(a) a failure to give notice; or

(b) meeting elsewhere than provided in the by-laws, a policy or a notice of meeting. 1998, c. 18, s. 19; 2004, c. 7, s. 3.

Virtual meetings

19A (1) Where a procedural policy of the council so provides, a council meeting or council committee meeting may be conducted by electronic means if

(a) at least two days prior to the meeting, notice is given to the public respecting the way in which the meeting is to be conducted;

(b) the electronic means enables the public to see and hear the meeting as it is occurring;

(c) the electronic means enables all the meeting participants to see and hear each other; and

(d) any additional requirements established by regulation have been met.

(2) Where a procedural policy of the council so provides, a council member or council committee member may participate in a council meeting or council committee meeting through electronic means if

(a) the electronic means enables the public to see and hear the member as the meeting is occurring;

(b) the electronic means enables all meeting participants to see and hear each other; and

(c) any additional requirements established by regulation have been met.

(3) A council member participating in a council meeting or council committee meeting by electronic means is deemed to be present at the meeting.

(4) The notice to the public referred to in clause (1)(a) must be given by

(a) publication in a newspaper circulating in the municipality;

(b) posting on the municipality's publicly accessible Internet site and in at least five conspicuous places in the municipality; or

(c) such other method permitted by regulation.

(5) Notwithstanding clause (1)(a), where the mayor or warden determines that there is an emergency, a meeting may be conducted by electronic means without notice or with such notice as is possible in the circumstances.

(6) The Minister may make regulations

(a) respecting council meetings and council committee meetings conducted by electronic means;

(b) respecting the participation of a council member or council committee member in a council meeting or council committee meeting by electronic means.

(7) The exercise by the Minister of the authority contained in subsection (6) is a regulation within the meaning of the *Regulations Act*, 2021, c. 14, s. 1.

Quorum of council

20 (1) A majority of the maximum number of persons that may be elected to the council is a quorum for every meeting of the council.

(2) Where there is a vacancy in a council's numbers, the council may make a decision if a quorum is present at a meeting.

(3) Where the number of council members is reduced due to vacancies in a council's numbers below the number required for a quorum, the remaining council members may make a decision at a meeting of council if

(a) there are at least three remaining council members; and

(b) a majority of the remaining council members is present at the meeting,

but the council may not pass a by-law or policy, borrow money, set a tax rate, acquire or sell property or make any other decision that has effect after, or for a term extending beyond, the date for the election to fill the vacancies in council membership.

CBRM

City Hall
320 Esplanade
Sydney, NS B1P 7B9

Item No.

Councillor Agenda Request Form – Staff Report	
<input checked="" type="checkbox"/> Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	<input type="checkbox"/> Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)
<input type="checkbox"/> Request from the Floor: (New Business) <ul style="list-style-type: none"> - Announcement - Referral - Submit Petition - Notice of Motion 	
Date of Council/Committee Meeting:	
Subject: Student Hiring	
Motion requesting Staff Report for Council/Committee to Consider:	
<p>That Kirk Durning, Manager of Recreation, prepare an Issue Paper regarding student hiring, to address the inefficiencies and unfair hiring practices of the student job lottery. It is also prudent that all other managers and directors be consulted if deemed necessary.</p> <p>Reason: I believe that the way in which we (CBRM) hire students for both Recreation and Parks and Grounds is not the best way to do so, and a formal hiring process should be considered for all postings, unless deemed unfeasible for a certain department. Students who have experience, knowledge and an interest are often denied work, simply because their name was not drawn from a hat. We, therefore, end up with students who either don't want to work, or really aren't interested in the work they are asked to complete. Unfortunately, work gets done inefficiently, and in many instances, poorly. By hiring students who are interested and or experienced, allows for more work to be done and less room for error. Jobs should not be awarded on luck, but on merit.</p> <p>Outcome Sought: An Issue Paper be prepared and presented to Council ahead of this summer's job postings and amend the Student Hiring Policy if Council and staff deem necessary.</p>	
<i>Councillor Cyril MacDonald</i>	<i>District 3</i>
<i>Date: April 6, 2022</i>	<i>Received by Clerk's Department April 6, 2022</i>

Issue has been discussed with Director of Responsible Department

