

Cape Breton Regional Municipality

Council Meeting

AGENDA

TUESDAY, APRIL 20, 2021

6:00 P.M.

Centre 200
Main Concourse
481 George Street, Sydney, NS

This page is blank for copying purposes.

Cape Breton Regional Municipality

Council Meeting

Tuesday, April 20, 2021
6:00 p.m.

AGENDA ITEMS

Call to Order

O'Canada

Roll Call

1. **APPROVAL OF MINUTES:** (Previously Distributed)
 - Council – March 9, 2021
 - Council – March 23, 2021

2. **APPROVAL OF AGENDA:** (Motion Required)

3. **PROCLAMATIONS:**
 - 3.1 **Multiple Sclerosis Awareness Month:**
Councillor Ken Tracey (See page 6)

 - 3.2 **Lyme Disease Awareness Month:**
Councillor Eldon MacDonald (See page 7)

 - 3.3 **Melanoma and Skin Cancer Awareness Month:**
Councillor Steve Parsons (See page 8)

 - 3.4 **2021 Volunteer Week:**
Councillor Cyril MacDonald (See page 9)

 - 3.5 **North American Occupational Safety and Health Week:**
Councillor Gordon MacDonald (See page 10)

Continued...

**Council Meeting Agenda
April 20th, 2021 (Cont'd)**

4. PRESENTATION:

- 4.1 Highland Arts Theatre:** Wesley Colford, Artistic & Executive Director, Highland Arts Theatre (See page 11)

5. DELEGATION:

- 5.1 Nova Scotia Construction Sector Council – ICI:** Trent Sohlt, Executive Director and Rochelle Hatcher, Industry Community Engagement Coordinator, Cape Breton, Nova Scotia Construction Sector Council – ICI (See page 14)

6. REPORT:

- 6.1 Efficiency Nova Scotia:** Khaled Ibrahim, On-Site Energy Manager, CBRM – Efficiency Nova Scotia (See page 34)

7. PLANNING ISSUE:

7.1 APPROVAL TO ADVERTISE:

- a) **Case 1078 - Municipal Planning Strategy Amendment to Allow a Medical Clinic at 46 Cottage Road, Sydney (PID 15105133 and 15270382):** Karen Neville, Senior Planner and Kristen Knudskov, Planner (See page 51)
- b) **Case 1079 - Motor Vehicle Sales PID 15037278 (2248 Kings Road, Howie Center; District 7):** Kristen Knudskov, Planner (See page 131)
- 7.2 Parking Area Request – CBRM Parking Meter Bylaw T-5:** Michael Ruus, Director of Planning & Development (See page 142)

Continued...

**Council Meeting Agenda
April 20th, 2021 (Cont'd)**

8. COUNCILLOR AGENDA REQUESTS:

8.1 Land Purchase for Playground/Dry Fire Hydrant – MacKesse Drive, Victoria Mines: Councillor Lorne Green (See page 152)

8.2 Outstanding Loan Forgiveness – Emera North Sydney: Deputy Mayor Earlene MacMullin (See page 153)

9. FINANCIAL STATEMENTS: Jennifer Campbell, Chief Financial Officer

9.1 CBRM to February 28, 2021: (See page 155)

For Information Only.

9.2 Port of Sydney Development Corporation to February 28, 2021:
(See page 179)

For Information Only.

10. Review of Action Items from this Meeting: Mayor Amanda M. McDougall

ADJOURNMENT

Proclamation

Multiple Sclerosis Awareness Month - 2021

Whereas: Multiple Sclerosis is a chronic, often disabling neurological disease affecting an estimated 100,000 Canadians;

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, 2021 as “Multiple Sclerosis Awareness Month” in the Cape Breton Regional Municipality.

Councillor Ken Tracey – CBRM District 9

April 20th, 2021

PROCLAMATION

“Lyme Disease Awareness Month – May 2021”

- Whereas:** Lyme disease is a serious illness caused by the bite of a black-legged tick infected with the bacterium *Borrelia burgdorferi*;
- And Whereas:** Black-legged ticks carrying a variety of diseases or illnesses can now be found in all parts of Nova Scotia;
- And Whereas:** Awareness, education and practicing preventative measures, such as daily tick checks and proper tick removal can help reduce your chances of contracting tick borne diseases;
- Be It Therefore Resolved:** That CBRM Mayor Amanda M. McDougall and Council, proclaim May 2021 as “Lyme Disease Awareness Month” in the Cape Breton Regional Municipality

Councillor Eldon MacDonald - CBRM District 5

April 20th, 2021

PROCLAMATION MELANOMA AND SKIN CANCER AWARENESS MONTH

- Whereas:** It is imperative that communities across Canada be reminded of the importance of sun safety;
- And Whereas:** Over-exposure to UV radiation is one of the major causes of melanoma and non-melanoma skin cancers;
- And Whereas:** Skin cancer is the most common of all cancers. 1 in 6 Canadians born in the 1990s will get skin cancer in their lifetimes;
- And Whereas:** Many people seek sun without taking the advisable precautionary measures and are unaware that any darkening of skin color, including a tan, is indicative of UV damage;
- And Whereas:** Skin self-examinations should be performed on a monthly basis because skin cancers are highly treatable when detected early;
- And Whereas:** Save Your Skin Foundation is dedicated to the fight against non-melanoma skin cancers, melanoma and ocular melanoma through nationwide education, advocacy, and awareness initiatives;
- Be It Therefore Resolved:** That CBRM Mayor Amanda M. McDougall and Council, proclaim May 2021 as “**Melanoma and Skin Cancer Awareness Month**” in the Cape Breton Regional Municipality.

Councillor Steve Parsons – CBRM District 7

April 20th, 2021

PROCLAMATION

2021 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 18th to 24th, 2021 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 20th, 2021

PROCLAMATION

NORTH AMERICAN OCCUPATIONAL SAFETY AND HEALTH WEEK “Together We Can Create Safe Workplaces”

- Whereas:** The residents of the Cape Breton Regional Municipality value safe and healthy workplaces for all of our citizens; and
- And Whereas:** the majority of workplace injuries and fatalities are preventable, however more than 900 workers in Canada and over 20 in Nova Scotia die each year from job related injuries, and thousands more suffer occupational injuries and illnesses; and
- And Whereas:** businesses spend more than \$245 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 2-8, 2021 North American Occupational Safety and Health Week (NAOSH), Government, businesses and corporate/association partners representing businesses will come together in an effort to increase employer, employee and public awareness of being safe and healthy at work and encourage all industries, organizations, community leaders, employers and employees to support activities designed to increase the importance of safe workplaces for all
- Be It Therefore Resolved:** That CBRM Mayor Amanda M. McDougall and Council proclaim the week of May 2nd to May 8th, 2021 as “**North American Occupational Safety and Health Week**” in the Cape Breton Regional Municipality.

Councillor Gordon MacDonald – CBRM District 1

April 20th, 2021

Highland Arts Theatre CBRM Council Presentation April 20, 2021

History of Organization

The Highland Arts Theatre, or "HAT" as it's affectionately called, is a performance venue in downtown Sydney, Nova Scotia, formerly the home of St. Andrew's Church. When the church was decommissioned in 2013, the beloved historical building was transformed into a state-of-the-art centre for arts and culture.

It is our mandate to create a sustainable, professional theatrical presence in downtown Sydney, producing quality productions with a special emphasis on Cape Breton stories.

Pre-COVID, we had consistently attracted an average of 1500 subscribers over the past four years, producing an average of 13 Mainstage productions per year with dozens of ancillary concerts, film screenings, conferences, and special events.

In May 2016 we officially became a professional member of Theatre Nova Scotia, the first professional company member from Cape Breton. Since then, we've been nominated for 7 Merritt Awards. This year we won the Community Impact Award from Arts Nova Scotia, in recognition of our work with Radical Access.

Since June 2014, we have paid more than \$2,500,000 to local artists and provide subsidized space to a variety of local community groups. In 2019 more than 37,000 people passed through our doors.

The Highland Arts Theatre is a registered not-for-profit with Charity Status. We receive no on-going operating funding, however, we have had successful project grants from Arts Nova Scotia, Communities, Culture, & Heritage, the Canada Council for the Arts, and ACOA, for which we are very grateful.

KEY PERFORMANCE INDICATORS

	2015	2016	2017	2018	2019	2020
HAT Season Subscribers	356	978	1546	1556	1115	1552
Total Annual Attendance	13,516	19,863	26,779	32,901	36,669	13,757
Total Productions	13	13	13	14	14	9
Total Concerts/Events	26	36	37	56	59	35
Total Performances	91	123	134	151	162	243
Gross Ticket Revenue	\$222,182	\$516,140	\$542,054	\$600,218	\$716,314	\$114,328
# of Artists Employed	140	182	193	233	239	71
Gross \$ Paid to Artists	\$95,362	\$221,000	\$351,239	\$418,018	\$700,335	\$270,102
Total Annual Revenue	\$330,358	\$534,262	\$705,249	\$1,023,455	\$1,219,030	\$132,763
Government Funding	\$1,500	\$12,437	\$60,729	\$208,416	\$169,921	\$622,928

Radical Access

In the shadow of COVID, we launched a bold new operating model called “Radical Access”, soliciting monthly donations in a “Patreon” or crowdsourcing format in exchange for a series of community “perks” including 100 arts scholarships for local youth, a \$10,000 commission for a BIPOC artist, and – perhaps most revolutionary – free tickets for everyone for all Mainstage Productions.

In a community that has been devastated by poverty, we are offering the CBRM something no other community in Canada has: world class, professionally crafted theatrical experiences completely accessible to anyone and everyone.

This innovative model has so far raised over \$600,000 and has meant the difference between bankruptcy in light of COVID-19. We’ve received attention from the Globe & Mail and the New York Times and currently continue to produce live theatre with limited audiences in our 400-seat venue as well as streaming all over the world.

In December 2020, we were once again praised by the Globe and Mail when they named us one of their “Canadian Arts Heroes of 2020”.

Our Need:

In spite of its phenomenal success, more than half of the initial donations were “one-time” gifts, including some rather large donations with no indication that they would be repeated. As we approach year two, we have no way to gauge whether this model will continue to be supported by the public to the same extent.

Furthermore, even with this tremendous success, \$600,000 represents less than half of our annual budget. In order to continue to prove sustainable, we must still raise the other half from additional sources – including government support from all three levels.

In spite of this success, and the reality that we were the only theatre offering live performances in the entire province (if not the country) for much of last year, we actually received less funding from the CBRM in 2020 than previous years: only \$15,000 (approximately 1% of our entire budget).

In any other city or district, the work we are doing would not only be celebrated but sustainably supported by the local government. As federal pandemic support ends, we will be once again in a precarious position as we continue to balance the tightrope of sustainability.

We urge this council to consider us for ongoing support. The world is watching. Let’s show them how spectacular this beautiful community can be.

Key Requests:

- 1) Ongoing operational support as a necessary and unique organization within the Sydney downtown core, appropriate to our cultural and economic impact.
- 2) Transparency policies regarding results of municipal funding grants such as Sustainability, Festivals and Event, and Operations.
- 3) A dedicated granting program for individual artists (as outlined in the Creative Economic Growth Plan, 2017).

If possible, I would love to include the following video link for supplementary viewing:

https://www.youtube.com/watch?v=_8iVICn_tq0



Nova Scotia
Construction Sector Council
Industrial – Commercial – Institutional

BEST VALUE PROCUREMENT AND THE FORECAST OF ICI CONSTRUCTION IN

CAPE BRETON



Nova Scotia
Construction Sector Council
Industrial – Commercial – Institutional

WHO WE ARE

NSCSC is a not-for-profit industry-driven organization that provides human resource solutions, labour market information and various supports to Nova Scotia's Industrial, Commercial, Institutional construction sector and partners.



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

WHAT IS BEST VALUE PROCUREMENT?

“Optimizing the expenditure to build both infrastructure
AND
the community that infrastructure is there to serve.”



Nova Scotia
Construction Sector Council
Industrial -- Commercial -- Institutional

“Virtually every government department has something to do with social prosperity.”

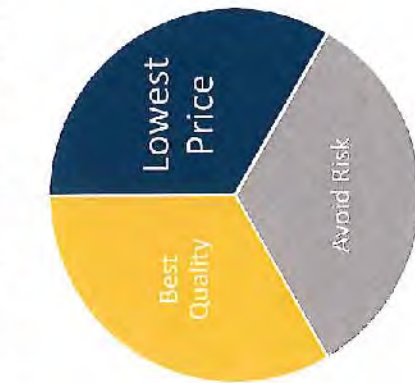
NS Framework for Social Prosperity



Nova Scotia
Construction Sector Council
Industrial – Commercial – Institutional

WHY SHOULD I CARE?

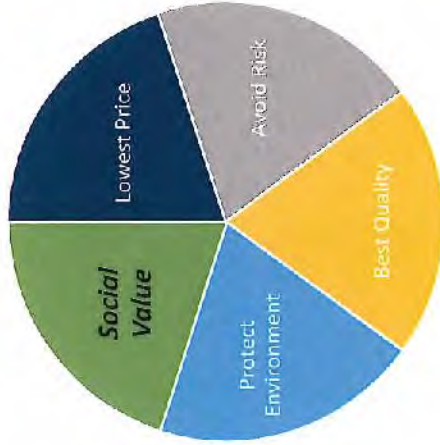
Procurement Policies and Practices Evolve



1850 - 1970
Traditional/Business Focus



1970 - 2000
Added **Environment**



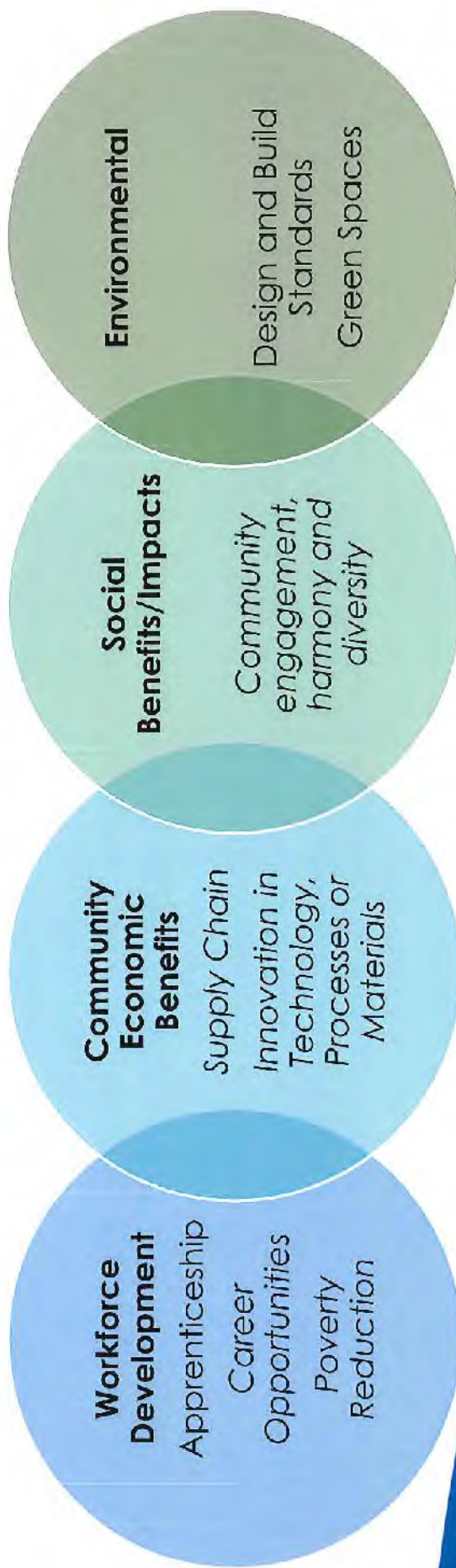
2000 - present
Added **Social** to create sustainable procurement



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

COMMON THEMES

There are 4 common themes in social procurement:





Nova Scotia
Construction Sector Council
Industriel – Commercial – Institutionnel

WHAT IS A... COMMUNITY BENEFIT AGREEMENT (CBA):

- Formal agreement between client and the developer / supplier / contractor, operator (in some cases) and the community to create positive impacts that outlast a project that aligns and delivers public policy (for example: the Public Procurement Act and Sustainable Procurement Policy in Nova Scotia) to:
 - Diversify the local supply chain
 - Reduce poverty
 - Expand the skills available in the labour market
 - Grow the tax base
 - Increase social inclusion
 - Build social capital through inclusive engagement of local communities
 - Lower NIMBYism ("Not in my back yard")
 - Reduce risk on large infrastructure projects



Nova Scotia
Construction Sector Council
Industrial – Commercial – Institutional

WHAT IS INCLUDED?

A CBA usually includes:

- Primary Objectives:
 - Hiring programs targeted to local, low-income or traditionally disadvantaged/underrepresented communities
 - Support for job training and apprenticeship
 - Support local supplier diversity (supply chain of social enterprises, small and medium businesses, etc.)
- Secondary Objectives:
 - Energy reduction initiatives
 - Affordable housing (could include funding, financing, providing or developing)
 - Public realm improvements (green spaces, public facilities, etc.)
 - Other community driven needs and aspirations



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

KEY INGREDIENTS

Core criteria for successful CBAs¹:

- Political will and an internal champion (effective leadership)
- Clear policy basis and alignment with other policy goals, practices and strategies
- Policy guidelines and procurement strategies for implementation
- Clear and measurable targets with defined outcomes for workforce development (transparency)
- A workforce and contractor development pathway
- Requirements to monitor (evaluation framework) and enforce commitments (reporting)
- Enabling small, medium and social enterprises
- Creation of broad, effective community engagement
- Establish the value of trust through partnerships



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

OPPORTUNITY



Advance fuller employment with a focus on underrepresented groups through training, apprenticeships and jobs



Leverage procurement policy to advance the Government's strategy to build a stronger province through inclusive economic growth



Investigate all opportunities to maximize local social and economic impact during the project and beyond



Work toward collective impact with local stakeholders

Procurement with CBA Integration - Examples of Results

Delivers approximately 1.80 worth of economic benefit for each 1.00 spent

With a \$1.8B annual procurement spend, the City calculates that leveraging just 5% would equal their annual spending on community grants (City of Toronto)

Successful CBAs can secure anywhere from 1 to 4% community benefit on large development projects

Targets for job opportunities, apprenticeships, work placements & training for priority groups were exceeded (UK)

Employment sustainability for the priority groups recruited through CBA is 75% (UK)

Local economic benefit - 83% of contract value remained in the local community





Nova Scotia
Construction Sector Council
Industrial – Commercial – Institutional

CONTRACT LANGUAGE IMPLEMENTED JUNE 2020

- **Requirement**

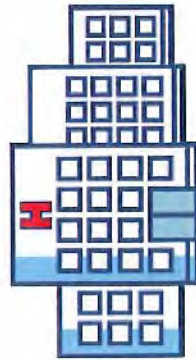
- Contractors submitting bids must:

- Be engaged in the Nova Scotia Apprenticeship Program. For more information regarding: application, FAQ, engagement and exemption criteria, visit: <http://www.nsapprenticeship.ca>.
- Ensure that subcontractors engaged for the project where subcontract values total \$100,000.00 or more, be engaged in the Nova Scotia Apprenticeship Program.
- Upon award, the Successful General Contractor must maintain the following:
 - A minimum 25% of all designated Trade/Craft hours worked to be performed by registered Apprentices, subject to the following:
 - A minimum of 10% of the hours worked by registered Apprentices shall be performed by under-represented groups (Aboriginal peoples, African Nova Scotians, persons with disabilities, and women in non-traditional roles and recent immigrants).
 - Proponents must abide by the Apprenticeship Procurement Policy.
 - As part of the payment progress process, provide confirmation that all Trade/Craft hours worked were performed by a certified Trades Person (Journey person) or registered Apprentice.
 - As part of the payment progress process, provide confirmation that a minimum 10% of all workforce have been comprised of under-represented (Aboriginal peoples, African Nova Scotians, persons with disabilities, women in non-traditional roles and recent immigrants).



Nova Scotia
Construction Sector Council
Industrial – Commercial – Institutional

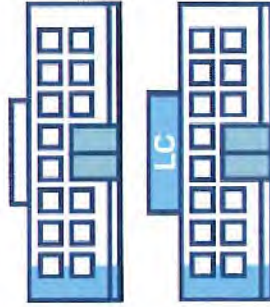
CBRM MAJOR PROJECTS



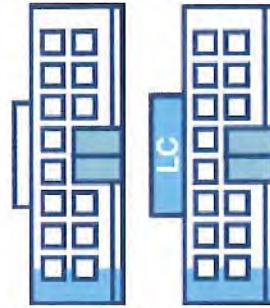
Cape Breton Regional Hospital (Sydney)



Glace Bay



New Waterford



North Sydney



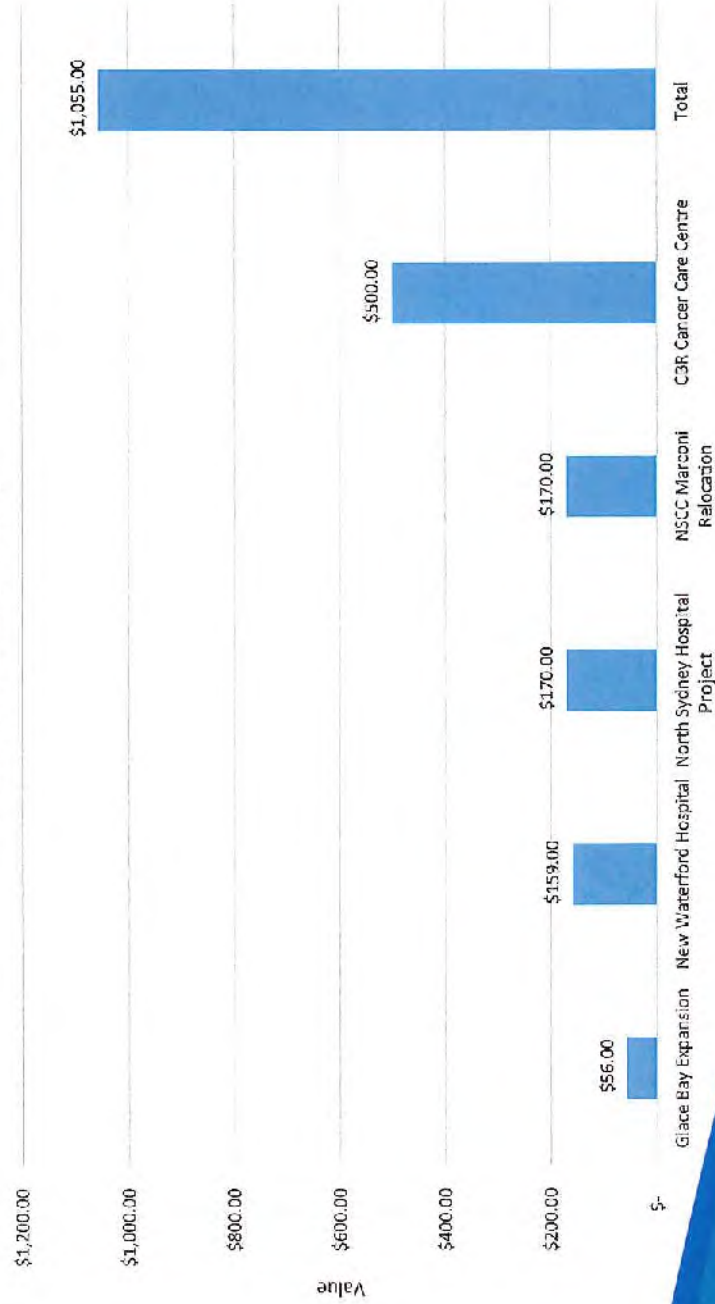
NSCC



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

UPDATED MAJOR PROJECT DATA FOR CAPE BRETON

Total Project Value (Millions)



ID	Task Mode	Task Name	Duration	Start	Finish	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
						01	02	03	04	05	06	07	08	09	10	11
1		CBRM Healthcare Redevelopment Project	1824 days	Mon 20-01-06	Thu 26-12-31											
2		Cape Breton Regional Cancer Care Centre	1924 days	Mon 20-01-06	Thu 26-12-31											
3		Design	1100 days	Mon 20-03-16	Fri 24-05-31											
4		Construction	143 days	Mon 20-03-16	Wed 20-09-30											
5		Clinical Services Addition	940 days	Mon 20-10-26	Fri 24-05-31											
6		Design	1483 days	Wed 20-01-15	Fri 25-07-11											
7		Construction	316 days	Wed 20-01-15	Wed 21-03-31											
8		Regional Renovations	1090 days	Mon 21-05-10	Fri 25-07-11											
9		Design	1022 days	Wed 23-02-01	Thu 26-12-31											
10		Construction	500 days	Wed 23-02-01	Tue 24-12-31											
11		Regional Sitemark	393 days	Tue 25-07-01	Thu 26-12-31											
12		Design	475 days	Mon 20-01-06	Fri 21-10-29											
13		Construction	170 days	Mon 20-01-06	Fri 20-08-28											
14		Northside Health Centre Laundry	370 days	Mon 20-06-01	Fri 21-10-29											
15		Design	875 days	Mon 20-05-25	Fri 23-09-29											
16		Construction	494 days	Mon 20-05-25	Thu 22-08-31											
17		Design	191 days	Mon 20-05-25	Mon 21-02-15											
18		Construction	370 days	Fri 20-10-30	Thu 22-09-31											
19		HC/LTC	875 days	Mon 20-05-25	Fri 23-09-29											
20		Design	276 days	Mon 20-05-25	Mon 21-06-14											
21		Construction	585 days	Mon 21-07-05	Fri 23-09-29											
22		Stewark	332 days	Mon 20-05-25	Tue 21-08-31											
23		Design	71 days	Mon 20-05-25	Mon 20-08-31											
24		Construction	237 days	Mon 20-10-05	Tue 21-08-31											
25		New Waterford Hub	1474 days	Thu 20-02-06	Tue 25-09-30											
26		Relocation	236 days	Thu 20-02-06	Thu 20-12-31											
27		Design	104 days	Thu 20-02-06	Tue 20-06-30											
28		Construction	124 days	Mon 20-07-13	Thu 20-12-31											
29		School (BEC)	731 days	Mon 20-06-15	Mon 21-04-03											
30		Design	265 days	Mon 20-06-15	Fri 21-06-18											
31		Construction	392 days	Thu 21-07-01	Fri 22-12-30											
32		BEC Demo	61 days	Mon 23-01-09	Mon 23-04-03											
33		HC/LTC	1946 days	Tue 20-08-04	Tue 25-09-30											
34		Design	303 days	Tue 20-08-04	Thu 21-09-30											
35		Construction	627 days	Mon 23-05-08	Tue 25-09-30											
36		Glace Bay ED/Reno	625 days	Mon 20-08-10	Fri 22-12-30											
37		Design	211 days	Mon 20-08-10	Mon 21-05-31											
38		Construction	393 days	Wed 21-06-30	Fri 22-12-30											
39																

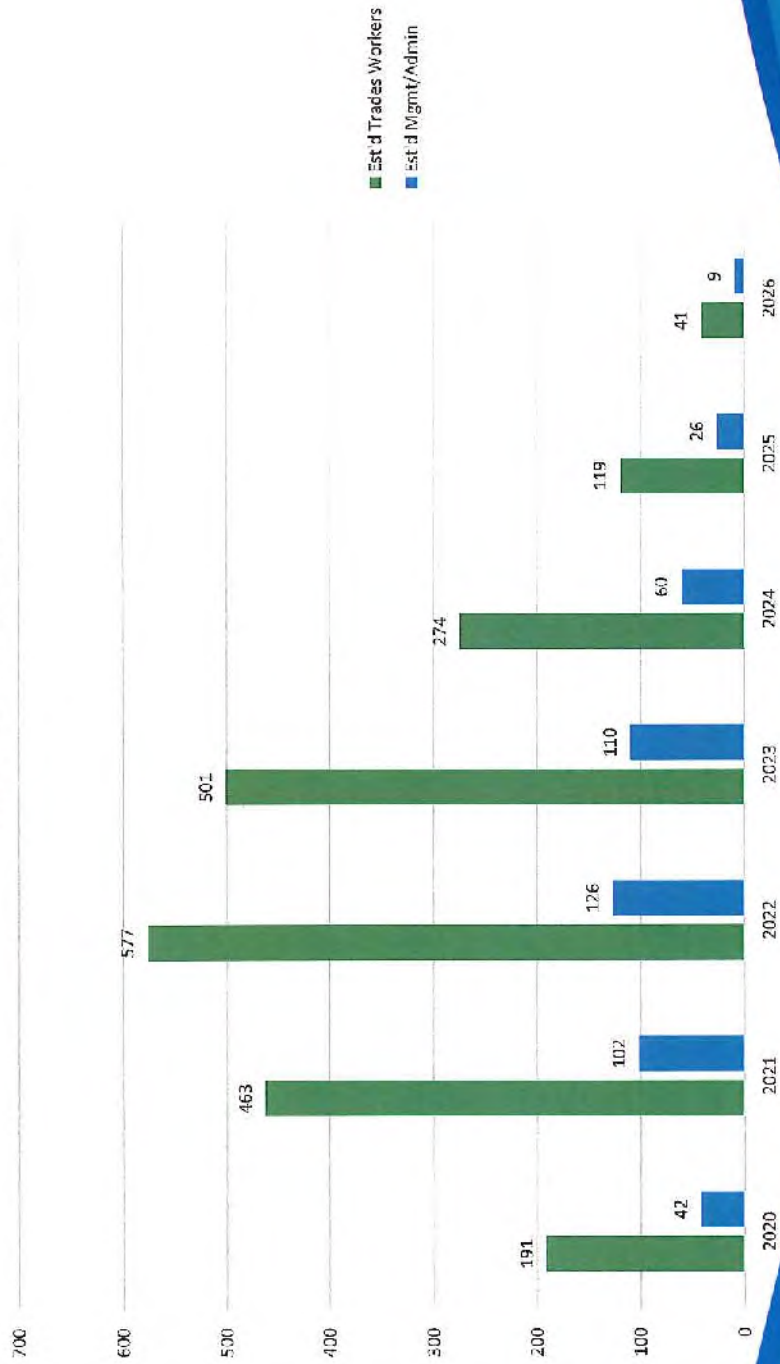
* Project Schedules subject to change as activities get underway



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

UPDATED DEMAND SCENARIO:

Total FTE's Per Project Year



*based on 2020 Q3 schedule provided



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

UPDATED MAJOR PROJECT DATA: ESTIMATED SUPPLY VS. DEMAND

FTEs by Division	2020	2021	2022	2023	2024	2025	2026
Electrical	49	118	147	128	70	30	11
Mechanical	30	73	91	79	43	19	7
Labour	23	56	70	61	33	14	5
Design and Engineering	23	56	70	61	33	14	5
Supervision, Mgmt, Admin	19	45	56	49	27	12	4
Concrete (incl Rebar and form)	17	42	53	46	25	11	4
Doors, Entrances, and Windows	12	28	35	30	17	7	3
Finishes, Drywall, Flooring, and Ceilings	10	25	32	27	15	7	2
Insulators	9	23	28	24	13	6	2
Roofing, vapour barriers (Div 7)	9	21	26	23	13	5	2
Earthwork	8	20	25	21	12	5	2
Steel (Structural canopy)	6	14	18	15	8	4	1
Woods (Millwork) and plastics	6	14	18	15	8	4	1
Specialties (Grab bars, tracks, partitions, wall protection, crash rails,	5	11	14	12	7	3	1
Brick	2	6	7	6	3	1	1
Mass Excavation	2	6	7	6	3	1	1
Elevators and Lifts	2	4	5	5	3	1	0
Total	232	564	702	610	334	145	50

- Existing labour expected to be unavailable/tight
- Existing labour available with constraints
- Existing labour expected to be available

* Labour numbers not reflective of skills required



KNOWN OCCUPATION & TRAINING NEEDS

Occupations	Training Needs
Electrical	<ul style="list-style-type: none"> • Conduit bending
Mechanical <ul style="list-style-type: none"> • Pipe Trades • Sheet Metal • Insulation 	<ul style="list-style-type: none"> • Medical gas • Refrigeration • Ventilation • Welding • Architectural siding
Carpentry	<ul style="list-style-type: none"> • Interior systems mechanic – e.g. drywall • Formwork
Labourers	<ul style="list-style-type: none"> • Cement finishing
Painters/Finishing Trades	<ul style="list-style-type: none"> • Drywall finishers • Flooring • Painting • Glazing
Bricklaying and tile	<ul style="list-style-type: none"> • Core training
Management	<ul style="list-style-type: none"> • Estimating • Supervision • Project management
All	<ul style="list-style-type: none"> • Diversity and inclusivity training



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

HOW WE ARE HELPING

The NSCSC:

- Opened an office in Sydney (315 Charlotte Street, Suite 8)
- Hired an 'Industry Community Engagement Coordinator' to help contractors, unions and partners understand, meet and exceed new contract requirements and deliver on Community Benefit Agreement objectives
- Promotes opportunities available with the major infrastructure projects (Apprenticeship, Diversity and Inclusion, supply chain, etc.)
- Connects interested parties to supports, opportunities, information, programs, training, etc.
- Conducts and shares research on new ways to source and perform construction services
- Liaises with industry and government to implement meaningful change and 'value-add' in our sector and procurement practices



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

THANK YOU!

QUESTIONS?



Nova Scotia
Construction Sector Council
Industrial ~ Commercial ~ Institutional

www.nscsc.ca

Follow Us on  : @NSCSC_ICI

Like Us on  : Nova Scotia Construction
Sector Council

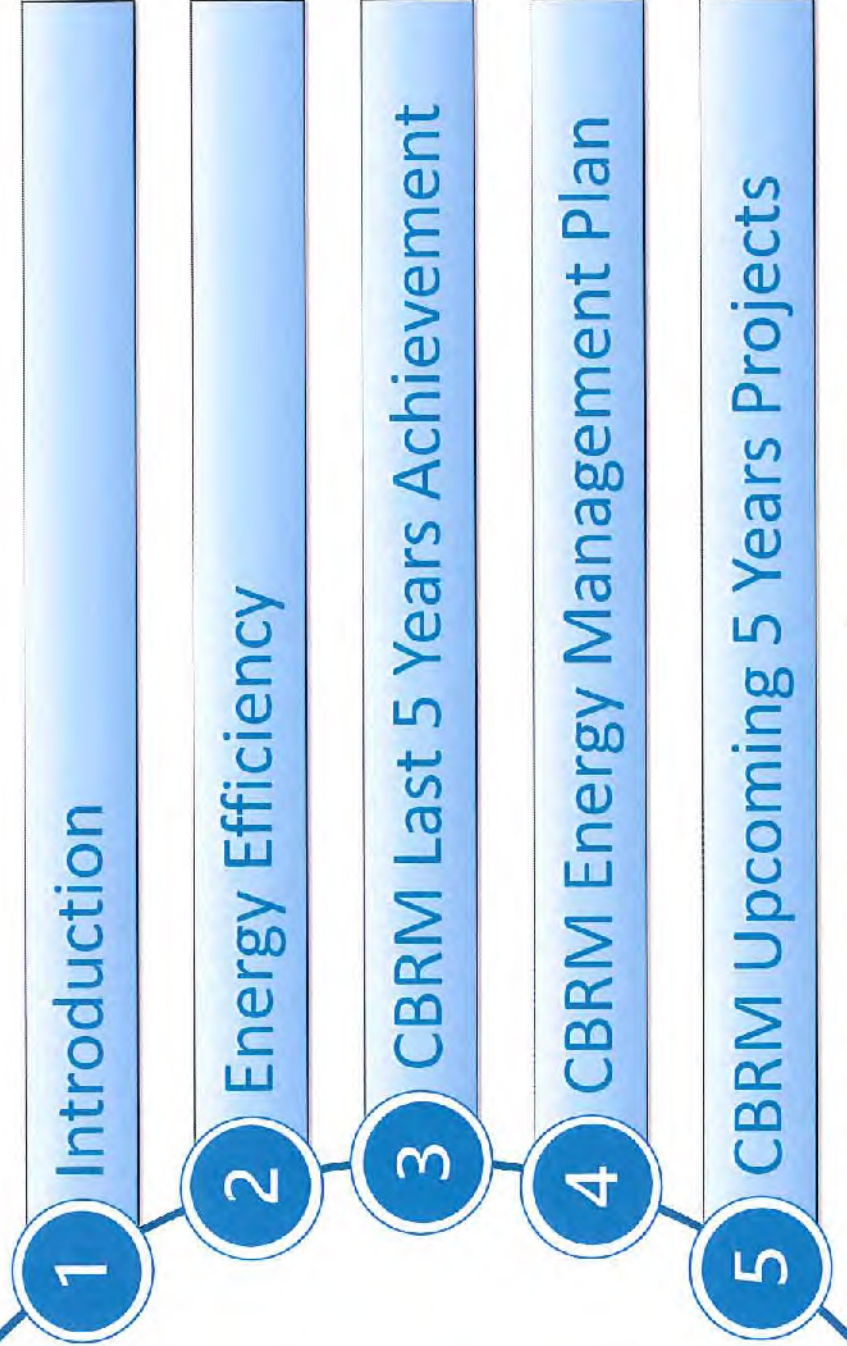


**CBRM Energy
Management**
2021 - 2025

efficiency[™]
NOVA SCOTIA

Enjoy the good things
efficiency brings.

Agenda



Enjoy the good things
efficiency brings.



Introduction

efficiency[™]
NOVA SCOTIA

Enjoy the good things
efficiency brings.



Efficiency Nova Scotia

Efficiency Nova Scotia is a leader in the design and delivery of efficiency programs and services. EfficiencyOne is the official franchise holder of Efficiency Nova Scotia.

**Ranked #1
in Canada**
for energy efficiency programs

Nova Scotians
have reduced their
**electricity
use by 11%**

Fighting climate change by avoiding nearly
1,000,000
tonnes of CO₂e annually

Nova Scotians
are saving more than
\$1 billion
in lifetime energy savings

Helping low-income homeowners and tenants
save more than \$35 million
in lifetime energy savings

Training and support for
more than 300
local businesses

efficiency
NOVA SCOTIA

Enjoy the good things
efficiency brings.



UN Sustainable Development Goals

Under the Paris Agreement, Canada committed to reducing its greenhouse gas (GHG) emissions to 30% below 2005 levels by 2030, or a target of 523 mega tonnes of carbon dioxide equivalent (Mt CO2e).

Nova Scotia has already reduced their emissions by 30% compared to 2005 levels.



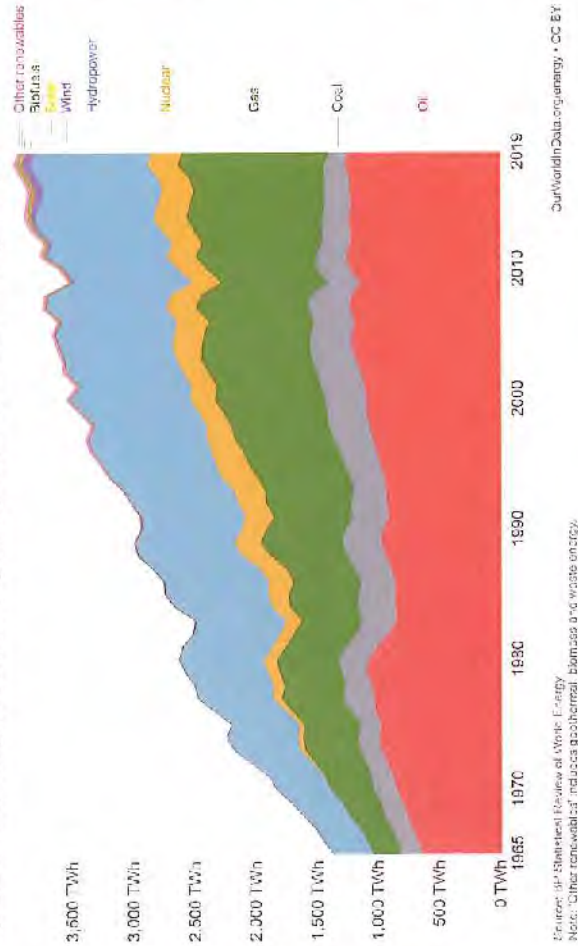
 **NS 2005 = 100 % | NS 2015 = 69.93 % | NS 2030 = 50% | NS 2050 = 0 %**

efficiency[™]
NOVA SCOTIA

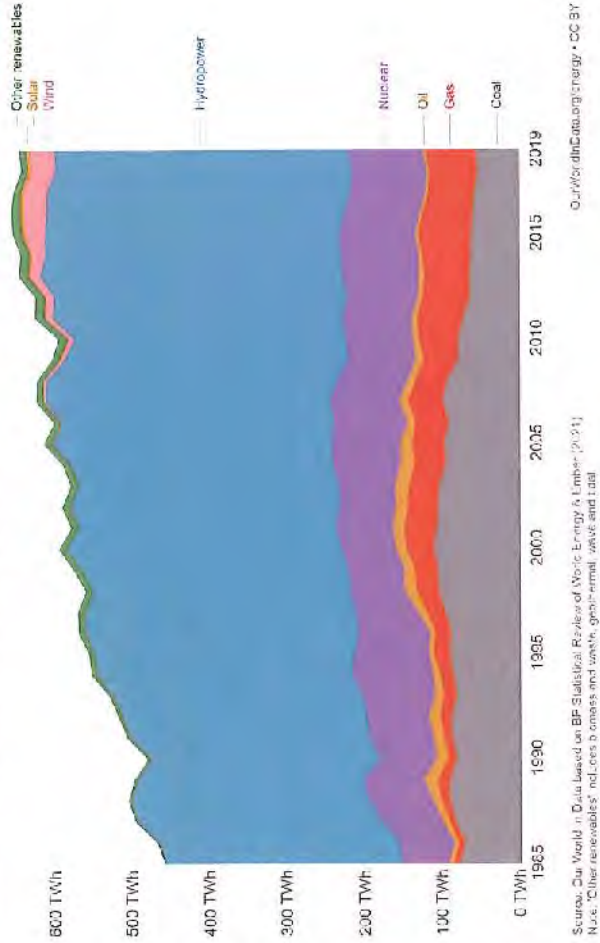
Enjoy the good things
efficiency brings.

Energy consumption by source, Canada

Primary energy consumption is measured in terawatt-hours (TWh). Here an efficiency factor (the 'substitution' method) has been applied for fossil fuels, meaning the choice by each energy source give a better approximation of final energy consumption.



Electricity production by source, Canada



Although 80 % of Canada Electricity Generated from clean sources, The energy consumption from fossil fuel still at ~ 70%

efficiencyTM Enjoy the good things
NOVA SCOTIA efficiency brings.

Energy Efficiency

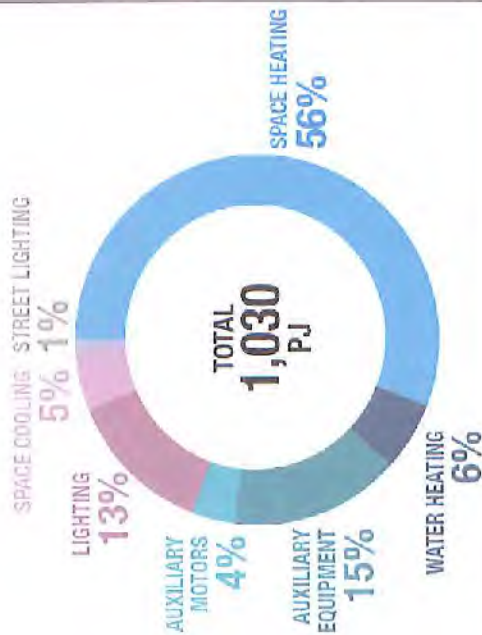
efficiency[™]
NOVA SCOTIA

Enjoy the good things
efficiency brings.



Energy Conservation Measures (ECM)

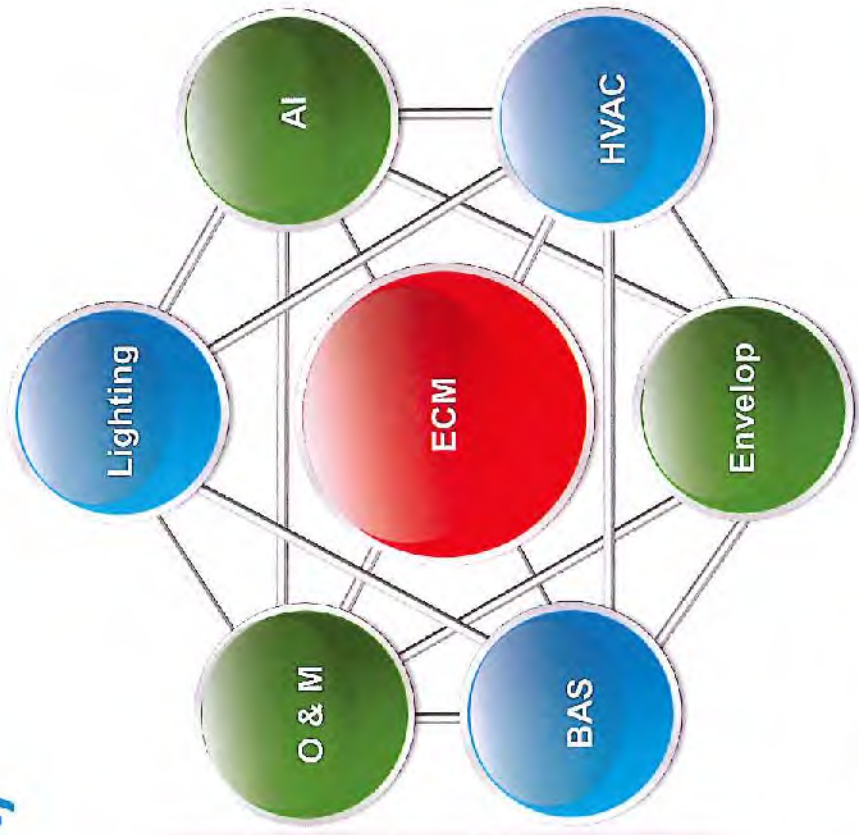
COMMERCIAL AND INSTITUTIONAL ENERGY USE BY END USE, 2017



Commercial and institutional energy use increased between 1990 and 2017 **38%** but would have increased **59%** without energy efficiency improvements.

Energy intensity (GJ/m²) decreased **6%**.

Since 1990, energy efficiency in the commercial and institutional sector has improved **21%**, saving 154 PJ of energy and **\$3.8 billion** in energy costs in 2017.



efficiency[™]
NOVA SCOTIA

Enjoy the good things efficiency brings.



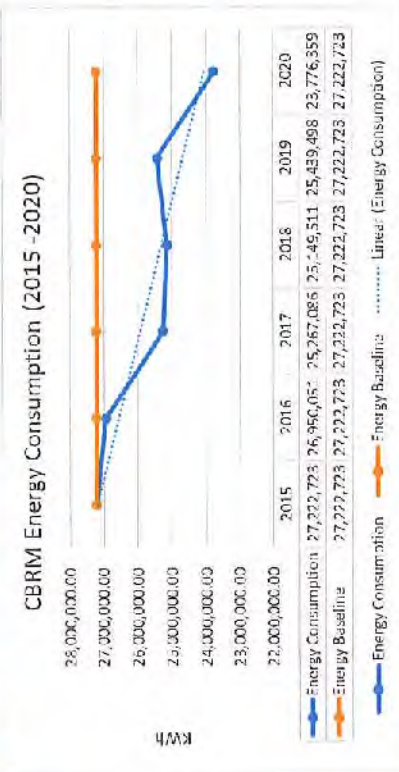
CBRM 2015 -2020 Achievement

efficiency[™]
NOVA SCOTIA

Enjoy the good things
efficiency brings.

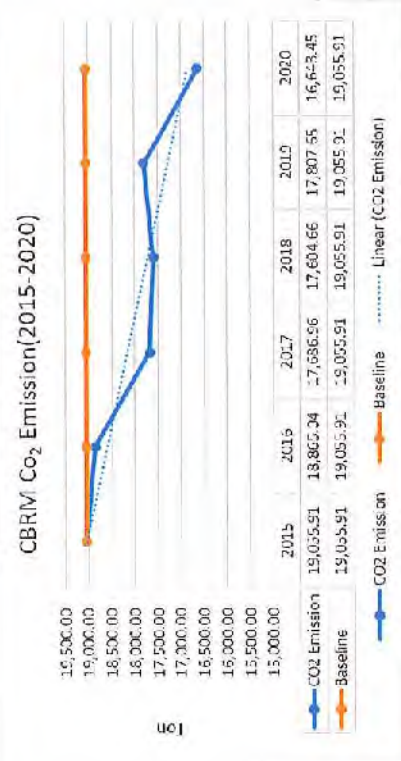
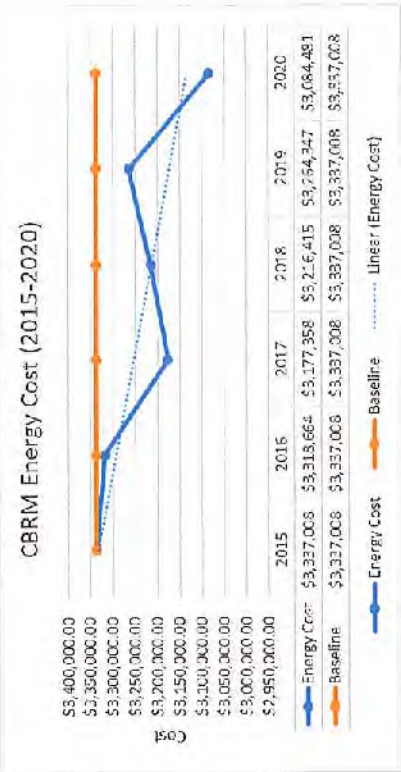


CBRM Energy & GHG Achievement



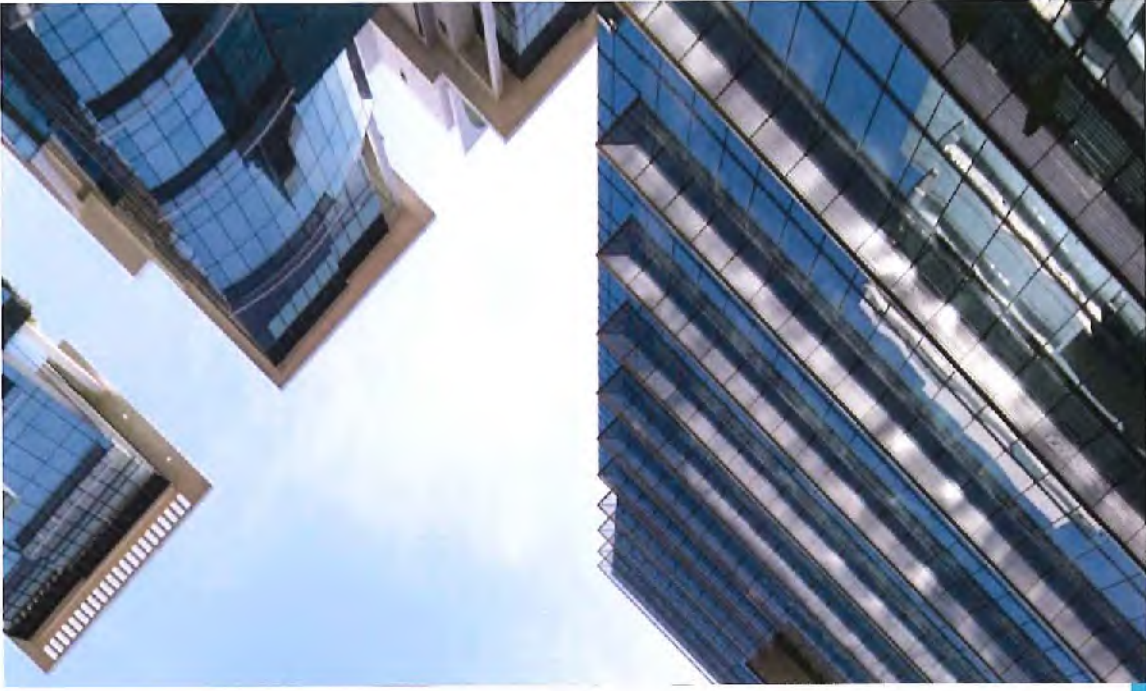
Annual Savings:
3.44 GWh
\$252K
2400 Ton

Acc. Savings:
9.5 GWh
\$623K
6600 Ton



Enjoy the good things
 efficiency brings.





CBRM Energy Management Plan

efficiency[™]
NOVA SCOTIA

Enjoy the good things
efficiency brings.

CBRM Energy Management Goals



Goal 1

25 % reduction in energy consumption by 2025 based on 2020 baseline.

Goal	2020 (KWh)	2025 (KWh)	Reduction %
Corporate buildings (electricity)	23,567,868.00	17,675,901	25%



Goal 2

25 % reduction in GHG emissions by 2025 based on 2020 baseline.

Goals	2020 Ton CO ₂	2025 Ton CO ₂	Reduction %
Corporate buildings (electricity)	16,497.51	12,373.13	25%



2030

- Long-Term: GHG emission reduction of 50% below 2015 levels by 2030
- Long-Term: Electricity Usage reduction of 50% below 2015 levels by 2030



efficiency[™]
NOVA SCOTIA

Enjoy the good things
efficiency brings.



CBRM Energy Management Objectives



OBJECTIVE 1: Organizational - Conservation Scheduling: 5% reduction in energy use through the implementation of appropriate hours of operation.
Cost: \$0.0 | Saving: 1 GWh ~ \$150K | 700 TCO₂



OBJECTIVE 4: Capital Projects Planning
 Plan 5 years Projects that support innovative Clean-Tech, has Canada Funds , Hi impact on GHG.
Cost: \$2.5M | Saving: 2.5 GWh ~ \$200K | 1600 TCO₂



OBJECTIVE 2: Standard Operating Procedure
 SOP will ensure CBRM facilities are maintained to suitable standards and that corporate energy efficiency measures are implemented
Cost: \$25K | Saving: 1 GWh ~ \$150K | 700 TCO₂



OBJECTIVE 5: Measurement & Verification
 An effective M&V will complement the retro-commissioning and allow for timely intervention while minimizing impact on facility operations.
Cost: \$25K | Saving: Support Objectives 1-4



OBJECTIVE 3: Remote Retro-Commissioning
 BAS/AI retro-commissioning program is expected to tackle 10 facilities over the next five years and savings are forecasted to 10 %- 15%.
Cost: \$150K | Saving: 1.7 GWh ~ \$170K | 1000 TCO₂



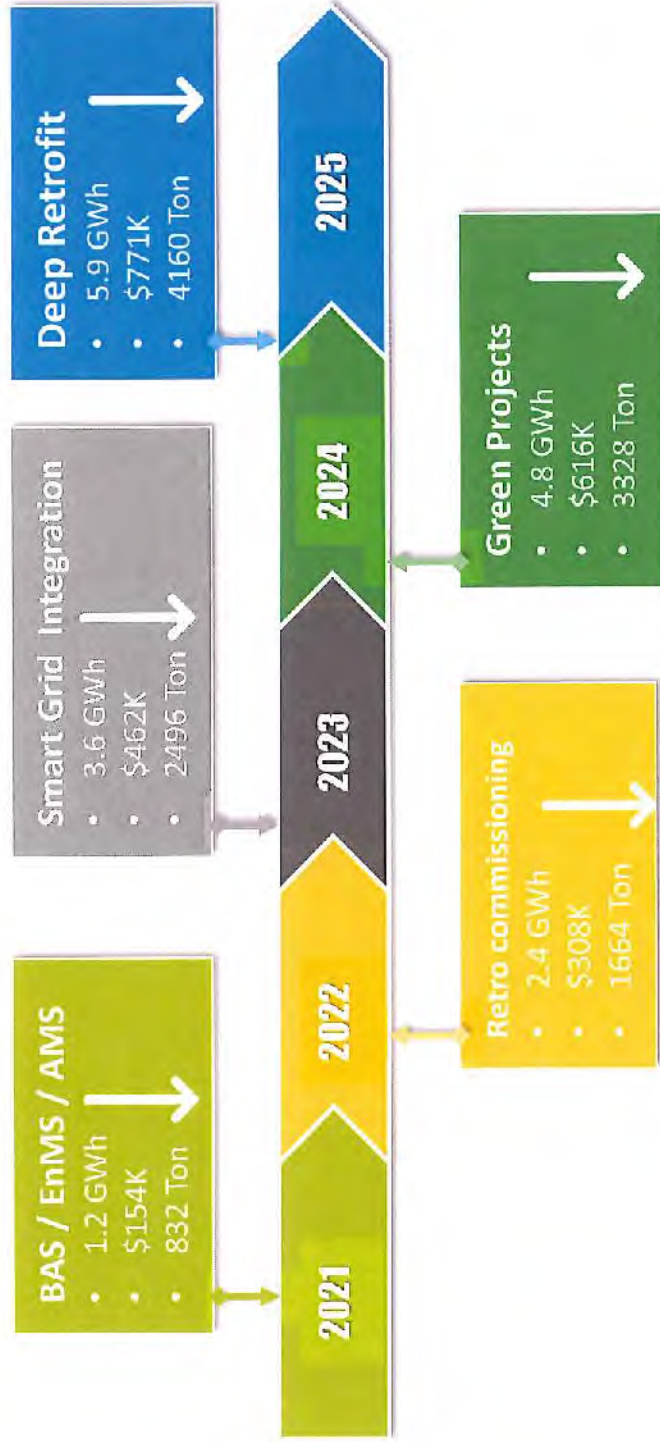
OBJECTIVE 6: Communications & Training

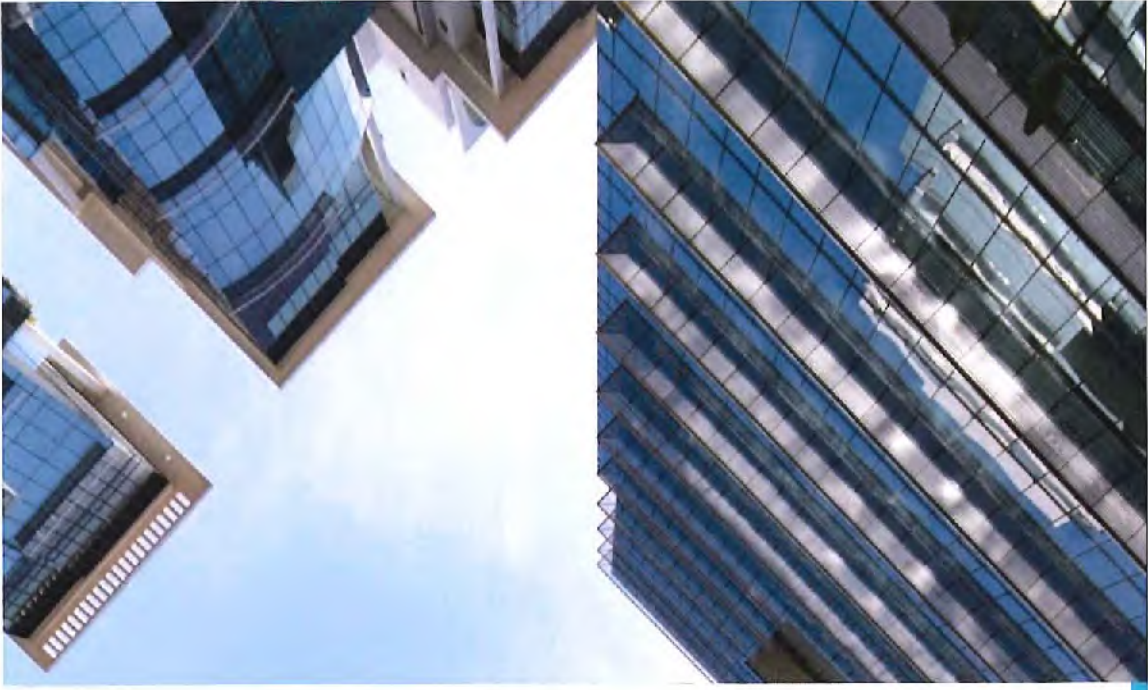


Enjoy the good things efficiency brings.



CBRM Energy Management Plan





CBRM 2021 -2025 Projects

Energy Efficiency Projects

BRM Energy Efficiency Projects Budget

No	Building	Baseline		Energy Conservation Measure		CANADA FUND		CBRM		Target Savings		efficiency NOVA SCOTIA			
		2020 kWh	2020 Cost	2020 TCO ₂	ECM	COST	FUND	COST	PBP	2021-2023	KWh/Yr		CO ₂ /Yr	\$/Yr	Program
1.0	Arena														
1.1	Centennial Arena	586,800.00	\$ 61,148.00	415.76	BAS/AI	\$ 15,000.00		\$ 4,811.20	0.37	4,811.20	89.15	\$ 12,889.58	BO	\$ 12,188.50	
1.2	Centre 200	1,952,835.00	\$ 712,769.87	1,352.98	BAS/HVAC/AI	\$ 150,000.00		\$ 101,876.00	1.54	1,018,760.00	422.09	\$ 60,064.00	BO	\$ 46,124.00	
1.3	County Arena	630,756.00	\$ 69,034.19	441.56	BAS/AI	\$ 20,000.00		\$ 9,907.26	0.72	9,907.26	88.31	\$ 13,806.84	BO	\$ 10,692.74	
1.4	Miner's Forum	783,000.00	\$ 79,433.57	548.10	BAS/AI	\$ 20,000.00		\$ 7,472.00	0.47	7,472.00	109.62	\$ 15,865.71	BO	\$ 12,528.00	
2.0	Civic Centre	1,390,556.00	\$ 157,093.97	973.42	HVAC/DAS/AI	\$ 150,000.00		\$ 107,750.46	1.81	1,07,750.46	369.68	\$ 59,661.00	BO	\$ 42,249.54	
3.0	Police														
3.1	Glouce Bay Police	135,162.00	\$ 14,133.54	94.61	BAS/AI	\$ 15,000.00		\$ 8,271.90	2.92	-	18.92	\$ 2,825.73	BO	\$ 6,758.10	
3.2	New Police North	101,538.00	\$ 11,051.98	71.08	BAS/AI	\$ 15,000.00		\$ 9,923.10	2.45	-	14.22	\$ 2,210.40	BO	\$ 5,076.50	
3.3	Police Central	548,400.00	\$ 57,515.00	383.88	BAS/AI	\$ 15,000.00		\$ 6,225.60	0.54	5,225.60	76.78	\$ 11,523.02	BO	\$ 6,774.40	
4.0	Public Work														
4.1	Glouce Bay Public Works	274,804.00	\$ 29,319.97	192.36	BAS/AI	\$ 15,000.00		\$ 1,259.80	0.21	1,259.80	38.47	\$ 5,863.99	BO	\$ 13,770.20	
4.2	Public Works Central	235,906.00	\$ 25,464.00	165.13	BAS/AI	\$ 15,000.00		\$ 3,204.70	0.62	3,204.70	33.03	\$ 5,092.80	BO	\$ 11,795.30	
4.3	Public Works North	256,774.00	\$ 35,280.98	205.64	BAS/AI	\$ 15,000.00		\$ 3,111.30	0.05	3,111.30	41.13	\$ 6,653.20	BO	\$ 14,688.70	
5.0	Solid Waste														
5.1	Compost Facility	1,050,661.00	\$ 107,227.89	763.46	BAS	\$ 15,000.00		\$ 6,274.71	0.59	5,274.71	76.35	\$ 10,722.79	BO	\$ 8,725.23	
5.2	Recycling Facility	227,400.00	\$ 25,715.22	159.18	BAS	\$ 15,000.00		\$ 3,630.00	0.71	3,630.00	31.84	\$ 5,141.64	BO	\$ 1,170.00	
5.3	Solid Waste Facility	117,713.00	\$ 12,713.88	82.41	BAS	\$ 15,000.00		\$ 9,113.70	3.58	-	16.48	\$ 2,542.78	BO	\$ 5,886.30	
5.0	Wastewater														
5.1	Batsbury Point WWTP	2,042,315.00	\$ 274,707.94	1,429.62	HVAC/BAS	\$ 750,000.00	\$ 300,000.00	\$ 390,400.00	5.15	1,356,640.00	321.50	\$ 63,723.24	BO	\$ 56,600.00	
5.2	Dominion WWTP	454,370.00	\$ 47,574.41	318.02	BAS	\$ 20,000.00		\$ 16,555.04	3.47	-	31.80	\$ 4,715.74	BO	\$ 3,034.56	
5.3	New Glace Bay WWTP	3,634,337.00	\$ 369,471.20	1,175.07	LEED	\$ -		\$ -	-	-	255.09	\$ 66,712.12	NC	\$ 36,442.12	
5.4	New Port Narvan WWTP	933,502.40	\$ 33,680.22	316.88	LEED	\$ -		\$ -	-	-	29.38	\$ 3,339.51	NC	\$ 3,339.51	
5.5	Sydney Harbour West WWTP	5,375,600.00	\$ 575,160.00	2,015.56	LEED	\$ -		\$ -	-	-	408.41	\$ 17,615.00	NC	\$ 57,616.00	
7.0	Water														
7.1	Glace Bay WTP	1,041,120.00	\$ 103,341.08	728.78	HVAC/BAS	\$ 25,000.00		\$ 16,671.04	2.61	16,671.04	72.88	\$ 10,334.11	BO	\$ 9,295.96	
7.2	Louisbourg WTP	597,113.00	\$ 60,341.78	417.93	BAS	\$ 25,000.00		\$ 20,223.10	3.35	-	41.80	\$ 6,034.18	BO	\$ 4,776.92	
7.3	New Waterford WTP	757,600.00	\$ 75,407.36	516.35	BAS	\$ 25,000.00		\$ 19,098.88	2.53	-	51.63	\$ 7,540.74	BO	\$ 5,921.12	
7.4	New Sydney WTP (Pattie Lake)	1,450,305.00	\$ 121,443.99	1,015.21	AVAC	\$ 175,000.00		\$ 126,000.00	2.41	-	487.50	\$ 52,206.26	BO	\$ 36,036.00	
7.5	Sydney WTP	2,618,155.00	\$ 213,694.40	1,832.71	HVAC/PV/BAS/FSD	\$ 800,000.00	\$ 320,000.00	\$ 210,800.00	5.69	143,780.00	805.50	\$ 72,238.45	BO	\$ 69,200.00	
TOTAL		17,340,366.00	\$ 1,699,591.50	12,138.26				\$ 2,311,000.00		\$ 49,814.08	4,559,815.80	3,187.67	\$ 497,703.28		\$ 417,488.80
	New Construction Energy Estimate	9,739,763.20	\$ 973,976.32	3,408.92				\$ 1,279,560.20		\$ 549,814.08	973,976.32	681.78	\$ 97,397.63		\$ 97,397.63



Enjoy the good things
efficiency brings.



 Thank You

Q & A



Case 1078 – Municipal Planning Strategy Amendment to Allow a Medical Clinic at 46 Cottage Road, Sydney (PID 15105133 and 15270382)

Motion:

Moved by Councillor Paruch, seconded by Councillor Cyril MacDonald, that staff be directed to prepare and present a series of amendment options for Council consideration prior to setting a date for the Public Hearing and that the applicant be requested to submit a detailed floor plan, site plan drawn to scale in compliance with the requirements of the Land Use By-law, and a description of their development proposal to be used in the drafting of amending by-laws for Council's consideration.

Discussion:

Councillor Eldon MacDonald requested that the issue of Medical Clinics in residential areas be included as part of the comprehensive review of CBRM's Planning documents.

Motion Carried.



TO: CBRM Council

FROM: Karen Neville and Kristen Knudskov

SUBJECT: Case 1078 Municipal Planning Strategy Amendment to allow a Medical Clinic at 46 Cottage Road, Sydney (PID 15105133 and 15270382)

DATE: April 13, 2021

Introduction

On March 23rd, Council passed a motion to directing staff to prepare a series of amendment options for Council consideration prior to setting a date for the Public Hearing. Please consider this to be staff's response to this motion.

Because the policy in question deals with business development proposals in an urban or suburban area, Council must first decide if the policy amendment is specific to medical clinics or if it will apply to all business development proposals in residential zones. It must then decide the appropriate regulatory tool, criteria for siting of developments, and development control provisions.

Other Jurisdictions

A survey of Nova Scotia municipalities was undertaken to learn how medical clinics are regulated in low density residential neighbourhoods. There was no consistent approach throughout the jurisdictions surveyed. Other municipalities take an approach ranging from only permitting medical clinics in commercial areas, to permitting them as-of-right in residential zones. Of the jurisdictions surveyed:

- Nine permit medical clinics as a home business
- Two permit medical clinics as a home business, but home business are not permitted in all residential zones
- Three permit medical clinics in only commercial zones
- Eight permit medical clinics in residential areas by Development Agreement
- Three permit medical clinics in residential areas

A summary of the provisions from other jurisdictions can be found in Attachment A.

Options

The *Municipal Government Act* grants municipalities authority to regulate development using various tools. As a result, Staff have drafted six options for Council's consideration in regulating medical clinics. Attachment K contains a table that outlines the key differences in process, Council's involvement, and the matters that may be regulated by each option.

Stand-alone Medical Clinics

1. Permit Medical Clinics in All Residential Zones

This option would permit medical clinics in all residential zones. Any development proposal for a medical clinic in the zones identified in Attachment B would be subject to the issuance of a Building Development Permit in compliance with applicable requirements of the General Provisions of the Land Use Bylaw and Building Code.

Draft amending bylaws can be found in Attachment B.

2. Permit Medical Clinics in All Residential Zones Subject to Site Plan Approval

The Land Use By-law sets out guidelines that a development must meet such as: location of structures, screening from adjacent uses and landscaping. The approval process for site plan developments does not include a Public Hearing. The items that can be addressed through site plan approval are outlined in Subsection 231(4) of *Municipal Government Act*. A copy of these items can be found in Attachment I.

If the proposal complies with the site plan approval criteria the Development Officer is required to approve Building Development Permit Application. The decision of the Development Officer can be appealed to Council by the property owner or residents within 30 metres of the subject property only on the grounds that the proposal does or does not adequately meet the site plan approval criteria.

The Amending By-law found in Attachment C includes all of the zones impacted by this change.

3. General Provisions Specifically for Medical Clinics

A policy could be added to the Municipal Planning Strategy (MPS) acknowledging medical clinics as an essential service which would mean that would be treated different from other sales and service uses in residential neighbourhoods. The policy would establish a threshold to mitigate the size, scale, and traffic volumes of medical clinics to ensure compatibility with low-density residential neighbourhoods. The Land Use By-law classifies public streets based on the level of traffic. A breakdown of the five levels found in urban CBRM can be found in Attachment K. A density would be determined based on the street hierarchy.

The Land Use By-law would regulate medical clinics in its General Provision Part by correlating the scale of these health care services with the importance of the public street/road used to access them in the CBRM's public street/road hierarchy. A combination of outright permission, permission by site plan approval and a zoning amendment option correlated to the existing landscape, the scale of the project, and the public street/road level could be used to regulate them. The Municipal Planning Strategy and Land Use By-law currently uses this approach for long term care facilities throughout the CBRM.

The Development Officer would have the authority to issue Building Development Permit in compliance with the criteria outlined in the Land Use By-law. Council would only be involved under this option if the proposal does not meet the as-of-right criteria.

A copy of the draft Amending By-law can be found in Attachment D.

4. Permit Medical Clinics in All Residential Zones subject to Development Standards

A policy could be drafted to acknowledge medical clinics as a permitted use in urban and suburban residential zones subject to zone provisions. The Land Use By-law would regulate the size and scale of medical clinics in residential zones. Unlike Option 3, the development standards would not be correlated to CBRM's public street/road hierarchy.

Development Standards could address:

- Percentage lot coverage
- Maximum height
- Maximum floor area
- Increased setbacks
- Location of parking area
- Screening

Using this option, the Development Officer would have the authority to issue a Building Development Permit for a medical clinic in any urban and/or suburban residential neighbourhood subject to compliance with the provisions in the applicable zone. Council would not have input on the issuance of the Building Development Permit.

A copy of a draft Amending By-law along with the list of impacted zones can be found in Attachment E.

S. Permit Medical Clinics in All Residential Zones subject to a Zone Amendment

Council can adopt a policy that would permit medical clinics in urban and suburban neighbourhoods subject to a site-specific zone amendment. The policy should include criteria for Council to use to evaluate the merit of each zone amendment request. It is important to note, that just because an individual makes an application does not mean Council will approve their application; Council would have the authority to refuse a medical clinic proposal if it does not adequately meet the criteria or contravenes other policies within the Municipal Planning Strategy.

Due to legislative requirements, the timeline associated with a zone amendment is significant in comparison to the developments permitted via the four previous options. There is also an additional application fee.

Criteria used to evaluate such zoning amendment proposals could include:

- 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.)
- The development proposal must include a traffic plan (both on-site and along the public street/road accessing it) implementing improvements that compensate for the increase in traffic expected. A traffic impact analysis report financed by the developer may be requested by Council, or the planner responsible for reporting to Council in consultation with the Traffic Authority, to support the development proposal and to ensure this criterion is adhered.
- The development proposal must mitigate the potential adverse affects any significant buildings will have on much smaller scale low density residential buildings.
- The site plan and building design must respect any aesthetic aspects of the streetscape that are

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

Under the MGA there are specific aspects development standards that can be addressed in the Land Use By-law. A copy of Subsections 220(4) and (S) can be found in Attachment I. There is the opportunity for input from both the public and Council when a use is subject to an amendment. Under legislation, Council is required to hold a Public Hearing prior to adopting considering a zone amendment. Following adoption of a zone amendment, the Development Officer can issue Building Development Permit in compliance with the criteria outlined in the amending by-law. Council would not have input on the issuance of the Building Development Permit.

A copy of a draft Amending By-law along with the list of impacted zones can be found in Attachment F.

6. Permit Medical Clinics in All Residential Zones subject to a Development Agreement

A Development Agreement is a contract between the property owner and the Municipality that specifically regulates a development on a parcel of land. The purpose of the agreement is to specify the standards and conditions that will govern development of the property and ensure these matters are addressed adequately.

The process for adopting a Development Agreement and its fee is similar to that of zone amendment. Due to legislative requirements, the timeline associated with a zone amendment is significant in comparison to the developments permitted as-of-right. There is also an associated application fee. Council cannot refuse a Development Agreement based on proposed use; Council can only refuse a Development Agreement if they believe the proposed use cannot meet the criteria outlined in the Municipal Planning Strategy.

There is the opportunity for input from both the public and Council when a use is subject to a Development Agreement. Under legislation, Council is required to hold a Public Hearing prior to adopting a Development Agreement. Subsequent to its adoption, the Development Officer can issue Building Development Permit in compliance with the criteria outlined in the Development Agreement. Council would not have input on the issuance of the Building Development Permit.

The purpose of the agreement is to specify the standards and conditions that will govern development of the property, including but not limited to parking, hours of operation, maintenance, landscaping, fencing, drainage, tree preservation and similar site features. Section 227 of the MGA outlines what can be included in a Development Agreement (see Attachment I).

The Municipal Planning Strategy currently acknowledges that Development Agreement can be a cumbersome bureaucratic process; therefore, there are limited opportunities for Development Agreement to implemented in the CBRM.

A copy of a draft Amending By-law along with the list of impacted zones can be found in Attachment G.

Medical Clinics as a Home Business

If Council pursues any of the options listed above, they should also consider amending the list of permitted home business to include medical clinics. Home based medical clinics are not currently permitted due to

concerns of increased traffic. That being said, if Council is of the opinion that stand-alone medical clinics should be permitted in residential neighbourhoods, Council should also permit them as home businesses.

Council could also decide to only permit medical clinics in residential area as home business. However, if Council was to select this option staff would not be in a position to issue a Building Development Permit for Dr. Fraser's development proposal.

A copy of a draft Amending By-law to allow medical clinics as a home business can be found in Attachment H.

Conversion of Medical Clinics to Another Use

If a medical clinic ceases operate in one of these neighbourhoods, there may be an expectation that it may be converted into another sales/service development. Under the current provisions of the Land Use Bylaw, medical clinics in these neighbourhoods would only be permitted to be converted a use that is permitted in the zone in effect. That being said, an individual may purchase a former medical clinic property with such an expectation. This may result in another request to amend policy.

Other Sales and Service Uses

The same reasoning which applies to medical clinics applies to other sales and service uses, as outlined in the discussion section. For those reasons, it is difficult for staff to support an amendment to allow additional sales and services in residential areas.

While it was indicated on March 23rd that Council does not wish to pursue this option, this is still an option of Council. The public consultation for this application gauged the appetite for other sales and services in residential areas; however, it was directed more towards medical clinics specifically. Before considering an amendment for other uses, an additional in-depth public participation program should be held to determine which uses residents envision as appropriate or desired within residential areas. For that reason, staff would recommend this option should occur as a part of the comprehensive Planning Strategy review.

Applicant's Proposal

At the time this issue paper was prepared, staff did receive a copy of the applicant's detailed floor plan (Attachment J). Based on the parking standards outlined in Part 2 General Provisions of the Land Use By-law, the applicant must provide a minimum of nine parking spaces. In addition, to the proposed medical clinic, the applicant is proposing a dwelling within the existing building. The addition of a dwelling unit to the proposed development will be included in any draft Amending By-law presented at the Public Hearing.

Next Steps

If Council wishes to proceed with a Public Hearing, a motion should be made to schedule a Public Hearing based on one option only (see below). Upon a decision of Council to schedule a Public Hearing, the required notices will be published in the Cape Breton Post encouraging individuals to contact the Planning and Development Department if they have any questions and of their opportunity to provide comments to Council.

Staff have only prepared amendments to CBRM's Municipal Planning Strategy and Land Use By-law. If Council selects an option above and wants this option to be applied to the North End of Sydney planning documents, Council should pass a motion directing staff to draft the associated Amending By-Laws.

Options before Council are to:

- A. Uphold plan policy.
- B. Select an option to regulate stand alone medical clinics:
 - 1. Permit in All Residential Zones
 - 2. Permit Medical Clinics in All Residential Zones Subject to Site Plan Approval
 - 3. **General Provisions Specifically for Medical Clinics**
 - 4. Permit Medical Clinics in All Residential Zones subject to Development Standards
 - 5. Permit Medical Clinics in All Residential Zones subject to a Zone Amendment
 - 6. Permit Medical Clinics in All Residential Zones subject to a Development Agreement

If Council wishes to proceed with one of the options above, Council should also pass a motion indicating whether to permit medical clinics as a home business and whether the options above should also apply to the North End of Sydney plan area.

Respectfully submitted by:

ORIGINAL SIGNED BY

Karen Neville
Senior Planner
Planning & Development Department

ORIGINAL SIGNED BY

Kristen Knudskov
Planner
Planning & Development Department

Other Jurisdictions within Nova Scotia

<p>Towns of New Glasgow, Pictou, Stellarton, Trenton and Westville</p>	<p>Permitted as a Home Business</p>	<p>Medical Clinic Parking The greater of 5 Parking-Spaces for each practitioner or 1 Parking Space for every 18.6m² (200ft²) of Floor Area</p> <p>Home Business Provisions</p> <ul style="list-style-type: none"> the occupation is that of a Dwelling resident(s) with a maximum of three people, including the owner(s) being employed by the business; parking for the Home Occupation is provided on the same Lot per Parking Space for each 27.9 square metres (300 square feet) of Floor Area occupied by the Home Occupation, in addition to residential parking requirements; and the occupation does not exceed 25% of the total Floor Area, that includes the Main Building; an attached Garage, detached Accessory Building, unfinished basement or attic, to a maximum of 46.5 square metres (500 square feet).
<p>Beaver Bank, Hammonds Plains, and Upper Sackville Plan Area</p>	<p>Permitted as a home business, but not all residential zones permit home businesses</p>	<p>Medical Clinic Parking 2 spaces per consulting room health practitioner</p> <p>Home Business Provisions</p> <ul style="list-style-type: none"> No individuals who are not residents in the dwelling shall be employed in the business. No more than fifty (50) percent of the gross floor area shall be devoted to any business, and in no case shall any business occupy more than one thousand (1000) square feet (92.9 m²). One off-street parking space, other than that required for the dwelling, shall be provided for every one hundred and fifty (150) square feet (14 m²) of floor area devoted to any business.
<p>Bedford</p>	<p>Permitted as a Home Business</p>	<p>Hospital Parking One parking space for each two (2) beds or each 400 square feet of floor area, whichever is the greater.</p> <p>Home Business Provisions</p> <ul style="list-style-type: none"> it shall be conducted by the resident occupant in his or her residence the maximum size of any home occupation shall be not more than 25% of the total floor area of the dwelling unit to a maximum of 500 square feet; one off-street parking space, other than those required for the dwelling, shall be provided for each 250 square feet of floor space occupied by the home occupation;

Other Jurisdictions within Nova Scotia

Eastern Shore	Only permitted in commercial areas	Medical clinics parking 2 spaces per consulting room health practitioner
Downtown Halifax	Professional offices as home business	Medical clinics parking 1 space per 500 sq. m. GFA 50% Class A, 50% Class B Minimum 2 Class B spaces Home business provisions No person who is not a resident of the dwelling unit shall be the proprietor of, or shall be employed in, a home occupation
Town of Truro	Development Agreement	Such home occupation shall be confined to one storey of the dwelling and shall not occupy more than 50 percent of the floor area of such storey to a maximum of 400 gross square feet; Medical Clinic Parking 1 spaces/18 m ² (194 ft ²)
Dartmouth	Development Agreement	Medical Clinic Parking one parking space per 600 square feet of floor area shall be provided
Town of Yarmouth	Registered Heritage Property by Development Agreement	Home business provisions <ul style="list-style-type: none"> A dwelling must be occupied as a residence by the user, only two (2) non-residential uses per dwelling unit may be established and only two (2) assistants who are not residents of the dwelling may be employed per non-residential use; The non-residential (home based business) shall be located inside a residential dwelling unit and not more than twenty-five (25%) percent of the total gross floor area of the dwelling unit shall be devoted to the non-residential use(s);
Windsor	Permitted as home business Stand alone via Development Agreement	Home business provisions <ul style="list-style-type: none"> the dwelling is occupied as the principal residence of the operator of the home-based business there are no more than two assistants employed in the home-based business who are not resident of the dwelling; not more than 25 percent of the total floor area of the dwelling and accessory building is devoted to the home-based business to a maximum of 500 ft² (46.45 m²); one off-street parking space, other than that required by the dwelling, is provided for every 200 ft² (18.58 m²) of floor space occupied by the home-based business;

Other Jurisdictions within Nova Scotia

<p>West Hants</p>	<p>Permitted as home business Stand alone via Development Agreement</p>	<p>Home business provisions</p> <ul style="list-style-type: none"> the dwelling is occupied as the principal residence of the operator of the home-based business; there are no more than two assistants employed in the home-based business who are not resident of the dwelling; in the Growth Centre and Village designations, not more than 25 percent of the total floor area of the dwelling and accessory building is devoted to the home-based business to a maximum of 500 ft² (46.45 m²); in the Hamlet, Agriculture and Resource designations, not more than 25 percent of the total floor area of the dwelling and accessory building is devoted to the home-based business to a maximum of 1,000 ft² (92.90 m²); one off-street parking space, other than that required by the dwelling, is provide for every 200 ft² (18.58 m²) of floor space occupied by the homebased business
<p>Town of Antigonish</p>	<p>Permitted as home business Work-Live Units in the RN-1 Zone via Site Plan Approval Work-Live Unit means a dwelling unit & a commercial unit where: <ul style="list-style-type: none"> No more than 3 people engaged in any of the following uses: general retailers & rental services, office & professional services, person care services, the making, processing and assembly of products on a small scale; and At least 1 person working in the building resides in the dwelling unit where the commercial use is carried out. </p>	<p>Medical Clinic Parking 1 space for each 50m² of gross floor area</p> <p>Home businesses</p> <ul style="list-style-type: none"> 50 m² of total floor area, up to a maximum of 10% of the total floor area may be used for home occupation purposes; The operators of a business within a home occupation unit shall reside in the unit; No employees may be hired for a home-based business; maximum of 50% of the total floor area or 100 m² of a work-live unit may be used for commercial purposes; <p>Work-Live Units</p> <ul style="list-style-type: none"> A maximum of 50% of the total floor area or 100 m² of a work-live unit may be used for commercial purposes; The commercial portion of a work-live unit shall be located and accessible at the ground floor;

Other Jurisdictions within Nova Scotia

Part Hawkesbury	Development Agreement	Medical Clinic Parking One parking space for every two beds or each 38.0 m ² [409 ft ²] of floor area, whichever is greater
Chéticamp	Institutional uses Permitted in RESIDENTIAL RURAL (RR-1) ZONE	Medical Clinic Parking one (1) parking space for each 13.9 m ² (150 ft ²) or floor area
Baddeck	Permitted in Commercial zones	Medical Clinic Parking one (1) parking space for each 150 sq. ft. of floor area
St Peters	Permitted in the one Residential Zones	Medical Clinic Parking one (1) parking space for each 300 square feet of floor area but never less than one (1) parking space
Port Hood	Institutional uses permitted in Residential zones	Medical clinics or doctor's offices One (1) parking space for each 13.9 square metres (150 square feet) of floor area
Port Hasting	Institutional uses permitted in Residential zones	Medical Clinic Parking one (1) parking space for each 150 square feet of floor area but never less than one (1) parking space
Inverness	Permitted as a Home Business	Hospital Parking 1 parking space for every 2 beds or every 37 square metres (400 square feet) of floor area, whichever results in the greater number of spaces Home business provisions <ul style="list-style-type: none"> The home business shall be conducted by the person or persons resident in the dwelling unit, may include up to two (2) non-resident employees, and shall not attract any additional employees directly to the lot containing the home business; The home business shall be conducted so as not to attract more than three (3) customers or clients to the home at any one time; A health office shall not have more than one health professional in attendance at any one time; Not more than fifty percent (50%) of the total floor area of the dwelling is devoted to the professional or business use, but in no case shall each building be solely occupied by a business use; One off-street parking shall be provided at a rate of one (1) space for each dwelling unit, one space for each non-resident employee (if any), and one space for each home business, except as follows:

Other Jurisdictions within Nova Scotia

Digby	Permitted as a Home Business New Commercial Uses other than home business are prohibited in Residential Low Density (RLD) Zone	Hospital Parking One space for each two beds or each 122 square meters (400 sq.ft.) of floor area whichever is greater Home business provisions <ul style="list-style-type: none"> the dwelling is occupied as a residence by the user and the external appearance of the dwelling is not changed by the business or professional use; there shall not be more than two (2) assistants who are not residents in the dwelling employed in the business or profession; not more than a total of thirty-five (35) percent of the total floor area of the dwelling or 37.16 sq. meters (400 sq. ft) of an accessory building is devoted to the professional, business or domestic or household arts; one off-street parking space, other than that required for the dwelling, is provided for every 18.6 square meters (200 sq. ft.) of floor space occupied by the business or professional use;
Hantsport	Permitted in Commercial areas	Medical Clinic Parking one (1) space per 540 square feet (50.2 square metres)
Town of Mahone Bay	Stand alone via Development Agreement	
Municipality of Cumberland	Stand alone via Development Agreement	
Wolfville	Permitted in as a home business (not all residential zone permit home businesses)	Medical Clinics or Health Clinics 1 parking space per every 18 square metres of total floor area. Home Business Provisions <ul style="list-style-type: none"> no more than 3 people, including the owner(s) are employed by the business; the dwelling is occupied as a residence by the home occupation owner and the external appearance of the dwelling is not changed by the non-residential use no more than 80 square metres is devoted to the non-residential use

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 adding the following after Policy 26:

Medical Clinics

The Municipal Planning Strategy acknowledges that medical clinics are an essential health service. Therefore, unless regulated through other policy in the Municipal Planning Strategy, medical clinics will be permitted throughout the CBRM. The Land Use By-law will be amended to implement the acknowledgement of medical clinic provided that the intent of all other policies of the Municipal Planning Strategy are satisfied.

Policy 27

Unless there is specific policy direction elsewhere in the Municipal Planning Strategy, it is a policy of Council to permit medical clinics throughout the jurisdiction of Land Use By-law. Provided that the intent of all other policies of the Municipal Planning Strategy are satisfied, zones in effect in the Land Use By-law will include medical clinic in the list of permitted uses.

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 Ryan, CLERK

By-law
of the Cape Breton Regional Municipality
amending the
Cape Breton Regional Municipality's
Land Use Bylaw

Pursuant to Section 219 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: The Land Use By-law is hereby by amended by adding 'medical clinic' to the list of uses under Section 1 in the following zones:

Convenience Store and Optional Use (COZ) Zone
Service Business/Residential Corridor (SBR) Zone
Residential Urban A (RUA) Zone
Residential Urban B (RUB) Zone
Residential Urban C (RUC) Zone
Residential Urban D (RUD) Zone
Residential Heritage Dwelling (RHD) Zone
Waterfront Neighbourhood (WNZ) Zone
Purves Street (PSZ) Zone
Wolfe Street Neighbourhood (WSN) Zone
Apartment Building A (ABA) Zone
Apartment Building B (ABB) Zone
Apartment Building X (ABX) Zone
Small Urban Communities (UCS) Zone
Rural Residential Subdivision (RRS) Zone
Rural Country Estate (RCE) Zone
Mobile Home Park (MHP) Zone
224 Pitt Street Apartment Building (224AB) Zone
Howie Center Self Storage Facility (HCSS) Zone
Balls Creek Heavy Equipment Retail & Repair (BHE) Zone
New Aberdeen Townhouse Complex (NAT) Zone
Membertou Shipyard Business (MSB) Zone
Railroad Street Apartment Building (RAB) Zone
Harbourstone Residential Care (HRC) Zone
Apartment Building SR (ABSR) Zone
Lingan Road High Density Residential (LHD) zone
Apartment Building D (ABD) Zone
Apartment Building E (ABE)
Residential Urban A mobile home (RUAM) Zone

Option 1: Permit Medical Clinics in All Residential Zones

B

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 Ryan, CLERK

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 adding the following after Policy 26:

Medical Clinics

The Municipal Planning Strategy acknowledges that medical clinics are an essential health service. Therefore, unless regulated through other policy in the Municipal Planning Strategy, medical clinics will be permitted throughout the CBRM. The Land Use By-law will be amended to implement the acknowledgement of medical clinics provided that the intent of all other policies of the Municipal Planning Strategy are satisfied.

Policy 27

Unless there is specific policy direction elsewhere in the Municipal Planning Strategy, it is a policy of Council to permit medical clinics throughout the jurisdiction of Land Use By-law by site plan approval. Provided that the intent of all other policies of the Municipal Planning Strategy are satisfied, zones in effect in the Land Use By-law will include medical clinic in the list of permitted uses subject to site plan approval provisions.

The site plan approval provisions shall stipulate that:

- The scale and bulk of any new, or expanded building, and how it is to be sited and aligned, be regulated to alleviate obnoxious effects on adjacent low density residential development and the streetscape;
- Adjacent low density residential uses are buffered and screened from the starker ancillary components of the site (e.g. parking spaces, driveways, utility facilities, etc.);
- When located in a predominantly residential area, the building façade emulates the character of the surrounding streetscape;
- An on-site parking and vehicular maneuvering plan be included that does not exacerbate traffic movement problems along any public street/road abutting the site;
- An on-site landscaping plan be included that improves the development's compatibility with the streetscape and adjacent low density residential development.

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 Ryan, CLERK

By-law
of the Cape Breton Regional Municipality
amending the
Cape Breton Regional Municipality's
Land Use Bylaw

Pursuant to Section 219 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: Part 12 Convenience Store and Optional Use (COZ) Zone, Section 1 COZ Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 4*

THAT: Part 12 Convenience Store and Optional Use (COZ) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 4 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice

the height, and/or three times the length from looming over any such residential dwellings or their yards.

- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 14 Service Business/Residential Corridor (SBR) Zone, Section 1 SBR Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the Site Plan Approval provisions of Section 6 and the Performance Zoning provisions of Section 3*

THAT: Part 14 Service Business/Residential Corridor (SBR) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards).

- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 16 Residential Urban A (RUA) Zone of the Land Use By-law, Section 1 RUA Uses Permitted is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 6*

THAT: Part 16 Residential Urban A (RUA) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards).
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as

1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.

- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 17 Residential Urban B (RUB) Zone, Section 1 RUB Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 6*

THAT: Part 17 Residential Urban B (RUB) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.

- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 18 Residential Urban C (RUC) Zone, Section 1 RUC Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 9*

THAT: Part 18 Residential Urban C (RUC) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 9 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

Option 2: Permit Medical Clinics in All Residential Zones Subject to Site Plan Approval

C

THAT: Part 19 Residential Urban D (RUD) Zone, Section 1 RUD Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 6*

THAT: Part 19 Residential Urban D (RUD) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 20 Residential Heritage Dwelling (RHD) Zone, Section 1 RHD Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 8*

THAT: Part 20 Residential Heritage Dwelling (RHD) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 8 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards).
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 21 Waterfront Neighbourhood (WNZ) Zone, Section 1 WNZ Uses Permitted of the Land Use By-law is hereby by amended by deleting service - *only the following subject to the site plan approval provisions of Section 4* and replacing it with the following:

- **service – only the following**
 - business offices *subject to the site plan approval provisions of Section 4*
 - community service *subject to the site plan approval provisions of Section 4*
 - community service residences *subject to the site plan approval provisions of Section 4*

- cultural service *subject to the site plan approval provisions of Section 4*
- day care *subject to the site plan approval provisions of Section 4*
- educational *subject to the site plan approval provisions of Section 4 and Section 5*
- hotels *subject to the site plan approval provisions of Section 4*
- inns *subject to the site plan approval provisions of Section 4*
- marinas *subject to the site plan approval provisions of Section 4*
- medical clinic *in compliance with the site plan approval provisions of Section 8*
- personal service business *subject to the site plan approval provisions of Section 4*
- protective *only the following subject to the site plan approval provisions of Section 4*
 - coast guard stations
 - fire
 - judicial
 - police
- recycling facility collection depot *subject to the site plan approval provisions of Section 4*
- residential care dwelling *subject to the site plan approval provisions of Section 4*
- restaurants *subject to the site plan approval provisions of Section 4*
- self-storage facility *as an optional use at the site of an abandoned fishery products processing establishment subject to the site plan approval provisions of Section 4*

THAT: Part 2.1 Waterfront Neighbourhood (WZN) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 8 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice

the height, and/or three times the length from looming over any such residential dwellings or their yards.

- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 22 Purves Street (PSZ) Zone, Section 1 PSZ Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 6*

THAT: Part 22 Purves Street (PSZ) Zone, Section 1 PSZ Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

Section 6 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards).
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.

- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 23 Wolfe Street Neighbourhood (WSN) Zone, Section 1 WSN Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 7*

THAT: Part 23 Wolfe Street Neighbourhood (WSN) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 7 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. **All** existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.

- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 24 Apartment Building A (ABA) Zone, Section 1 COZ ABA Permitted of the Land Use By-law is hereby by amended by adding the following to service – *only the following:*

- medical clinic *in compliance with the site plan approval provisions of Section 6*

THAT: Part 24 Apartment Building A (ABA) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 25 Apartment Building B (ABB) Zone, Section 1 ABB Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part 25 Apartment Building B (ABB) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 26 Apartment Building X (ABX) Zone, Section 1 ABX Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part 26 Apartment Building X (ABX) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 40 Small Urban Communities (UCS) Zone, Section 1 UCS Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 10*

THAT: Part 40 Small Urban Communities (UCS) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 10 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards).
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 44 Rural Residential Subdivision (RRS) Zone, Section 1 RRS Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 5*

THAT: Part 44 Rural Residential Subdivision (RRS) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 5 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the

development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 4S Rural Country Estate (RCE) Zone, Section 1 RCE Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part 45 Rural Country Estate (RCE) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 50 Mobile Home Park (MHP) Zone, Section 1 MHP Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part 50 Mobile Home Park (MHP) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.

- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part SS 224 Pitt Street Apartment Building (224AB) Zone, Section 1 224AB Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part SS 224 Pitt Street Apartment Building (224AB) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing

improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.

- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards).
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part S6 Howie Center Self Storage Facility (HCSS) Zone, Section 1 HCSS Uses Permitted of the Land Use By-law is hereby by amended by adding ‘medical clinic’.

THAT: Part S7 Balls Creek Heavy Equipment Retail & Repair (BHE), Section 1 BHE Uses Permitted of the Land Use By-law is hereby by amended by adding ‘medical clinic’.

THAT: Part 63 New Aberdeen Townhouse Complex (NAT) Zone, Section 1 NAT Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part 63 New Aberdeen Townhouse Complex (NAT) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their

starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.

- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 64 Membertou Shipyard Business (MSB) Zone, Section 1 BHE Uses Permitted of the Land Use By-law is hereby by amended by adding 'medical clinic'.

THAT: Part 69 Railroad Street Apartment Building (RAB) Zone, Section 1 RAB Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part 69 Railroad Street Apartment Building (RAB) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available,

landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.

- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 72 Harbourstone Residential Care (HRC), Section 1 HRC Uses Permitted of the Land Use By-law is hereby by amended by adding 'medical clinic'.

THAT: Part 86 Apartment Building SR (ABSR) Zone, Section 1 ABSR Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

- medical clinic *in compliance with the site plan approval provisions of Section 4*

THAT: Part 86 Apartment Building SR (ABSR) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing

improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.

- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 87 Lingan Road High Density Residential (LHD) Zone, Section 1 LHD Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

- medical clinic *in compliance with the site plan approval provisions of Section 4*

THAT: Part 87 Lingan Road High Density Residential (LHD) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.

- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 94 Apartment Building D (ABD) Zone, Section 1 ABE Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part 94 Apartment Building D (ABD) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.

- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards).
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 98 Apartment Building E (ABE) Zone, Section 1 ABE Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part 98 Apartment Building E (ABE) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice

the height, and/or three times the length from looming over any such residential dwellings or their yards.

- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 99 Residential Urban A mobile home (RUAM) Zone, Section 1 RUAM Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service -- only the following:

- medical clinic *in compliance with the site plan approval provisions of Section 3*

THAT: Part 99 Residential Urban A mobile home (RUAM) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Site Plan Approval Provisions for Medical Clinics

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- a. The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- b. Any outdoor lighting must be directed away from adjacent properties.
- c. Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.
- d. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- e. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- f. The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards).
- g. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.

- h. A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- i. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

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 Ryan, CLERK

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 adding the following:

Medical Clinics

This Municipal Planning Strategy acknowledges that medical clinics are an essential health service. Medical clinics are permitted throughout the CBRM, including residential neighbourhoods. However, plan policy should attempt to establish a threshold when the size of a medical clinic compromises the development objectives of low density residential neighbourhoods because of unusually large scale buildings and significantly higher traffic volumes. The Land Use By-law will regulate medical clinics in its General Provision Part by correlating the scale of these health care services with the importance of the public street/road used to access them in the CBRM's public street/road hierarchy. A combination of outright permission, permission by site plan approval and a zoning amendment option correlated to the existing landscape, the scale of the project, and the public street/road level are used to regulate them.

POLICY

27. It shall be a policy of Council to regulate medical clinics in its General Provision Part by correlating the scale of these health care services with the importance of the public street/road used to access them in the CBRM's public street/road hierarchy. A combination of outright permission, permission by site plan approval and a zoning amendment option correlated to the existing landscape, the scale of the project, and the public street/road level are used to regulate them.

The purpose of any zoning amendment shall be to ensure:

- the site itself;
- the site plan; and
- management of the facility

mitigate any adverse affects the development will have on low density residential development in proximity.

Council shall use the following criteria to evaluate such zoning amendment proposals:

Option 3: General Provisions Specifically for Medical Clinics

D

- 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.);
- The development proposal must include a traffic plan (both on-site and along the public street/road accessing it) implementing improvements that compensate for the increase in traffic expected. A traffic impact analysis report financed by the developer may be requested by Council, or the planner responsible for reporting to Council in consultation with the Traffic Authority, to support the development proposal and to ensure this criterion is adhered.
- The development proposal must mitigate the potential adverse affects any significant buildings will have on much smaller scale low density residential buildings.
- The site plan and building design must respect any aesthetic aspects of the streetscape that are easily discernable;
- Any adverse affects such as bulk and height resulting from a significantly greater scale than existing residential development in proximity shall be mitigated

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 adapted by Regional Council during a meeting held on _____ to amend the Cape Breton Regional Municipality's Municipal Planning Strategy.

Debarah Campbell Ryan, CLERK

By-law
of the Cape Breton Regional Municipality
amending the
Cape Breton Regional Municipality’s
Land Use Bylaw

Pursuant to Section 219 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: Part 2 General Provisions For All Zones of the Land Use By-law is hereby by amended by adding the following:

Section 46 Medical Clinics

1. For those Zones where medical clinics are not identified as a permitted use, with the exception of the PWS Zone, medical clinics are permitted in accordance with the following provisions:
 - (a) Medical clinics shall be permitted by Site Plan Approval in accordance with the following table.

PUBLIC STREET/ROAD LEVEL	MAXIMUM DENSITY THRESHOLD 2 or more storeys	MAXIMUM DENSITY THRESHOLD 1 storey
Level 1, 2, and 3	1 consulting room per 1,500 sq.ft. of land	1 consulting room per 3,000 sq.ft. of land
Level 4	1 consulting room per 2,000 sq.ft. of land	1 consulting room per 4,000 sq.ft. of land

Site Plan Approval Criteria

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

- (i) The scale and design of the building must respect any aesthetic aspects of the streetscape that are easily discernable;
- (ii) Any outdoor lighting must be directed away from adjacent properties.
- (iii) Utility structures and the parking spaces of a new parking area to be constructed shall be screened from a public street/road and any single detached dwellings to soften their starkness by a combination of vegetation and fencing. Where there is land available, landscaping that meets the definition of landscaped open space in this Bylaw, or fencing improvements, shall be introduced between existing parking

spaces and any abutting yard on an adjacent property occupied by a residential use to soften the starkness of the parking spaces from that yard.

- (iv) All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
- (v) Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- (vi) The location and orientation of any main buildings on the lot parcel must be carefully selected to prevent buildings that are significantly larger than any single detached dwellings or two unit dwellings in the vicinity (i.e. greater than 3 times the floor area, and/or twice the height, and/or three times the length from looming over any such residential dwellings or their yards.
- (vii) Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- (viii) A minimum equivalent to 1/3rd of the floor area of the building shall be in compliance with the definition for landscaped open area. That percentage may be reduced to as low as 1/10th where the Development Officer is satisfied with the design of a Certified Horticultural Technician or Architect.
- (ix) Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

- (b) Medical clinics shall only be permitted by zone amendment if the density is greater than the maximum threshold in the table in subsection (a) above, or on any Level 5 public street/road.

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 Ryan, CLERK

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 adding the following after Policy 26:

Medical Clinics

The Municipal Planning Strategy acknowledges that medical clinics are an essential health service. Therefore, unless regulated through other policy in the Municipal Planning Strategy, medical clinics will be permitted throughout the CBRM subject to development standards. The Land Use By-law will be amended to implement the acknowledgement of medical clinic provided that the intent of all other policies of the Municipal Planning Strategy are satisfied.

Policy 27

Unless there is specific policy direction elsewhere in the Municipal Planning Strategy, it is a policy of Council to permit medical clinics subject to development standards throughout the jurisdiction of Land Use By-law by site plan approval. Provided that the intent of all other policies of the Municipal Planning Strategy are satisfied, zones in effect in the Land Use By-law will include medical clinic in the list of permitted uses subject to development standards.

The Development standards shall address:

- The scale and bulk of any new, or expanded building, and how it is to be sited and aligned, be regulated to alleviate obnoxious effects on adjacent low density residential development and the streetscape;
- Adjacent low density residential uses are buffered and screened from the starker ancillary components of the site (e.g. parking spaces, driveways, utility facilities, etc.);
- An on-site parking and vehicular maneuvering plan be included that does not exacerbate traffic movement problems along any public street/road abutting the site;
- An on-site landscaping plan be included that improves the development's compatibility with the streetscape and adjacent low density residential development.

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 Ryan, CLERK

By-law
of the Cape Breton Regional Municipality
amending the
Cape Breton Regional Municipality's
Land Use Bylaw

Pursuant to Section 219 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: Part 12 Convenience Store and Optional Use (COZ) Zone, Section 1 COZ Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 4*

THAT: Part 12 Convenience Store and Optional Use (COZ) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 4 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 14 Service Business/Residential Corridor (SBR) Zone, Section 1 SBR Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with the Performance Zoning provisions of Section 3 and the provisions of Section 6*

THAT: Part 14 Service Business/Residential Corridor (SBR) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 16 Residential Urban A (RUA) Zone of the Land Use By-law, Section 1 RUA Uses Permitted is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 6*

THAT: Part 16 Residential Urban A (RUA) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Medical Clinics

- i. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- j. The main building shall not exceed a maximum of two storeys.

- k. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- l. New construction must be setback a minimum of 10ft from all property boundaries.
- m. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- n. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- o. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- p. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 17 Residential Urban B (RUB) Zone, Section 1 RUB Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 6*

THAT: Part 17 Residential Urban B (RUB) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 18 Residential Urban C (RUC) Zone, Section 1 RUC Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 9*

THAT: Part 18 Residential Urban C (RUC) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 9 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 19 Residential Urban D (RUD) Zone, Section 1 RUD Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 6*

THAT: Part 19 Residential Urban D (RUD) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.

- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 20 Residential Heritage Dwelling (RHD) Zone, Section 1 RHD Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 8*

THAT: Part 20 Residential Heritage Dwelling (RHD) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 8 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 21 Waterfront Neighbourhood (WNZ) Zone, Section 1 WNZ Uses Permitted of the Land Use By-law is hereby by amended by deleting service - *only the following subject to the site plan approval provisions of Section 4* and replacing it with the following:

- **service – only the following**
 - business offices *subject to the site plan approval provisions of Section 4*
 - community service *subject to the site plan approval provisions of Section 4*
 - community service residences *subject to the site plan approval provisions of Section 4*
 - cultural service *subject to the site plan approval provisions of Section 4*
 - day care *subject to the site plan approval provisions of Section 4*
 - educational *subject to the site plan approval provisions of Section 4 and Section 5*
 - hotels *subject to the site plan approval provisions of Section 4*
 - inns *subject to the site plan approval provisions of Section 4*
 - marinas *subject to the site plan approval provisions of Section 4*
 - medical clinic *in compliance with Section 8*
 - personal service business *subject to the site plan approval provisions of Section 4*
 - protective *only the following subject to the site plan approval provisions of Section 4*
 - coast guard stations
 - fire
 - judicial
 - police
 - recycling facility collection depot *subject to the site plan approval provisions of Section 4*
 - residential care dwelling *subject to the site plan approval provisions of Section 4*
 - restaurants *subject to the site plan approval provisions of Section 4*
 - self-storage facility *as an optional use at the site of an abandoned fishery products processing establishment subject to the site plan approval provisions of Section 4*

THAT: Part 21 Waterfront Neighbourhood (WNZ) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 8 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.

- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 22 Purves Street (PSZ) Zone, Section 1 PSZ Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 6*

THAT: Part 22 Purves Street (PSZ) Zone, Section 1 PSZ Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

Section 6 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 23 Wolfe Street Neighbourhood (WSN) Zone, Section 1 WSN Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 7*

THAT: Part 23 Wolfe Street Neighbourhood (WSN) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 7 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 24 Apartment Building A (ABA) Zone, Section 1 COZ ABA Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 6*

THAT: Part 24 Apartment Building A (ABA) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.

- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 25 Apartment Building B (ABB) Zone, Section 1 ABB Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 3*

THAT: Part 25 Apartment Building B (ABB) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 26 Apartment Building X (ABX) Zone, Section 1 ABX Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 3*

THAT: Part 26 Apartment Building X (ABX) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 40 Small Urban Communities (UCS) Zone, Section 1 UCS Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 10*

THAT: Part 40 Small Urban Communities (UCS) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 10 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.

- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 44 Rural Residential Subdivision (RRS) Zone, Section 1 RRS Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 5*

THAT: Part 44 Rural Residential Subdivision (RRS) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 5 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 4S Rural Country Estate (RCE) Zone, Section 1 RCE Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 3*

THAT: Part 4S Rural Country Estate (RCE) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 50 Mobile Home Park (MHP) Zone, Section 1 MHP Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 3*

THAT: Part 50 Mobile Home Park (MHP) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.

Option 4: Permit Medical Clinics in All Residential Zones subject to Development Standards

E

- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part S5 224 Pitt Street Apartment Building (224AB) Zone, Section 1 224AB Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 3*

THAT: Part S5 224 Pitt Street Apartment Building (224AB) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part S6 Howie Center Self Storage Facility (HC5S) Zone, Section 1 HC5S Uses Permitted of the Land Use By-law is hereby by amended by adding ‘medical clinic’.

THAT: Part S7 Balls Creek Heavy Equipment Retail & Repair (BHE), Section 1 BHE Uses Permitted of the Land Use By-law is hereby by amended by adding ‘medical clinic’.

THAT: Part 63 New Aberdeen Townhouse Complex (NAT) Zone, Section 1 NAT Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 3*

THAT: Part 63 New Aberdeen Townhouse Complex (NAT) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- The main building shall not exceed a maximum of two storeys.
- Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- New construction must be setback a minimum of 10ft from all property boundaries.
- Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 64 Membertou Shipyard Business (MSB) Zone, Section 1 BHE Uses Permitted of the Land Use By-law is hereby by amended by adding 'medical clinic'.

THAT: Part 69 Railroad Street Apartment Building (RAB) Zone, Section 1 RAB Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 3*

THAT: Part 69 Railroad Street Apartment Building (RAB) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- The main building shall not exceed a maximum of two storeys.

- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 72 Harbourstone Residential Care (HRC), Section 1 HRC Uses Permitted of the Land Use By-law is hereby by amended by adding 'medical clinic'.

THAT: Part 86 Apartment Building SR (ABSR) Zone, Section 1 ABSR Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

- medical clinic *in compliance with Section 4*

THAT: Part 86 Apartment Building SR (ABSR) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.

- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 87 Lingan Road High Density Residential (LHD) Zone, Section 1 LHD Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

- medical clinic *in compliance with Section 4*

THAT: Part 87 Lingan Road High Density Residential (LHD) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 94 Apartment Building D (ABD) Zone, Section 1 ABE Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

- medical clinic *in compliance with Section 3*

THAT: Part 94 Apartment Building D (ABD) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5)

- times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
 - c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
 - d. New construction must be setback a minimum of 10ft from all property boundaries.
 - e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
 - f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
 - g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
 - h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 98 Apartment Building E (ABE) Zone, Section 1 ABE Uses Permitted of the Land Use By-law is hereby by amended by adding the following:

- medical clinic *in compliance with Section 3*

THAT: Part 98 Apartment Building E (ABE) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 3 Medical Clinics

- i. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- j. The main building shall not exceed a maximum of two storeys.
- k. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- l. New construction must be setback a minimum of 10ft from all property boundaries.
- m. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- n. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- o. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.

Option 4: Permit Medical Clinics in All Residential Zones subject to Development Standards

E

- p. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

THAT: Part 99 Residential Urban A mobile home (RUAM) Zone, Section 1 RUAM Uses Permitted of the Land Use By-law is hereby by amended by adding the following to service – only the following:

- medical clinic *in compliance with Section 3*

THAT: Part 99 Residential Urban A mobile home (RUAM) Zone of the Land Use By-law is hereby by amended by adding the following:

Section 6 Medical Clinics

- a. Where the adjacent lots are occupied by low density residential development, the maximum total floor area for new construction shall not be greater than one and a half (1.5) times the average floor area of the adjacent dwellings. Where one or more of the adjacent lots are vacant, the average shall be calculated for the all dwellings within the streetscape.
- b. The main building shall not exceed a maximum of two storeys.
- c. Driveway or parking spaces shall be prohibited from the part of the front yard directly between the front wall of the main building (excluding an attached garage) and the public street/road, except by means of site plan approval provisions (pursuant to Sections 231 and 232 of the *Municipal Government Act*) that incorporate a landscaping plan that buffers the driveway or parking space from the public street/road.
- d. New construction must be setback a minimum of 10ft from all property boundaries.
- e. Parking area shall be screened (as defined in the Definitions Part of this By-law) from any adjacent residential property unless all aspects of the business development are more than 100 feet from the boundary of the abutting residential lot parcel.
- f. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
- g. Signs advertising the business shall be of a scale and style and so located that they will not conflict with the streetscape.
- h. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated.

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 Ryan, CLERK

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 adding the following after Policy 26:

Medical Clinics

The Municipal Planning Strategy acknowledges that medical clinics are an essential health service. Therefore, unless regulated through other policy in the Municipal Planning Strategy, medical clinics will be permitted outside of sales and service areas by zone amendment.

Policy 27

Unless there is specific policy direction elsewhere in the Municipal Planning Strategy, it is a policy of Council to permit medical clinics outside of sales and service areas by zone amendment.

The purpose of the zoning amendment process shall be to ensure the medical clinic does not adversely effect low density residential development in the vicinity. With each successful application, a site specific zone shall be established. Therefore, performance standards or bonus zoning incentives may be used to blend the medical clinic into the neighbourhood. Council shall use the following criteria to evaluate such zoning amendment applications:

- 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.)
- The development proposal must include a traffic plan (both on-site and along the public street/road accessing it) implementing improvements that compensate for the increase in traffic expected. A traffic impact analysis report financed by the developer may be requested by Council, or the planner responsible for reporting to Council in consultation with the Traffic Authority, to support the development proposal and to ensure this criterion is adhered.
- The development proposal must mitigate the potential adverse affects any significant buildings will have on much smaller scale low density residential buildings.
- The site plan and building design must respect any aesthetic aspects of the streetscape that are easily discernable;
- Any adverse affects such as bulk and height resulting from a significantly greater scale than existing residential development in proximity shall be mitigated

Option 5: Permit Medical Clinics in All Residential Zones subject to a Zone Amendment

F

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 Ryan, CLERK

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 adding the following after Policy 25:

Medical Clinics

The Municipal Planning Strategy acknowledges that medical clinics are an essential health service. Therefore, unless regulated through other policy in the Municipal Planning Strategy, medical clinics will be permitted outside of sales and service areas by Development Agreement.

Policy 27

Unless there is specific policy direction elsewhere in the Municipal Planning Strategy, it is a policy of Council to permit medical clinics outside sales and service areas by Development Agreement.

Council shall ensure that conditions are included in the development agreement designed to:

- visually buffer any residential or recreational use from the proposed development
- regulate the size and scale of any new building in relation to low density residential development
- ensure traffic emanating to and from the site shall not significantly increase the volume of traffic along any public street/road it will be accessing. Or the development proposal must include a traffic plan (both on-site and along the public street/road accessing it) implementing improvements that compensate for the increase in traffic expected. A traffic impact analysis report financed by the developer may be requested by Council, or the planner responsible for reporting to Council in consultation with the Traffic Authority, to support the development proposal and to ensure this criterion is adhered.
- address hours of operation.

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 Ryan, CLERK

By-law
of the Cape Breton Regional Municipality
amending the
Cape Breton Regional Municipality's
Land Use Bylaw

Pursuant to Section 219 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: The Land Use By-law is hereby by amended by adding 'medical clinic *subject to a Development Agreement in compliance with Part 2, Policy 27 of the Municipal Planning Strategy*' to list of permitted uses under Section 1 in the following zones:

Convenience Store and Optional Use (COZ) Zone
Service Business/Residential Corridor (SBR) Zone
Residential Urban A (RUA) Zone
Residential Urban B (RUB) Zone
Residential Urban C (RUC) Zone
Residential Urban D (RUD) Zone
Residential Heritage Dwelling (RHD) Zone
Waterfront Neighbourhood (WNZ) Zone
Purves Street (PSZ) Zone
Wolfe Street Neighbourhood (WSN) Zone
Apartment Building A (ABA) Zone
Apartment Building B (ABB) Zone
Apartment Building X (ABX) Zone
Small Urban Communities (UCS) Zone
Rural Residential Subdivision (RRS) Zone
Rural Country Estate (RCE) Zone
Mobile Home Park (MHP) Zone
224 Pitt Street Apartment Building (224AB) Zone
New Aberdeen Townhouse Complex (NAT) Zone
Railroad Street Apartment Building (RAB) Zone
Apartment Building SR (ABSR) Zone
Lingan Road High Density Residential (LHD) zone
Apartment Building D (ABD) Zone
Apartment Building E (ABE) Zone
Residential Urban A mobile home (RUAM) Zone

THAT: Part 56 Howie Center Self Storage Facility (HCSS) Zone, Section 1 HCSS Uses Permitted of the Land Use By-law is hereby by amended by adding 'medical clinic'.

Option 6: Permit Medical Clinics in All Residential Zones subject to a Development Agreement **G**

THAT: Part 57 Balls Creek Heavy Equipment Retail & Repair (BHE), Section 1 BHE Uses Permitted of the Land Use By-law is hereby by amended by adding 'medical clinic'.

THAT: Part 64 Membertou Shipyard Business (MSB) Zone, Section 1 BHE Uses Permitted of the Land Use By-law is hereby by amended by adding 'medical clinic'.

THAT: Part 72 Harbourstone Residential Care (HRC), Section 1 HRC Uses Permitted of the Land Use By-law is hereby by amended by adding 'medical clinic'.

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 Ryan, CLERK

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 adding medical clinic to the inventory of land uses listed in Policy 13.a.

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 Ryan, CLERK

By-law
of the Cape Breton Regional Municipality

amending the

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

Pursuant to Section 219 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: Part 2 General Provisions For All Zones, Section 17 Home Businesses of the Land Use By-law is hereby by amended by adding 'medical clinic' to Subsection a. List of Permitted Home Businesses.

Excerpts from the *Municipal Government Act*

Site Plan Approval

S231(4) A site-plan approval may deal with:

- (a) the location of structures on the lot;
- (b) the location of off-street loading and parking facilities;
- (c) the location, number and width of driveway accesses to streets;
- (d) the type, location and height of walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements necessary to protect and minimize the land-use impact on adjoining lands;
- (e) the retention of existing vegetation;
- (f) the location of walkways, including the type of surfacing material, and all other means of pedestrian access;
- (g) the type and location of outdoor lighting;
- (h) the location of facilities for the storage of solid waste;
- (i) the location of easements;
- (j) the grading or alteration in elevation or contour of the land and provision for the management of storm and surface water;
- (k) the type, location, number and size of signs or sign structures;
- (l) provisions for the maintenance of any of the items referred to in this subsection.

Land Use By-law

S220(4) A land use by-law may:

- (a) regulate the dimensions for frontage and lot area for any class of use and size of structure;
- (b) regulate the maximum floor area of each use to be placed upon a lot, where more than one use is permitted upon a lot;
- (c) regulate the maximum area of the ground that a structure may cover;
- (ca) regulate the location of a structure on a lot;
- (d) regulate the height of structures;
- (e) regulate the percentage of land that may be built upon;
- (f) regulate the size, or other requirements, relating to yards;
- (g) regulate the density of dwelling units;
- (h) require and regulate the establishment and location of off-street parking and loading facilities;
- (i) regulate the location of developments adjacent to pits and quarries;
- (j) regulate the period of time for which temporary developments may be permitted;
- (k) prescribe the form of an application for a development permit, the content of a development permit, the period of time for which the permit is valid and any provisions for revoking or renewing the permit;
- (ka) regulate the floor area ratio of a building;

S220(5) Where a municipal planning strategy so provides, a land-use by-law may

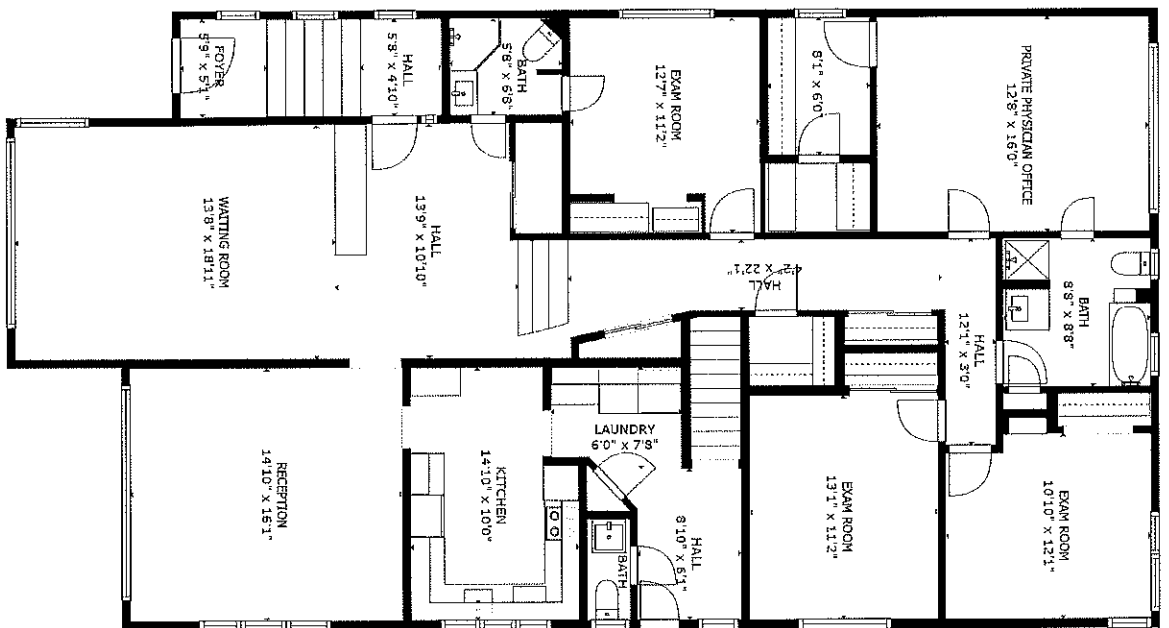
- (a) subject to the Public Highways Act, regulate or restrict the location, size and number of accesses from a lot to the abutting streets, provided that a lot has access to at least one street;
- (b) regulate or prohibit the type, number, size and location of signs and sign structures;
- (c) regulate, require or prohibit fences, walks, outdoor lighting and landscaping;
- (d) in connection with a development, regulate, or require the planting or retention of, trees and vegetation for the purposes of landscaping, buffering, sedimentation or erosion control;
- (e) regulate or prohibit the outdoor storage of goods, machinery, vehicles, building materials, waste materials, aggregates and other items and require outdoor storage sites to be screened by

- landscaping or structures;
- (f) regulate the location of disposal sites for any waste material;
 - (g) in relation to a development, regulate or prohibit the altering of land levels, the excavation or filling in of land, the placement of fill or the removal of soil unless these matters are regulated by another enactment of the Province;
 - (h) regulate or prohibit the removal of topsoil;
 - (i) regulate the external appearance of structures;
 - (j) set out conditions, including performance standards, to be met by a development before a development permit may be issued;
 - (k) provide for incentive or bonus zoning;
 - (l) prescribe methods for controlling erosion and sedimentation during the construction of a development;

Development Agreement

S227 A development agreement may terms with respect to:

- (a) matters that a land-use by-law may contain;
- (b) hours of operation;
- (c) maintenance of the development;
- (d) easements for the construction, maintenance or improvement of watercourses, ditches, land drainage works, stormwater systems, wastewater facilities, water systems and other utilities;
- (e) grading or alteration in elevation or contour of the land and provision for the disposal of storm and surface water;
- (f) the construction, in whole or in part, of a stormwater system, wastewater facilities and water system;
- (g) the subdivision of land;
- (h) security or performance bonding.



GROSS INTERNAL AREA

FLOOR 1: 1534 sq. ft.; FLOOR 2: 2201 sq. ft.

EXCLUDED AREAS: GARAGE: 561 sq. ft.

TOTAL: 3735 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Option	What is the key difference in process?	What can be regulated?
Land Use Bylaw (Including as-of-right; general provisions; development standards)	<ul style="list-style-type: none"> No further Council involvement No public hearing required 	<ul style="list-style-type: none"> dimensions for frontage and lot area maximum floor area location and/or height of structures percentage of land that may be built upon setbacks to property lines or "yards" off-street parking and loading facilities driveway accesses to streets signs fences, walks, outdoor lighting and landscaping planting or retention of trees and vegetation location of disposal sites for any waste material grading external appearance of structures
Site Plan Approval	<ul style="list-style-type: none"> No public hearing required Decision may be appealed to Council Additional 14 day timeline to permitting process 	<ul style="list-style-type: none"> location of structures on the lot location of off-street loading and parking facilities driveway accesses to streets screening retention of existing vegetation walkways and pedestrian access outdoor lighting location of storage of solid waste easements grading and stormwater management signs maintenance of the above items
Development Agreement	<ul style="list-style-type: none"> Must be approved by Council Public hearing required 	<ul style="list-style-type: none"> Same as Land Use Bylaw above hours of operation maintenance of the development and provision for the disposal of storm and surface water security or performance bonding
Zone Amendment	<ul style="list-style-type: none"> Must be approved by Council Public hearing required 	<ul style="list-style-type: none"> Same as Land Use Bylaw above

URBAN/SUBURBAN STREET NETWORK

LEVEL 1 Primary urban arterial

- arterial streets emanating from the central business district of the four major urban concentrations leading directly to a Level 1 road.
- main streets within the central business district in any of the four major urban concentrations

LEVEL 2 Major urban/suburban collectors

- streets emanating from the core of one of the four major urban concentrations to intersect a level 1 road at a ramped intersection or one that is serviced with a fully actuated traffic signal
- streets emanating from the core of one of the four major urban concentrations that become a secondary regional route
- collector streets/roads linking two or more communities within one of the four urban concentrations
- collector streets/roads linking a minor urban community to a Level 1 Road
- main streets of a central business district with a significant commercial assessment base in a minor urban community that become a secondary regional route
- urban/suburban collectors that link a Level 1 or 2 Road with a Level 1 or 2 Road

LEVEL 3 Minor urban/suburban collectors

- collector streets channeling neighbourhood traffic to a primary urban arterial or urban/suburban collector
- minor collectors in the central business district of one of the four major urban concentrations

LEVEL 4 Neighbourhood through streets

- streets mainly used by local traffic that also channel through traffic because they are direct routes linking two or more higher level streets or linking a higher level street with a significant public complex
- the one main street leading out of a very large subdivision/neighbourhood
- all other downtown streets other than dead end streets
- main streets through minor urban communities that are no larger than the neighbourhoods in the major urban concentrations
- streets directly linking a main street with a working waterfront

LEVEL 5 Local urban/suburban

- streets that only service local traffic



TO: CBRM Council

FROM: Kristen Knudskov

SUBJECT: Case 1079 Motor Vehicle Sales PID 15037278 (2248 Kings Road, Howie Center; District 7)

DATE: April 12, 2021

Background

Matthew Dilney is proposing to operate a motor vehicle repair and sales shop out of an existing 3,200 sq. ft. garage on PID 15037278 (2248 Kings Road, Howie Center) [Attachment A]. The business would deal primarily with smaller vehicles such as ATVs and motorcycles but may include other types as well.

The property is zoned Rural CBRM (RCB). Motor vehicle repair is permitted in the RCB zone subject to a 300 foot setback to any dwelling other than the proprietor's. Motor vehicle sales are not permitted within the RCB Zone. The Municipal Planning Strategy (the Planning Strategy) Part 2, Policies 5 and 17 allow Council to consider a request for a sales use on this property by zone amendment.

The property does have a history of commercial use. Prior to its current ownership, a solid waste management contractor operated out of the garage. The property was sold after the roof collapsed. The current owner has essentially reconstructed the building and is in the process of constructing a 32 ft. by 40 ft. addition to the front (see Attachment D).

While the area consists of predominantly low-density residential development, there is more of a mix of uses to the west along Kings Road [Attachment B]. Non-residential uses in the surrounding area include a self-storage facility, a Tim Hortons coffee shop and Needs convenience store, RV sales and repair, Royal Canadian Legion, and landscaping and cleaning contractors.

Discussion

In keeping with Policy 17.a of the Planning Strategy, the RCB Zone permits a wide range of uses. Limited sales uses are permitted as-of-right but may be considered by zoning amendment (Planning Strategy Part 2, Policy 17.e). Under this policy, Council shall allow business developments in Rural CBRM provided that any adverse effects on neighbouring properties can be effectively mitigated. The policy outlines criteria to determine if impacts can be effectively mitigated (see table below).

Similarly, Part 2 Policy 5 of the Planning Strategy allows Council to consider a site-specific zone to accommodate sales and service uses on properties fronting onto higher traffic corridors where there is already a mix of uses present. This section of Kings Road is identified as an eligible corridor. The policy outlines the criteria which Council should use to evaluate such requests (see table below).

Full text copies of the relevant policies are provided in Attachment E.

As outlined in the table below, pending comments from the Department of Transportation and Infrastructure Renewal, the staff assessment is that the proposal can meet the criteria laid out in the Planning Strategy.

On January 26, 2021, Council approved an amendment to permit a motor vehicle sales development approximately 2.5 kilometers away on Kings Road (PID 15046881). As a result, the Kings Road Sales (KRS) zone was adopted. A copy of the zone provisions is provided in Attachment B.

The KRS zone permits motor vehicle sales subject to site plan approval. The site plan approval criteria are aimed at mitigating the potential for adverse effects on low density dwellings in proximity to a motor vehicle sales development. The criteria address screening, signage, lighting, storm and surface water management access and traffic impacts, the retention of vegetation, and the maintenance of these aspects.

Part 2 Policy 5 Criteria	Discussion	Assessment
<p>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.)</p>	<p>Due to the existing vegetation in the area, the only low-density residential buildings that the development would be visible to, is 2258 Kings Road and the proprietor's home.</p> <p>The applicant has agreed to introduce screening to visually buffer the development from 2258 Kings Road.</p>	<p>Meets criteria</p>
<p>The development proposal must include a traffic plan (both on-site and along the public street/road accessing it) implementing improvements that compensate for the increase in traffic expected. A traffic impact analysis report financed by the developer may be requested by Council, or the planner responsible for reporting to Council in consultation with the Traffic Authority, to support the development proposal and to ensure this criteria is adhered.</p>	<p>Kings Road is a provincially owned street. The proposal has been referred to the Department of Transportation and Infrastructure Renewal (DOTIR). At the time this report was written, no comments were received.</p> <p>On-site parking and access will be assessed for compliance with requirements of the LUB upon the application for a Building & Development Permit.</p>	<p>Requires comments from DOTIR</p>
<p>The development proposal must respect the potential adverse affects any significant buildings will have on much smaller scale low density residential buildings.</p>	<p>The existing garage has a 3,200 sq. ft. footprint and is approximately 28 feet high at its peak. While the footprint is approximately twice that of the nearest dwelling (2258 Kings Road), there is approximately 175 feet between the two buildings. The setback distance between buildings compensates for the significant difference in scale.</p>	<p>Meets criteria</p>

Part 2, Policy 17.e Criteria	Discussion	
Visual compatibility	See Part 2 Policy 5 above	Meets criteria
Dust or fumes emanating from the site	The sales aspect of the proposed development is not expected to produce significant amounts of dust or fumes.	Meets criteria
Traffic attracted to, and leading from, the site	See Part 2 Policy 5 above	Requires comments from DOTIR
Noise emanating from the development	<p>On-site repair is currently permitted subject to a minimum 300-foot setback to any dwelling other than the dwelling of the proprietor of business.</p> <p>The sales aspect of the development is not expected to produce significant noise.</p>	Meets criteria

Next Steps

If Council wishes to proceed, the next step would be to schedule a Public Hearing for an upcoming meeting of Council. The Public Hearing would be advertised in accordance with the *Municipal Government Act*. In addition, notice of the hearing would be mailed to property owners in the vicinity of the site and posted CBRM's Facebook page.

Recommendation

Staff is of the opinion that the request is in keeping with Part 2 Policies 5 and 17 of the Municipal Planning Strategy. Further, the site plan approval criteria for motor vehicle sales developments in the Kings Road Sales (KRS) zone assist in mitigating potential adverse effects on surrounding residential development.

Therefore, I recommend that Council pass a motion to schedule a Public Hearing for an upcoming meeting of Council.

Respectfully submitted by:

ORIGINAL SIGNED BY

Kristen Knudskov
 Planning & Development Department



A

First Street

Second Street

Williams Lane

First Court

Weeks Lane

Proposed sales location

Kings Road

Floral Heights Drive

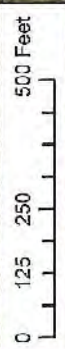
Curry Street

Tometary Drive

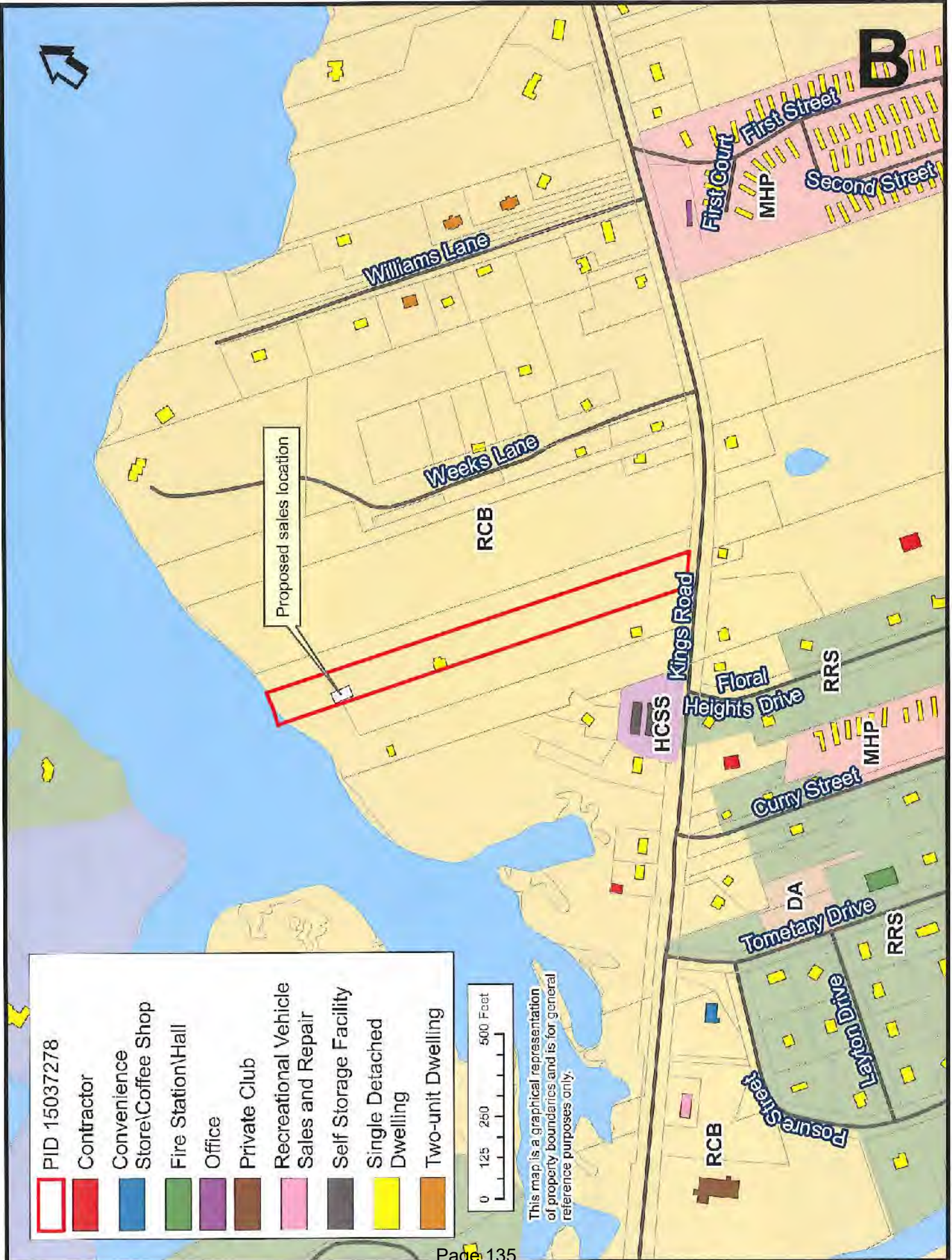
Lakom Drive

Posure Street

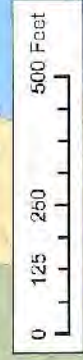
PID 15037278



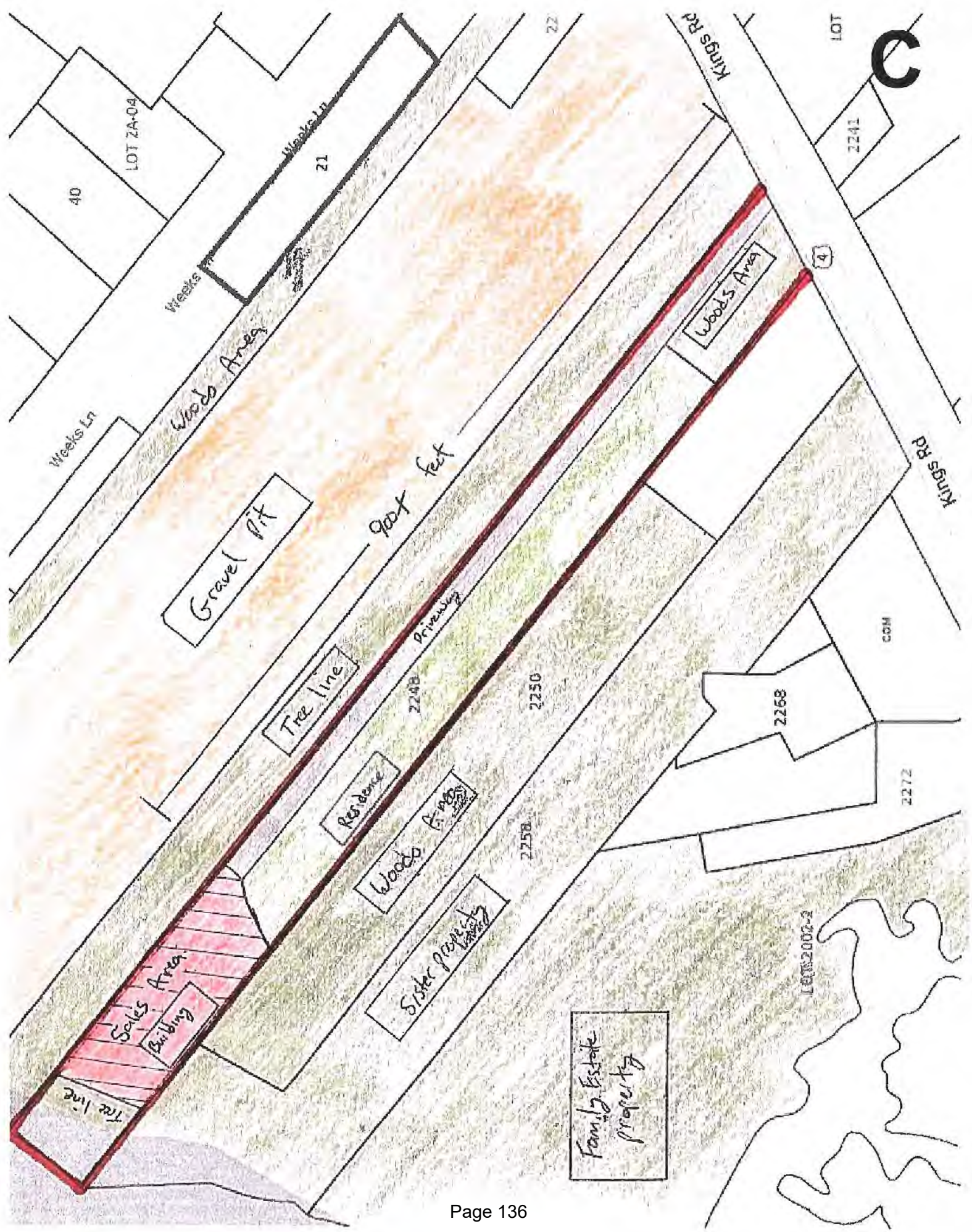
This map is a graphical representation of property boundaries and is for general reference purposes only.



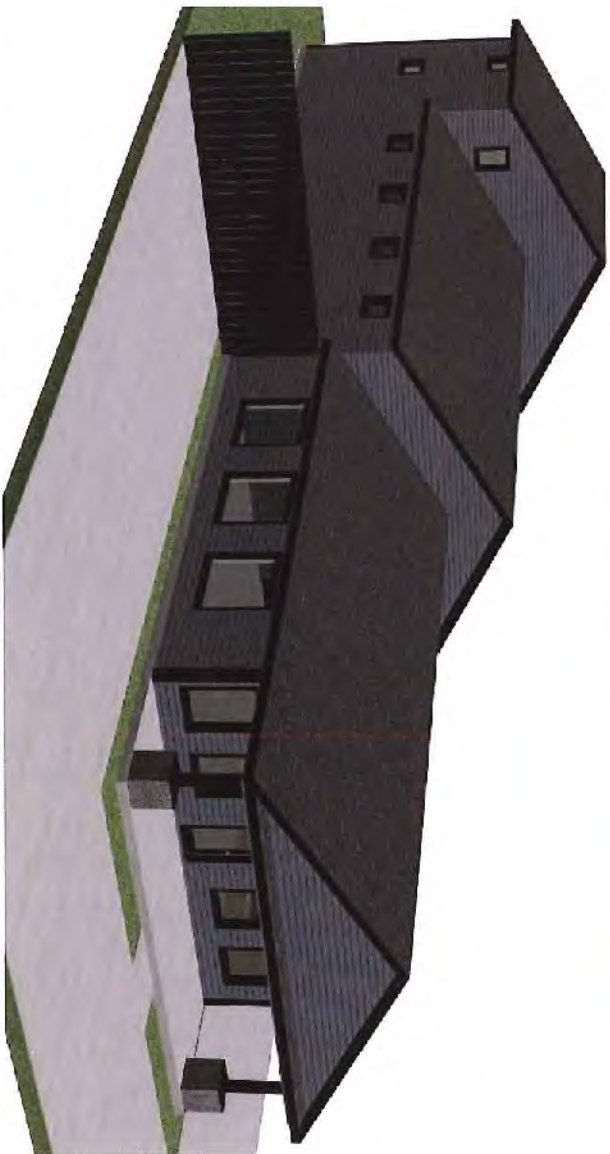
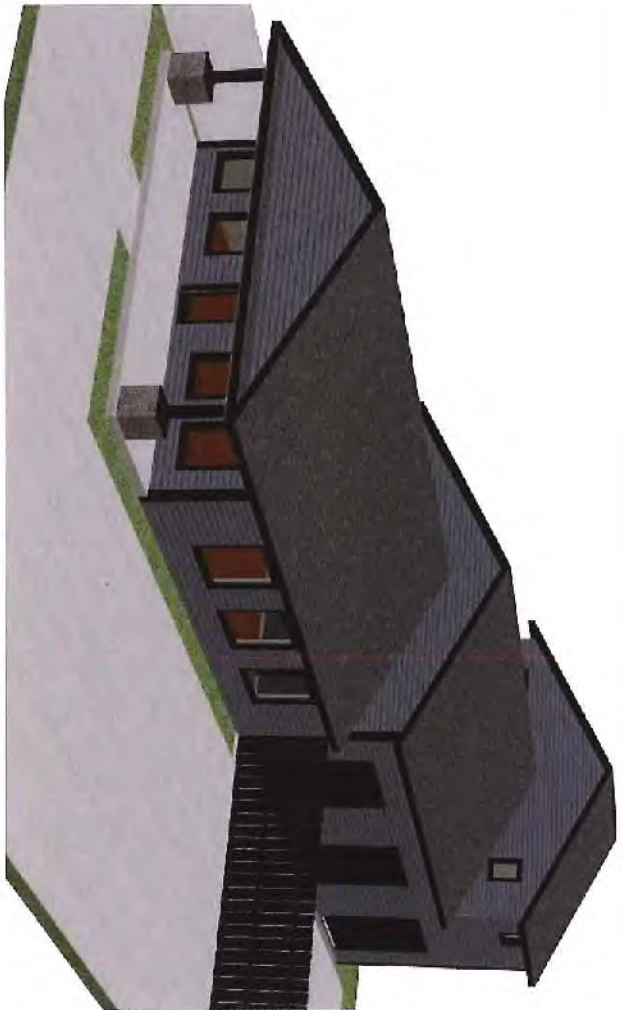
	PID 15037278
	Contractor
	Convenience Store\Coffee Shop
	Fire Station\Hall
	Office
	Private Club
	Recreational Vehicle Sales and Repair
	Self Storage Facility
	Single Detached Dwelling
	Two-unit Dwelling



This map is a graphical representation of property boundaries and is for general reference purposes only.



D



CLIENT:

TORQUE SPEED SHOP

LOCATION:

HOWIE CENTRE

PROJECT:

BUILDING ADDITION

CONSTRUCTION SET

Page 137

THIS PROJECT WAS DRAWN USING CHIEF
ARCHITECT PROFESSIONAL 3D ARCHITECTURAL
DESIGN & DRAFTING SOFTWARE.

REVISION	#	DATE

DRAWING:
CONCEPT IMAGES

SCALE: N.T.S. SHEET: **1**

DATE:

9

Municipal Planning Strategy

Part 2, Policy 5

- 5.a Along urban and rural Level 1 and Level 2 public streets/roads, or the central business districts of small urban communities, where there already is a mix of land use types along the streetscape, it shall be a policy of Council to:
- permit the existing sales/service developments and a variety of similar uses, or uses more compatible with the surrounding land uses, at the site presently occupied by these developments and at the scale existing at the time this Municipal Planning Strategy comes into effect; and to
 - permit expansion by site plan approval, including expansion onto adjacent lots to be consolidated into the larger site.

The site plan approval provisions should stipulate that:

- adjacent low density residential uses are buffered and screened from the starker ancillary components of the site (*e.g. parking spaces, driveways, utility facilities, etc.*);
- an on-site parking and vehicular maneuvering plan which does not exacerbate traffic movement problems along any public street/road abutting the site be included;
- an on-site landscaping plan be included that improves the development's compatibility with the streetscape.

This policy directive is implemented in Part 51 of the Land Use By-law.

Any sales/service development not identified in the list of similar or more compatible uses, or any sales/service development proposed to be located elsewhere along these designated corridors shall be by zoning amendment.

The purpose of the zoning amendment shall be to ensure:

- the site itself;
- the site plan; and
- management of the facility

mitigate any adverse affects the development will have on low density residential development in proximity.

Council shall use the following criteria to evaluate such zoning amendment proposals:

- 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.*)
- The development proposal must include a traffic plan (*both on-site and along the public street/road accessing it*) implementing improvements that compensate for the increase in traffic expected. A traffic impact analysis report financed by the developer may be requested by Council, or the planner responsible for reporting to Council in consultation with the Traffic Authority, to support the development proposal and to ensure this criteria is adhered.
- The development proposal must respect the potential adverse affects any significant buildings will have on much smaller scale low density residential buildings.

Municipal Planning Strategy

Part 2, Policy 17

- 17.a Because of the relative sparsity of development in comparison to urban/suburban locales, coupled with the generally less apprehensive attitude of rural constituents about land use and development issues in comparison to urban/suburban residents, policy direction regarding business development in most of rural CBRM is more relaxed. It shall be a policy of Council to permit a wide variety of business developments in most of rural CBRM based on a range of regulatory provisions from as-of-right permission to the requirement for a zoning amendment.
- 17.b It shall be a policy of Council to permit personal service businesses, business office and health care, small scale accommodations businesses, arts and artisan establishments, and maintenance and repair services to sectors other than the automobile, as-of-right throughout rural CBRM, *except in neighbourhoods subject to Policy 18 of this Part and planned residential subdivisions.*
- 17.c It shall be a policy of Council to permit automotive repair service businesses throughout rural CBRM, *except in neighbourhoods subject to Policy 18 of this Part and planned residential subdivisions*, provided all buildings and structures associated with the business are well setback from any residential dwelling and outdoor storage is setback even further with screening provisions in effect to protect residential development, as specified in the Land Use By-law.
- 17.e Unless there is specific policy direction regarding a type and scale of business development elsewhere in this Municipal Planning Strategy, it shall be a policy of Council to permit all other business developments not allowed by policy statements elsewhere in this Part throughout rural CBRM by zoning amendment, *except in neighbourhoods subject to Policy 18 of this Part and planned residential subdivisions.*

A site specific, use specific, zone shall be considered for each zoning amendment application.

The purpose of the zone shall be to ensure:

- the site itself;
- the site plan; and
- management of the business development,

mitigate any adverse affects the development will have on low density residential development in proximity. If zone provisions cannot be established that provide reasonable protection to residential development in proximity, the application shall be denied. More specifically, this means evaluating the proposal from the perspective of:

- visual compatibility;
- dust or fumes emanating from the site;
- traffic attracted to, and leading from, the site; and
- noise emanating from the development.

PART 101 KINGS ROAD SALES (KRS) ZONE

Section 1 KRS Uses Permitted

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

- **sales - only the following**
 - motor vehicle sales *in compliance with provisions of Section 2, and Section 3*
 - **All uses permitted in the RCB Zone subject to RCB Zone requirements**
-

Section 2 Site Plan Approval

The Development Officer shall approve a site plan where the following matters have been addressed. The Development Officer shall measure the degree of stringency in interpreting the criteria so that it correlates with the scale of the development and each and every feature of the development (e.g. buildings, parking area etc.), and the proximity of the development, or any specific feature of it, to any other development or streetscape intended to be protected by the criteria.

1. Utility structures, parking spaces, and outdoor storage and display areas shall be screened (as defined in this By-law) from any adjacent dwellings to soften their starkness.
2. All existing significant vegetation shall be retained except where its removal is necessary for the construction of the development.
3. One ground sign shall be permitted to advertise the business. The ground sign shall be of a scale, style, and so located such that that it will not conflict with the streetscape.
4. Any outdoor lighting shall be directed away from adjacent properties.
5. For new construction and additions, the setbacks shall either meet the setback requirement of 20 ft. or be screened (as defined in this Bylaw) from adjacent lot parcel boundaries to soften the starkness of the building where the development on the adjacent lot parcel warrants protection e.g. residential development with an attractive façade, or a managed landscaped yard, or a business development that uses either an attractive façade e.g. professional office or a managed landscaped yard to promote their establishment e.g. bed and breakfast establishment.
6. Any new buildings of a significantly larger scale (i.e. either higher or greater floor area) than dwellings on an adjacent lot parcel shall be so located on the lot parcel to lessen the impact on dwellings on an adjacent lot parcel.
7. Measures, including lot parcel grading, shall be required to adequately dispose of storm and surface water.
8. Ingress and egress points where the parking area is to be accessed from any public/street/road shall be designed to ensure that any known significant traffic problem identified by the Traffic Authority is not further exacerbated. The Development Officer may, in consultation with the Traffic Authority, require that a Traffic Impact Analysis for the development be completed by a Licensed Engineer.

9. All of the items required by this Section shall be adequately maintained

Section 3 Motor Vehicle Repair

- a. Motor vehicle repair which is accessory to a motor vehicle sales development shall be setback a minimum of 300 feet from any dwelling, other than the dwelling of the proprietor of the business.



CAPE BRETON
REGIONAL MUNICIPALITY

TO: CBRM Council

DATE: April 12, 2021

FROM: Director, Planning and Development

RE: Parking Area Request – CBRM Parking Meter Bylaw T-5

BACKGROUND

Breton Brewing is currently evaluating options for a potential location in downtown Sydney. The applicant has indicated that due to the nature of their business and lack of dedicated parking spaces, they would require dedicated on-street parking spaces from 8-11am (Monday-Friday) in front of the building for the purpose of loading and unloading. The by-products from the production of beer require removal daily to avoid pests and potential odour.

CBRM's Parking Meter Bylaw would need to be amended to permit the designation of parking spaces by request of property owners in the downtown. There is no current mechanism in place for the designation of on-street spaces for specific property owners.

DISCUSSION

With the number of existing buildings located within CBRM's downtown cores, it may be reasonable to consider a mechanism to designate limited spaces for the purpose of accommodating operational challenges. This would practically need to be balanced against public/customer parking requirements during business hours.

If Council is in support of considering this request, the first step would include an issue paper outlining potential options.

AUTHORITY

Under the *Motor Vehicle Act*, Council has the authority to regulate parking and parking meters by municipal bylaw. If Council does wish to consider the bylaw amendment, staff is able to draft an issue paper to outline potential options accommodating this request.

Options

1. Uphold the existing bylaw and decline the request.
2. Direct Staff to draft an issue paper outlining potential options for amendments.

Respectfully submitted by:

ORIGINAL SIGNED BY

Michael Ruus
Director, Planning and Development

From: [Andrew Morrow](#)
To: [Karen M. Neville](#); [Michael E. Ruus](#)
Cc: [Bryan MacDonald](#)
Subject: Loading Zone
Date: March 23, 2021 1:28:05 PM
Attachments: [DOWNTOWN CENTRAL BUSINESS DISTRICT- Sydney .pdf](#)

Hi Karen & Michael,

We are considering a downtown location for Breton Brewing. We believe that having a Brewery located downtown will benefit the atmosphere and energy of downtown, for both locals and tourists who are visiting Sydney. The location we are considering is 278 Charlotte Street, that spans Charlotte Street to the Esplanade. Due to the nature of our business, and the lack of available parking at this location, we would require a loading zone on the Esplanade side of the building. We would like to apply for an amendment to the Parking Meter By-Law T-5 to allow for a loading zone at this location.

At Breton Brewing we produce beer, which requires our by-products to be discarded. These by-products would attract unwanted attention from pests and would eventually have an odor if left unattended on the sidewalks of downtown. We are proposing to have a loading zone from 8AM - 11AM Monday to Friday in order to remove said by-products. We believe that having a Brewery located downtown will benefit the atmosphere and energy of downtown, for both locals and tourists who are visiting Sydney.

Having a loading zone at this location is vital to our operation, and will make the Sydney downtown district a cleaner and more attractive destination for everyone. We have a large truck that would require 3 parking spots on the esplanade side of the proposed building starting at the TD parking lot. I've attached a pdf of the Downtown District with the building and proposed loading zone highlighted in pink.

Let me know if you have any questions.

Cheers!

Andrew Morrow, B.Sc., B.Ed.

Co-Founder

364 Kertic Drive
Sydney, N.S.
B1R 1V7





600 300 0 600 Feet

Bylaw
of the
Cape Breton Regional Municipality
Amending the
Parking Meter Bylaw T-5

Bylaw T-5, the Parking Meter Bylaw of the Cape Breton Regional Municipality, is hereby repealed and replaced with the following bylaw by the Council of the Cape Breton Regional Municipality in the following manner:

BE IT ENACTED by the Council of the Cape Breton Regional Municipality pursuant to Section 153 of the Motor Vehicle Act as follows:

1. Short Title

This By-law shall be known as Bylaw No. T-5 and may be cited as the *“Parking Meter Bylaw.”*

2. Application

The public streets and highways in the Cape Breton Regional Municipality and parts thereof to which this bylaw applies are those upon which, under the traffic authority, parking meters have from time to time been installed.

2A. Definition

In this Bylaw,

- (a) **“commercial vehicle”** means a type of vehicle that is used for carrying goods or passengers;
- (b) **“ parking meter”** means an apparatus designed to receive payment of fees for parking, indicating whether any fee for parking has been paid, fix the period of parking allowed for any fee paid, and indicate whether the period for which any such fee has been paid has elapsed, and includes any pay and display parking meter;
- (c) **“parking pass”** means a card authorized and approved for daily, weekly, monthly and yearly parking by the bylaw enforcement division and displayed on the vehicle while in effect;

(d) “**roadway**” for the purpose of this bylaw roadway means:

1. the whole of any land which is within the Cape Breton Regional Municipality and which is laid out by council as a road, street or public highway;
2. land which is vested in the Cape Breton Regional Municipality for the purposes of a road street and includes any access way or service lane under the control of the Cape Breton Regional Municipality;
3. every parking place, square or place intended for use of the general public and any private parking areas delegated to Cape Breton Regional Municipality for parking enforcement.

(e) “**traffic authority**” means the individual appointed to manage, supervise and enforce this Bylaw

3. Placing of Parking Meters

A parking meter installed in the Cape Breton Regional Municipality roadway, as laid out by council as a road or street, shall be placed on the sidewalk, near the curb or edge of the *roadway or building*, and shall designate the parking space associated with it as hereinafter set forth.

4. Parking Spaces

The parking space provided with each meter shall be of sufficient size to be accessible and accommodate one standard passenger automobile. The placing of vehicles shall be as follows:

- (1) When parking is parallel to the curb or edge of the roadway, the foremost part of the vehicle shall be placed within a space measured along the curb not more than 101 millimeters beyond the parking meter nor more than one meter in measurement to the rear of the parking meter.
- (2) When the parking is established at an angle to the edge of the roadway, this shall be appropriately marked or signed, and unless otherwise clearly indicated, a vehicle parked at an angle where parking meters have been installed shall be placed in contact with the curb immediately to the right of the parking meter which applies to the vehicle.
- (3) When two meters are supported by one standard, a vehicle shall be parked wholly within the parking space provided for each meter in a manner that no portion of the vehicle projects beyond the space.

5. Marking of Space

- (1) Notwithstanding anything contained in this bylaw, special limitations of a parking space may be clearly marked and where so marked, will govern the permissible

location of a vehicle. It shall be an offence and a violation of the bylaw for any person to park or leave standing any vehicle beyond such line or marking, except as provided in Section 6.

- (2) Not more than one motor vehicle shall be parked in each parking space described in Sections 4 and 5 above.

6. Large Vehicles

In the case of parallel parking, where the dimensions of a large vehicle are such that the vehicle extends into an adjacent parking space, the vehicle shall be considered to occupy all spaces so affected, and the driver shall be responsible for coin deposit in all applicable meters.

7. Indication of Time

Each parking meter installed shall have thereon an appropriate sign stating the parking time permitted in the individual parking space to which it relates. When in operation, each parking meter shall indicate by a digital display the period of time acquired by coin deposit or parking card during which parking is permitted in the parking space to which such meter relates. Upon the expiration of the period of time permitted for parking, the parking meter shall indicate that parking in such space is in violation of this Bylaw.

8. When in Effect

Each parking meter shall bear thereon directions indicating the days and hours when the requirement to deposit coins or use a parking pass therein shall apply, the value of the coins to be deposited and the limited period of time for which parking is lawfully permitted in the parking space to which such meter relates.

9. Coins

When used in directions on a parking meter, the required coins shall refer only to lawful money of Canada.

10. Parking Rates

The rate for parking meters within the Cape Breton Regional Municipality shall be set by the Traffic Authority of the Municipality from time to time and as approved by the General Committee.

11. Parking in Excess of Time Allowed

- (1) It shall be an offence and a violation of this Bylaw for the driver of a vehicle to park or leave the same standing in any parking space regulated by a parking meter for a period of time in excess of the maximum period allowed by the direction set forth on

such parking meters regardless of the number of coins deposited or whether the word “expired” is visible in the observation window of the parking meter or where the meter has a digital display reading “00:00”.

- (2) When the driver of any vehicle has parked or left standing in any parking space for a period of time in excess of the maximum period of time allowed by the directions set forth on such parking meter, it shall be a new and separate offence for each additional hour that an offence continues.

12. Commercial

The driver of a commercial motor vehicle may park or leave such commercial motor vehicle standing in any parking space for the purpose of loading or unloading goods, wares, merchandise, materials or passengers for any period of time not exceeding thirty minutes, without depositing any coin or coins in the parking meter relating to such parking space. It shall be an offence and a violation of this Bylaw for the driver of a commercial motor vehicle to park or leave same standing in any parking space for any period of time in excess of thirty minutes and fail to comply with the direction set forth on the parking meter relating to such parking space.

13. Unlawful to Permit Parking With “Expired” Visible on Meter

It shall be an offence and a violation of this Bylaw for the driver of a vehicle to permit the same to be parked or left standing in any parking space while the word “Expired” is visible in the observation window of the parking meter relating to such parking space or where the meter has a digital display reading “00:00”, unless such vehicle is parking pursuant to the provisions of Section 12 herein or the phase “Out of Order” is visible in the observation window of the parking meter relating to the parking space.

14. Unlawful to Deposit

It shall be an offence and a violation of this Bylaw for any person to deposit or cause to be deposited in any parking meter in the Cape Breton Regional Municipality any device, slug, dice, metallic substance, or other substitute for the coins permitted to be deposited in accordance with this Bylaw.

15. Traffic Authority to be in Charge of Parking Meters

The operation, maintenance, regulation and use of all parking meters installed in the Cape Breton Regional Municipality shall be under the authority management, supervision, and direction of the Traffic Authority appointed for the purpose to enforce this Bylaw.

16. Enforcement

It shall be the duty of any Police Officer of the Cape Breton Regional Municipality or Special Constable delegated by the traffic authority responsible for this bylaw to enforce this Bylaw.

17. Penalty

- (1) A person who contravenes any section of this Bylaw is liable upon summary conviction to a penalty of not less than that approved under the terms of the Nova Scotia Summary Proceeding Act and Summary Offence Tickets Regulations, Twenty five dollars (\$25.00) and as amended from time to time and in default of payment, to imprisonment for a term not less than seven (7) days.
- (2) Any person alleged to have violated the Bylaw shall be given notice by a ticket left on the vehicle for each offence. The ticket shall set a penalty of twenty five dollars (\$25.00) for each hour of violation which maybe paid to the Cape Breton Regional Municipality) if paid within sixty days of the ticket issuance date (specifying the place and manner of payment), or \$55.00 after sixty days, however provide that such payment is made within a period of (7) days following the day on which the alleged violation was committed, then such payment shall be reduced to twenty dollars (\$20.00) for each hour of violation.
- (3) The traffic authority may cause to be removed from any roadway, parking space or transportation station, a vehicle using same in breach of this bylaw, and require payment of the reasonable costs of its removal to a place of safety.

17A. Liability of Owner and Driver

- (1) The owner of a motor vehicle shall incur the fine provided for any violation of this bylaw unless at the time of such violation the motor vehicle was in the possession of some person other than the owner without the owner's consent, either expressed or implied, and the driver of a motor vehicle not being the owner shall also incur the penalties or other consequences provided for any such violation.
- (2) Any person alleged to have violated the Bylaw shall be given notice by a ticket left on the vehicle for each offence. The ticket shall set out that if a penalty of twenty-five dollars (\$25.00) is paid within sixty days of the ticket issuance date (specifying the place and manner of payment) or said amount plus court costs after sixty days, prosecution will be avoided.

18. Parking Permit

- (1) For the facilitation of operation in the construction industry or operation of utilities (including drainage, electrical, road construction and maintenance services, telecommunications operations, water supply and similar services) ,an authorized officer may, subject to such conditions as are considered appropriatc in the

circumstances and on payment of the prescribed fee, grant an exemption known as a "Parking Permit" to specified persons generally in respect of specific vehicles or conditions, whether owned by that person or otherwise, from some or all of the provisions of this bylaw.

(2) Without limiting the generality of section 18 (1) of this bylaw, conditions imposed under that clause may include the following:

- (a) a requirement to show on any vehicle or vehicles to which the exemption applies, a sticker, label or similar document setting out the days and times when the exemption has effect; and a limitation to specific geographic areas and or meter numbers.
- (b) the closure of the meter or meters in effect by way of bagging or no parking signage as approved and installed by the enforcement body of this bylaw.

MAYOR CECIL P. CLARKE

**DEBORAH CAMPBELL
MUNICIPAL CLERK**

***THIS IS TO CERTIFY** that the attached is a true and correct copy of the Parking Meter By-law of the Cape Breton Regional Municipality including amendments to May 17, 2016.*

DEBORAH CAMPBELL, MUNICIPAL CLERK

Publication Date: April 15, 2011; May 26, 2016



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) - Announcement - Referral - Submit Petition - Notice of Motion
Date of Council/Committee Meeting: April 20th. 2021		
Subject: Land Purchase for Playground/Dry Fire Hydrant – MacKessey Drive, Victoria Mines		
Motion requesting Staff Report for Council/Committee to Consider: Council direct staff to prepare an issue paper for the next regular meeting of Council for the purpose of negotiating the purchase of Lot 16 - PID 15519929 - (Playground area) and Lot 18 - PID 15519903 - (Dry Fire Hydrant) located on MacKessey Drive in Victoria Mines from the Executors of the Estate concerning Gladys MacKessey. Reason: To Maintain the current Playground and Dry Fire Hydrant at this location. Outcome Sought: Land to be purchased by CBRM.		
<i>Councillor Lorne Green</i>	<i>District 12</i>	
<i>Date: April 14, 2021</i>	<i>Received by Clerk's Department (date):</i>	

Issue has been discussed with Director of Responsible Department



City Hall
 320 Esplanade
 Sydney, NS B1P 7B9

Item No.

Council Agenda Request Form		
<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) - Announcement - Referral - Submit Petition - Notice of Motion
Date of Council Meeting: April 20, 2021		
Subject: Outstanding loan forgiveness - Emera North Sydney		
Motion for Council to Consider:		
<p>Council direct staff to prepare an issue paper for the upcoming budget sessions for Council consideration to forgive the outstanding loan balance owed to CBRM by the Northside Community Civic Centre Society.</p>		
<p>Reason: Covid has hit hard and the society are exhausting all available funds to keep the facility running. In the fall of 2020 The Emera Centre and CBRM jointly facilitated the process of developing a 5 year business plan for the Centre with the purpose of providing a blueprint that supports rebuilding capital and operating funds to maintain operations. \$172K currently remains owing to the municipality as a result of a \$1.5M loan granted to Northside Community Civic Centre Society in its initial development stages to bridge the gap of the community based funds to meet funding requirements for the construction of the facility. That outstanding balance is now preventing the organization from applying for any Municipal funding and as a result of this and the outcome of their 5 year plan to remain operational, the group have formally requested that the CBRM forgive the remaining amount owing. Acknowledging that this facility is part of our Recreation Master Plan I believe Council has an obligation to consider.</p>		
<p>Outcome Sought: Support for Emera Centre Northside to remain operational and have the ability to access additional funding supports as necessary.</p>		
<i>Councillor Earlene MacMullin</i>	<i>District 2</i>	
<i>Date: April 13, 2021</i>	<i>Received by Clerk's Department (date):</i>	

Northside Civic Centre Society Loan

Northside Community Civic Centre <northsidecommunity@ns.aliantzinc.ca>

Tue 4/6/2021 10:54 AM

To: Jennifer L. Campbell <jlcampbell@cbrm.ns.ca>

Cc: Earlene D. MacMullin <edmacmullin@cbrm.ns.ca>

Dear Miss Campbell:

After discussion with deputy mayor Earlene MacMullin and in light of our deteriorating financial situation, the Northside Community Civic Centre Society (a.k.a Emera Centre Northside), formally requests the CBRM to forgive the \$172K balance of our \$1.5M loan that was put in place to bridge the gap of the community based funds that the Northside and area residents contributed to the facility.

Thank you for your consideration. As this is a time sensitive issue, If you have any questions please feel free to contact me directly at [REDACTED].

Sincerely,

Lloyd Wilkie
Chair, Emera Centre Northside

[REDACTED]

Revenue	Year To Date Assigned	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
Total Taxes	104,653,121	103,023,225	\$ 1,629,896	\$ 112,388,973	\$ 7,735,852
Total Federal Government	2,887,981	2,887,981	-	3,150,525	262,544
Total Federal Government Agencies	706,904	706,904	-	771,168	64,264
Total Provincial Government	2,108,594	2,108,594	(0)	2,300,284	191,690
Total Provincial Government Agencies	3,112,311	3,039,191	73,120	3,315,481	203,170
Total Services to Other Local Government	878,547	878,547	0	958,415	79,868
Total Transit	206,468	144,592	61,877	165,000	(41,468)
Total Environmental Development Services	322,629	225,683	96,946	246,200	(76,429)
Total Licenses & Permits	122,372	138,417	(16,044)	151,000	28,628
Total Fines & Fees	624,321	683,589	(59,268)	754,218	(48,661)
Total Rentals	538,748	538,232	516	587,162	48,414
Total Concessions & Franchises	51,834	430,000	(378,166)	645,000	178,558
Total Interest on Taxes	1,353,988	1,787,225	(433,237)	1,949,700	595,712
Total Finance Revenue	26,963	20,625	6,338	22,500	(4,463)
Total Solid Waste Revenue	2,207,542	1,904,167	303,375	2,050,000	(157,542)
Total Recreation & Cultural Service Programs	482,095	343,917	138,178	499,000	610,071
Total Water Utility Charges	4,538,884	4,538,884	(0)	4,951,510	412,626
Total Unconditional Transfers	14,473,357	14,516,185	(42,828)	15,835,838	1,362,481
Total Conditional Transfers	-	-	-	3,474,797	3,474,797
Total Extraordinary Revenue	3,929,632	-	3,929,632	-	(3,929,632)
Year To Date Assigned	\$ 143,226,291	\$ 137,915,957	\$ 5,310,334	\$ 154,216,771	\$ 10,990,480

Departmental

Reviewed

Summary

Statement of Expenditures

February 28, 2021

Expenditures	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
Legislative	\$ 1,194,570	\$ 1,312,635	\$ 118,064	\$ 1,417,019	\$ 222,449
Administration	390,604	419,549	28,945	454,909	64,305
Finance	2,371,776	2,564,412	192,636	2,805,328	433,552
Legal	1,890,250	1,992,877	102,627	2,045,519	155,269
Human Resources	1,021,152	1,209,468	188,315	1,312,790	291,638
Technology & Communications	2,688,587	2,715,182	26,595	3,216,010	527,423
Municipal Clerk	703,194	710,395	7,201	868,632	165,438
Fiscal Services	30,246,552	30,746,378	499,826	33,356,695	3,110,143
Police Services	22,494,236	23,817,816	1,323,580	25,765,802	3,271,566
Fire Services (Incl EMO)	16,771,853	16,696,427	(75,426)	17,982,995	1,211,142
Engineering & Public Works	43,311,172	44,730,952	1,419,780	49,785,036	6,473,864
Planning	2,725,504	3,101,031	375,527	3,319,283	593,779
Facilities C200 & Arenas	2,450,097	2,843,859	393,762	3,084,608	634,511
Parks & Grounds	2,503,841	2,706,083	202,242	2,899,912	396,071
Buildings	2,912,187	3,007,491	95,304	3,275,411	363,224
Recreation	2,042,888	2,413,968	371,079	2,626,822	583,934
Total expended to date	\$ 135,718,463	\$ 140,988,522	\$ 5,270,059	\$ 154,216,771	\$ 18,498,308

Departmental

Reviewed

Legislative	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 882,660	\$ 936,714	\$ 54,054	\$ 1,014,748	\$ 132,088
6010 BENEFITS	115,958	125,369	9,411	135,813	19,855
6030 TRAVEL/CONFERENCES	16,383	72,388	56,005	78,969	62,586
6040 PROF MEM/DUES & FEES	75,553	72,342	(3,211)	72,342	(3,211)
6050 OFFICE SUPPLIES	10,458	14,117	3,658	15,400	4,942
6060 OFFICE EQUIPMENT	3,371	4,583	1,212	5,000	1,629
6080 ADVERTISING	12,595	13,292	697	14,500	1,905
6100 COURIER	-	229	229	250	250
6110 TELEPHONE/FAX	23,296	22,513	(782)	24,560	1,264
6120 PUBL./SUBSCRIPTIONS	1,991	1,684	(307)	1,837	(154)
6130 COMPUTER HARDWARE	14,783	6,320	(8,463)	6,600	(6,183)
6150 MEETING EXPENSES	17,460	22,917	5,457	25,000	7,540
6170 PROMOTION	20,062	20,167	104	22,000	1,938
Total expended to date	\$ 1,194,570	\$ 1,312,635	\$ 118,064	\$ 1,417,019	\$ 222,449

Departmental

Finance

CAO	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 255,356	\$ 255,554	\$ 198	\$ 276,843	\$ 21,487
6010 BENEFITS	38,283	43,562	5,279	47,191	8,908
6020 TRAINING/EDUCATION	-	3,300	3,300	3,300	3,300
6030 TRAVEL/CONFERENCES	-	4,583	4,583	5,000	5,000
6040 PROF MEM/DUES & FEES	636	1,800	1,164	1,800	1,164
6050 OFFICE SUPPLIES	889	2,567	1,678	2,800	1,911
6080 ADVERTISING	-	-	-	-	-
6110 TELEPHONE/FAX	2,425	2,750	325	3,000	575
6120 PUBL./SUBSCRIPTIONS	428	475	47	475	47
6130 COMPUTER HARDWARE	5,227	-	(5,227)	-	(5,227)
6150 MEETING EXPENSES	2,716	4,125	1,409	4,500	1,784
6170 PROMOTION	2,499	4,583	2,085	5,000	2,501
8010 OPERATIONAL MAT/SUPP	-	-	-	-	-
8100 PROFESSIONAL SERVICE	82,146	96,250	14,104	105,000	22,854
Total expended to date	\$ 390,604	\$ 419,549	\$ 28,945	\$ 454,909	\$ 64,305

 Departmental

 Finance

Finance	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 1,736,041	\$ 1,828,992	\$ 92,950	\$ 1,981,358	\$ 245,317
6010 BENEFITS	354,510	354,337	(173)	383,855	29,345
6020 TRAINING/EDUCATION	4,328	14,990	10,662	16,290	11,962
6030 TRAVEL/CONFERENCES	618	12,252	11,634	12,500	11,882
6040 PROF MEM/DUES & FEES	4,365	6,625	2,260	6,625	2,260
6050 OFFICE SUPPLIES	7,289	13,365	6,076	14,500	7,211
6060 OFFICE EQUIPMENT	3,267	9,625	6,358	10,500	7,233
6080 ADVERTISING	22,298	25,832	3,535	28,150	5,852
6090 POSTAGE	134,166	155,833	21,667	170,000	35,834
6100 COURIER	21,411	21,930	519	23,900	2,489
6110 TELEPHONE/FAX	14,662	14,758	96	16,100	1,438
6130 COMPUTER HARDWARE	9,346	10,600	1,254	10,900	1,554
6140 COMPUTER SOFTWARE	162	-	(162)	48,000	47,838
6180 COST RECOVERY	(156,747)	(156,889)	(142)	(173,000)	(16,253)
8010 OPERATIONAL MAT/SUPP	4,221	4,125	(96)	4,500	279
8100 PROFESSIONAL SERVICE	49,385	50,000	615	50,000	615
8110 CONTRACTS/AGREEMENTS	33,590	45,844	12,254	47,850	14,260
8120 LEASES	8,525	12,193	3,669	13,300	4,775
8180 TAX EXEMPT/WRITE OFF	120,340	140,000	19,660	140,000	19,660
Total expended to date	\$ 2,371,776	\$ 2,564,412	\$ 192,636	\$ 2,805,328	\$ 433,552

 Departmental

 Finance

Legal	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 380,094	\$ 381,153	\$ 1,059	\$ 412,905	\$ 32,811
6010 BENEFITS	75,589	76,926	1,337	83,334	7,745
6020 TRAINING/EDUCATION	196	3,250	3,054	3,250	3,054
6030 TRAVEL/CONFERENCES	-	1,594	1,594	2,125	2,125
6040 PROF MEM/DUES & FEES	11,756	13,100	1,344	13,100	1,344
6050 OFFICE SUPPLIES	2,546	3,208	662	3,500	954
6060 OFFICE EQUIPMENT	2,478	4,200	1,722	4,200	1,722
6070 PHOTOCOPIER LEASE	3,321	3,100	(221)	3,100	(221)
6080 ADVERTISING	1,398	1,000	(398)	1,000	(398)
6100 COURIER	846	800	(46)	800	(46)
6110 TELEPHONE/FAX	2,819	3,117	297	3,400	581
6120 PUBL/STATUTES	15,694	10,000	(5,694)	10,000	(5,694)
6130 COMPUTER HARDWARE	97	2,750	2,653	3,000	2,903
6140 COMPUTER SOFTWARE	-	2,292	2,292	2,500	2,500
6150 MEETING EXPENSE	47	458	411	500	453
6160 LIABILITY INSURANCE	1,347,077	1,344,305	(2,772)	1,344,305	(2,772)
6180 COST RECOVERY	-	-	-	-	-
8010 OPERATIONAL MAT/SUPP	-	-	-	-	-
8100 PROFESSIONAL SERVICE	46,292	141,625	95,333	154,500	108,208
Total expended to date	\$ 1,890,250	\$ 1,992,877	\$ 102,627	\$ 2,045,519	\$ 155,269

Departmental

Finance

Human Resources	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 716,614	\$ 715,157	\$ (1,457)	\$ 774,734	\$ 58,120
6010 BENEFITS	160,217	156,817	(3,399)	169,881	9,665
6020 TRAINING/EDUCATION	2,716	6,417	3,700	7,000	4,284
6030 TRAVEL/CONFERENCES	1,996	16,042	14,046	17,500	15,504
6040 PROF MEM/DUES & FEES	1,329	2,108	779	2,300	971
6050 OFFICE SUPPLIES	10,955	13,750	2,795	15,000	4,045
6060 OFFICE EQUIPMENT	188	2,292	2,104	2,500	2,312
6080 ADVERTISING	1,768	2,750	982	3,000	1,232
6100 COURIER	-	-	-	-	-
6110 TELEPHONE/FAX	7,750	12,260	4,511	13,375	5,625
6120 PUBL./SUBSCRIPTIONS	1,485	3,667	2,182	4,000	2,515
6130 COMPUTER HARDWARE	4,517	5,500	983	6,000	1,483
6140 COMPUTER SOFTWARE	-	458	458	500	500
6150 MEETING EXPENSE	2,930	4,125	1,195	4,500	1,570
8010 OPERATIONAL MAT/SUPP	-	-	-	-	-
8100 PROFESSIONAL SERVICE	104,612	256,667	152,054	280,000	175,388
8110 CONTRACTS/AGREEMENTS	4,075	11,458	7,383	12,500	8,425
Total expended to date	\$ 1,021,152	\$ 1,209,468	\$ 188,315	\$ 1,312,790	\$ 291,638

Departmental

Finance

Technology/Communications	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 1,689,840	\$ 1,651,508	\$ (38,332)	\$ 1,789,089	\$ 99,249
6010 BENEFITS	315,234	348,527	33,293	377,562	62,328
6020 TRAINING/EDUCATION	4,745	9,250	4,505	9,750	5,005
6030 TRAVEL/CONFERENCES	13,538	5,625	(7,913)	5,625	(7,913)
6040 PROF MEM/DUES & FEES	688	917	228	1,000	312
6050 OFFICE SUPPLIES	7,503	5,000	(2,503)	5,000	(2,503)
6060 OFFICE EQUIPMENT	1,920	11,917	9,997	13,000	11,080
6080 ADVERTISING	5,875	7,333	1,458	8,000	2,125
6100 COURIER	-	275	275	300	300
6110 TELEPHONE/FAX	115,765	140,617	24,852	153,400	37,635
6120 PUBL./SUBSCRIPTIONS	-	917	917	1,000	1,000
6130 COMPUTER HARDWARE	104,191	123,750	19,559	135,000	30,809
6140 COMPUTER SOFTWARE	296,143	282,425	(13,718)	368,830	72,687
6150 MEETING EXPENSE	279	917	638	1,000	721
7010 ELECTRICAL	7,425	8,846	1,421	9,650	2,225
7070 BLDG/FACILITY RENTAL	48,871	44,900	(3,971)	44,900	(3,971)
8010 OPERATIONAL MAT/SUPP	2,406	-	(2,406)	-	(2,406)
8040 COMM EQUIPMENT LINES	4,146	6,875	2,729	7,500	3,354
8100 PROFESSIONAL SERVICES	13,762	10,000	(3,762)	10,000	(3,762)
8110 CONTRACTS/AGREEMENTS	56,255	55,583	(671)	57,000	745
8120 LEASES SAP	-	-	-	108,243	108,243
8130 LICENSES/PERMITS	-	-	-	110,161	110,161
Total expended to date	\$ 2,688,587	\$ 2,715,182	\$ 26,595	\$ 3,216,010	\$ 527,423

Departmental

Finance

Municipal Clerk	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 256,235	\$ 253,746	\$ (2,488)	\$ 274,885	\$ 18,650
6010 BENEFITS	59,848	53,952	(5,895)	58,447	(1,401)
6020 TRAINING/EDUCATION	521	2,521	1,999	2,750	2,229
6030 TRAVEL/CONFERENCES	67	1,490	1,422	1,625	1,558
6040 PROF MEM/DUES & FEES	636	750	114	750	114
6050 OFFICE SUPPLIES	1,530	3,667	2,137	4,000	2,470
6060 OFFICE EQUIPMENT	1,171	3,667	2,495	4,000	2,829
6070 PHOTOCOPY SUPPLIES	11,471	11,688	216	12,750	1,279
6080 ADVERTISING	-	688	688	750	750
6100 COURIER	767	750	(17)	750	(17)
6110 TELEPHONE/FAX	2,222	3,208	986	3,500	1,278
6120 PUBL./SUBSCRIPTIONS	1,542	1,800	258	1,800	258
6130 COMPUTER HARDWARE	3,600	5,958	2,359	6,500	2,900
6140 COMPUTER SOFTWARE	10,177	12,500	2,323	12,500	2,323
6150 MEETING EXPENSES	2,718	3,323	605	3,625	907
8110 CONTRACTS/AGREEMENTS	350,688	350,688	-	480,000	129,312
Total expended to date	\$ 703,194	\$ 710,395	\$ 7,201	\$ 868,632	\$ 165,438

Departmental

Financa

Fiscal Services	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
9010 INT SHRT TERM BORROW	\$ 201,962	\$ 713,167	\$ 511,204	\$ 746,500	\$ 544,538
9020 INT ON DEBT	1,430,526	1,430,526	-	1,430,526	0
9051 PRINC ON DEBT	10,089,869	10,089,869	-	10,089,869	-
9052 DEBT/CAP BOND DISC	-	-	-	94,000	94,000
9090 BANK CHARGES	57,212	45,833	(11,379)	50,000	(7,212)
9200 ALLOWANCE FOR UNCOL. TAXES	-	-	-	800,000	800,000
9420 APPROP TO CAPITAL FUND	82,500	82,500	-	90,000	7,500
9430 APPROP TO B.I.D.C.	145,183	145,183	-	158,382	13,199
9600 PROV. CORRECTIONS	981,261	981,261	-	1,070,466	89,206
9610 CB REG. HOUSING	1,691,662	1,691,662	-	1,845,449	153,787
9620 REGIONAL LIBRARY	643,500	643,500	-	702,000	58,500
9630 CB/MC. SCHOOL BOARD	13,632,355	13,632,355	-	14,871,660	1,239,305
9640 PROPERTY ASSESSMENT	1,290,523	1,290,523	-	1,407,843	117,320
Total expended to date	\$ 30,246,552	\$ 30,746,378	\$ 499,826	\$ 33,356,695	\$ 3,110,143

Departmental

Finance

Police Services

Statement Expenditures

February 28, 2021

Police Services	Year to date Expanded	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 6000, 6010 , & 6011 WAGES & BENEFITS NET OF COST RECOVERY	\$ 19,667,210	\$ 20,940,269	\$ 1,273,059	\$ 22,669,362	\$ 3,002,152
6020 TRAINING/EDUCATION	59,740	77,926	18,186	85,010	25,270
6030 TRAVEL/CONFERENCES	4,604	20,052	15,448	21,875	17,271
6040 PROF MEM/DUES & FEES	1,095	4,583	3,488	5,000	3,905
6050 OFFICE SUPPLIES	37,136	41,250	4,114	45,000	7,864
6060 OFFICE EQUIPMENT	70,240	30,000	(40,240)	30,000	(40,240)
6070 PHOTOCOPY SUPPLIES	15,597	16,500	903	18,000	2,403
6080 ADVERTISING	4,081	4,583	502	5,000	919
6090 POSTAGE & 6100 COURIER	12,359	12,000	(359)	12,000	(359)
6110 TELEPHONE/FAX	204,432	182,800	(21,632)	182,800	(21,632)
6120 PUBL./SUBSCRIPTIONS	4,868	5,500	632	6,000	1,132
6130 COMPUTER HARD/SOFTWARE	259,681	297,000	37,319	324,000	64,319
6150 MEETING EXPENSES	9,445	10,542	1,097	11,500	2,055
6170 PROMOTION	3,268	10,083	6,816	11,000	7,732
7000 HEAT	14,444	45,833	31,389	50,000	35,556
7010 ELECTRICAL	79,284	101,154	21,870	110,350	31,066
7020 WATER	7,128	9,167	2,039	10,000	2,872
7030 BLDG/FACILITY MAINT	74,463	76,083	1,621	83,000	8,537
7040 BLDG/FACILITY REPAIR	24,576	15,000	(9,576)	15,000	(9,576)
7060 BLDG/FACILITY RENOV	9,755	16,042	6,287	17,500	7,745
7070 BLDG/FACILITY RENTAL	17,429	22,917	5,487	25,000	7,571
7110 SECURITY	2,523	3,392	869	3,700	1,177
7500 VEH/EQUIP MAINT	61,593	10,000	(51,593)	10,000	(51,593)
7505 GASOLINE & DIESEL	267,717	315,563	47,846	344,250	76,533
7510 VEH/EQUIP REPAIRS	309,788	287,717	(22,071)	287,717	(22,071)
7530 VEH/EQUIP REPLACEMENT	515,183	515,183	-	580,000	64,817
7540 VEH/EQUIP RENTAL	26	1,833	1,807	2,000	1,974
7550 VEH/EQUIP TOWING	1,980	4,583	2,604	5,000	3,020
8000 OPERATIONAL EQUIP	114,498	110,000	(4,498)	120,000	5,502
8010 OPERATIONAL MAT/SUPP	139,236	143,000	3,764	156,000	16,764
8020 MAINTENANCE EQUIP	5,491	6,939	1,448	7,570	2,079
8090 UNIFORMS/CLOTHING	156,423	160,417	3,994	175,000	18,577
8100 PROFESSIONAL SERVICE	188,623	130,000	(58,623)	130,000	(58,623)
8110 CONTRACTS/AGREEMENTS	17,674	25,667	7,993	28,000	10,326
8125 MAJOR INVESTIGATIONS	89,988	118,404	28,416	129,168	39,180
8150 GRANTS/SUBS TO ORG	42,658	45,833	3,175	50,000	7,342
Total expended to date	22,494,236	\$ 23,817,816	\$ 1,323,580	\$ 25,765,802	\$ 3,271,666

Departmental

Finance

Police Services

Statement of Revenue

February 28, 2021

Police Services Revenue	Year to date Assigned	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
4751 RECORDS INQUIRIES	\$ 81,097	\$ 64,167	\$ 16,930	\$ 70,000	\$ (11,097)
5151 FINES	197,290	126,042	71,248	137,500	(59,790)
Total Revenue to date	\$ 278,387	\$ 190,208	\$ 88,179	\$ 207,500	\$ (70,887)

Departmental

Finance

Fire Services

Statement of Expenditures

February 28, 2021

	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
Fire Services Including EMO					
6000 WAGES/SALARIES	\$ 6,067,949	\$ 5,538,986	\$ (528,964)	\$ 6,000,418	\$ (67,531)
6010 BENEFITS	1,046,760	1,095,421	48,660	1,186,676	139,916
6011 MISC. BENEFITS	139,955	134,166	(5,789)	134,166	(5,789)
6020 TRAINING/EDUCATION	27,882	118,104	90,223	128,841	100,959
6030 TRAVEL/CONFERENCES	14,857	25,810	10,953	27,175	12,318
6040 PROF MEM/DUES & FEES	11,222	10,930	(292)	11,732	510
6050 OFFICE SUPPLIES	7,438	11,092	3,654	12,100	4,662
6060 OFFICE EQUIPMENT	-	11,871	11,871	12,950	12,950
6080 ADVERTISING	4,904	4,905	0	5,350	446
6110 TELEPHONE/FAX	31,740	41,249	9,509	44,999	13,259
6120 PUBL./SUBSCRIPTIONS	181	2,475	2,294	2,700	2,519
6130 COMPUTER HARDWARE	13,363	11,507	(1,856)	11,507	(1,856)
6140 COMPUTER SOFTWARE	207	14,672	14,465	16,006	15,799
6150 MEETING EXPENSES	3,134	4,037	903	4,404	1,270
6170 PROMOTION	13,175	29,792	16,617	32,500	19,325
7000 HEAT	57,967	93,822	35,855	102,351	44,384
7010 ELECTRICAL	41,430	57,338	15,908	64,536	23,106
7020 WATER	29,010	25,407	(3,603)	25,407	(3,603)
7030 BLDG/FACILITY MAINT	34,502	58,418	23,916	63,729	29,227
7040 BLDG/FACILITY REPAIR	11,581	20,399	8,817	22,253	10,672
7060 BLDG/FACILITY RENOV	130	9,167	9,037	10,000	9,870
7500 VEH/EQUIP MAINT.	161,922	176,504	14,582	192,550	30,628
7505 GASOLINE/DIESEL	40,150	65,529	25,379	71,486	31,336
7510 VEH/EQUIP REPAIRS	6,484	4,000	(2,484)	4,000	(2,484)
7530 VEH/EQUIP REPLACEMENT	51,074	83,125	32,051	87,500	36,426
7550 VEH/EQUIP TOWING	868	1,833	965	2,000	1,132
7560 VEH/EQUIP GEN SUPPLY	17,179	16,000	(1,179)	16,000	(1,179)
8000 OPERATIONAL EQUIP	341,434	339,385	(2,049)	370,238	28,804
8010 OPERATIONAL MAT/SUPP	56,127	97,131	41,004	105,870	49,743
8020 MAINTENANCE EQUIP	49,591	48,216	(1,376)	52,599	3,008
8040 COMM EQUIPMENT LINES	4,015	-	(4,015)	-	(4,015)
8090 UNIFORMS/CLOTHING	57,115	78,170	21,056	85,277	28,162
8100 PROFESSIONAL SERVICE	2,938	7,826	4,889	8,538	5,600
8110 CONTRACTS/AGREEMENTS	85,127	83,085	(2,042)	90,638	5,511
8120 LEASES	125,979	118,185	(7,794)	128,929	2,950
8130 LICENSES/PERMITS	18,504	17,335	(1,169)	17,335	(1,169)
8150 GRANTS/SUBS TO ORG	1,709,273	1,753,851	44,578	1,753,851	44,578
8195 WATER SUPPLY & HYDR	6,486,685	6,486,685	-	7,076,384	589,699
Total expended to date	\$ 16,771,853	\$ 16,696,427	\$ (75,426)	\$ 17,982,995	\$ 1,211,142

Departmental

Finance

Engineering and Public Works Actuals to February 28, 2021

REVENUE	Actual & Committed		Budget		Variance		Total Annual		Annual Budget		% of Annual Budget
	Y-T-D Feb 28, 2021	Y-T-D Feb 28, 2021	Y-T-D Feb 28, 2021	Y-T-D Feb 28, 2021	Y-T-D Feb 28, 2021	Y-T-D Feb 28, 2021	Budget	Budget	Remaining	Budget	
TRANSIT	\$206,468		\$144,592	\$61,877			\$165,000	\$41,468		125.13%	
SOLIDWASTE TIP FEES	1,842,996		1,604,167	238,829			1,750,000	92,996		105.31%	
SOLIDWASTE COST RECOVERIES	364,546		300,000	64,546			300,000	64,546		121.52%	
SEWER PERMIT FEES	96,130		91,667	4,463			100,000	-3,870		96.13%	
WATER UTILITY ADMIN FEE	4,538,884		4,538,884	0			4,951,510	-412,626		91.67%	
TOTAL PW REVENUES	\$7,049,024		\$6,679,309	\$369,715			\$7,266,510	-\$217,486		97.01%	
EXPENDITURES											
ADMINISTRATION	4,906,873		3,931,888	-974,985			4,478,168	-428,705		109.57%	
ENGINEERING	689,643		711,528	21,885			766,525	76,882		89.97%	
CENTRAL DIVISION	6,432,615		7,077,344	644,729			7,754,882	1,322,267		82.95%	
EAST DIVISION	5,932,981		6,439,808	506,826			6,959,394	1,026,413		85.25%	
NORTH DIVISION	2,649,868		3,036,606	386,738			3,304,667	654,799		80.19%	
SOLID WASTE	11,857,393		12,278,024	420,631			14,066,881	2,209,488		84.29%	
MECHANICAL FLEET	3,375,317		3,354,797	-20,520			3,637,152	261,835		92.80%	
TRANSIT	5,294,503		5,255,203	-39,299			5,712,480	417,977		92.68%	
QUALITY CONTROL	2,603,786		2,645,753	41,967			3,104,887	501,101		83.86%	
TOTAL PW EXPENDITURES	\$43,742,979		\$44,730,952	\$987,973			\$49,785,036	\$6,042,057		87.86%	

Signature:

Director of Engineering & Public Works

Chief Financial Officer

Planning Department	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 1,224,739	\$ 1,328,303	\$ 103,564	\$ 1,438,959	\$ 214,220
6010 BENEFITS	267,249	279,029	11,780	302,274	35,025
6020 TRAINING/EDUCATION	7,125	15,125	8,000	16,500	9,375
6030 TRAVEL/CONFERENCES	6,373	11,917	5,544	13,000	6,627
6040 PROF MEM/DUES & FEES	6,357	7,992	1,635	8,400	2,043
6050 OFFICE SUPPLIES	11,257	17,875	6,618	19,500	8,243
6060 OFFICE EQUIPMENT	6,942	13,292	6,350	14,500	7,558
6080 ADVERTISING	7,452	22,458	15,006	24,500	17,048
6110 TELEPHONE/FAX	15,123	18,958	3,836	20,500	5,377
6120 PUBL./SUBSCRIPTIONS	448	1,217	769	1,300	852
6130 COMPUTER HARDWARE	16,329	10,500	(5,829)	10,500	(5,829)
6140 COMPUTER SOFTWARE	10,168	9,000	(1,168)	9,000	(1,168)
6150 MEETING EXPENSE	284	1,788	1,503	1,950	1,666
6170 PROMOTION	7,310	36,667	29,357	40,000	32,690
7130 DEMOLITIONS	110,000	110,000	-	120,000	10,000
8000 OPERATIONAL EQUIPMENT	3,228	30,250	27,022	33,000	29,772
8010 OPERATIONAL MAT/SUPP	2,273	3,667	1,394	4,000	1,727
8090 UNIFORMS / CLOTHING	3,891	7,792	3,901	8,500	4,609
8100 PROFESSIONAL SERVICE	2,531	120,082	117,552	131,000	128,469
8110 CONTRACTS/AGREEMENTS	354,200	386,283	32,083	421,400	67,200
8130 LICENSES/PERMITS	78,147	74,500	(3,647)	74,500	(3,647)
8135 REGULATORY FEES	41,406	41,000	(406)	41,000	(406)
8150 GRANTS /SUBS TO ORG	542,672	553,337	10,665	565,000	22,328
Total expended to date	\$ 2,725,504	3,101,031	\$ 375,527	\$ 3,319,283	\$ 593,779

Departmental

Finance

	Year to date Assigned	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
Bylaw Revenue					
5112 Vendor Licenses	\$ 5,935	\$ 13,292	\$ (7,357)	\$ 14,500	\$ 8,565
5113 Animal Licenses	2,530	10,083	(7,553)	11,000	8,470
5114 Taxi Licenses	17,508	16,500	1,008	18,000	493
5115 Vending Machine Licenses	270	6,875	(6,605)	7,500	7,230
5301 Parking Meter Revenue	101,442	248,889	(147,447)	280,000	178,558
Total Bylaw Revenue	\$ 127,684	\$ 295,639	\$ (167,954)	\$ 331,000	\$ 203,316
Development / Planning Revenue					
5496 Mapping Sales	\$ -	\$ 1,925	\$ (1,925)	\$ 2,100	\$ 2,100
5495 Other Sales	3,188	3,758	(571)	4,100	912
5101 Building Permits	277,458	183,333	94,124	200,000	(77,458)
5102 Subdivision Fees	41,984	36,667	5,317	40,000	(1,984)
5103 Development Permits	-	-	-	-	-
Total Develop / Planning Rev	\$ 322,629	\$ 225,683	\$ 96,946	\$ 246,200	\$ (76,429)
Total Bylaw / Dev / Planning Revenue	\$ 450,314	\$ 521,322	\$ (71,008)	\$ 577,200	\$ 126,886

Departmental

Finance

Facilities (C200 / Arenas) Statement of Expenditures

February 28, 2021

	Year to date Expanded	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 1,138,707	\$ 1,276,041	\$ 137,334	\$ 1,382,343	\$ 243,636
6010 BENEFITS	225,704	243,943	18,239	264,265	38,561
6020 TRAINING	2,207	3,208	1,001	3,500	1,293
6030 TRAVEL/CONFERENCES	1,618	3,667	2,049	4,000	2,382
6040 PROF MEM/DUES & FEES	3,847	2,000	(1,847)	2,000	(1,847)
6050 OFFICE SUPPLIES	1,760	4,125	2,365	4,500	2,740
6060 OFFICE EQUIPMENT	2,060	2,000	(60)	2,000	(60)
6080 ADVERTISING	268	6,875	6,607	7,500	7,232
6100 COURIER	694	917	222	1,000	306
6110 TELEPHONE/FAX	18,652	17,417	(1,235)	19,000	348
6130 COMPUTER HARDWARE	8,168	2,500	(5,668)	2,500	(5,668)
6140 COMPUTER SOFTWARE	810	2,292	1,482	2,500	1,690
6150 MEETING EXPENSES	423	917	493	1,000	577
7000 HEAT	59,830	52,500	(7,330)	52,500	(7,330)
7010 ELECTRICAL	345,452	371,250	25,798	405,000	59,548
7020 WATER	35,538	28,500	(7,038)	28,500	(7,038)
7030 BLDG/FACILITY MAINT	37,649	69,667	32,017	76,000	38,351
7040 BLDG/FACILITY REPAIR	72,576	65,000	(7,576)	65,000	(7,576)
7080 PLANT MAINTENANCE	62,197	61,500	(697)	61,500	(697)
7110 SECURITY	94,260	90,000	(4,260)	90,000	(4,260)
7510 VEH/EQUIP REPAIRS	11,146	10,500	(646)	10,500	(646)
7540 VEH/EQUIP RENTAL	-	6,167	6,167	6,500	6,500
8000 OPERATIONAL EQUIPMENT	27,488	2,500	(24,988)	2,500	(24,988)
8010 OPERATIONAL MAT/SUPP	123,311	198,625	75,314	227,000	103,689
8050 COST OF SALES	143,034	240,625	97,591	275,000	131,966
8090 UNIFORMS/CLOTHING	4,167	7,792	3,625	8,500	4,333
8100 PROFESSIONAL SERVICE	14,714	25,208	10,495	27,500	12,786
8110 CONTRACTS/AGREEMENTS	13,819	48,125	34,306	52,500	38,681
Total expended to date	\$ 2,450,097	\$ 2,843,859	\$ 393,762	\$ 3,084,608	\$ 634,511

Departmental

Finance

	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 5001 Ice Rentals	\$ 442,529	\$ 207,000	\$ 235,529	\$ 310,500	\$ (132,029)
GL 5002 Public Skating	-	1,667	(1,667)	2,500	2,500
GL 5004 Arena Rental	-	70,000	(70,000)	105,000	105,000
GL 5005 Gym Rental	6,957	3,333	3,623	5,000	(1,957)
GL 5006 Canteen Sales	45,248	241,667	(196,419)	362,500	317,252
GL 5009 Major Events	-	3,333	(3,333)	5,000	5,000
GL 5010 Other Revenue	6,586	188,333	(181,747)	282,500	275,914
GL 5033 Program Equipment	534	16,167	(15,633)	24,250	23,716
GL 5034 Facility Rentals	2,075	7,833	(5,758)	11,750	9,675
Total Revenue To Date	\$ 503,929	\$ 739,333	\$ (235,405)	\$ 1,109,000	\$ 605,071

 Departmental

 Finance

**Parks and Grounds
Operations**

Statement of Expenditures

February 28, 2021

Parks & Grounds	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 1,305,482	\$ 1,469,604	\$ 164,121	\$ 1,592,031	\$ 286,549
6010 BENEFITS	320,887	318,821	(2,066)	345,381	24,494
6011 MISC BENEFITS	3,765	2,500	(1,265)	2,500	(1,265)
6020 TRAINING/EDUCATION	232	4,583	4,352	5,000	4,768
6030 TRAVEL/CONFERENCES	6,453	10,900	4,447	12,750	6,297
6040 PROF MEM/DUES & FEES	62	183	121	200	138
6050 OFFICE SUPPLIES	159	1,375	1,216	1,500	1,341
6060 OFFICE EQUIPMENT	899	400	(499)	400	(499)
6080 ADVERTISING	-	-	-	-	-
6110 TELEPHONE/FAX	7,478	7,200	(278)	7,200	(278)
6130 COMPUTER HARDWARE	2,051	250	(1,801)	250	(1,801)
7000 HEAT	2,865	4,904	2,039	5,350	2,485
7010 ELECTRICAL	55,998	71,042	15,044	77,500	21,502
7020 WATER	16,762	22,917	6,155	25,000	8,238
7030 BLDG/FACILITY MAINT	3,791	4,583	793	5,000	1,209
7040 BLDG/VACILITY REPAIR	179	-	(179)	-	(179)
7060 BLDG/FACILITY RENOV	236	-	(236)	-	(236)
7080 PLANT MAINTENANCE	380	-	(380)	-	(380)
7110 SECURITY	7,606	-	(7,606)	-	(7,606)
7510 VEH/EQUIP REPAIRS	-	1,238	1,238	1,350	1,350
7530 VEH/EQUIP REPLACEMENT	30,452	25,000	(5,452)	25,000	(5,452)
7540 VEH/EQUIP RENTAL	17,368	7,500	(9,868)	7,500	(9,868)
8000 OPERATIONAL EQUIP	26,273	25,667	(606)	28,000	1,727
8010 OPERATIONAL MAT/SUPP	185,779	320,833	135,054	350,000	164,221
8020 MAINTENANCE EQUIP	56,886	35,000	(21,886)	35,000	(21,886)
8040 COMM EQUIP LINES (GPS)	9,934	6,000	(3,934)	6,000	(3,934)
8080 STREET LIGHTS	3,829	-	(3,829)	-	(3,829)
8090 UNIFORMS/CLOTHING	10,182	11,000	818	12,000	1,818
8100 PROFESSIONAL SERV	-	4,583	4,583	5,000	5,000
8110 CONTRACTS & AGRMNT	427,857	350,000	(77,857)	350,000	(77,857)
Total expended to date	2,503,841	\$ 2,706,083	\$ 202,242	\$ 2,899,912	\$ 396,071

Departmental

Finance

Building Operations

Statement of Expenditures

February 28, 2021

Buildings	Year to date Expended	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
6000 WAGES/SALARIES	\$ 1,287,094	\$ 1,283,139	\$ (3,956)	\$ 1,390,032	\$ 102,938
6010 BENEFITS	295,912	284,572	(11,340)	308,279	12,367
6020 TRAINING/EDUCATION	2,032	3,896	1,864	4,250	2,218
6030 TRAVEL/CONFERENCES	-	1,146	1,146	1,250	1,250
6040 PROF MEM/DUES & FEES	-	-	-	-	-
6050 OFFICE SUPPLIES	310	917	607	1,000	690
6060 OFFICE EQUIPMENT	176	2,292	2,116	2,500	2,324
6110 TELEPHONE/FAX	8,030	7,775	(255)	7,800	(230)
6130 COMPUTER HARDWARE	3,919	3,000	(919)	3,000	(919)
6140 COMPUTER SOFTWARE	1,987	5,958	3,971	6,500	4,513
7000 HEAT	62,100	78,926	16,826	90,000	27,900
7010 ELECTRICAL	432,214	408,988	(23,225)	471,000	38,786
7020 WATER	25,484	23,650	(1,834)	23,650	(1,834)
7030 BLDG/FACILITY MAINT	28,874	37,583	8,710	41,000	12,126
7040 BLDG/FACILITY REPAIR	3,290	-	(3,290)	-	(3,290)
7060 BLDG/FACILITY RENOV	34,122	91,667	57,544	100,000	65,878
7070 BLDG/FACILITY RENTAL	186,434	178,950	(7,484)	178,950	(7,484)
7080 PLANT MAINTENANCE	1,167	14,208	13,042	15,500	14,333
7100 MAINT. TOOLS/EQUIP	5,634	3,500	(2,134)	3,500	(2,134)
7110 SECURITY	105,985	111,375	5,390	121,500	15,515
7120 PROPERTY TAXES	3,061	-	(3,061)	-	(3,061)
7540 VEH/EQUIP RENTAL	457	2,292	1,835	2,500	2,043
8000 OPERATIONAL EQUIP	-	2,292	2,292	2,500	2,500
8010 OPERATIONAL MAT/SUPP	112,511	110,917	(1,594)	120,500	7,989
8020 MAINTENANCE EQUIP	-	2,750	2,750	3,000	3,000
8040 COMM EQUIP LINES (GPS)	3,261	3,200	(61)	3,200	(61)
8090 UNIFORMS/CLOTHING	3,476	4,125	649	4,500	1,024
8100 PROFESSIONAL SERVICE	49,054	55,000	5,946	60,000	10,946
8110 CONTRACTS/AGREEMENTS	199,466	226,250	26,784	245,000	45,534
8120 LEASES	1,049	2,292	1,242	2,500	1,451
8130 LICENSES/PERMITS	-	1,833	1,833	2,000	2,000
8150 GRANTS/SUBS TO ORG	55,000	55,000	-	60,000	5,000
Total expended to date	\$ 2,912,187	\$ 3,007,491	\$ 95,304	\$ 3,275,411	\$ 363,224

Departmental

Finance

Recreation Cultural Services

Statement of Expenditures

February 28, 20201

Recreation/Cultural Services	Year to date Expanded	11 Month Budget	11 Month Budget Variance	Annual Budget	Annual Budget Remaining
GL 6000, 6010, & 6011 Wages & Benefits Including Summer Students	\$ 918,661	\$ 1,037,768	\$ 119,107	\$ 1,105,060	\$ 186,399
6020 TRAINING/EDUCATION	5,203	14,667	9,464	16,000	10,797
6030 TRAVEL/CONFERENCES	10,258	22,917	12,659	25,000	14,742
6040 PROF MEM/DUES & FEES	3,825	3,208	(617)	3,500	(325)
6050 OFFICE SUPPLIES	2,968	7,333	4,365	8,000	5,032
6060 OFFICE EQUIPMENT	5,330	8,000	2,670	8,000	2,670
6080 ADVERTISING	19,630	64,167	44,536	70,000	50,370
6110 TELEPHONE/FAX	7,318	10,083	2,766	11,000	3,682
6120 PUBL./SUBSCRIPTIONS	34	183	149	200	166
6130 COMPUTER HARD/SOFTWARE	3,549	6,417	2,868	7,000	3,451
7070 BLDG/FACILITY RENTAL	37,224	42,167	4,943	46,000	8,776
8000 OPERATIONAL MAT/SUPPLY	88,227	137,500	49,273	150,000	61,773
8025 COMMUNITY EVENTS	156,104	275,000	118,896	300,000	143,896
8150 SCHOLORSHIPS	20,000	20,000	-	20,000	-
8160 SPECIAL EVENTS & FESTIVALS	132,845	264,058	131,213	356,562	223,717
8170 OPERATING GRANTS POLICY	631,713	500,500	(131,213)	500,500	(131,213)
Total expended to date	\$ 2,042,888	\$ 2,413,968	\$ 371,079	\$ 2,626,822	\$ 583,934

Departmental

Financa

Recreation/Cultural Services	Variance				Remaining	
5031 PROGRAM REVENUE	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -	
5034 FACILITY RENTALS	-	4,583	(4,583)	8,917	8,917	
Total Revenue To Date	\$ 30,000	\$ 34,583	\$ (4,583)	\$ 38,917	\$ 8,917	

Departmental

Finance

Cape Breton Regional Municipality Water Utility
Statement of Operations - period ending February 28th, 2021

	Actual Feb 28th, 2021	Budget Feb 28th, 2021	Variance Feb 28th, 2021	Total Annual Budget 2020-2021
Revenue				
Operating:				
Metered Sales	17,964,977	17,944,229	20,748	19,575,523
Public Fire Protection	6,486,688	6,486,692	(4)	7,078,384
Interest on Overdue Accounts	503,183	320,833	182,350	350,000
Other Operating Revenue	4,640	60,500	(55,861)	66,000
	<u>24,959,488</u>	<u>24,812,254</u>	<u>147,234</u>	<u>27,069,907</u>
Total Operating Revenue				
Expenditures				
Operating Expenses				
Source of Supply	358,611	482,894	124,283	526,793
Power and Pumping	1,536,527	1,962,503	425,976	2,140,912
Water Treatment	3,685,412	3,907,545	222,133	4,262,776
Transmission & Distribution	3,819,740	4,412,966	593,226	4,814,145
Administration & General	2,588,768	2,822,251	233,483	3,078,819
Depreciation	3,529,167	3,529,167	(0)	3,850,000
Taxes	1,821,491	1,833,333	11,842	2,000,000
	<u>17,339,716</u>	<u>18,950,659</u>	<u>1,610,943</u>	<u>20,673,445</u>
Total Operating Expenses				
Operating Profit/(Loss)	7,619,773	5,861,596	1,758,177	6,396,462

Cape Breton Regional Municipality Water Utility
Statement of Operations - period ending February 28th, 2021

	Actual Feb 28th, 2021	Budget Feb 28th, 2021	Variance Feb 28th, 2021	Total Annual Budget 2020-2021
Non Operating Revenue				
Debt Charge Income	-	-	-	-
Interest Income	-	-	-	-
Amortization of Deferred Capital contribution	263,240	263,240	0	287,171
Total Non Operating Revenue	263,240	263,240	0	287,171
Non Operating Expenses				
Short term interest charges	183,333	183,333	(0)	200,000
Debt Charges				
Principal	3,267,458	3,267,458	0	3,564,500
Interest	1,108,388	1,108,389	0	1,209,151
Amortization of Debt Discount	29,833	29,333	(500)	32,000
Capital Expenditures out of operations	137,500	137,500	-	150,000
Total Non Operating Expenses	4,726,513	4,726,014	(500)	5,155,651
Non- Operating Profit/(Loss)	(4,463,273)	(4,462,773)	(500)	(4,868,480)
TOTAL UTILITY REVENUES (OPERATING & NON-OPERATING)	25,222,728	25,075,494	147,234	27,357,078
TOTAL UTILITY EXPENSES (OPERATING & NON-OPERATING)	22,066,229	23,676,672	1,610,443	25,829,096
CBRM WATER UTILITY PROFIT/(LOSS)	3,156,500	1,398,822	1,757,677	1,527,982

Prepared by Amanda R. Carroll
Review by _____
Date _____

Port of Sydney Development Corporation

February 28, 2021 Income Statement

	This Year Actual	This Year Budget	Variance to Budget	Annual Budget
Wharfage and Berthage	319,793.22	594,755.32	(274,962.10)	630,489.90
Event Revenue	14,915.91	81,385.00	(66,469.09)	88,135.00
Miscellaneous Revenue	5,715.60	4,050.00	1,665.60	55,300.00
Storage and Rental	95,342.19	300,167.59	(204,825.40)	309,370.87
Passenger tax	0.00	1,426,130.88	(1,426,130.88)	1,426,130.88
Security/Traffic Control	51,049.22	309,291.75	(258,242.53)	319,081.75
Government Grants	48,839.41	9,000.00	39,839.41	9,000.00
Craft Market Revenue	0.00	87,945.00	(87,945.00)	87,945.00
	<u>535,855.55</u>	<u>2,812,725.54</u>	<u>(2,277,069.99)</u>	<u>2,925,453.20</u>
Wages and Salaries	351,548.91	675,014.75	(323,465.84)	722,861.02
Benefits	129,432.73	248,525.92	(119,093.19)	272,932.63
Professional Fees	57,544.58	97,800.00	(40,255.42)	105,600.00
Advertising & Promotions	10,034.09	62,180.00	(52,145.91)	63,930.00
Cruise Activities	1,587.60	111,550.00	(109,962.40)	111,550.00
Dues & Membership Fees	14,929.82	38,546.00	(23,616.18)	39,226.00
Event Expense	1,179.05	4,100.00	(2,920.95)	4,100.00
Insurance	48,980.94	89,500.00	(40,519.06)	107,000.00
Interest & Bank Charges	2,571.88	6,320.00	(3,748.12)	6,870.00
Office & Admin	6,843.53	39,713.00	(32,869.47)	41,245.00
Office Rent	47,960.00	47,960.00	0.00	52,320.00
Miscellaneous	900.73	4,400.00	(3,499.27)	57,600.00
Repairs & Maintenance	89,814.24	358,935.00	(269,120.76)	376,951.00
Repairs -JHCP	0.00	343,500.00	(343,500.00)	343,500.00
Travel	0.00	44,920.00	(44,920.00)	45,755.00
Utilities	99,201.32	211,050.00	(111,848.68)	227,200.00
Bad Debts	0.00	1,500.00	(1,500.00)	1,500.00
Security Expense	31,956.89	221,348.50	(189,391.61)	227,460.80
Leasehold Improvements	15,461.15	10,000.00	5,461.15	10,000.00
	<u>909,947.46</u>	<u>2,616,863.17</u>	<u>(1,706,915.71)</u>	<u>2,818,001.25</u>
	(374,291.91)	195,862.37	(570,154.28)	107,451.95
Less Amortization	(320,833.33)	(320,833.33)	0.00	(350,000.00)
	<u>(895,125.24)</u>	<u>(124,970.96)</u>	<u>(570,154.28)</u>	<u>(242,548.05)</u>

