

Cape Breton Regional Municipality

Council Meeting

AGENDA

TUESDAY, AUGUST 20, 2024

9:30 A.M.

**VIA
VIDEOCONFERENCING**

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Council Meeting Agenda
August 20, 2024 (Cont'd)

Cape Breton Regional Municipality

Council Meeting

Tuesday, August 20, 2024
9:30 a.m.

AGENDA ITEMS

Land Acknowledgement

9:30 a.m.

Roll Call

O' Canada

1. APPROVAL OF AGENDA: (Motion Required)

9:35 a.m.

2. APPROVAL OF MINUTES: (Previously Circulated)

9:40 a.m.

➤ Council Minutes – June 25, 2024

3. PROCLAMATIONS & RESOLUTIONS:

9:45 a.m.

3.1 Emancipation Day (for ratification):

Councillor Lorne Green (See page __6__)

3.2 Pride Week (for ratification):

Councillor Darren O'Quinn (See page __8__)

3.3 Hiroshima Memorial Day (for ratification):

Deputy Mayor James Edwards (See page __9__)

3.4 Wetlands Appreciation Week (for ratification):

Councillor Eldon MacDonald (See page __11__)

3.5 Acadian Day/Journée de l'Acadie (for ratification):

Councillor/Conseiller Gordon MacDonald (See page __12__)

3.6 Indian Independence Day (for ratification):

Councillor Glenn Paruch (See page __14__)

Continued...

**Council Meeting Agenda
August 20, 2024 (Cont'd)**

3.7 **Burn Care Week:**
Councillor Earlene MacMullin (See page 15)

3.8 **Arthritis Awareness Month:**
Councillor Ken Tracey (See page 17)

4. **PUBLIC HEARINGS:** **10:00 a.m.**

4.1 **Second / Final Reading:**

- i) **Request for Municipal Heritage Registration:** Karen Neville, Heritage Officer/Acting Director of Planning and Development (See page 18)

In accordance with the *Heritage Property Act* only the property owner can address Council.

4.2 **First Reading:** N/A

5. **PRESENTATIONS:** **10:15 a.m.**

5.1 **Cape Breton Partnership – CBRM Regional Enterprise Network Update 2024-25 Q1 Report:** Tyler Mattheis, CEO & President; Tyler Cole, Economic Development Officer; Lan Zheng, Economic Development Officer; Kelly MacKinnon, Labour Market & Immigration Advisor (See page 36)

5.2 **Destination Cape Breton Strategy 2024-27:** Terry Smith, CDME, Chief Executive Officer (See page 46)

6. **CORPORATE SERVICES ISSUES:** **11:15 a.m.**

6.1 **Request to Deem CBRM Property Surplus PID 15002744 – North Sydney (District 2):** Sheila Kolanko, Property Manager (See page 56)

6.2 **2024 Municipal and CSAP Elections - Various:** Christa Dicks, Municipal Clerk/Returning Officer; Demetri Kachafanas, K.C., Regional Solicitor/Assistant Returning Officer (See page 58)

6.3 **Heating, Ventilation, and Air Conditioning (HVAC):** Kirk Durning, Director of Recreation, Parks and Grounds, Buildings and Facilities

To be circulated prior to meeting.

Continued...

**Council Meeting Agenda
August 20, 2024 (Cont'd)**

7. **IN CAMERA:**

11:45 a.m.

7.1 **Approval of Offer:** Marie Walsh, Chief Administrative Officer

7.2 **Centennial Purchase & Sale Agreement:** Kirk Durning, Director of Recreation,
Parks and Grounds, Buildings and Facilities

In Camera items to be circulated separately prior to meeting.

In Accordance with Section 22(2)(e) of the Municipal Government Act.

8. **COMMITTEE REPORTS:** N/A

9. **REVIEW OF ACTION ITEMS FROM THIS MEETING:**

12:25 p.m.

Mayor Amanda M. McDougall-Merrill

ADJOURNMENT



PROCLAMATION

Emancipation Day - 2024

WHEREAS: Emancipation Day recognizes the struggle enslaved persons of African Descent endured in both upper and lower Canada; and

WHEREAS: This day is an opportunity to acknowledge the legacy and history of enslavement in Canada while recognizing the rich contributions that people of African descent have made to our city, our province and country; and

WHEREAS: Enslaved persons of African Descent who lived in the early settlements of Cape Breton in the 1700's; to the "later arrivals" who came to work in Cape Breton's steel and coal mining industries in the early 1900s, have long been a foundational piece of communities throughout the Cape Breton Regional Municipality; and

WHEREAS: We recognize Marie Marguerite Rose, an enslaved worker brought to Louisbourg in 1736. After being freed, Marie married a Mi'kmaq hunter and opened a local tavern. We recognize the Caribbean workers who settled in Whitney Pier, Glace Bay, and New Waterford in the early 1900s, those whose legacy continues in those communities today through the contributions of the generations of descendants who have followed them; and

WHEREAS: By recognizing Emancipation Day on August 1, we acknowledge an unforgiving period within our history and the importance of our ongoing commitment to eliminate discrimination in all its forms. The month of August marks many significant milestones in the struggles and successes faced by people of African descent on a journey that led to the abolition of slavery; and

WHEREAS:

For over 400 years, more than 15 million men, women, and children of African descent were the victims of the Transatlantic Slave Trade – An event in human history that exposed a cruelty and the inhumanity to others based on skin colour. The enslavement of African people occurred on these lands until 1834. We also recognize that racism is a legacy of the enslavement period and racism continues to impact the lives of people of African descent around the world, in our own city and in our province, that we need to collectively address; and

**BE IT THEREFORE
RESOLVED:**

That CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim **August 1, 2024**, as “**Emancipation Day**” in the Cape Breton Regional Municipality and encourage all CBRM residents to continue working hard to establish a caring and compassionate society in which all its members, regardless of race or ethnic origin, have the right to live in conditions of good health, safety, dignity, respect, and peace.

Councillor Lorne Green – CBRM District #12

August 20th, 2024



PROCLAMATION

Pride Week 2024

WHEREAS:

Pride Week in the Cape Breton Regional Municipality (CBRM) continues to grow celebrating the history, vitality, and diversity of our Municipality's Pride community and promotes a society in which all individuals can live freely from discrimination; and

WHEREAS:

Pride Week provides an opportunity to raise awareness about the barriers individuals face in areas such as health care, public safety, employment, education, and the recognition of personal and family relationships; and

WHEREAS:

Pride Week is an important week in the CBRM since individuals identifying as LGBT2SQA+ continue to face prejudice, discrimination, physical, emotional, and psychological violence. To quote the late City Councillor of San Francisco, Harvey Milk "Young people, regardless of sexual orientation or identity deserve a safe and supportive environment in which to achieve their full potential"; and

WHEREAS:

The CBRM is proud to support its strong and ever-present Pride community and their many contributions to our municipality and will continue to work toward becoming a more inclusive, supportive, and diverse community.

**BE IT THEREFORE
RESOLVED:**

That CBRM Mayor Amanda M. McDougall-Merrill and Council, staff continue their support for a community where we embrace, recognize, and celebrate diversity, inclusion, respect, and fellowship for all our residents and recognize August 2nd to August 9th, 2024, as Pride Week in the Cape Breton Regional Municipality.

Councillor Darren O'Quinn - CBRM District #11

August 20th, 2024



PROCLAMATION

Hiroshima Memorial Day

- WHEREAS:** August 6th, 2024, marks the 79th anniversary of the atomic bombing of Hiroshima, followed three days later by the atomic bombing of Nagasaki; and
- WHEREAS:** Hundreds of thousands of civilians died in these attacks and tens of thousands more have suffered and are suffering from the wounds, radiation sickness and multigenerational genetic disorders and traumas triggered by the explosions; and
- WHEREAS:** Today's 13,000 nuclear weapons, possessed by nine states, are equal in their destructive power to hundreds of thousands of Hiroshima's; and
- WHEREAS:** Recent scientific studies confirm that even a so-called 'limited' nuclear war would, in addition to killing millions in minutes, cause a global famine and massive damage to the global environment and climate; and
- WHEREAS:** President Vladimir Putin's illegal and atrocious war on Ukraine, and his relentless threats to use nuclear weapons, expose the lie that nuclear weapons deter conventional war and help preserve international peace and security; and
- WHEREAS:** Eleven years ago, in July 2013, the Cape Breton Regional Municipality joined the global Mayors for Peace network, based in Hiroshima, which now has 8,265 members from 166 countries, including 113 municipalities in Canada; and
- WHEREAS:** The Cape Breton Regional Municipality once again supports the call of Mayors for Peace for all states, including Canada, to sign and ratify the 2017 UN Treaty on the Prohibition of nuclear weapons (TPNW), recognizing the Treaty as the best path to a world free from the fear of nuclear annihilation.

Continued...

**BE IT THEREFORE
RESOLVED:**

That CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim August 6th, 2024, as “*Hiroshima Memorial Day*” here in the Cape Breton Regional Municipality. A day to remember the devastation of Hiroshima in 1945, and to renew our commitment to ensuring freedom from the intolerable threat to civilization and existence posed by nuclear weapons.

Deputy Mayor James Edwards - CBRM District #8

August 20th, 2024



PROCLAMATION

Wetlands Appreciation Week

- WHEREAS:** Wetlands are among the most productive ecosystems on Earth, providing essential habitat for a diverse range of plant and animal species, including many that are rare or endangered; and
- WHEREAS:** Wetlands play a vital role in maintaining water quality by filtering pollutants, regulating water flow, and reducing the impact of floods and droughts; and
- WHEREAS:** Wetlands contribute to the economy by supporting fisheries, agriculture, and tourism, and provide recreational opportunities that enrich our communities; and
- WHEREAS:** Wetlands are crucial for carbon sequestration, helping to mitigate the impacts of climate change by storing large amounts of carbon dioxide; and
- WHEREAS:** Education and awareness about the value of wetlands are essential to their preservation and the continuation of the many benefits they provide to our environment and society; and
- WHEREAS:** Wetlands Appreciation Week is a time for all citizens to recognize the importance of wetlands, to learn about their role in our ecosystem, and to take action to ensure their protection and restoration.
- BE IT THEREFORE RESOLVED:** That CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim the week August 10th to 18th, 2024, as “Wetlands Appreciation Week” in the Cape Breton Regional Municipality.

Councillor Eldon MacDonald – CBRM District #5

August 20th, 2024



PROCLAMATION

Acadian Day / Journée de l'Acadie

- WHEREAS:** August 15th is National Acadian Day in observance of the first permanent French settlement in North America in 1607; and
- ATTENDU QUE:** **Le 15 août est la journée nationale de l'Acadie afin de commémorer le premier établissement français en Amérique du nord en 1607, et**
- WHEREAS:** 2024 marks the 140th anniversary of the Acadian Flag, designed by Bishop Marcel-François Richard in 1884 as a symbol of Acadian cultural identity; and
- ATTENDU QUE:** **2024 souligne le 140e anniversaire du drapeau Acacien, dessiné pour l'évêques Marcel-François Richard en 1884 comme symbole de l'identité culturessse Acadienne, et**
- WHEREAS:** Acadians are the descendants of the seventeenth-century French colonists who settled in Acadia located in the Canadian Maritime provinces – Prince Edward Island, Nova Scotia, New Brunswick, as well as in Quebec and Maine; and
- ATTENDU QUE:** **Les Acadiens sont les descendant des colons français du 17e siècle qui se sont établis en Acadie situé dans les provinces maritimes du Canada – l'île du Prince Édouard, la Nouvelle Écosse, le Nouveau Brunswick de même qu'au Québec et le Maine.**
- WHEREAS:** Acadians, in view of their origin, history and development, constitute the first permanent settlement from France in Canada; and
- ATTENDU QUE:** **Les Acadians, de par leur origine, histor et leur développement constitue le premier établissement Français au Canada.**
- WHEREAS:** The Acadian people have contributed, for some 400 years, to the economic, cultural and social vitality in Canada; and

ATTENDU QUE: Les Acadiens contribuent depuis 400 ans à la vitalité économique, culturelle et sociale du Canada.

WHEREAS: It is in the interest of all Canadians to be able to share in the rich historical and cultural heritage of Acadians and to become more familiar with all its aspects, both traditional and contemporary; and

ATTENDU QUE: Il est dans l'intérêt de tous les Canadiens de partager l'héritage historique et culturelle des Acadiens et de se familiariser avec l'Acadie d'aujourd'hui, et

WHEREAS: It is important to encourage Acadians to be proud of their heritage.

ATTENDU QUE: Il est important d'encourager les Acadiens d'être fier de leur héritage.

BE IT THEREFORE RESOLVED: That CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim Thursday, August 15th, 2024, as "Acadian Day" and encourage all residents to celebrate the rich heritage and culture of all Acadians in Nova Scotia and Canada.

DONC: Je, la mairesse Amanda M. McDougall-Merrill et le conseil de la municipalité régionale du Cap Breton déclarons que jeudi le 15 août 2024 est la journée de l'Acadie et encourageons tous les résidents de célébrer le riche héritage et culture Acadienne en Nouvelle Écosse et au Canada.

Councillor Gordon MacDonald - CBRM District #1
Conseiller Gordon MacDonald - CBRM District #1

August 20th, 2024
20 août 2024



PROCLAMATION

Indian Independence Day

- WHEREAS:** Indian Independence Day is celebrated annually on the 15th Day in the month of August, commemorating the nation's Independence from the British Raj on August 15, 1947; and
- WHEREAS:** Indian Independence Day is marked throughout India and across the world where fellow Indians reside, with flag-raising ceremonies, followed by the singing of the Indian national anthem. Many places celebrate by showcasing diverse culture of India and through patriotic performances; and
- WHEREAS:** The young India has made astronomical advances in science, technology, education, and health in its 77 years since independence. Indians have been a valuable part of Canada for decades and have made significant contributions to all walks of Canadian life. Canada and India – has always been a melting pot of cultures and Cape Breton has benefited from this wealth of diversity; and
- WHEREAS:** Diversity is one of the biggest strengths of this island and we are proud to be home to a large community of Indian population who contribute greatly to the social, economic, and civic health of this municipality; and
- BE IT THEREFORE RESOLVED:** That CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim Thursday, August 15th, 2024, as India's Independence Day in Cape Breton Regional Municipality. It is our honour to extend best wishes to all the Indians celebrating the 78th anniversary of India's Independence.

Councillor Glenn Paruch – CBRM District #6

August 20th, 2024



PROCLAMATION

Burn Care Week

- WHEREAS:** Being a burn victim is a painful and traumatic experience that is witnessed by emergency responders across the province each year; and
- WHEREAS:** While there are exceptions, many burn patients have suffered their injury either in their home or at their workplace; and
- WHEREAS:** Atlantic Burn Camp is an exceptional program that is designed for children who have received burn injury and is one of only six camps in Canada and the first of its kind in Atlantic Canada; and
- WHEREAS:** Severely burned-injured children between the ages of six and seventeen from Nova Scotia, New Brunswick, Prince Edward Island, Newfoundland and Labrador come together in this unique environment to share stories, coping mechanisms and to simply have fun with children who have faced similar circumstances; and
- WHEREAS:** Atlantic Burn Camp is free of charge and includes transportation to the children, thanks to community and corporate support; and
- WHEREAS:** The Camp is staffed by well trained professionals including firefighters, police, and medical personnel as well as other qualified staff who fill positions including counselor, food service manager and activities coordinator, all of whom are carefully screened and selected before being accepted as camp staff.

**BE IT THEREFORE
RESOLVED:**

That CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim the week of August 18th to 25th, 2024, as “Burn Care Week” in the Cape Breton Regional Municipality, in recognition of the importance of supporting the Cape Breton Firefighters Burn Care Society in raising public awareness and promotion of community education in regard to burns and burn care.

Councillor Earlene MacMullin – CBRM District #2

August 20th, 2024



PROCLAMATION

Arthritis Awareness Month

WHEREAS:

Nationwide community support has been critical throughout Arthritis Society Canada's 76-year history, enabling the organization to fulfill its mission to fight the fire of arthritis with research, advocacy, innovation, information and support; and

WHEREAS:

Arthritis is a serious disease that causes debilitating pain, restricts mobility and diminishes quality of life. Six million people in Canada, 1 in 5, live every day with the brutal realities of arthritis and there is no cure. Without a greater spotlight on this growing issue, the number of people in Canada with arthritis will rise to nine million by 2040; and

WHEREAS:

During Arthritis Awareness Month in September, we will raise awareness, mobilize and engage communities to understand the devastating impact of arthritis, and stand with us to fight for an arthritis-free future. We recognize the work underway to develop a nationwide Arthritis Action Plan to take on the big issues of arthritis, including prevention, equitable access to care and treatment, and elevating the urgency of the disease; and

WHEREAS:

Arthritis Society Canada is Canada's national charity dedicated to extinguishing arthritis for good.

**BE IT THEREFORE
RESOLVED:**

That CBRM Mayor Amanda M. McDougall-Merrill and Council, proclaim September 2024, as Arthritis Awareness Month in the Cape Breton Regional Municipality.

Councillor Ken Tracey - CBRM District #9

August 20th, 2024



CAPE BRETON
REGIONAL MUNICIPALITY

TO: Mayor and Council **DATE:** August 12th, 2024

FROM: Karen Neville

RE: Request for Municipal Heritage Registration - 26 Archibald Ave,
North Sydney

Background

A request has been received from Angela Iannetti to register 26 Archibald Ave, North Sydney (PID 15026644) as a Municipal Heritage Property (Attachment A). The applicant's submission for Heritage Registration, which was prepared by Emma Lang, Executive Director, Heritage Trust of Nova Scotia, can be found in Attachment B. The unique architectural features as well as the association with the Jabalee family are cited for the reasons for Municipal Heritage Registration.

Heritage Advisory Committee

During the May 16th, 2024 Heritage Advisory Committee Meeting, the Heritage Advisory Committee passed a motion advising Council to initiate the process for registering this property as a Municipal Heritage Property. On May 28th, Council passed a motion to initiate the process for registration.

Heritage Property Act

In accordance with the *Heritage Property Act*, no registration shall take place until Council has given the owner of the property an opportunity to be heard [HPA S15(2)]. Notice of this opportunity must be served upon the register owner at least 30 days prior to the registration of a municipal heritage property [HPA S14(2)]. Notice of the recommendation to register this property was filed at the registry of deeds in accordance with the Act and notice was sent to the property owner on July 19th, 2024.

Recommendation

I recommend Council register 26 Archibald Ave, North Sydney (PID 15026644) as a Municipal Heritage Property.

Submitted by:

Originally Signed by

Karen Neville
Planning and Development Department



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Edward Street

Caledonia Street

Pierce Street

Caledonia Street

Pleasant Street

Archibald Avenue

Archibald Ave

Prince Street

Court Street

Pleasant Street

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Applicant Information:

Name: Angela Iannetti

Organization/Company Affiliation:

Address: 26 Archibald Ave, North Sydney CB B2A 2W3

Telephone: [REDACTED]

Email: [REDACTED]

Compiled with the help of:

Name: Heritage Trust of Nova Scotia, Emma Lang, Executive Director

Address: 55 Ochterloney Street, Dartmouth, Nova Scotia, B2Y 1C3

Telephone: [REDACTED]

Email: [REDACTED]

Property Information:

Nova Scotia Property Identification Number (PID(s)): 15026644

Owner(s): Angela Iannetti

Address: 26 Archibald Avenue, North Sydney, B2A 2W2.

Historical Information

1. **Age of Property:** over 100 years (Viewpoint) exact date unknown, however, the Jabalee family resided in the house starting in 1948.

2. **Source of Information:**

The age of the property is indicated on Viewpoint.ca.

3. **Does this property have an association with the life or activities of a person, group, organisation, institution or an event that has made a significant contribution to the local community, municipality, province, or country? If so, provide details:**

Association of the property with the community's economic, social, political, athletic or cultural history:

This example of domestic architecture represents the success and prominence of the Jabalee family, an extremely successful merchant family residing in North

Sydney. The house also represents the stories of the wider Lebanese and Syrian communities in North Sydney, many of whom, like the Jabalees, arrived in the early twentieth century eventually purchasing homes behind the busy Commercial Street and opening successful businesses. Many of these immigrants were attracted to industrial towns in Cape Breton due to an abundance of job opportunities in mines, quarries and their associated factories, as well as in jobs that supported the lives of people in the area. Richard and Edna Jabalee lived at 26 Archibald Avenue with their children born between 1929 and 1935, George, Harold, Joseph and Rose Marie, lived at 26 Archibald Avenue from 1933 to 1996. Jabalee's three sons would eventually come to take over the family businesses after Richard Jabalee's passing in 1982 before closing the business in 1996.

Jabalee's businesses were responsible for employing many in the community, including throughout World War II when Jabalee had three ships in the Sydney Harbour to service convoys bringing supplies to Europe. While open, these businesses employed numerous people in North Sydney, some of whom were also immigrants from Lebanon and Syria, as warehouse loaders and stockers, grocery clerks, box boys, meat cutters, office workers or delivery drivers. Each of the Jabalee stores employed fifteen to twenty people at a time with the warehouse employing fewer, likely between two and three. Many immigrants from this community worked at Jabalee's stores until they got their own start.¹ One example of this is the Rahey brothers who were employed at Richard Jabalee's grocery store and went on to become well regarded businessmen and open their own successful grocery chain.²

Richard Jabalee was also known in Cape Breton because of his passion for racing and collecting horses. Harness racing in North Sydney and Atlantic Canada, more broadly, was a popular sport throughout the twentieth century. North Sydney's race track, Northside Downs, opened in 1889 and competitions held here regularly drew large crowds of up to five thousand in the 1930s and 1940s.³ Alongside his brother

¹ This comes from oral history given by Charlene Pedersen, head of the North Sydney Area Lebanese Heritage Society.

² Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_oI

³ Peter Craig, "Racetracks of the World – North America : Canada (Nova Scotia and Newfoundland)," *Harnessbred*, April 20, 2022, <https://www.harnessbred.com/racetracks-world-north-america-canada->

Mike Jabalee, who acted as jockey, Richard Jabalee competed throughout the maritimes and parts of America including Pennsylvania and New York.⁴ One of his horses, Marjorie M, gained a particularly good reputation in the racing community, earning the nickname 'Queen of the Maritimes.'⁵ In addition to his racing career, Richard's businesses, like many others at the time, sponsored local and provincial sports teams, and Jabalee himself was even a shareholder and one of the original directors of the Northside Forum.⁶ This house functioned as a home for several individuals, and their families, who provided invaluable services to the people of North Sydney and represents the Jabalee family's wealth and success, having notably purchased the house and opened three thriving businesses at the height of the depression.

Association of the property with a well-known person locally, provincially or nationally:

This was the family home of Edna and Richard Jabalee's family. Edna Jabalee purchased the property in 1933, and it was sold by the couple's four children in 1996, a little over a decade after Richard Jabalee's death.⁷ Richard Jabalee was very well known both locally and throughout Atlantic Canada for numerous reasons. Jabalee arrived in Nova Scotia with his father Asad in 1909 at the age of seventeen from Zahle, Lebanon and was followed by his mother and other siblings in 1913.⁸ According to the oral testimony of Jabalee's son Harold, Richard Jabalee did not speak or read English when he arrived.⁹ He first worked at a quarry in Georges River, then the local Nova Scotia Steel and Coal Company in Sydney Mines, then at

nova-scotia-newfoundland/#:~:text=of%20Atlantic%20provinces,-,NOVA%20SCOTIA,of%20Nova%20Scotia)%20and%20Truro. (Accessed August 23, 2023).

⁴ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_oI

⁵ Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

⁶ Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

⁷ Douglas Lloy, "Deed: Joseph Jabalee, George Jabalee, Rose Marie Jabalee and Harold Jabalee to Angela Iannetti," *Registry of Deeds*, October 11, 1996.

⁸ In total the family included 4 sons and a daughter at the time of immigration. Statistics Canada, "Census of Canada, 1921" (RG31- Statistics Canada, 1921), page 9, <http://central.bac-lac.gc.ca/.redirect?app=census&id=67607754&lang=eng>.

⁹ Harold Jabalee, 2019, "Part 2 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, <https://www.youtube.com/watch?v=myGnyeHGhlo>

the North Sydney docks and as a peddler before opening his first grocery store in a rented retail space on Commercial Street in 1917.¹⁰ The 1917 store was the first of a series of such businesses that were owned by Richard Jabalee and his family. Notably, during the height of the depression Jabalee's businesses continued to grow. After closing the first business located in a rental unit on Commercial Street Jabalee purchased and opened The Quality Store and a wholesale in 1932 and finally, a warehouse and grocery store was built and opened in 1939.¹¹ Jabalee's warehouse was a supplier for many of the grocery stores in North Sydney throughout the twentieth century, also providing delivery services as many grocers did. Jabalee was commonly referred to as 'The Boss' by those who knew him in North Sydney.¹²

Richard Jabalee's businesses carried items that could not be found elsewhere and were considered to be high quality by his customers. In particular, Richards grocery chain, R. Jabalee and Northern Wholesale (later renamed R. Jabalee & Sons Ltd. in 1955) sold beef sourced from the west of Canada, which he labelled Canada's finest Red Brand Beef. Richard's stores sold this product so effectively that the CEO of Canada Packers, Norman MacLean, travelled from Toronto to North Sydney to meet him in person.¹³

In addition to Richard Jabalee's entrepreneurial reputation he was also an avid race horse owner, gaining a particular reputation for one horse named Marjorie M, who was referred to as 'Queen of the Maritimes'.¹⁴ According to the oral testimony of Richard's son Harold Jabalee, his father had always had a love for horses, beginning to purchase race horses in the 1920s and keeping them in Montreal, later moving

¹⁰ Gordon Sampson, "Food behind Jabalee family's business success," *Saltwire*, November 10 2016, <https://www.saltwire.com/cape-breton/opinion/food-behind-jabalee-familys-business-success-21200/> (Accessed August 10, 2023).

¹¹ Gordon Sampson, "Food behind Jabalee family's business success," *Saltwire*, November 10 2016, <https://www.saltwire.com/cape-breton/opinion/food-behind-jabalee-familys-business-success-21200/> (Accessed August 10, 2023).

¹² Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_oI

¹³ Gordon Sampson, "Food behind Jabalee family's business success," *Saltwire*, November 10 2016, <https://www.saltwire.com/cape-breton/opinion/food-behind-jabalee-familys-business-success-21200/> (Accessed August 10, 2023).

¹⁴ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_oI; Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

them to Nova Scotia so that he could be closer to them.¹⁵ Richard Jabalee himself did not race the horses, instead his brother Mike Jabalee or friend Earl Avery from New Brunswick acted as jockeys.¹⁶ Jabalee was known to travel across America and the Maritimes to purchase horses and compete in horse racing competitions.¹⁷ On one occasion Marjorie M was registered to compete at a race in Charlottetown, but instead the race was cancelled and Richard Jabalee was given the prize money as the organisers recognized that Marjorie would likely win.¹⁸ Richard Jabalee also took interest in other sports and was a shareholder and one of the original directors of the Northside Forum. He supported hockey and baseball in Cape Breton by attending games throughout the island and sponsoring local sports teams.¹⁹ Richard Jabalee's success and reputation in the area is clearly displayed in a 1935 issue of the Sydney Post Record which included his name in a list of 'Leaders of Cape Breton.'²⁰

4. Are there any additional comments regarding the age and history of the structure that you can provide? If so, provide details.

This house was presumably built for the first recorded owner, a local doctor, Roderick C. McLeod and his wife Annie, who are listed living on Archibald Street in the 1901 Canadian Census and took out three mortgages on the property at 26 Archibald Street between the years 1901 and 1909 (see appendices A-C).²¹ Two of these mortgages, both taken in 1901, were through an organisation titled the Nova Scotia Permanent Benefit Building Society and Savings Fund (late the Nova Scotia Savings and Loan Company), a 'members-only saving and lending co-operative,'

¹⁵ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_ol

¹⁶ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_ol; Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

¹⁷ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_ol

¹⁸ Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

¹⁹ Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

²⁰ Gordon Sampson, "Food behind Jabalee family's business success," *Saltwire*, November 10 2016, <https://www.saltwire.com/cape-breton/opinion/food-behind-jabalee-familys-business-success-21200/>. (Accessed August 10, 2023).

²¹ Statistics Canada, 1901, "Canadian Census," Census, Ottawa, ON.

aiming to promote building projects, so it is likely that construction was taking place at 26 Archibald Avenue during this time.²² In 1917, presumably after her husband's death, the property was sold by Annie McLeod to Daniel MacDonald, who was also a medical doctor (see Appendix D). Daniel MacDonald held the deed for the property unit 1933 taking out a mortgage on the property in 1920 (see Appendix E) when he sold it to Edna Jabalee, Richard Jabalee's wife (see Appendix F). In 1950 when Edna Jabalee died, the property was left to her husband and subsequently passed to their children upon his death in 1982 (see Appendix G). The building was sold by Richard Jabalee's children Harold, Joe, George and Rose Marie Jabalee in 1996 (see Appendix F).

Architectural Information

1. Is the name of the Architect or Builder known, if so provide?:

Angela Iannetti believes that the architect for this house was William Critchlow Harris, of Charlottetown, Prince Edward Island.

2. Was the architect/builder of particular importance at the regional or local level?

The proposed architect, William Critchlow Harris, was well-known throughout the Maritimes. Harris was responsible for the design and construction of numerous churches, and commercial and residential buildings in Prince Edward Island and Nova Scotia. In Cape Breton specifically, Harris is known for the building of St. Joseph's Catholic Church on Archibald Avenue in and St. John's Anglican Church on Pierce Street in North Sydney and Trinity Church in Sydney Mines as well as residences at 102 and 110 Pierce Street and the town of Broughton.²³ Harris is known to have changed the architectural landscape of many of the communities he worked in and to have designed each of his residential projects uniquely, but commonly with Gothic revival characteristics, like those sometimes found in Queen

²² "Fonds 2013-020/001-004 and MG 3 volumes 1267-1271, 1314-1328, 1445-1450, 1452-1456, 1458-1462, 1544-1546, 1822-1828, 1830-1834; Photographs: 70.2.6 - Nova Scotia Savings and Loan Company fonds," *MemoryNS*, Nova Scotia Archives, Accessed September 7, 2023, <https://memoryns.ca/nova-scotia-savings-loan-and-building-society-fonds>.

²³ Mary Jane MacNeil, "LETTER: Old article sparks North Sydney family memories," *Saltwire*. July 4, 2017, <https://www.saltwire.com/cape-breton/opinion/letter-old-article-sparks-north-sydney-family-memories-22601/>, (Accessed August 22, 2023).

Anne revival homes like 26 Archibald Avenue.²⁴ Harris was a part of many Architectural projects in the Maritimes, and in 1992 there were still 58 buildings designed by him standing in Prince Edward Island and another 43 in Nova Scotia.²⁵ It is also possible that another architect was copying Harris's style.

3. Does the building exhibit any unusual or unique architectural features? If yes, describe these features:

Many of the eccentric features present on this structure make it distinctive and unique. The house is an excellent example of houses built in Queen Anne Revival style which were popular among the merchant class across Atlantic Canada.²⁶ These features include the hexagonal tower at the northeastern corner of the house, the asymmetrical roofline and placement of windows and doors on all faces of the building, and elements like bay windows.

4. Does the architecture have a distinct design unique to the local area? If yes, describe:

The architectural design of this building is characteristic of the residential area behind Commercial Street in North Sydney. Several of the homes and churches in this area were designed by William Critchlow Harris and feature gothic revival characteristics.²⁷ Harris is also known to have had an interest in pointed arches, which can be seen in the roofline of 26 Archibald Avenue.²⁸

Construction Information

²⁴ Historic Places Prince Edward Island, "William Critchlow Harris, RCA (1854-1913.*)" n.d. <http://www.gov.pe.ca/hpo/index.php3?number=1021817&lang=E>, (Accessed August 22, 2023).

²⁵ Robert Critchlow Tuck, "HARRIS, WILLIAM CRITCHLOW," in Dictionary of Canadian Biography, vol. 14, University of Toronto/Université Laval, 2003 (Accessed August 22, 2023). http://www.biographi.ca/en/bio/harris_william_critchlow_14E.html.

²⁶ Canada's Historic Places, "Alphaeus Barbour House," *Historic Places Canada*, January 11, 2005, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14599&pid=0>, (Accessed August 23, 2023); Canada's Historic Places, "Fred Fowler Residence," *Historic Places Canada*, November 25, 2009, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14599&pid=0>, (Accessed August 23, 2023).

²⁷ Mary Jane MacNeil, "LETTER: Old article sparks North Sydney family memories," *Saltwire*. July 4, 2017, <https://www.saltwire.com/cape-breton/opinion/letter-old-article-sparks-north-sydney-family-memories-22601/>, (Accessed August 22, 2023).

²⁸ Gordon Sampson, "Architect lives on in his churches on the Northside," *Saltwire*, November 6, 2015, <https://www.saltwire.com/cape-breton/opinion/architect-lives-on-in-his-churches-on-the-northside-20886/>, (Accessed August 22, 2023).

1. Type of Construction (For example, wood frame, mortar, brick, etc)

This building is a three storey house constructed in a Queen Anne revival style with gothic revival elements and uses a wood construction with a stone and cement foundation. The exterior walls on every face of this building are covered with yellow vinyl clapboard siding. It is unknown when the vinyl siding was added to the house, however, it covers original scalloped cedar shingles. The northern face along Archibald Avenue has a gambrel style gable roof accompanied by wide moulded white wooden eaves with returns. At the northeastern corner of the building there is a conical tower, characteristic of Queen Anne revival style. The bottom level of the north face features a large veranda, an asymmetrically placed green metal screen door located near the northeastern corner, a single-storey bay window, and another large window, all with white painted wooden trim. The veranda has six wooden painted uncarved green pillars and a similarly painted uncarved wooden railing. A wide staircase extends from the veranda towards Archibald Avenue. The second level of the Archibald Avenue face features two asymmetrically placed windows with white painted wooden trim. The tower at the northeastern corner of the house is hexagonal in shape and features three windows on the first and second levels of the house, one for each visible face of the tower.

The western face of the house, which faces Pleasant Street features a double gabled roof and wide mouthed eaves with returns. The eaves are painted white. The shorter of the two gabled roofs extends out toward Pleasant Street. At the corner of Pleasant Street and Archibald Avenue the veranda meets the extended portion of the house. This side of the house features a large centrally placed window on the first level of the house, two centrally placed windows on the second floor which take the same amount of space as the window below them, and a smaller centrally placed window on the third level. There is also an additional window on the second level placed on the wall connected to the taller roofline.

The eastern face of the house has two centrally placed windows on both the first and second levels, and a smaller centrally placed window on the third level. The roofline is gabled and has wide mouthed eaves with returns. The bottom of this face shows exposed cement foundation which has been painted green. There is also a brick

chimney placed on the eastern wall close to the tower at the northeastern corner of the building.

The southern face of the building includes a covered porch attached to a raised deck. There is one window on the southern face of the covered porch. The door to the porch is on its western side and is painted green. The southern face of the house has a hip end roof. On the lower level of the house there is a bay window located next to the covered porch. There are three other windows on the bottom level of this side of the house. On the second level of the house there are three windows placed relatively centrally.

2. Does the building exhibit any interesting construction techniques or particular building technologies (i.e. wooden pegs, mortise and tenon, etc.)?

3. Present Building Condition

- Poor
- Fair
- Good
- Excellent

Alteration Information

1. Has the exterior of the building been structurally altered from its original appearance? If yes, when?

The original scalloped cedar siding has been covered with a yellow vinyl siding. All windows on the house have been replaced, though the date is unknown. There were also once stained glass windows on the house which have been removed.

The veranda on the north face of the house has had its columns and railings repainted from white prior to 2012 to green after 2012.

The deck at the south side of the house was added at an unknown time, there was likely previously only a simple staircase from the door of the porch to the ground.

Contextual Information

1. Does the building serve as a visual landmark? Why?

This house serves as a visual landmark as it is one of two distinctive Queen Anne revival homes on this stretch of Archibald Avenue, sitting across from a post office and the local cenotaph. Most of the other properties on this street are commercial, industrial, or in the case of a freemasons lodge, institutional. The notable Queen Anne revival style of 26 Archibald Avenue also helps to make it a visual landmark in the wider community. Several other properties in North Sydney such as 102 and 110 Pierce Street exhibit similar architectural styles as they may have been designed by the same architect, William Critchlow Harris.²⁹ Aside from being a visual landmark, this house serves as a cultural landmark as it belonged to one of the most successful and well known Lebanese and Syrian merchant families in Cape Breton during the twentieth century.

2. How do nearby buildings compare with the subject property?

Several of the residential buildings in North Sydney similarly feature gothic revival elements or a Queen Anne revival style. Some similarly designed houses in the area behind Commercial Street are of this style and belonged to the large Lebanese and Syrian population that called North Sydney home throughout the twentieth century and to the present day. Other buildings on Archibald Avenue include a post office and the local cenotaph across the street and St. Joseph's Roman Catholic Church further west down the street. However, the complexity of the design, current colour and size of this house make it unique compared to its surroundings.

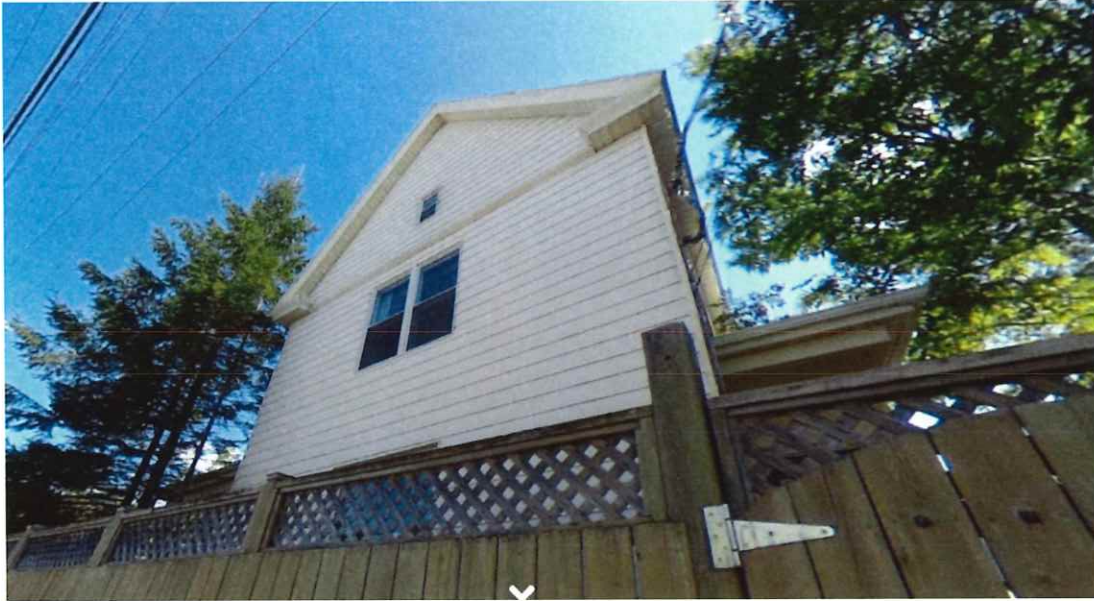
²⁹ Mary Jane MacNeil, "LETTER: Old article sparks North Sydney family memories," *Saltwire*, July 4, 2017, <https://www.saltwire.com/cape-breton/opinion/letter-old-article-sparks-north-sydney-family-memories-22601/>. (Accessed August 22, 2023).

Photographs:



Photograph taken before 2012 showing the north face of 26 Archibald Avenue, North Sydney.

Source: Photograph taken by Anglea Iannetti.



Photograph taken in 2012 showing the Pleasant Street face of 26 Archibald Avenue
Source: Cropped image taken from Google Street View (26 Archibald Avenue, North Sydney, B2A 2W3).



Photograph taken in 2012 showing the east and north faces of 26 Archibald Avenue, North Sydney, B2A 2W3.

Source: Cropped image taken from Google Street View (26 Archibald Avenue, North Sydney, B2A 2W3)

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CBRM REGIONAL ENTERPRISE NETWORK

UPDATE

2024-25 Q1 Report for CBRM Council
Aug 2024



Cape Breton Partnership

VISION

A thriving Unama'ki – Cape Breton

MISSION

To transform Unama'ki – Cape Breton into the most creative and prosperous place on earth

PROMOTE Our Island as a great place to live, work, and invest.

GROW A culture that values and celebrates creativity, innovation and entrepreneurship

CONNECT Entrepreneurs and companies to the resources they need to succeed



Regional
Enterprise
Network

CBRM Forward: Economic Development



Vision:

The CBRM is a hub of economic opportunity and prosperity.

Mission:

Together, we are building community, growing economic opportunity, and fostering an environment where business and residents thrive.



CBRM REN Employee Team

Dedicated CBRM Economic Development Officers (EDOs)



Primary CBRM Staff Collaborators



REN Shared Staff

(Cost Shared positions between the CBRM REN and the CB REN and other partners)



Additional Cape Breton Partnership Coordinated Support

(Not funded by the CB REN but whose roles benefit the REN)



Regional Enterprise Network

CBRM Regional Enterprise Network Board

The following private sector business leaders make up the CBRM REN Board:

- Tracey Boutilier, Vibe Creative Group (Chair)
- Brad Jacobs, Colbourne Auto Group
- Shaowei Xu, SW East International Trading & Consulting
- Howie Doiron, Lindsay Construction
- Darrell Gallant, Marine Atlantic
- Ron Blinkhorn, Casino Nova Scotia – Sydney
- Nicole Morrison, Mabel Systems



CBRM Regional Enterprise Network LOC

The CBRM REN's Liaison Oversight Committee includes CBRM Council, CBRM Staff, and Government of Nova Scotia Representatives:

- **Steve Gillespie**, CBRM Council (Co-Chair)
- **Jennifer Campbell**, CBRM Chief Financial Officer (Co-Chair)
- **Steve Parsons**, CBRM Council
- **Karen Neville**, CBRM Acting Director of Planning & Development
- **Donald Ferguson**, Nova Scotia Department of Labour, Skills, and Immigration
- **Marilynn Hay**, Nova Scotia Department of Economic Development



CBRM Regional Enterprise Network

Leveraged Investment



REN Investment and Leveraging



Supporting Cape Breton Businesses

Cape Breton Partnership Initiatives



CBRM Regional Enterprise Network

Key Activities & Events in Q1

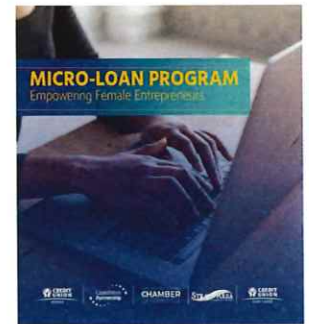
- Mi'kmaw Consultation session for Tourism Strategy for NS: April 3
- Breakfast and RoundTable Discussion with Nova Scotia Power: April 5
- Sydney Job Fair: April 9
- Reventus Site Visit: April 16-17
- Tourism Training Session Kickoff Event: April 19
- Green Energy Engagement Program – Workshop with CBRM Council: April 25
- Impact of Transportation Costs on Life and Work in Unama'ki - Cape Breton: May 6
- Safety First Symposium: May 8
- Destination Cape Breton Community Engagement Sessions: May 9, 22-23



CBRM Regional Enterprise Network

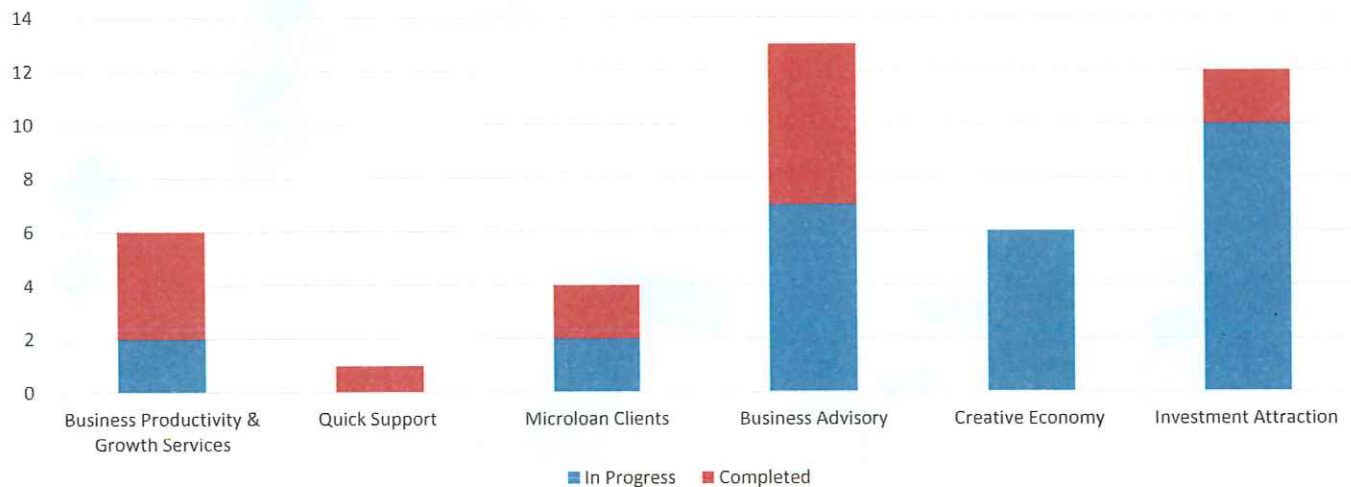
Key Activities & Events in Q1

- CANS Spring Fling Event: May 16
- Atlantic Economic Council – Building Atlantic Canada Conference: May 23
- Procurement Information Session - Selling to Government: May 24
- Sydney Ports Day: May 30
- Offshore Wind Centre of Excellence Site Visit: June 17-18
- Continuing to work on for the [Industry Sector Pages](#) on the Welcome to Cape Breton website's Invest Tab
- Entered into an agreement with a consultant to study the economic impact of the hockey team and the arena on the CBRM
- Streamlined the application process of Microloan program
- Supported community Solar projects development in CBRM
- Assisted Energy Sector Development in CBRM
- Film & TV Production Distance Location Incentive

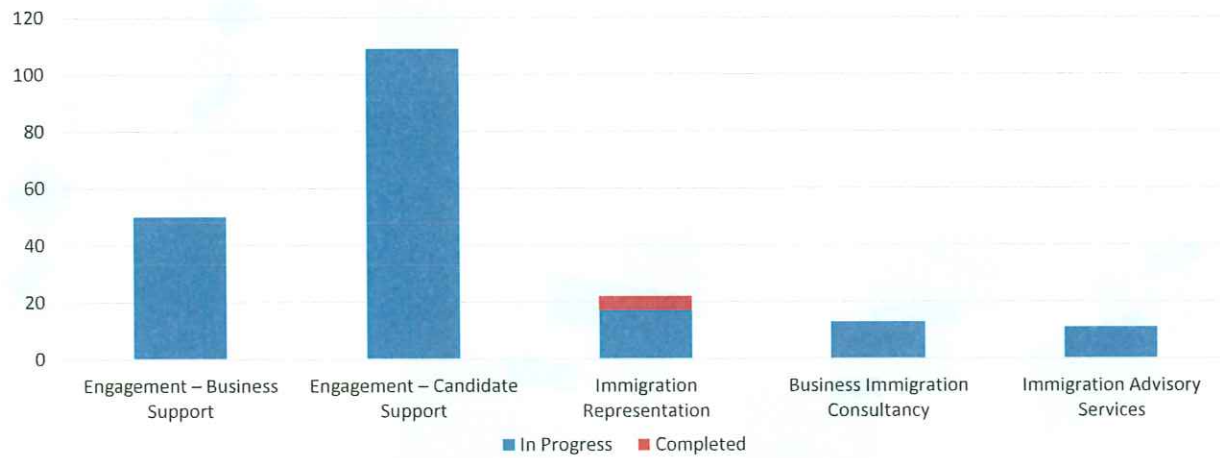


CBRM Regional Enterprise Network

Business Support, Sustainability & Growth Services



CBRM Regional Enterprise Network Immigration Services



Events & Initiatives



Partners Day: July 10

Lighthouse in Little Lorraine Film Project: July



ABO Energy Mill Creek Solar Project Open House: July 10



CBRM Regional Enterprise Network

Immigration & Labour

Kelly MacKinnon

Labour Market & Immigration Advisor

- Regulated Canadian Immigration Consultant
- Helps employers navigate the immigration system and select appropriate programs
- Supports Atlantic Immigration Program, Provincial Nominee Program, as well as federal programs and temporary immigration
- Global Talent Stream & Global Skills Strategy referrals

Dani Mombourquette

Immigration Engagement Coordinator

- Works in partnership with Labour, Skills and Immigration and ACOA
- Supports employers and candidates on the Atlantic Immigration Program & the Provincial Nominee Program
- Information Sessions for employers, newcomers, international graduates on Provincial options

Kris Kolanko

Community Navigator, Cape Breton

- Labour, Skills and Immigration position
- Located in the Cape Breton Partnership office
- Supports employers to navigate Provincial programs
- Direct contact with LSI

Immigration
Services



CBRM Regional Enterprise Network

Settlement and Retention in the CBRM



Aims to strengthen the community's capacity to welcome newcomers and improve integration.



A constellation of groups across the Island working to make our communities more welcoming to newcomers.



A regularly updated one stop shop online for people looking to live, work, or invest in Cape Breton.



Matches community leaders with local and international graduates and newcomers to broaden their networks.



CBRM Forward: CBRM REN & Economic Development

The CBRM Forward Economic Development Strategy was adopted by Council on August 23rd, 2022.



Updates:

- Execution of this strategy is not just the responsibility of the CBRM REN team
 - Many great strides have already been made by the CBRM's staff on this, with great collaboration
- Partner agencies are also critical to success of the strategy, some of them are also members of the Cape Breton Local Immigration Partnership
- There has been progress on 75% of the strategy's action items already after less than 24 months
- CBRM Forward forms the backbone of the CBRM REN's strategic plan, and informs our business plan
 - Business Plan is available on the Partnership website
- A CBRM Moving Forward stakeholder meeting was held at the CBRM on March 1, 2024
 - Another CBRM Moving Forward meeting has just been completed in collaboration with CBU on August 14th.



Economic Development Strategy

(From Business Plan) - Implementation Plan - Progress on Recommendations

CBRM FORWARD	Economic Development Strategy Goals	# of Recommended Actions	Actions Started / In Progress / Completed	Actions Not Started or Unknown Status	Progress Visualization
Economic Development Capacity	Ensure the CBRM has the necessary tools, processes, and resources to attract and retain investment	18	14	4	
Leveraging Local Strengths	Grow the economic potential of the CBRM's strategic advantages Foster opportunities in tourism, marine development, culture, entrepreneurship, postsecondary education, and as Cape Breton's urban hub	22	16	6	
Economic Opportunity through Population Growth	Address workforce development needs, grow the local consumer base and ensure a sustainable tax base	7	5	2	
Strategic Partnerships	Collaborate on areas of mutual benefit to maximize impact and return	6	4	2	
Optimizing regional Projects	Support and maximize the economic return to the local economy for regional projects	5	4	1	
TOTALS		58	43	15	

Your CBRM REN Economic Development Officer team:

Lan Zheng

Economic Development Officer - CBRM
lan@capebretonpartnership.com

Tyler Cole

Economic Development Officer - CBRM
tcole@capebretonpartnership.com



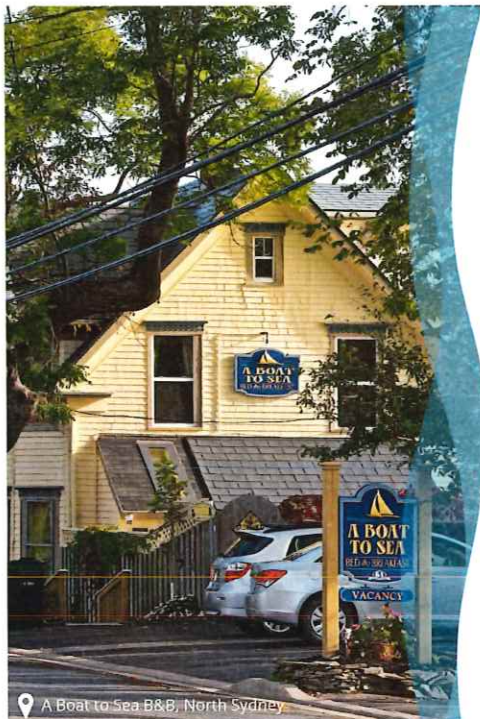
Scan the QR code to download
Lan & Tyler's contact
information, and to learn more
about the CBRM REN



-  [cbpartnership](#)
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-  [cape-breton-partnership](#)

capebretonpartnership.com





Marketing Levy Update

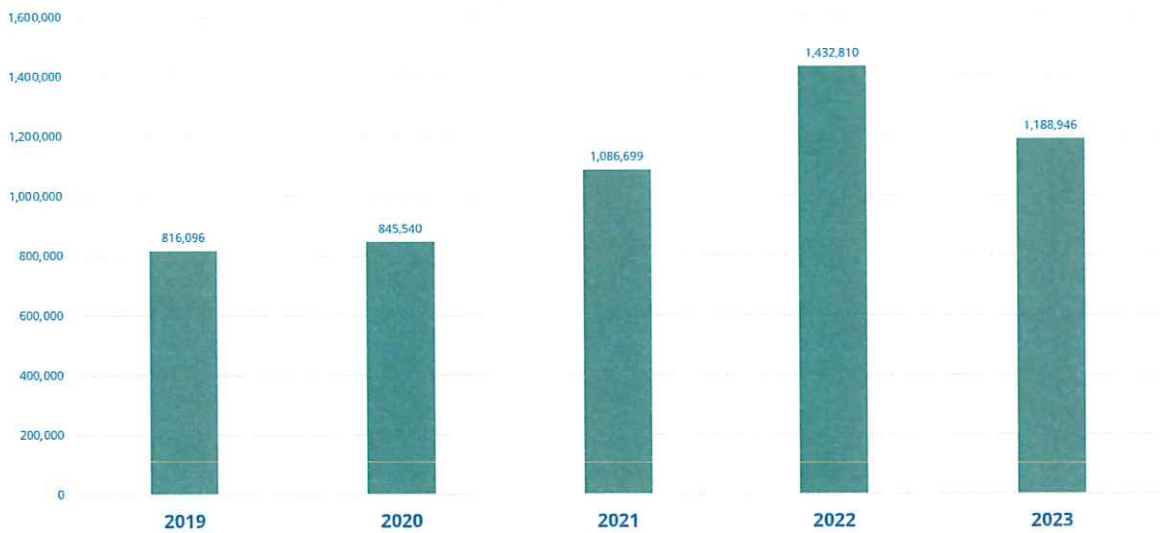
- 3% rate applied to all fixed-roof accommodations came into effect January 1, 2024
- New reporting platform – CheckIn Analytics
- Amendment to Provincial legislation requires all platforms to collect and remit levies to municipalities
- Levy education position being established



2023 Results

visitcapebreton.com Sessions

Five-year Trend, 2019-23

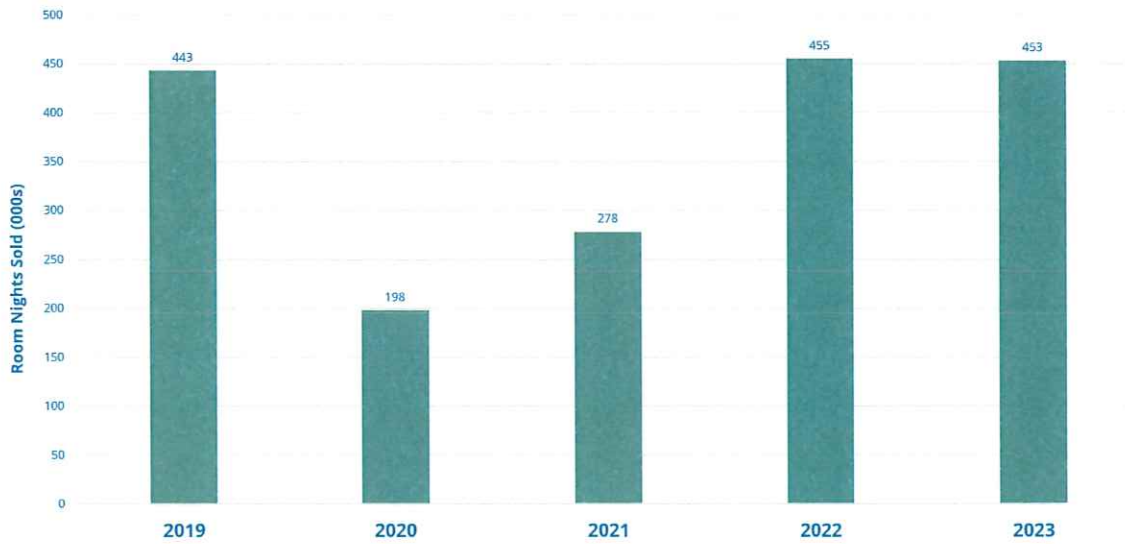


Source: Google Analytics

Sessions were down 17%, but clicks to operator websites were up 120%

Registered Room Nights Sold

2019-23



Source: Tourism Nova Scotia

Room nights sold were down 1%, but tourism spending was up 14%



Strategy Context



Economic Forecast

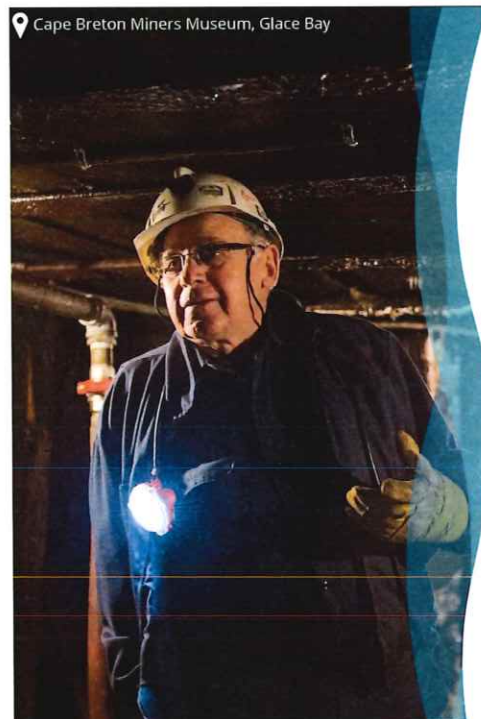
Economic Growth Projections

	2024	2025	2026
Canada	0.5%	1.5%	2%
US	1.5%	1.7%	2%

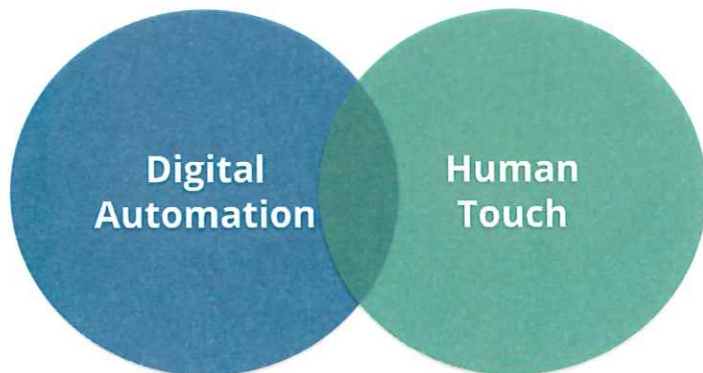
– TD Economics

Strong economic headwinds from inflation and higher interest rates will continue to impact disposable incomes in 2024.

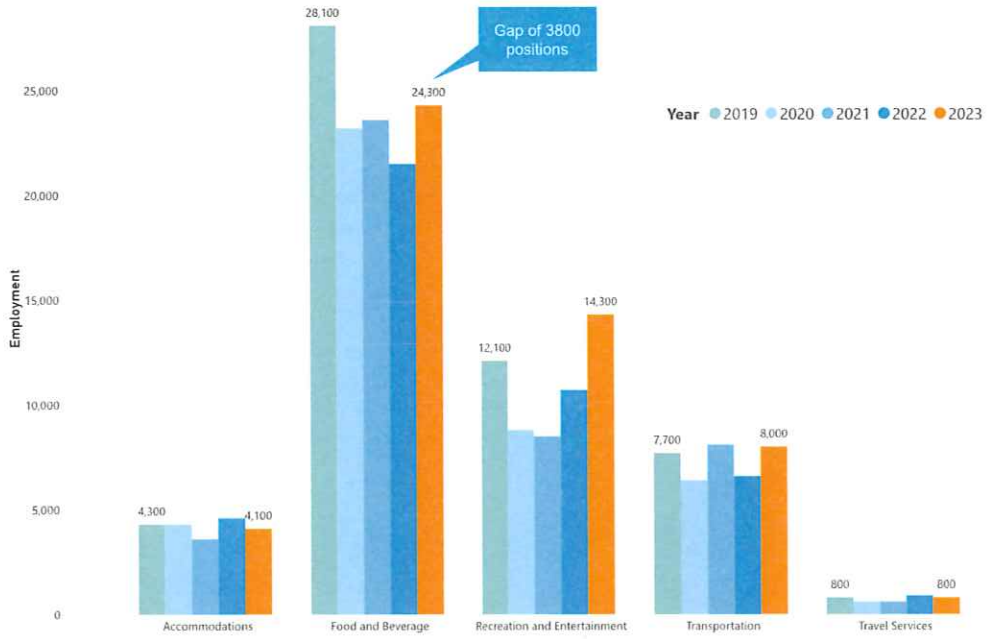
– Destination Canada



The Travel Context



Tourism Employment in Nova Scotia



Source: Tourism HR Canada Labour Force Survey 2023



Acoustic Roots Festival

Strategy Highlights



Visitor Economy Future Growth

Extend Length of Stay

Extending the average length of stay from 4.4 days to 5.4 days = \$125 M

Growing Year-round Tourism

Increasing tourism between November and April by 12% = \$70 M

Attracting High-value Visitors

Increasing the average visitor spend by 10% = \$58 M

– *Unama'ki-Cape Breton Island Economic Impact Assessment for the Tourism Industry: KPMG*



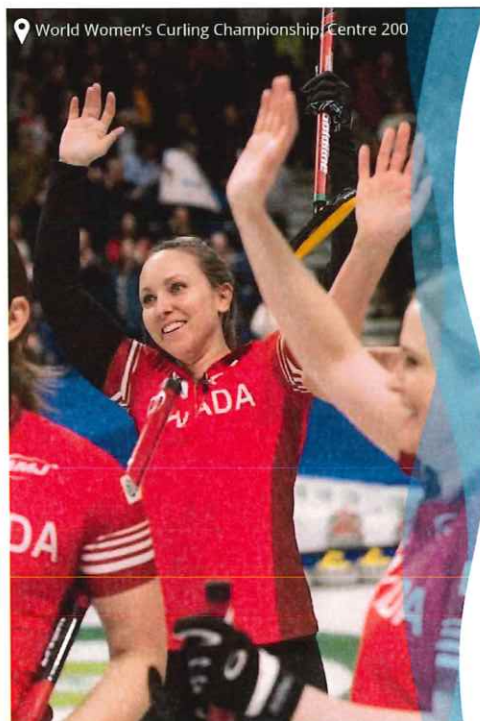
Goals

1. Enhance the brand as a bucket-list destination and one of the top islands in the world
2. Responsibly grow visitation, with emphasis on shoulder and winter seasons
3. Increase average length of stay by one day
4. Increase average visitor spend by 10%
5. Elevate the quality of the visitor experience
6. Become recognized as a truly sustainable and inclusive destination



Enhancing the Brand

1. New campaign focused on connection with the Island, its culture and its people
2. Concierge network
3. Cape Breton Island Official Ambassador program



Growing Year-round Visitation

1. Expansion of marketing program – more advertising, more content
2. Increased events focus
3. Continue to develop winter, spring and fall – e.g. Waterfall Season
4. Increase air access



The Brixton, Glace Bay

Increasing Length of Stay

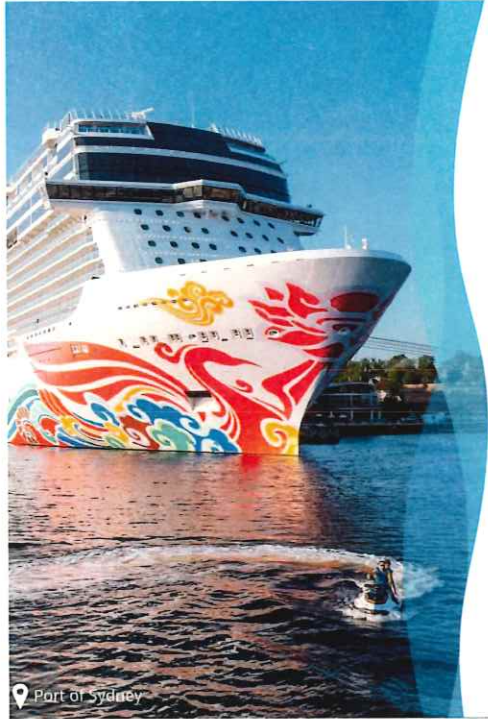
1. Week-long messaging
2. Focus on curating as many events around the Island as possible
3. Travel Companion mobile app



Membertou Heritage Park

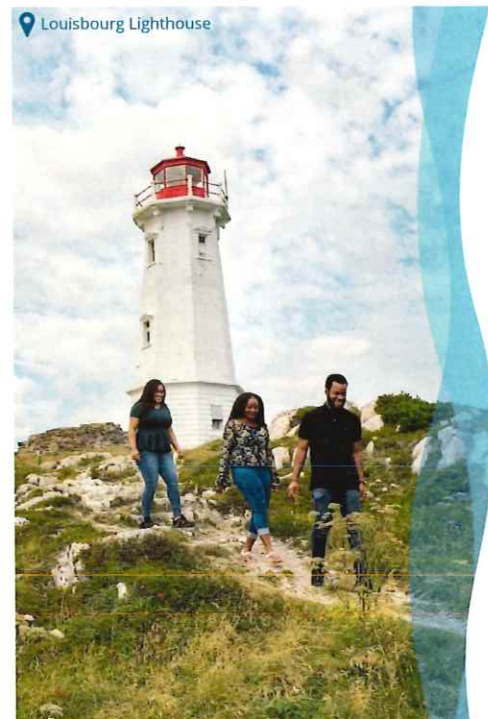
Increase the Average Spend

1. Work with communities and tourism operators to build their evening economies
2. Target more high-value guests in marketing campaigns
3. Implement booking engine into website and the Travel Companion app



Elevating the Visitor Experience

1. Work with partners to support the development and enhancement of experiences
2. Food and Beverage workforce task force
3. Grow marine tourism
4. Implement an investment attraction program



Being Sustainable and Inclusive

1. Develop and implement a Sustainable Tourism Plan
2. Work with partners to roll out equity, diversity and inclusion training initiatives

Download Strategy at
destinationcapebreton.com

 Cranberry Point

Questions?



CBRM

A Community of Communities

ISSUE PAPER

TO: Mayor and Council
FROM: Sheila Kolanko – Property Manager

SUBJECT: Request to deem CBRM property Surplus
PID 15002744 – North Sydney (District 2)

DATE: August 20th, 2024

REQUEST:

CBRM received a letter of interest from Sarah Parsons (the “applicant”) seeking to purchase CBRM property situated at North Sydney. The property is identified as PID 15002744 and outlined in yellow on the attached map (Attachment “A”).

INFORMATION:

The subject property lies adjacent to the property currently registered to the applicant. Ms. Parsons property is outlined in blue on the attached map (Attachment “A”). The CBRM lot parcel is located on an undeveloped road reserve and has limited development as a standalone lot. The applicant is looking to purchase the property from CBRM and add it to her existing property for construction of a new residential dwelling.

INTERNAL REVIEW:

The property is identified as essential for sewer and waterlines. The manager of Public Works North has confirmed there is no CBRM infrastructure on the subject property and has no issue with the request. As such, staff has confirmed the property is not required for municipal purposes and therefore can be deemed surplus. Planning has recommended lot consolidation if sold to an adjacent property owner. The applicant currently has a building permit and is anxious to get start construction.

RECOMMENDATION:

It is my recommendation to Council to pass a Motion declaring the subject property, identified herein as PID 15002744, surplus and to be sold at market value.

Respectively Submitted,

Sheila Kolanko
Property Manager



PID: 15002744 - Owner: CBRM



PID: 15002728 - Owner: SARAH ANNE PARSONS



320 Esplanade Sydney, Nova Scotia, B1P 7B9 902-563-5010

To: CBRM Mayor and Council

From: Christa Dicks, Municipal Clerk/Returning Officer
Demetri Kachafanas, K.C., Regional Solicitor/Assistant Returning Officer

Date: August 13, 2024

Subject: 2024 Municipal and CSAP Elections – Various

1. Amended list

Pursuant to Section 38(1) of the *NS Municipal Elections Act*, Council shall identify a date when the amended list of electors is to be completed, on the advice of the Returning Officer. In reviewing the election calendar, it is recommended that Council designate August 27, 2024, as the date to complete the amended list of electors.

Recommendation: that Council designate August 27, 2024, as the date to complete the amended list of electors as per Section 38(1) of the Municipal Elections Act.

2. Voter's List – For information only

The preliminary voter's list has been received from Elections Nova Scotia and is now undergoing additions, removals, and corrections.

Residents can check if they are on the voter's list by visiting www.cbrm.ns.ca/election

3. Important election dates – For information only

- **September 10th, 2024** – Nomination Day
- **October 10th- October 15th, 2024**– Advance online and telephone voting
- **October 19th, 2024**- In person, paper ballots at facilities throughout CBRM

4. Tariffs of Fees and Expenses – For Information Only.

On February 27th, 2024, the CBRM Council passed a motion related to the 2024 Municipal and CSAP elections. In accordance with Section 139(1A) of the *Municipal Elections Act*, the Council delegated authority to the CAO and Municipal Clerk to "make, revise, and amend the tariff of fees and expenses, and to establish the method for rendering and verifying accounts for payment."

The following tariff of fees and expense shall be in effect for the 2024 Municipal and CSAP Election as required, until such time they are revised by the CAO and Municipal Clerk.

- Supervising Deputy Returning Officer (SDRO) - \$355/poll day
- Deputy Returning Officer (DRO) – \$269/poll day
- Poll Clerk (PC) - \$264/poll day
- Help Desk Personnel - \$20 per hour for hours worked
- Training: A mandatory election training event, estimated at 2.5 hours is required for all election workers \$60.

All payments are made in accordance with the policies of the Cape Breton Regional Municipality and Revenue Canada. Interested workers can visit www.cbrm.ns.ca/election.

Municipal elections are an incredibly important part of local governance and affect the day-to-day lives of residents throughout the municipality. We encourage all eligible voters to get out and vote!

