

**Cape Breton Regional Municipality**

**Council Meeting**

**AGENDA**

**TUESDAY, JANUARY 9<sup>TH</sup>, 2024**

**6:00 P.M.**

Council Chambers  
2<sup>nd</sup> Floor, City Hall  
320 Esplanade, Sydney, NS

# Cape Breton Regional Municipality

## Council Meeting

Tuesday, January 9<sup>th</sup>, 2024

6:00 p.m.

### **AGENDA ITEMS**

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Land Acknowledgement

**6:00 p.m.**

Roll Call

O' Canada

1. APPROVAL OF AGENDA: (Motion Required)

**6:05 p.m.**

2. APPROVAL OF MINUTES: (Previously circulated)

**6:10 p.m.**

- Special Council Minutes – July 20, 2023
- Council Minutes – October 10, 2023
- Special Council Minutes – October 20, 2023
- Council Minutes – October 24, 2023

3. PRESENTATION:

**6:15 p.m.**

3.1 Sydney Baseball Park Association: Alana MacLeod, President; and Jana Blinkhorn, Secretary (See page 4 )

4. CORPORATE SERVICES ISSUES:

**6:40 p.m.**

4.1 REQUEST FOR EASEMENT – NSPI Kings Road, Sydney (District 5) – PID 15884562: Sheila Kolanko, Property Manager (See page 9 )

4.2 East Bay Area Community Council / PID 15437726: Demetri Kachafanas, KC, Regional Solicitor (See page 13 )

4.3 Grand Lake Road Fire Department Lease: Demetri Kachafanas, KC, Regional Solicitor (See page 14 )

Continued...

**Council Meeting Agenda  
January 9<sup>th</sup>, 2024 (Cont'd)**

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**5. COUNCILLOR AGENDA REQUEST: 7:10 p.m.**

**5.1 Letter to Nova Scotia Power: Deputy Mayor James Edwards (See page 17)**

**6. IN CAMERA: 7:25 p.m.**

**6.1 Report on Tentative Agreement Police Negotiations: Deanna Evely,  
Director of Human Resources**

**To be circulated prior to meeting.**

**ADJOURNMENT**

# Sydney Baseball Park Association

Bernie MacNeil Baseball Field Revitalization



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## Who are we?

Sydney Baseball Park Association is a non profit organization looking to improve the accessibility and opportunities for Little League Baseball in Sydney and surrounding communities.

We are a group of parent volunteers who saw a huge need to revitalize the baseball fields in our area to meet the needs of our youth between the ages of 4-17.

We work closely with Sydney and District Little League who currently have over 400 youth players from all areas of Cape Breton County. SDLL enrolls youth from the following districts within the CBRM: 3, 4, 5, 6, 7, 8 & 12.

We are: Jana Blinkhorn, Alana MacLeod, Alanna MacNeil-MacIntyre, Scott Morrison, Steve Young



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## Community Impacts:

- All youth, including person's with exceptionalities, can play baseball in their own community.
- The field with proper dimensions will allow us to host Little League games and tournaments in the Sydney area.
- Youth will be able to feel a sense of pride and community engagement as they have a field to call "home".
- Economic spin offs would include Regional, Provincial and National tournament opportunities.



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## Our Purpose

- To revitalize the Bernie MacNeil Baseball Field (adjacent to the Susan MacEachern) into a field with proper drainage, turf infield, new fencing and dugouts.
- Create a field that is safe and inclusive for all youth.
- Collaborate with the CBRM to rebuild the Bernie MacNeil Field into a facility capable of hosting tournaments at the Provincial and National level.



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## Our Vision



- To refit the Bernie MacNeil Baseball Field into a Little league sanctioned baseball field.
- To create a baseball field that will be inclusive to all youth players, including our Challenger Division.
- To create a community baseball hub in Sydney and surrounding communities.



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## Our Goal

To raise \$782, 047.84 to complete phase 1 of the revitalization of the project through fundraising, grants and political support, through all levels of government.



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## What we have achieved to date

- Blue Jays Care Fund: selected for second round of application process.(approximately \$150 000)
- Sydney Credit Union: grant awarded \$7 000
- Various Fundraising activities: \$15 000
- Nova Scotia Recreation Facility Development Grant: TBD (application submitted)
- Kiwanis Club of Sydney: TBD
- Meetings with various levels of government and community for financial support. Their promise is contingent from support from the CBRM.



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## What do we need?

- We are requesting written and verbal endorsement from the CBRM for the project to proceed.
- We are requesting \$260 683.00 financial support from the CBRM. This would be one third of the cost of our project.



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## Why do we need this?

Our youth and communities deserve to experience this...

<https://www.youtube.com/watch?v=q-3O82sKKr0>

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## Thank you!

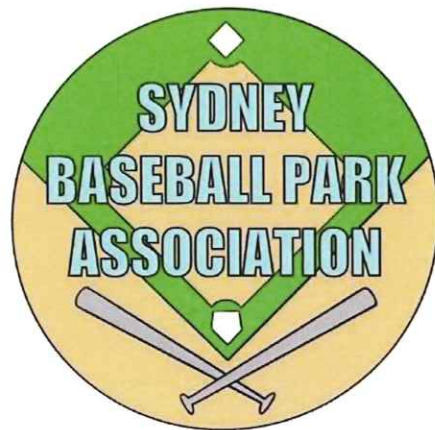
Questions?

Contact information:

[info@sbpa.ca](mailto:info@sbpa.ca)

Facebook: Sydney Baseball Park Association

(902) 371-4434



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**CBRM**

*A Community of Communities*

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## ISSUE PAPER

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**TO:** Mayor and Council

**FROM:** Sheila Kolanko – Property Manager

**SUBJECT:** REQUEST FOR EASEMENT - NSPI  
Kings Road, Sydney (District 5 )- PID 15884562

**DATE:** January 9<sup>th</sup>, 2024

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### INTRODUCTION

A request has been received from Lindsay Construction on behalf of Community Lodge Housing Society (“the applicant”) seeking an Easement in favor of Nova Scotia Power Incorporation (NSPI) across land presently owned by CBRM. The CBRM property is identified as PID 15884562 and outlined in red on the attached map. (Attachment “A”). The applicant’s property is identified as PID 15676323 and outlined in yellow.

### INFORMATION:

The applicant is working with the YMCA to construct a 4000 square foot childcare facility next to Cover Retirement Home. Attached herein is a sketch (Attachment “B”) drafted by Dillon Consultants showing the proposed Easement the applicant is seeking.

An internal review and site visit were carried out by CBRM staff and it was determined there are no issues or concerns in granting an easement to NSPI as outlined on attached sketch (Attachment “B”).

**RECOMMENDATION:**

Staff's recommendation to Council is to pass a Motion authorizing the Mayor and Clerk to execute an Easement Agreement in favour of Nova Scotia Power Incorporation across the CBRM property (PID 15884562).

All cost and fees associated with the Easement shall be the responsibility of the applicant.



**Respectively Submitted by:**

**ORIGINAL SIGNED BY**

Sheila Kolanko  
Property Manager - CBRM

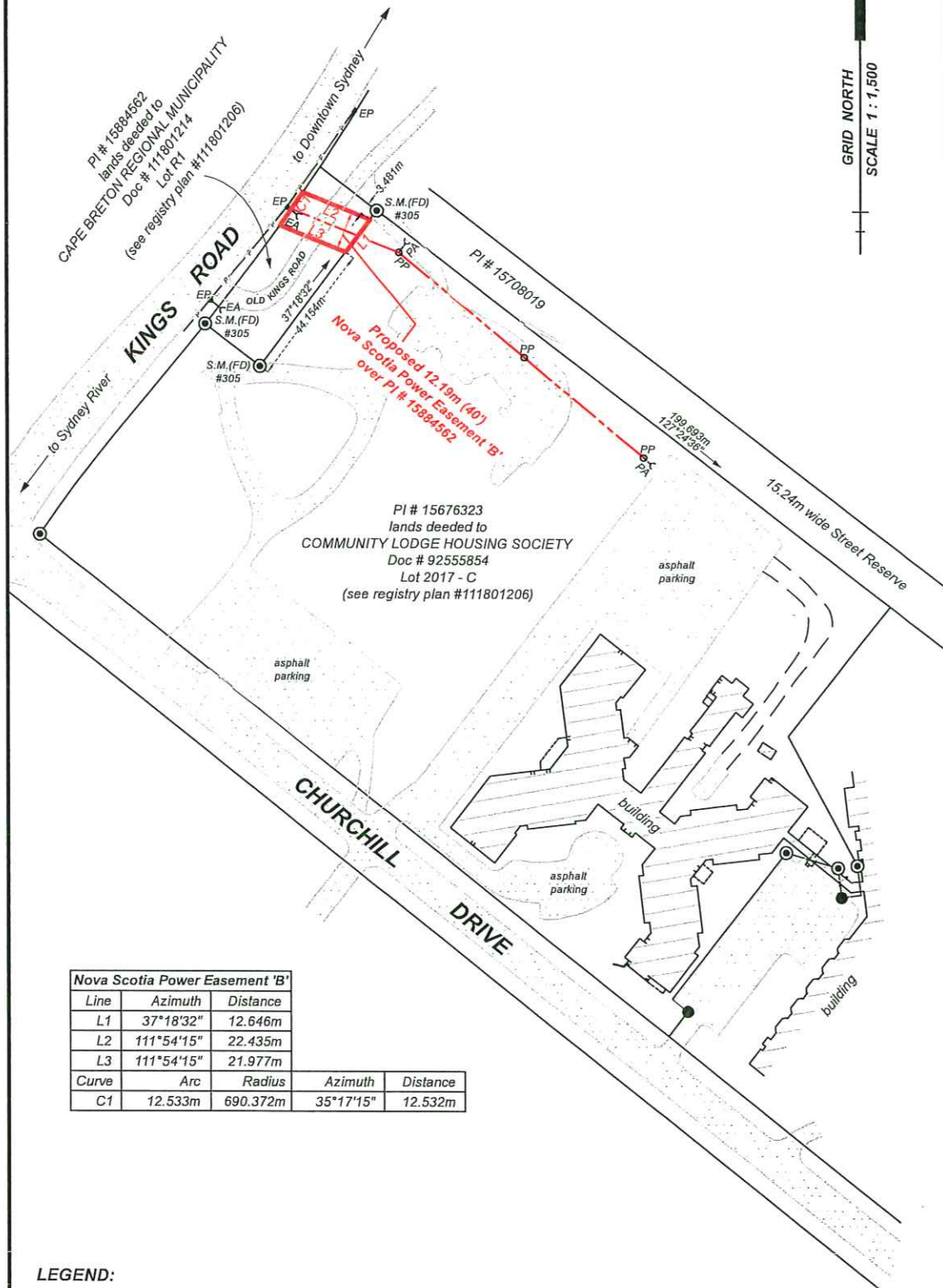
ATTACHMENT "A"



-  PID 15884562 - Owned by CBRM
-  PID 15676323 - Owned by Community Lodge Housing Society

# ATTACHMENT "B"

GRID NORTH  
SCALE 1 : 1,500



PI # 15884562  
lands deeded to  
CAPE BRETON REGIONAL MUNICIPALITY  
Doc # 111801214  
(see registry plan #111801206)

Proposed 12.19m (40')  
Nova Scotia Power Easement 'B'  
over PI # 15884562

PI # 15676323  
lands deeded to  
COMMUNITY LODGE HOUSING SOCIETY  
Doc # 92555854  
Lot 2017 - C  
(see registry plan #111801206)

Nova Scotia Power Easement 'B'				
Line	Azimuth	Distance		
L1	37°18'32"	12.646m		
L2	111°54'15"	22.435m		
L3	111°54'15"	21.977m		
Curve	Arc	Radius	Azimuth	Distance
C1	12.533m	690.372m	35°17'15"	12.532m

- LEGEND:**
- SURVEY MARKER SET ———— ○ S.M.S.
  - SURVEY MARKER FOUND ———— ● S.M.(FD)
  - ANGLE IRON FOUND ———— ● A.I.(FD)
  - EXISTING POLE ———— ● EP
  - EXISTING ANCHOR ———— ● EA
  - PROPOSED POLE ———— ● PP
  - PROPOSED ANCHOR ———— ● PA

SKETCH APPROVED BY  
NOVA SCOTIA POWER INC.  
REPRESENTATIVE  
September 15, 2023



**CBRM**

*A Community of Communities*

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## **ISSUE PAPER**

**TO:** Council

**FROM:** Demetri Kachafanas, K. C.

**SUBJECT:** East Bay Area Community Council / PID 15437726

**DATE:** Jan. 9, 2024

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### **BACKGROUND:**

The East Bay Area Community Council has requested that we renew our lease with them for their property at PID 15437726. This property is adjacent to the East Bay fire hall and is being used as tennis courts and for other outdoor recreational purposes. We had previously been leasing this property from the EBACC under a lease with a ten-year term from 2010 to 2020. Said lease expired on Sept. 21, 2020. The lease permitted a renewal term of an additional ten years, however CBRM did not exercise this option prior to the end of the term of the lease.

The EBACC is concerned that they will not be able to continue operating the recreational facilities on the property without a lease to CBRM. They would like to enter into a further ten-year lease agreement pursuant to the previous lease's renewal provisions on the same terms as the previous lease. The previous lease was for nominal consideration, and required CBRM to keep the grass cut and keep the property in neat and tidy condition but did not otherwise make CBRM responsible for any major repairs or capital costs.

We have sought input from both CAO, Marie Walsh and Director of Buildings, Kirk Durning and have been advised that they have no issues with granting a renewal for this lease on the same terms as the previous lease.

### **RECOMMENDATION:**

That a new lease be authorized for a ten-year term from the 1<sup>st</sup> day of January 2024, to the 31<sup>st</sup> day of December 2033, with the terms and conditions unchanged from the previous lease.

Submitted by:

**Demetri Kachafanas, K. C.**, Regional Solicitor



# M·E·M·O

**To:** Council  
**From:** Demetri Kachafanas, K.C.  
**Date:** January 4, 2024  
**Subject:** Grand Lake Road Fire Department Lease

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The 5-year lease agreement CBRM entered in 2018 with the Grand Lake Road Volunteer Fire Department (GLRVFD) has expired and a new lease agreement has been requested.

Various CBRM departments occupy the GLRVFD building including the following:

- CBRM Hazardous Materials Bay
- Police Gym
- Fire Training Bay
- CBRM 311 Service
- Police Bay
- Police Bunker
- CBRM 911 Service
- CBRM Fire Training and Hazmat Offices

The price per square foot has increased 15% from the 2018 rate and is consistent for the 5-year term.

New rates:

- Rate before taxes for Bay/Bunker space goes from \$4.84 to \$5.57 per Sq Ft.
- Rate before taxes for office space goes from \$14.52 to \$16.70 per Sq. Ft.

Attached is Schedule of Rates for the various Departments.

The Term of the Agreement is 5 years with expiry date of November 30, 2027.

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Staff recommends that Council enter into a new lease agreement.

Thank you.

Yours truly,

~~Don~~ ~~Si~~ Kachafanas, K.C.

Schedule "D"

Department	Square footage	Base Rate Before Tax	
		2018-2022	2022-2027
CBRM Hazmat	2000	\$ 4.84	\$ 5.57
CBRM Police Fitness Center	1000	\$ 4.84	\$ 5.57
CBRM Fire Services	1000	\$ 4.84	\$ 5.57
CBRM 311	1227	\$ 14.52	\$ 16.70
CBRM Police Service	2000	\$ 4.84	\$ 5.57
CBRM Police Service	589	\$ 14.52	\$ 16.70
CBRM 911 Service	2961	\$ 14.52	\$ 16.70
CBRM Fire Training/Hazmat	1200	\$ 15.00	\$ 16.70
		<b>Rate Per Month</b>	<b>Rate Per Month</b>
CBRM Hazmat		\$ 806.67	\$ 927.67
CBRM Police Fitness Center		\$ 403.33	\$ 463.83
CBRM Fire Services		\$ 403.33	\$ 463.83
CBRM 311		\$ 1,484.67	\$ 1,707.37
CBRM Police Service		\$ 806.67	\$ 927.67
CBRM Police Service		\$ 712.69	\$ 819.59
CBRM 911 Service		\$ 3,582.81	\$ 4,120.23
CBRM Fire Training/Hazmat		\$ 1,500.00	\$ 1,670.00
311 Cleaning Service			\$ 350.00
<b>TOTAL PER MONTH</b>		<b>\$ 9,700.17</b>	<b>\$ 11,447.99</b>
<b>Before Tax</b>			
		<b>Rate Per Year</b>	<b>Rate Per Year</b>
CBRM Hazmat		\$ 9,680.04	\$ 11,132.05
CBRM Police Fitness Center		\$ 4,839.96	\$ 5,565.95
CBRM Fire Services		\$ 4,839.96	\$ 5,565.95
CBRM 311		\$ 17,816.04	\$ 20,488.45
CBRM Police Service		\$ 9,680.04	\$ 11,132.05
CBRM Police Service		\$ 8,552.28	\$ 9,835.12
CBRM 911 Service		\$ 42,993.72	\$ 49,442.78
CBRM Fire Training/Hazmat		\$ 18,000.00	\$ 20,040.00
311 Cleaning Service			\$ 4,200.00
<b>TOTAL PER YEAR Before Tax</b>		<b>\$ 116,402.04</b>	<b>\$ 137,402.35</b>



City Hall  
 320 Esplanade  
 Sydney, NS B1P 7B9

Item No.

<b>Councillor Agenda Request Form</b>		
<p>X <b>Included on Agenda</b>            (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)</p>	<p><b>Late Item</b>            (Submitted to Municipal Clerk's Office by Noon the day before the meeting)</p>	<p><b>Request from the Floor: (New Business)</b></p> <ul style="list-style-type: none"> <li>- <b>Announcement</b></li> <li>- <b>Referral</b></li> <li>- <b>Submit Petition</b></li> <li>- <b>Notice of Motion</b></li> </ul>
<p><b>Date of Council Meeting:</b></p>		
<p><b>Subject: Letter to Nova Scotia Power</b></p>		
<p><b>Motion for Council to Consider:</b></p> <p><i>For Mayor and Council to send a letter to Nova Scotia Power requesting a line maintenance report and an updated report outlining pro-active steps that have been taken and are planned to take to address compromised power assets since Fiona struck CBRM in September of 2022.</i></p> <p><b>Reason: CBRM residents, indeed in District 8, continue to experience (extended) power outages due to forecasted weather. Constituents are upset that they continue to lose power for extended periods, of course the most recent power outage being just before the Holiday Season of 2023.</b></p> <p><b>Outcome Sought:</b> To know the steps NS Power have taken and continue to take to prevent the long-term power outages.</p>		
<p><i>Councillor            Deputy Mayor James Edwards</i></p>		<p><i>District 8</i></p>
<p><i>Date:            January 4, 2024</i></p>		<p><i>Received by Clerk's Department (date):            January 4, 2024</i></p>

