

Cape Breton Regional Municipality

Council Meeting

AGENDA

TUESDAY, MAY 10, 2022

6:00 P.M.

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

Cape Breton Regional Municipality

Council Meeting

Tuesday, May 10, 2022

6:00 p.m.

AGENDA ITEMS

Land Acknowledgement

6:00 p.m.

Roll Call

O' Canada

1. APPROVAL OF MINUTES: (Previously Distributed)

➤ **Special Council - January 25, 2022**

2. APPROVAL OF AGENDA: (Motion Required)

3. VOLUNTEER WEEK:

6:10 p.m.

3.1 Presentation of Volunteer Awards: (See page 6)

a) **Gary McDonald Memorial Award** – Joe Costello, Recreation Program Coordinator

Awarded in recognition of an outstanding community project.

i) **Recipient for 2020/21**

ii) **Recipient for 2022**

b) **Anne Holland Memorial Award** – Jonathan Penny, Recreation Program Coordinator

Awarded in recognition of an outstanding community volunteer.

i) **Recipient for 2020/21**

ii) **Recipient for 2022**

c) **Youth Volunteer Award** – Laura Goode, Recreation Program Coordinator

Awarded in recognition of an outstanding youth volunteer.

i) **Recipient for 2020/21**

ii) **Recipient for 2022**

Continued...

**Council Meeting Agenda
May 10, 2022 (Cont'd)**

4. PROCLAMATIONS: 7:10 p.m.

- 4.1 Gaelic Nova Scotia Month 2022:**
Councillor Cyril MacDonald (See page 7)
- 4.2 Victorian Order of Nurses (VON) Week 2022:**
Councillor Gordon MacDonald (See page 8)
- 4.3 Filipino Heritage Month 2022:**
Councillor Ken Tracey (See page 9)
- 4.4 International Day Against Homophobia, Transphobia and Biphobia:**
Councillor Lorne Green (See page 10)
- 4.5 National Deafblind Awareness Month 2022:**
Councillor James Edwards (See page 11)
- 4.6 Fibromyalgia Awareness Day:**
Deputy Mayor Earlene MacMullin (See page 12)

5. PUBLIC HEARING – STREET CLOSINGS: 7:25 p.m.

5.1 Portion of Undeveloped Road Ainsley Street, Sydney (District 6):

Public Hearing regarding the request to close a portion of PID 15711716 located at the end of Ainsley Street, Sydney, with the intention of deeming it surplus and to be conveyed to the Cape Breton Community Housing Association (applicant). Sheila Kolanko, Senior Paralegal/Property Manager (See page 14)

5.2 Portion of PID 15711948 Portion of Undeveloped Road MacAulay's Lane, Sydney (District 6):

Public Hearing regarding the request to close a portion of PID 15711948 located on MacAulay's Lane, Sydney, with the intention of deeming it surplus and to be conveyed to the Mr. Phu Quy Dao (applicant). Sheila Kolanko, Senior Paralegal/Property Manager (See page 18)

6. DELEGATION: 7:45 p.m.

- 6.1 Acquiring Mount Carmel School Property by Maple Hill Manor:** Kendra Baldwin, Administrator/CAO, Maple Hill Manor (See page 23)

Continued...

**Council Meeting Agenda
May 10, 2022 (Cont'd)**

7. **REPORT:** **8:15 p.m.**
- 7.1 **CBRM REN Economic Development Update – Spring 2022:** Tyler Mattheis, President & CEO, Cape Breton Partnership (See page 27)
8. **CORPORATE SERVICES ISSUES:** **8:45 p.m.**
- 8.1 **Request To Deem Property Surplus Portion of PID 15012461 – District 2 Campbell Street, North Sydney:** Sheila Kolanko, Senior Paralegal/Property Manager (See page 40)
- 8.2 **Communication – Legislative Directives:** Mayor Amanda M. McDougall (See page 43)
- 8.3 **Land Acquisition - 275 West Avenue, Glace Bay, NS:** Wayne MacDonald, Director of Engineering and Public Works (See page 54)
- 8.4 **Police Headquarters Generator:** Wayne MacDonald, Director of Engineering and Public Works (See page 68)
9. **BUSINESS ARISING:** **9:30 p.m.**
- 9.1 **Council – April 26, 2022**
- a) **Amendments to Student Employment Policy:** Kirk Durning, Manager of Recreation (See page 70)
10. **COMMITTEE REPORTS:**
- N/A
11. **Review of Action Items from this Meeting:** Mayor Amanda M. McDougall

ADJOURNMENT



Cape Breton Regional Municipality Special Volunteer Awards Criteria



Anne Holland Memorial Award

(in recognition of an Outstanding Community Volunteer)

To recognize an individual who has made an outstanding contribution to the inception and growth of community opportunities within the field of recreation/leisure.

Nominees must have made a significant contribution in one or more of the following criteria:

- exhibited high standards of voluntary performance (e.g. dedication, commitment, time, energy, attitude and motivation)
- contributed to a broad range of activities within the field of community volunteerism
- shown a unique and original leadership approach

Gary McDonald Memorial Award

(in recognition of an Outstanding Community Project)

Presented to a volunteer group to recognize an outstanding project that improves recreation/leisure opportunities, locally or regionally.

Projects must have accomplished one or more of the following:

- increased available opportunities that have proven to be innovative or unique
- included a significant number of participants
- endeavored to encompass all-inclusive services for community members

Youth Volunteer Award

(in recognition of an Outstanding Youth Volunteer)

Students throughout the Cape Breton Regional Municipality who attend area schools or post-secondary institutions will be considered for this Youth Volunteer Award. Open to students age 25 and younger.

The award is based on the following criteria:

- demonstrated a balance between volunteering for school, community projects and/or community organizations
- shown that his/her volunteer activities have taken place in a variety of areas or for a variety of purposes
- volunteers a significant number of hours on a regular basis for specific major projects
- shown that his/her leadership has had an impact through volunteering

PROCLAMATION

Gaelic Nova Scotia Month 2022

Whereas: 2022 marks the 26TH Anniversary of Gaelic Nova Scotia Month which is a time to recognize, honour and celebrate the history, culture, language, contributions, and achievements of Gaels across the province;

And Whereas: Gaelic culture is an integral part of the identity of Nova Scotia and one of the earliest non-Indigenous cultures to settle in Mi'kma'ki;

And Whereas: New generations of language learners and cultural champions carry on the legacy of Gaelic Nova Scotia's tradition bearers;

And Whereas: Government remains committed to collaborating with Gaelic communities to support opportunities for enhanced learning to ensure Gaelic language and culture will thrive in the CBRM;

Be It Therefore Resolved: That, Mayor Amanda M. McDougall and CBRM Council proclaim the month of May 2022 as Gaelic Nova Scotia Month to help celebrate Gaelic's presence in the Cape Breton Regional Municipality and to recognize the identity, pride, and inspiration for all residents to see the value of the Gaelic language and culture and its significant contribution to our Island and our Province.

Councillor Cyril MacDonald - CBRM District #3

May 10th, 2022

Proclamation

“Victorian Order of Nurses (VON) Week” 2022

- Whereas:** The Victorian Order of Nurses for Canada is a charitable community-based health care organization that has addressed community health and social needs for 125 years;
- And Whereas:** Every day, volunteers from all walks of life work with VON staff to help make Canadian communities healthier;
- And Whereas:** VON’s home nursing, health promotion and support services make an invaluable contribution to the Health Care System in Nova Scotia;
- And Whereas:** The Cape Breton VON Branch has provided immeasurable support for individuals and families throughout the Island, providing compassion and care to those in need;
- Be It Therefore Resolved:** That CBRM Mayor, Amanda M. McDougall and Council proclaim May 22-28, 2022 as VON week in the Cape Breton Regional Municipality recognizing the contributions made by the VON through their work in making our Province a better place in which to live.

Gordon MacDonald – CBRM District #1

May 10th, 2022

Proclamation
Filipino Heritage Month 2022

- WHEREAS:** The Filipino people have a rich and vibrant history and culture, with numerous success stories of Filipino Canadians adding to this country's narrative; and
- WHEREAS:** Filipino migration to Canada started in the early 30s in small numbers with Canada's Filipino community growing from less than a thousand residents to become one of the country's largest immigrant demographics in just a few short decades; and
- WHEREAS:** June 12th 2022, is the 124th Independence Day in the Philippines and 2022 marks the 73rd anniversary of diplomatic relations between Canada and The Republic; the Canadian government declared June to be Filipino Heritage Month; and
- WHEREAS:** The many contributions of Filipinos are continually recognized and greatly appreciated in all facets of our society, government, and the private sector
- Be It Therefore Resolved:** That CBRM Mayor Amanda M. McDougall and Council proclaim the month of **June** as "*Filipino Heritage Month*" in the Cape Breton Regional Municipality.

Councillor Ken Tracey - CBRM District #9

May 10th, 2022

Cape Breton Regional Municipality

Proclamation

International Day Against Homophobia, Transphobia and Biphobia

Whereas: The Cape Breton Regional Municipality is committed to building a welcoming and inclusive community for all which strengthens and fosters mutual understanding among the 2SLGBTQ+ community, and;

Whereas: Every resident of The Cape Breton Regional Municipality has the right to have equal access to services, employment, and facilities without discrimination, harassment, acts of verbal or physical violence, death threats or abuse, and;

Whereas: The 2SLGBTQ+ community has fought tirelessly for equity and inclusivity, and

Whereas: The Cape Breton Regional Municipality is proud of the meaningful contributions which individuals within the 2SLGBTQ+ community make to the region and acknowledges discrimination faced by residents due to their sexual orientation, gender identities and/or gender expression, and;

Whereas: The International Day Against Homophobia, Transphobia and Biphobia celebrates the accomplishments of 2SLGBTQ+ minorities while fighting acts of verbal and physical violence, death threats, prejudice, discrimination and abuse.

Be It Therefore Resolved: That the CBRM Mayor Amanda M. McDougall and Council proclaim, Tuesday May 17th, 2022 as International Day Against Homophobia, Transphobia and Biphobia in the CBRM.

Councillor Lorne Green - CBRM District #12

May 10, 2022

Proclamation

“National Deafblind Awareness Month” **2022**

Whereas: Deafblindness is a unique disability that incorporates the loss of both sight and hearing. Individuals who are deafblind can live full, meaningful lives as independently as possible with the right supports in place, such as intervenor services;

And Whereas: National Deafblind Awareness Committee support community partners and individuals who are deafblind to increase their independence and improve their quality of life through specialized services;

And Whereas: Everyone is encouraged to help promote deafblindness by attending an awareness event and proclaiming June as National Deafblind Awareness Month in your community and checking out the calendar of events at www.deafblindnetworkontario.com;

And Whereas: June should be designated as National Deafblind Awareness Month to recognize and celebrate the contributions that individual who are deafblind make in their communities with the support of intervenors who serve as a bridge to communication for individuals who are deafblind;

Be It Therefore Resolved: That CBRM Mayor Amanda M. McDougall and Council proclaim June 2022 in the Cape Breton Regional Municipality as National Deafblind Awareness Month.

Councillor James Edwards - CBRM District #8

May 10th, 2022

Proclamation

“Fibromyalgia Awareness Day”

May 12, 2022

- Whereas:** Fibromyalgia Awareness Day aims to raise awareness and end the stigma and discrimination that accompany this chronic illness;
- And Whereas:** Fibromyalgia Association Canada is the only national organization in Canada that supports only fibromyalgia;
- And Whereas:** Fibromyalgia affects about 5% of Canada’s population - over 2,000,000 men, women and children of all ages and races in Canada are afflicted with this chronic illness;
- And Whereas:** Fibromyalgia often takes an average of three (3) to five (5) years to diagnosis and there is no known cause of, prevention of, or cure of fibromyalgia
- And Whereas:** Fibromyalgia (FM) is a complex illness whose symptoms vary widely and may include debilitating chronic pain, overwhelming fatigue, and cognitive impairment;
- And Whereas:** Patients with Fibromyalgia often have a number of co-existing conditions, which may include chronic myofascial pain, irritable bowel syndrome (IBS), temporomandibular joint disorder (TMJ), environmental sensitivities, anxiety and depression
- And Whereas:** Fibromyalgia (FM) greatly reduces quality of life, can cause total disability and also affect families, friends and employers. Living with chronic pain and fatigue on a daily basis can lead to social isolation, so it is important for sufferers and their families, friends, and caregivers to know that they are not alone
- And Whereas:** People with Fibromyalgia (FM) have a right to be treated with dignity and have a right to pain relief;

Continued...

And Whereas:

Together we will find ways to enhance the quality of lives for people affected by fibromyalgia and together find a cure

Be It Therefore Resolved:

That CBRM Mayor, Amanda M. McDougall and Council proclaim May 12, 2022 as “Fibromyalgia Awareness Day” in the Cape Breton Regional Municipality and call this observance to the attention of all our residents.

Deputy Mayor Earlene MacMullin - CBRM District #2

May 10th, 2022

Request for Street Closure: Portion of Undeveloped Road – Ainsley Street, Sydney (District 6):

Motion:

Moved by Councillor Paruch, seconded by Deputy Mayor MacMullin, that the Legal Department be directed to initiate a formal street closure pursuant to Section 315 of the *Municipal Government Act* for that portion of the undeveloped road reserve, portion of PID 15711716 located at the end of Ainsley Street, Sydney, as outlined in yellow on the plan (Attachment “A”) to the Issue Paper dated April 12th, 2022 with the intention of deeming the small triangular parcel **surplus** to the needs of the municipality and convey the said lot to the applicant, Cape Breton Community Housing Association, for \$1.00

Motion Carried.



CBRM

A Community of Communities

ISSUE PAPER

TO: Mayor and Council

FROM: Sheila Kolanko – Property Manager

SUBJECT: Public Hearing - Street Closure
Portion of undeveloped Road
Ainsley Street, Sydney (District 6)

DATE: May 10th, 2022

As presented to Council on April 12th, 2022, CBRM received a request on behalf of the Cape Breton Community Housing Association (“the applicant”) seeking a formal street closing for a portion of an undeveloped road reserve lying adjacent to the applicant’s property. The subject area is identified as the crosshatched area depicted in yellow on the attached map (Attachment “A”).

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

Pursuant to the Municipal Government Act a public hearing is required at which time Council will hear those in favour and those opposed to the closing of the section of the undeveloped road reserve. Notice was advertised in the Cape Breton Post on May 7th, 2022 and on CBRM’s webpage. I confirm the legal department has not been contacted nor have we received any complaints or objections from the community.

RECOMMENDATION:

Recommendation to council is as follows:

- To pass a motion approving the closure of that portion of the undeveloped road reserve (as identified herein as the crosshatched area in yellow on the attached map – Attachment “A”) pursuant to MGA;
- To deem that portion of the road reserve (as identified as the crosshatched area in yellow on the attached map- Attachment “A”) surplus and
- To convey the said parcel to the applicant for \$1.00 pursuant to MGA and subject to subdivision/ lot consolidation and compliance of Land Use By-Law. All costs would be the responsibility of the applicant.

Respectively Submitted,

Original signed by

Sheila Kolanko

ATTACHMENT "A"



Request for Street Closure: Portion of PID 15711948 – Portion of Undeveloped Road, MacAulay’s Lane, Sydney (District 6):

Motion:

Moved by Councillor Paruch, seconded by Councillor Eldon MacDonald, that the Legal Department be directed to initiate a formal street closure pursuant to Section 315 of the *Municipal Government Act* for that portion of PID 15711948 outlined in yellow on the site plan (Attachment “A”) to the Issue Paper dated April 12, 2022, with the intention of deeming it **surplus** and sold at market value to the applicant, Mr. Phu Quy Dao.

Discussion:

Following discussion, the Mayor called for the vote.

Motion Carried.



CBRM

A Community of Communities

ISSUE PAPER

TO: Mayor and Council

FROM: Sheila Kolanko – Property Manager

SUBJECT: Public Hearing - Street Closure
Portion of PID 15711948
Portion of undeveloped Road MacAulay's Lane
Sydney (District 6)

DATE: May 10th, 2022

On April 12th, 2022, Council passed a motion directing staff to commence a formal street closing process regarding a portion of the undeveloped street identified on the attached map outlined and crosshatched in yellow (Attachment "A" and "B").

An internal review determined the subject property is not required for municipal purpose.

Pursuant to the Municipal Government Act a public hearing is required at which time Council will hear those in favour and those opposed to the closing of a public street. As required, Notice was advertised in the Cape Breton Post on May 7th, 2022, and on CBRM's webpage. To date the legal department has not been contacted nor have we received any complaints or objections from the community.

I confirm this request is only for a portion of the undeveloped section of MacAulay's Lane and that the current location and extent of MacAulay's Lane will remain unchanged.

RECOMMENDATION:

Staff recommends council:




- Pass a motion approving the closure of that portion of the undeveloped street (as identified herein as the crosshatched area in yellow on the attached map – Attachment “A” and “B”) pursuant to MGA;
- To deem that portion of the undeveloped street (as identified as the crosshatched area in yellow on the attached map- Attachment “A” and “B”) surplus and
- To sell the said parcel to the applicant, Phu Quy Dao at market value subject to subdivision/ lot consolidation and compliance of Land Use By-Law. All costs would be the responsibility of the applicant.


Respectively Submitted,

Original signed by

Sheila Kolanko
Property Manager



-  PID: 15711948
Owner: CBRM ROAD PARCEL
-  PID: 15711948
Owner: CBRM ROAD PARCEL - AREA OF INTEREST
-  PID: 15651995
Owner: PHU QUY DAO



Acquiring Mount Carmel School Property by Maple Hill Manor

Kendra Baldwin, Administrator/CAO

1



MAPLE HILL MANOR, EST MARCH 17, 1977

- Maple Hill Manor is a licensed not for profit society funded by Department of Seniors & Long Term Care
- Our staff consists of over 130 full time, part time, casual and student employees.
- Licensed for 50 Long Term Care Beds & 13 Residential Care Beds
 - Residential Care Bed expansion was added in 2014.

2

Current Room Layout

Small Semi Private Rooms



- 38 of 50 beds are Semi Private Rooms
- Rooms are very small, space for a bed, bedside table and one chair per room(not per resident).
- Limited privacy.
- No room for personal belongings, such as a favorite chair.
- Half a wall for family pictures.
- Bathrooms shared by 4 residents.

3

July Funding Announcement

- Maple Hill Manor was part of Phase 2 Infrastructure Renewal Plan announced on July 9, 2021.
- Current location on King Street does not have readily available accessible land that would allow MHM to expand and renovate current site.
- Maple Hill Manor New Build timeline has our facility occupying a new facility by end of 2024.
- Maple Hill Manor has been designated for 64 replacement beds.
 - These beds have not been determined as to the type of care; Long Term or Residential Care.

4

Replacement Facility Design

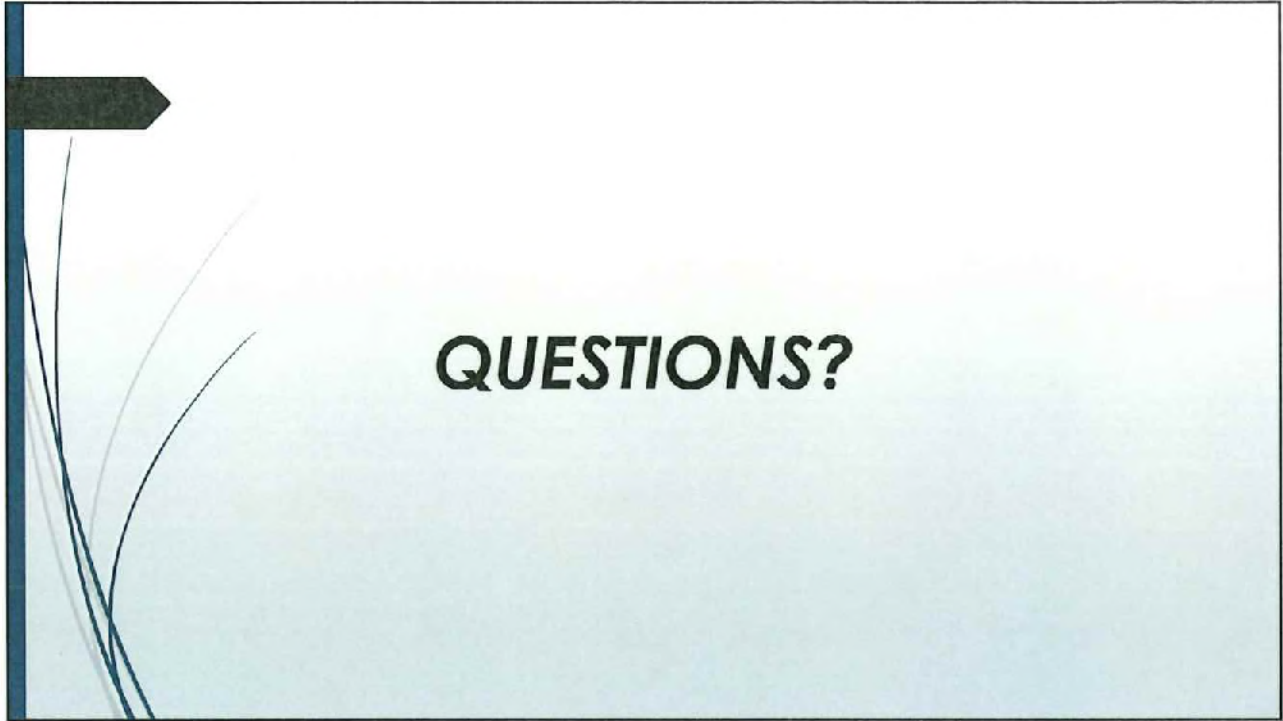
- New facilities are designed as small, self-contained households. With no more than 12-16 beds per unit. Currently our open unit has 33 beds and our dementia unit has 17 beds.
- A new facility will have 64 only private rooms / private bathrooms and readily accessible outdoor space.
 - These design elements provide our residents with not only a higher quality of life but it is also essential for creating enhanced infection control protocols.

5

Maple Hill Manor & Our Community

- **Benefits of Purchasing Mount Carmel School Property**
 - Allows Maple Hill Manor to build a new 64 bed replacement facility.
 - Provides Maple Hill Manor with close access to the New Collaborative Health Care Center for services our residents will access readily.
 - Allows Maple Hill Manor to remain an essential part of our community for employment, volunteers, students and community programs we provide.
 - Most importantly this proposed site will allow our residents to live the rest of their lives in their community of New Waterford.
 - Many residents make Maple Hill Manor their 1st choice for a long term care facility because of New Waterford location.

6



7



CAPE BRETON
REGIONAL MUNICIPALITY



CBRM REN Economic Development Update Spring 2022

CBRM's Economic Development Team



Lan Zheng
Business Growth Advisor



Kelly MacKinnon
Labour Market & Immigration Advisor

Jeremy Martell
Director of Communications



Jessica MacDonald
Human Resources Advisor



Carly Appleton
Communications Coordinator



Tyler Mattheis
President and CEO

Kate Collinet
Digital Marketing Specialist



(vacant)
Economic Development Officer



(vacant)
Business Development Officer



Bill Culp
Creative Economy Development Officer



CAPE BRETON
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Cape Breton Partnership

Vision:

A thriving Cape Breton – Unama'ki



CAPE BRETON
REGIONAL MUNICIPALITY

Cape Breton
Partnership

Promote:

Our Island as a great place to live and invest.

Grow:

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

Connect:

Entrepreneurs and companies to the resources they need to succeed.



CapeBretonPartnership.com
>> [investors](#)



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Partnership

Regional Enterprise Networks



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Regional Enterprise Networks

NOVA SCOTIA REGIONAL
ENTERPRISE NETWORKS
**PARTNERS
in PROGRESS**

Regional Enterprise Networks (RENs) are business-led and business-facing organizations

The REN model was launched in Nova Scotia in 2013 and the first RENs were established in 2014.

As the CBRM is already a regional municipality, an inter-municipal services corporation is not required as it is in other RENs, and therefore the CBRM REN is a more simple agreement between the Province of Nova Scotia, the CBRM and the Cape Breton Partnership.

Each REN, including the CBRM REN, is governed by a board of directors, which represents the regional business community and develops the strategic plan. A local Liaison and Oversight Committee, representing the CBRM and the Province of Nova Scotia (the funding partners), approves the strategic plan and provides oversight of Regional Enterprise Network Program activities.



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CBRM REN Board of Directors

- Tracey Boutilier, Vibe Creative Group (interim chair)
- Brad Jacobs, Colbourne Auto Group
- Damien Barry, Louisbourg Seafoods
- Howie Doiron, Lindsay Construction
- James Wooder, JBW Consulting



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CBRM REN Liaison Oversight Committee

The Liaison and Oversight Committee (LOC) is made up of representatives from the respective funding organizations, and include:

- 2 CBRM Council Representatives
- 2 CBRM Staff Representatives
- 2 Province of Nova Scotia Representatives

The LOC is mandated to meet at least twice per year to ensure oversight of Regional Enterprise Network Program activities.

LOC Meetings

- Last Meeting: November 17th, 2021
- Next Meeting: Will be scheduled once the CBRM Economic Development Strategy (the strategic plan) has been adopted by CBRM Council, and the CBRM REN business plan is adopted by the CBRM REN Board.
- LOC Meetings are scheduled and hosted by the Cape Breton Partnership in consultation with CBRM and Province of Nova Scotia representatives, in accordance with the REN agreement.



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Cape Breton
Partnership

2022 Cape Breton Partnership Board of Directors

Executive

- Chair - Sandra Kanchuk
Seaside Wireless
Communications Inc.
- Vice-Chair - Brian Purchase
Schwartz & Company
- Treasurer - Rob Wadden
Grant Thornton
- Member - Dan MacDonald
CBCL

Board Members

- Paul Breski, Nova Scotia Power
- Jennifer Martin, Membertou First Nation
- James Wooder, JBW Consulting
- Osborne Burke, Victoria Co-op Fisheries
- Allan Eddy, Port Hawkesbury Paper
- Tracey Boutilier, Vibe Creative Group
- Howie Doiron, Lindsay Construction
- Damien Barry, Louisbourg Seafoods
- Jen Ryan, Quincy Street Market
- Brad Jacobs, Colbourne Auto Group
- Shaowei Xu, SW East International Trading & Consulting
- Vivek Saxena, NSCC Strait Area Campus
- Ron Blinkhorn, Casino Nova Scotia (Sydney)
- Alyssia Jeddore, Eskasoni Corporate Division
- Adam Bateman, Business Development Bank of Canada



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Promoting, Growing and Connecting Business



1) Support Local Business

- Business Advisory Services
- Human Resources and Immigration Support
- Support businesses with red tape and regulatory challenges
- Connect businesses to opportunities to grow



2) Attract New Business and Investment

- Investment Attraction Collaboration and Support
- Immigration Support for Foreign Investors
- Site selection assistance
- Marketing and promotion



3) Coordinate Economic Development Projects

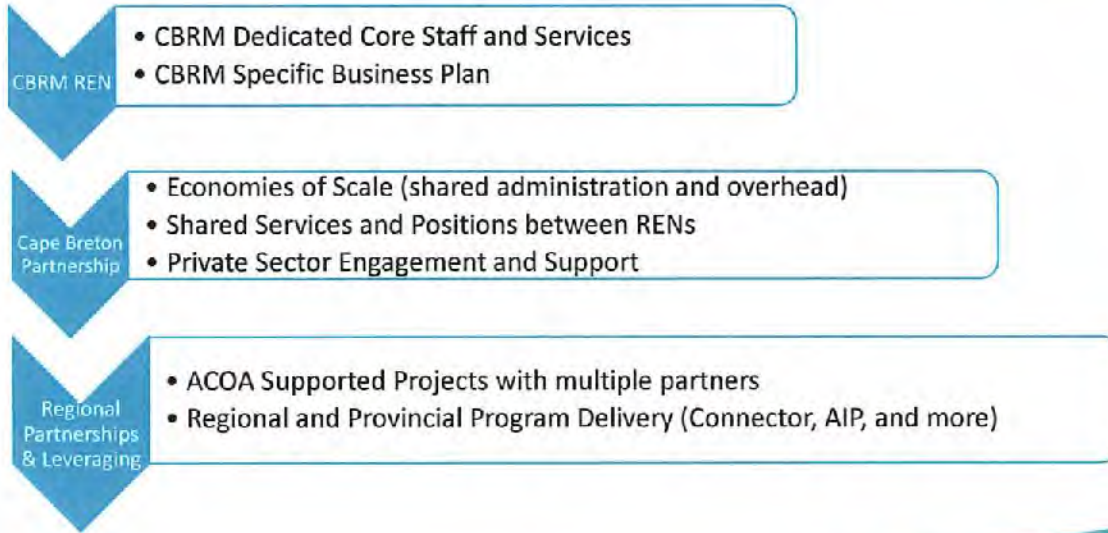
- Commercial Land and Buildings Inventory
- Cape Breton Job Board
- Studies, research and strategic plans
- Municipal priority projects



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Leveraging, Partnering and Collaborating to Maximize Value



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Supporting CBRM Businesses in 2021/22

insightly

265+ New Files Started

Including services to:

- **33** Businesses Expanding in CBRM
- **98+** Startups and Exploring Entrepreneurs

Types of Services Provided

The 265+ new files started in 2021 have included:

- **22** Investment Attraction Files
- **116** Business Advisory Files
- **41+** Immigration and Labour Market Consults

Industries / Sectors Served

The 265+ new files started have included:

- **37** Accommodation and Food Services
- **5** Agriculture/Forestry/Fishing/Hunting
- **20** Manufacturing
- **27** Retail Trade
- **4** Construction
- **10** Transportation & Warehousing

213 Current open and Pending Files Across all Services *(As of May 2nd, 2022)*



CAPE BRETON
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Supporting CBRM Businesses



CAPE BRETON **JOB BOARD**



WELCOME TO
Cape Breton

Safety
FIRST
Cape Breton


**BUILDING
TOMORROW**
REIMAGINE REBUILD REVIVE



CAPE BRETON
**SPECIAL EVENTS
TASK FORCE**



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Cape Breton
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Supporting CBRM's Creative Economy



Bill Culp

Creative Economy Development Officer

(902) 562-0122

bill@capebretonpartnership.com



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Supporting CBRM's Creative Economy



Choose to Support Arts & Culture:
Cape Breton's Creative Sector



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Supporting CBRM's Employers and Job Seekers

Workplace Inclusion Charter and Recognition Program



Ayha El-Darahali

Workplace Inclusion Charter (WIC) Program Manager

(902) 562-0122

ayha@capebretonpartnership.com



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Supporting CBRM's Employers and Job Seekers

Workplace Inclusion Charter and Recognition Program

Purpose:

- To support local employers to make changes that foster more welcoming and inclusive workplaces that will in turn help attract, integrate and retain our labour force in Cape Breton- Unama'ki.
- Recognize and celebrate employers' achievements towards more inclusive workplaces.



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Supporting CBRM's Employers and Job Seekers



<p>Call for Board Members May 31, 2023 newtoen</p>	<p>CABOT CAPE BRETON HIRING NOW!</p>	<p>NORASOOTIA Enrichment Development Training HIRING NOW!</p>	<p>WE ARE HIRING 20th Ave. Team Waterloo Management Coordinator HIRING NOW!</p>	<p>CAPE BRETON JOB BOARD HIRING NOW!</p>
<p>Cape Breton University HIRING NOW!</p>	<p>Marine Atlantic HIRING NOW!</p>	<p>Memberton HIRING NOW!</p>	<p>Cape Breton Partnership HIRING NOW!</p>	
<p>DOUCETTE'S HIRING NOW!</p>	<p>NAVIGATE STARTUP HOUSE HIRING NOW!</p>	<p>Opportunity Fund HIRING NOW!</p>	<p>Marine Atlantic HIRING NOW!</p>	



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Cape Breton
Partnership

Attracting New Business and Investment



Up to Date Information & Tools



Specialized and Targeted Initiatives



Partners in Promotion and Projects



Attracting New Business and Investment

ICSC@WHISTLER – March 27 – 29, 2022



Retail Investment Opportunity in the Cape Breton Regional Municipality

Sydney Retail Statistics:

- \$440 million Annual Retail Sales
- \$71 million Annual Retail Growth
- \$79 million Potential Revenue
- \$65 million Local Revenue
- \$69 million Total Retailer Sales

INVEST IN DOWNTOWN SYDNEY
FOR MORE INFO VISIT: www.capebreton.ca

\$1.57 Billion

ICSC By the Numbers

- 1500+ registrants
- 98 exhibitors
- 35 development/retail follow-ups

Who did we talk to?

- BC, Alberta, Ontario and Nova Scotia based Developers
- Potential Franchisees
- Potential Franchisors
- Former and Future residents of Cape Breton



Economic Development Projects



WELCOME TO
Cape Breton

Choose Move Live Study Work Invest Q

Invest
In Cape Breton



INVEST IN CAPE BRETON - UNAMA'KI

Invest in Cape Breton - Unama'ki

- Community Profiles
- Local Economic Data
- RETAIL INVESTMENT OPPORTUNITIES**
- Retail: Urban Cape Breton - Unama'ki
- Retail: Canada's #1 Island



English



CAPE BRETON
REGIONAL MUNICIPALITY



Attracting New Business and Investment

NSBI Partnership Activity in 2021/22



CAPE BRETON
REGIONAL MUNICIPALITY



Economic Development Projects

Market Data and Studies

CAPE BRETON PARTNERSHIP
A Study of the Housing Needs to Support the Growth Potential of Cape Breton

BARRIERS TO SUCCESS
FOR INDIGENOUS FEMALE ENTREPRENEURS IN CAPE BRETON - UNRAVE IT

Retail Market Analysis
Cape Breton Regional Municipality
December 2019



Strait of Canso Gateway Project



CAPE BRETON
REGIONAL MUNICIPALITY

Cape Breton
Partnership



CBRM Collaborative
Community
Planning
FORWARD



CBRMforward.ca



CAPE BRETON
REGIONAL MUNICIPALITY

Cape Breton
Partnership

Economic Development Plan

Going forward, the CBRM REN's work and annual business plans will be directed by the **CBRM's Economic Development Strategy** which is on track to be fully completed before July.



- Phase 1: Findings and Issues Report (Complete)
- Phase 2: Economic Development Strategy (Nearing Completion - Final Edits)
- Phase 3 (Final): Implementation Plan (Next Step)

The final phase of the Economic Development Strategy is the **Implementation Plan**. A recommended timeline, partners, priorities, actions, and performance measures will all be specific parts of this final phase.



CAPE BRETON
REGIONAL MUNICIPALITY



Economic Development Update - CBRM REN



CAPE BRETON
REGIONAL MUNICIPALITY



Thank you – Questions?



CBRM

A Community of Communities

ISSUE PAPER

TO: Mayor and Council

FROM: Sheila Kolanko – Property Manager

SUBJECT: Request To Deem Property Surplus
Portion of PID 15012461 – District 2
Campbell Street, North Sydney

DATE: May 10th, 2022

REQUEST:

CBRM received a letter of interest asking CBRM to consider selling a portion of CBRM property located on Campbell Street, North Sydney that is currently deemed essential municipal property. The CBRM property is outlined in yellow on the attached map and identified as PID 15012461 (Attachment A). The subject area the applicant is seeking is shown crosshatched in red on the said map.

BACKGROUND INFORMATION:

Robert and Judy Hardy (“the applicants”) currently resides at 63 Campbell Street, North Sydney. Their property is identified as PID 15012602 and outlined in blue on attached map. The applicants were denied a building permit (BD012340) for construction of a garage (BD012340) because the proposed development was over the allowable 10% of the lot parcel area. Mr. and Mrs. Hardy are requesting CBRM sell them a portion of land lying adjacent to their property so they can proceed with their proposed development.

The CBRM property (PID 15012461) contains 1.8 acres and is currently deemed essential coded for CBRM Recreation, inclusive of Smelt Brook. The area the applicants are seeking measures approximately 5000 square feet.

EVALUATION/REVIEW:

An internal staff review was completed, and it was determined that the estimated area requested by the applicants, (shown crosshatched in red on map in Attachment "A") could be deemed surplus and sold to the applicants without impacting the remaining lands required by the municipality.

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

RECOMMENDATION:

It is a recommendation of staff to council to pass a motion declaring that portion of PID 15012461, as shown crosshatched in red on the attached map, surplus to the needs of the municipality and be sold at market value to the applicants, Robert and Judy Hardy.

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

Respectively Submitted by:

Original signed by

**Sheila Kolanko
Property Manager**

ATTACHMENT "A"



MEMO

Cape Breton Regional Municipality

To: CBRM Council and Staff
From: Mayor Amanda M. McDougall
Date: May 4th, 2022
Re: ***Communication – Legislative Directives***

Council and Staff,

There have been a number of legislative directives and communications of late that have direct impact on the function and fiscal capacity of municipalities. While I applaud our Provincial government for making bold and swift change based on the promises made in campaign platforms and subsequent mandate letters, I am concerned with the lack of consultation and respect given to the provincial-municipal working relationship that is required to ensure these directives are successfully implemented.

This has nothing to do with partisan politics; it does not matter what political colour or strip one leans to, this has only to do with the ***decades old*** argument that municipal governments are the grass roots, first call, knowledge-house of community needs that higher levels of government should welcome to decision making tables for their valuable insight and guidance.

What I am looking for from Council today is support and advocacy to ensure our municipal voices are included in meaningful consultation prior to legislation and notice being given, rather than at the point of reaction. A recent example would be the work done on behalf of the Nova Scotia Federation of Municipalities. If not for the board of the NSFM, we would not have the consideration and insight of municipal elected officials and CAOs in the process to renegotiate the MOU/Service Agreements and MGA review. It should be standard practice that any legislation and decision making from higher levels of governments that has a direct impact on municipal government require consultation and input before moving ahead.

With gratitude,

Original Signed By

Amanda M. McDougall
Mayor – Cape Breton Regional Municipality



**Municipal Affairs and Housing
Office of the Minister**

PO Box 216, Halifax, Nova Scotia, Canada B3J 2M4 • Telephone 902-424-5550 Fax 902-424-0581 • novascotia.ca

May 2, 2022

Mayor Amanda McDougall
President, Nova Scotia Federation of Municipalities
Suite 1106, 1809 Barrington Street
Halifax, NS B3J 2K8

Dear President McDougall:

Under the provisions of the *Municipal Government Act*, the Minister of Municipal Affairs & Housing must provide to the Nova Scotia Federation of Municipalities (NSFM) 12-months' notice of any provincial legislation, regulation, or administrative actions that could have the effect of decreasing revenues or increasing the required expenditures of municipalities. This letter is intended to provide notice for such changes for fiscal year 2023-24 and beyond.

The Department of Municipal Affairs & Housing canvassed all other provincial departments to seek information on plans for legislative, regulatory, and policy changes in the coming fiscal year. The following is a summary of the results of that process.

DEPARTMENT OF MUNICIPAL AFFAIRS & HOUSING (DMAH)

Renegotiating the Memorandum of Understanding with the Municipalities

The Minister of Municipal Affairs and Housing Mandate Letter of September 14, 2021, directs the Minister to *renegotiate the Memorandum of Understanding with municipalities*. The current Provincial-Municipal Service Exchange has been unchanged since 1995, and DMAH is reviewing all existing financial aspects associated with the provincial-municipal relationship, including: the Municipal Financial Capacity Grant, grants in lieu of municipal taxes, local roads, other departmental grants, education (including sewer and wastewater for schools), housing, policing, and mandatory contributions. It is difficult at this time to determine the potential financial impact on municipalities as future costs to municipalities will be dependent on the result of consultations and negotiations.

Municipal Financial Capacity Grant (MFCG)

The Minister of Municipal Affairs and Housing Mandate Letter of September 14, 2021, directs the Minister to *double the equalization payment [MFCG] for the first year, until a new Memorandum of Understanding can be reached*. Municipalities received this double payment in fiscal year 2021-2022. It is expected that the MFCG levels for 2022-23 will continue to reflect previous levels (\$30.4M) until a new MOU is negotiated.

Changes to Definition of Income for Housing Programs & Services

In 2021, DMAH completed a review of the income definition for public housing programs. Income definitions determine eligibility and rent levels for public housing, rent supplement, and home repair programs. As a result of the review, the Child Disability Benefit, the GST Tax Credit & Affordable Living Tax Credit, and the Veterans Disability Pension were all excluded from the definition of income for public housing programs and services effective December 2021.

Using calculations based on the Net Operating Losses (NOL) for public housing and services from 2021-22, as well as the number of current public housing clients that are in receipt of these excluded sources of income, it is estimated that the annual municipal share of NOL will be impacted by approximately \$8,000 beginning in 2022-23. It is important to note that the impact to the municipal share of NOL could experience minor annual changes depending on any changes to the number of public housing clients in receipt of the identified benefits. The summary of the 2023 impact is as follows:

Municipal Name	Impact to Municipality	2021-22 NOL	% of NOL
Cape Breton Regional Municipality	\$172	\$2,157,152	0.01%
County of Annapolis	\$201	\$132,593	0.09%
County of Cumberland	\$1081	\$222,121	0.49%
County of Kings	\$694	\$256,780	0.19%
County of Pictou	\$55	\$150,373	0.04%
District of East Hants	\$43	\$69,274	0.06%
District of Guysborough	\$198	\$85,101	0.23%
District of Shelburne	\$196	\$7,469	2.62%
Halifax Regional Municipality	\$2,920	\$4,003,185	0.03%
Region of Queens Municipality	\$281	\$142,247	0.20%
Town of Amherst	\$243	\$246,897	0.10%
Town of Annapolis Royal	\$176	\$23,695	0.74%
Town of Berwick	\$2	\$33,523	0.01%
Town of Bridgewater	\$537	\$63,564	0.84%
Town of Kentville	\$248	\$72,564	0.34%
Town of Middleton	\$13	\$75,428	0.02%
Town of New Glasgow	\$41	\$222,735	0.02%
Town of Pictou	\$433	\$115,797	0.37%
Town of Yarmouth	\$497	\$220,492	0.23%
TOTAL	\$8,032	\$8,300,989	0.10%

Code of Conduct

Consultations for improving the regulations associated with codes of conduct for elected officials will be taking place in fiscal 2022-23. The process for addressing code of conduct issues will be developed with input from the municipalities and the NSFM. It is difficult at this time to determine the potential financial impact on municipalities as future costs to municipalities will be dependent on the model regulations that are advanced as a result of consultations.

DEPARTMENT OF ENVIRONMENT & CLIMATE CHANGE (ECC)

Coastal Protection Act

It is possible that municipalities will incur incremental costs in implementing the Coastal Protection Act in the coming fiscal year. ECC is providing notice of changes that will be required in municipal building and development approval processes now that coastal protection legislation (Bill 106) has passed. The legislation will provide consistent province-wide legal protection for our coast by restricting development and related activity in areas where structures will be at risk of damage due to coastal flooding and erosion, or where it will damage sensitive coastal ecosystems.

Under this legislation municipalities will be enabled to approve a building permit or development permit for construction within a coastal protection zone to be defined by regulation if the proposed location of the construction is above a minimum building elevation specified in the regulations and is situated upland of a site-specific horizontal setback determined by a designated professional. This will require minor modifications to municipal administrative processes for these types of permits.

It is expected that the responsibility for competent, accurate and objective determination of the horizontal setback will rest with the designated professional, using a methodology and forms prescribed in the regulations. Minimum building elevations will be prescribed by the Province for each of approximately 82 sections of coastline.

Subject to the final form of the regulations, if the act applies to a permit application, the municipality will be required to determine whether the proposed construction location is above the minimum building elevation and upland of the site-specific setback determined by the designated professional in an erosion risk factor assessment report the landowner will be required to submit to the municipality with the permit application and confirm the designated professional was a member in good standing of a professional body designated in the regulations at the time the erosion assessment was signed.

Specifics of which professional groups will qualify to determine the setback, standards and forms to be used and other administrative details will be set out in the regulations. Additional detail on the delineation of the coastal protection zone, restrictions and exemptions that apply within it will also be set out in regulations.

DEPARTMENT OF INTERGOVERNMENTAL AFFAIRS (IGA)

Procurement

Every two years, Global Affairs Canada updates its thresholds for covered procurements under the Canada-Europe Trade Agreement (CETA) and the Canada Free Trade Agreement (CFTA). Municipal procurements are covered under these obligations. All procurements above the thresholds must be tendered unless subject to an exemption. Thresholds were last updated on January 1, 2022, and are as follows:

	CETA Thresholds	CFTA Thresholds
Goods	\$366,800	\$121,200
Services	\$366,800	\$121,200
Construction	\$9.1M	\$302,900

It is anticipated there will be new thresholds for CETA and CFTA for 2024-25. These thresholds are calculated based on data that will not be available until the end of next year, so at this time, the scope for municipal involvement is not known. IGA will advise as soon as they receive updated information.

DEPARTMENT OF JUSTICE

Biological Casework Analysis Agreement

The Biological Casework Analysis Agreement provides Nova Scotia's municipalities with DNA analysis arising from criminal investigations. DNA analysis is an important and affordable service that helps solve crimes. The 2022-23 financial cost of this program is expected to stay the same at \$799,688 however the proration of the cost to municipalities will be reassessed upon DMAH's release of the "Uniform Assessment" for 2022-23.

RCMP Collective Bargaining Agreement

The RCMP National Police Federation's collective bargaining agreement with the Government of Canada was signed on August 6, 2021. It included economic increases and market adjustments for the period April 1, 2017 to March 31, 2023, which the RCMP implemented according to the timelines stipulated in "Appendix C" of the collective bargaining agreement. The average cost increase to municipalities under the Provincial Police Service Agreement in the 2022-23 fiscal year is 11%.

Amendments to the Part XX of the *Municipal Government Act*

The Attorney General and Minister of Justice's Mandate Letter of September 14, 2021, directs the Minister to *[a]mend the Freedom of Information and Protection of Privacy Act to give order-making ability to the Privacy Commissioner*. These amendments, as well as other amendments aimed at modernizing the act are anticipated to be brought forward by government at a future sitting of the House of Assembly. To ensure consistency in access and privacy, Part XX of the *Municipal Government Act* will be updated at the same time, which may include resource

implications or increased legal costs. However, the financial implications associated with changes to part XX of the *Municipal Government Act* to give order-making power to the privacy commissioner are unknown at this time.

DEPARTMENT OF LABOUR, SKILLS AND IMMIGRATION (LSI)

Expansion of Firefighter’s Cancer Presumption under the *Workers’ Compensation Act (Firefighters’ Compensation Regulations)*.

Following consultation with the firefighting community, organizations that represent firefighters, and municipalities, the Province of Nova Scotia has approved LSI’s request to expand presumptive coverage for firefighters under the *Worker’s Compensation Act*. This added coverage for paid and volunteer firefighters will increase the number of presumptive cancer coverage from 6 to 19 and cover heart attacks that occur within 24 hours of an emergency call.

The Province of Nova Scotia also approved LSI’s request to extend financial support to help municipalities cover initial and annual liability costs for the next four fiscal years. Over this period, the Province of Nova Scotia will cover liability costs to a total of \$80.6 million. Municipalities will not incur any additional cost for the enhanced benefit until the fiscal year of 2025-26.

	2021-2022	2022-23	2023-24	2024-25
Province paid portion	\$67.4M	\$4.4M	\$4.4M	\$4.4M
Associated costs covered	Initial liability	Annual liability	Annual liability	Annual liability

The Department acknowledges that several items included in this letter have financial impacts that are unknown at this time. The Department will attempt to clarify these impacts and alleviate any issues during the implementation of these items in 2023-24. If any of the above content is unclear or should you have any questions regarding the provided information, please do not hesitate to contact the Department for clarification.

Sincerely,

Original Signed By

John Lohr
Minister of Municipal Affairs & Housing

corr063

Amanda M. McDougall

MAYOR, CAPE BRETON REGIONAL MUNICIPALITY

May 5, 2022

Hon. Tim Houston, Premier
Province of Nova Scotia
One Government Place
1713 Barrington Street
Halifax, NS B3J 2A4
Email: premier@novascotia.ca

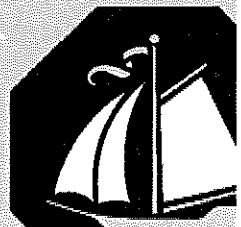
Re: Municipal Financial Capacity Grant – Cape Breton Regional Municipality

Dear Premier Houston:

As we welcome the spring season and feelings of renewal and optimism, elected officials at every level of government dig in to do the important work of preparing our budgets for the upcoming year. This work is exceptionally important, as you are well aware, because we are making decisions on how best to provide essential services to our residents and invest in the future of our community.

During budget deliberations in the Cape Breton Regional Municipality (CBRM) this year, my Council asked that I reach out to you to thank you for recognizing the needs of our municipality and honoring your commitment to double the Municipal Financial Capacity Grant. Because of this increase in funding, we were able to enhance our Low-Income Tax Rebate program, decrease residential and commercial tax rates by 5%, increase investment to municipal infrastructure and service delivery, continue debt repayment, and allocate funds for future development such as a new central library and vital renovations to Centre 200. This investment by your government made it possible for us to invest in our community and the generations to come.

As we move forward from budget, we are mindful of the ongoing negotiations in which your government has been engaged to develop a new formula for the Municipal Financial Capacity Grant and a revised MOU/Service Exchange Agreement. While it is encouraging that the Department of Municipal Affairs and Housing has welcomed an NSFM-appointed Advisory Committee to participate in these discussions, I reach out today asking that the Cape Breton Regional Municipality be offered an opportunity to consult with you directly on our unique needs and priorities that we would like to see reflected in these important negotiations.



Specifically, a conversation is required around how your government can continue to invest in our community, the second largest municipality in the province. CBRM continues to navigate the complex challenges that come with being a region witnessing exponential growth and development while recognizing our rates of poverty in the community are the highest in the province. There is a lack of clarity on the timeline for the MOU and Municipal Financial Capacity Grant negotiations and how that will impact the continued doubling of the current Capacity Grant.

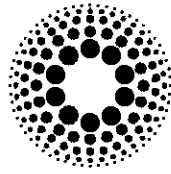
The partnership we have with the Province is more important than ever, and I am hopeful your office is willing to have this important conversation with CBRM at your soonest convenience. My staff will reach out to your office to facilitate coordination of a meeting. I look forward to a productive conversation and continued collaboration.

With gratitude,

Original Signed By

Amanda M. McDougall

AMD/tfd



NOVA SCOTIA
FEDERATION OF
MUNICIPALITIES

PRESIDENT:

Amanda McDougall
Cape Breton Regional Municipality

VICE-PRESIDENT:

Brenda Chisholm-Beaton
Town of Port Hawkesbury

IMMEDIATE PAST-PRESIDENT:

Emily Lutz
County of Kings

REGIONAL CAUCUS CHAIR:

Paul Russell
Halifax Regional Municipality

RURAL CAUCUS CHAIR:

Carolyn Bolivar-Getson
Municipality of the District of
Lunenburg

TOWN CAUCUS CHAIR:

Lennie White
Town of Westville

May 4, 2022

Hon. Tim Houston
Premier of Nova Scotia
Office of the Premier
7th Floor, One Government Place
1700 Granville St.
Halifax, NS, B3J 1X5

Delivered via email

Dear Premier,

Re: Non-Resident Provincial Property Taxes

I am writing to you on behalf of the Board of Directors of the Nova Scotia Federation of Municipalities (NSFM) requesting to work with your government to find solutions for challenges related to the implementation of the new non-resident provincial property tax and deed transfer tax.

We were pleased to see the changes announced yesterday during your State of the Province address, although many concerns remain. You, and your government, have demonstrated a willingness to listen and modify. It is our hope that this same willingness will be extended to NSFM and the concerns, and solutions, we identify below. NSFM is here to assist

Our members have been inundated with calls and emails from businesses and residents, both full-time and seasonal, seeking their support in denouncing the new measures. While this may be a provincial tax, municipalities are directly impacted.

We would like to discuss a resolution to the following concerns:

- 1) Lack of consultation with municipalities and the public. During a meeting with Mayors, Wardens, and Chief Administrative Officers on April 27th, our members expressed their extreme disappointment with the lack of consultation, and access to information, with both municipalities and the general public. This is not the first-time municipalities have been excluded from discussions on policy issues that have a direct and/or indirect impact on their operations.

We know the value of robust consultation; we are engaged in it right now as we work with the Department of Municipal Affairs and Housing on drafting regulations for a municipal code of conduct. We appreciate this engagement and would like to see this level of consultation with all issues that impact municipalities.

- 2) Infringement on municipal tax space. Traditionally, property and deed transfer taxes have been a municipal source of revenue. These new taxes, levied by the Province, will cause confusion for the public and have a significant impact on the ability of

municipalities to maximize and manage this primary revenue source. The Capped Assessment Program already forces municipalities to increase tax rates, and now these new taxes will further reduce tax room and affect their ability to maintain and grow essential programs and services for their communities.

While discussions with municipalities prior to Bill 149 being introduced would have identified this issue, we remain willing to work with the Province to find a solution.

- 3) Lack of analysis on economic and social impacts. As you are aware, many residents both permanent and seasonal, as well as many in the business community, have put forward arguments detailing the positive economic and social contributions of non-resident Nova Scotians. We believe this tax will have a negative impact on both. NSFAM, and the public, are looking for the detailed analysis that was used to calculate the positive net value that these taxes will bring to Nova Scotia while ensuring that local communities are not negatively impacted in order to facilitate revenue-generation for provincial initiatives.

Further, as indicated in the Municipal Government Act, NSFAM must be provided with 12 months' notice of any provincial legislation, regulation or administrative actions that could have the effect of decreasing revenues or increasing the required expenditures of municipalities. Our members have already heard from developers and the business community who have cancelled housing developments and business relocation plans based on these new taxes. This will result in lost revenue for municipalities and potentially increased taxes on current residents as municipalities manage rising expenditures.

NSFAM appreciates the action-oriented position of your government as well as a 'bring the solution' approach. We also understand the many challenges, including fiscal pressures, facing Nova Scotia, particularly as we emerge from more than two years of emergency COVID expenditures. However, we believe that the way forward can only be successful when we all work together. NSFAM is asking that, as the representative of all municipalities, we be engaged.

We would like to propose the following:

- An advisory committee comprised of representatives from NSFAM, the Association of Municipal Administrators of Nova Scotia (AMANS), and Property Valuation Services Corporation (PVSC) be created to participate in the development of regulations that will guide the implementation of these new taxes.
- Commit to consultation on all future issues that touch on municipal government, either directly or indirectly. We would like to see this commitment built into the scope of the new Service Exchange Agreement currently being negotiated between the Province and municipalities.

We appreciate the opportunity to share our concerns and we are ready to work with your government on these pressing matters.

Sincerely,

Original Signed By

Amanda McDougall, President
Nova Scotia Federation of Municipalities

CC: Hon. Allan MacMaster, Minister of Finance
Hon. John Lohr, Minister of Municipal Affairs and Housing
Deputy Minister of Finance, Kelliann Dean
Deputy Minister of Municipal Affairs and Housing, Paul LaFleche

ISSUE PAPER

10 May 2022

To: COUNCIL

Subject: Land Acquisition- 275 West Avenue Glace Bay, NS

BACKGROUND:

On 22 December 2022 Steven O’Leary, Q.C Barrister and Solicitor, representing Yuanjin Li (known as Christy Li) contacted CBRM Property Manager Sheila Kolanko via written letter. The letter is located in Appendix A.

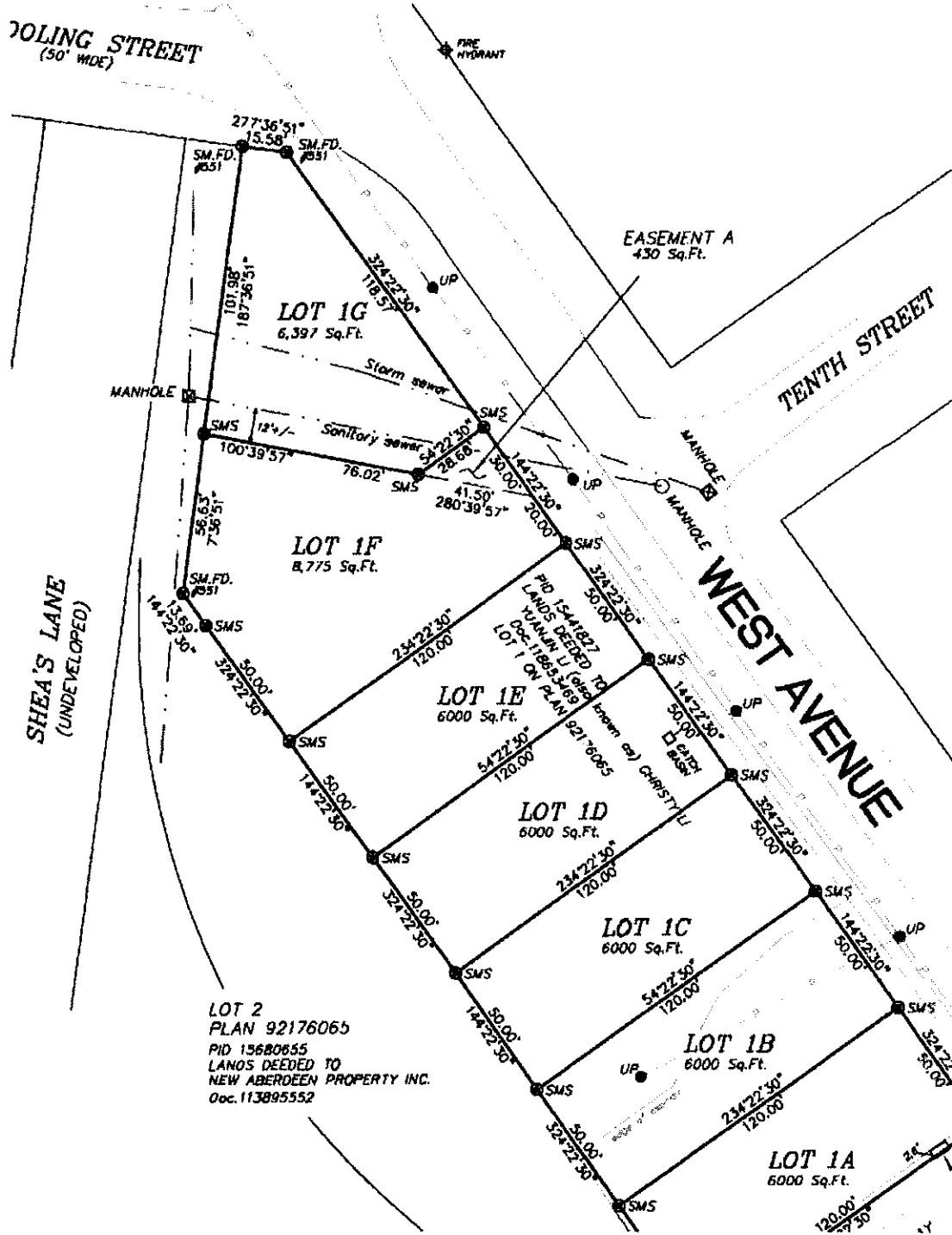
OVERVIEW:

Horace Lovell, Nova Scotia Land Surveyor (N.S.L.S) working on behalf of Christy Li contacted Public Works East in December 2021 regarding this issue. Public Works East located the sanitary sewer and storm sewer main lines on PID 15441827.

Over the winter months, Public Works East had discussions with Horace Lovell and the Property Owner. These discussions resulted in a possible plan of a revised Survey Sketch (located on Page 2) to include one lot of land on PID 15441827 encompassing the CBRM Infrastructure (proposed Lot 1G). During the survey work and location of lot access (future driveway) it was determined that a small easement (from proposed Lot 1F) would be required to allow for proper frontage to the lot. The easement would encompass 430 square feet of area.

The Sketch illustrates the proposed Lot 1G, which potentially could be sold to CBRM from Christy Li and also for Christy Li to grant a proposed easement on Lot 1F for sanitary and storm sewer infrastructure maintenance in the future.

Christy Li will continue to have ownership of the remaining proposed Lots (Proposed Lots 1A through 1F) for future development.



OVERVIEW (continued):

After having the Survey Sketch completed, Public Works East contacted Bruce Kennedy at Kennedy Appraisals to determine the value of Lot 1G. Mr. Kennedy's appraisal is located in Appendix B.

The estimated value as determined by Kennedy Appraisals is \$5,181.

RECOMMENDATION:

That Council approve a motion to allow Public Works East to purchase proposed Lot 1G of PID 15441827 from Christy Li. If approved, CBRM will request an easement from Christy Li over proposed Lot 1F, for future CBRM Infrastructure maintenance.

Respectfully Submitted:

Wayne MacDonald
Director of Engineering and Public Works

Appendix "A"

STEVEN K. O'LEARY, Q.C.

BARRISTER & SOLICITOR

Notary Public

646 Main Street, Suite 1
Glace Bay, Nova Scotia, B1A 4Y1
Telephone: (902) 849-8507
FAX: (902) 849-0555
E-mail: steven@stevenolearylaw.com

December 22, 2021

By email spkolanko@cbrm.ns.ca

Ms. Sheila P. Kolanko
Property Manager
CBRM
320 Esplanade
Sydney, N.S. B1P 7B9

Dear Sheila:

RE: 275 WEST AVE, GLACE BAY, PID #15441827

Please be advised that I represent Yuanjin Li (known as Christy Li) in relation to her development of the above noted property.

Ms. Li has retained Horace Lovell, N.S.L.S. to subdivide the subject parcel. In doing so, she became aware of a CBRM Sanitation and Storm sewer line crossing her property.

I understand that there was some discussions in relation to the CBRM purchasing Lot 1G as shown on the attached sketch and included in any agreement would be an easement in favor of the CBRM over the triangular portion of lot 1F shown on the sketch.

Would you please contact me so we can discuss this matter in hopes of reaching an agreement in relation to the same.

I look forward to hearing from you.

Yours sincerely,

SKO:ap

Steven K. O'Leary

www.stevenolearylaw.com

Appendix "B"

APPRAISAL OF



vacant lot

LOCATED AT:

Lot 1G West Ave
Glace Bay, NS B1A5R8

FOR:

Cape Breton Regional Municipality

BORROWER:

AS OF:


January 15, 2022

BY:

Bruce Kennedy

Glace Bay, NS, B1A4R8

RESIDENTIAL LAND APPRAISAL REPORT

REFERENCE:	KENNEDY APPRAISALS		FILE NO.: 30131a	
CLIENT	CLIENT: Cape Breton Regional Municipality	APPRAISER: Bruce Kennedy	 Appraisal Institute of Canada	
	ATTENTION: Mr Lorne Fraser	COMPANY: Kennedy Appraisals		
	ADDRESS:	ADDRESS: 48 O'Neil Lane Glace Bay, N.S. B1A 4R8		
	E-MAIL:	E-MAIL: brucekennedy@ns.sympatico.ca		
PHONE:	FAX:	PHONE: 902-565-6728	FAX:	
SUBJECT	PROPERTY ADDRESS: Lot 1G West Ave	city: Glace Bay	PROVINCE: NS	
	LEGAL DESCRIPTION: See Deed a portion of PID# 15441827	POSTAL CODE: B1A5R8		
	MUNICIPALITY AND DISTRICT: Cape Breton Regional Municipality	Source: LRIS		
	ASSESSMENT: Land \$ na Assessment Date: 2021 Taxes \$ na Year 2022	EXISTING USE: Vacant Lot		
ASSIGNMENT	NAME: Yuanjin Li & Christy Li Name type: owner			
	PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/>			
	INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Other (specify), estimate of market value for purchase			
	INTENDED USERS (by name): client above			
	REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other			
	VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
	<input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____			
	PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/>			
	IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)			
	APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH			
EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)				
HYPOTHETICAL CONDITIONS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)				
JURISDICTIONAL EXCEPTION <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)				
NEIGHBOURHOOD	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/>	AGE RANGE OF PROPERTIES (years):	From: 5 To: 120	
	TYPE OF DISTRICT: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>	PRICE RANGE OF PROPERTIES:	\$ 10,000 to \$ 250,000	
	TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>	average market conditions		
	BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural	MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low		
	CONFORMITY Size: <input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/>	Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low		
	COMMENTS:			
	Value trends, market appeal, proximity to employment and amenities, anticipated public/private improvements, apparent detrimental conditions (railroad tracks, unsewered properties, major traffic arteries, hydro facilities, commercial/industrial sites, landfill sites)			
	Average residential area of Glace Bay, the neighbourhood is developed with a complete mixture of older and newer dwellings.			
SITE AND IMPROVEMENTS	SITE DIMENSIONS: 118 x 15 x 101 x 76 x 28	UTILITIES: <input checked="" type="checkbox"/> Telephone <input type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic		
	LOT SIZE: 6397 Unit of Measurement Sq.ft	<input type="checkbox"/> Open Ditch <input type="checkbox"/> Holding Tank <input type="checkbox"/>		
	Source: survey plan	WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/>		
	TOPOGRAPHY: level	FEATURES: <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Curbs		
	CONFIGURATION: irregular	<input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Cablevision <input type="checkbox"/>		
	ZONING: residential	ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/>		
	OTHER LAND USE CONTROLS (see comments)	LANDSCAPING: <input type="checkbox"/> Good <input type="checkbox"/> Average <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor none		
	USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor		
	ASSEMBLAGE: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments)	COMMENTS:		
	TITLE SEARCHED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (see comments and limiting conditions)	Average size lot for the area, the lot size was obtained from survey plan		

RESIDENTIAL LAND APPRAISAL REPORT

KENNEDY APPRAISALS

FILE NO. 30131e

REFERENCE

EXISTING USE: **residential**

ANALYSES AND COMMENTS:
the subject is a vacant lot with a storm and sanitary sewer running through the lot. The value estimate assumes that the sewer lines are not running through the site.

SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
	Description	\$ Adjustment	Description	\$ Adjustment	Description	\$ Adjustment
Lot 1G West Ave Glacé Bay, NS B1A5R8	Lot #1 Ninian St Glacé Bay PID# 15845951		81 Fifth St Glacé Bay PID# 15439474		215 Seaview St Glacé Bay PID# 15415649	
DATA SOURCE	MLS		MLS		MLS	
DATE OF SALE	2 July 2020		31 Jan 2022		18 Nov 2020	
SALE PRICE	\$ 10,000		\$ 4,000		\$ 7,500	
DAYS ON MARKET	2		61		1	
LOCATION	similar		similar		similar	
SITE DIMENSIONS/LOT SIZE	6397 Sq.ft		14812 sqft		4000 sqft	
ZONING/LAND USE CONTROLS	residential		residential		residential	
TOPOGRAPHY	level		level		level	
VIEW	partial ocean view		none		none	
	.88 per sqft		\$1 per sqft		.75 per sq. ft	
ADJUSTMENTS (Gross\$, Net\$)	Gross: \$ 0 Net: \$ 0		Gross: \$ 0 Net: \$ 0		Gross: \$ 0 Net: \$ 0	
ADJUSTMENTS (Gross%, Net%)	Gross: 0.0% % Net: 0.0% %		Gross: 0.0% % Net: 0.0% %		Gross: 0.0% % Net: 0.0% %	
ADJUSTED VALUES	\$ 4,349		\$ 6,397		\$ 4,797	

ANALYSES AND COMMENTS:
The above listed are considered the best and most recent comparables available, a careful search was completed for better or more recent comparables and none were found. #1 is a larger lot, #2 is a smaller lot, #3 is larger. Average value per sq.ft is .81 per sq.ft

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ 5,181 value estimate is .81 per sq.ft

HIGHEST AND BEST USE

DIRECT COMPARISON APPROACH

RESIDENTIAL LAND APPRAISAL REPORT

KENNEDY APPRAISALS

FILE NO.: 30131a

REFERENCE:

HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ANALYSES OF SALE TRANSFER HISTORY: (minimum of three years) the applicant purchased the entire 1.04 acre site 27 may 2021 for \$13,500
	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO SUBJECT CURRENTLY LISTED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) the entire 1.04 acre site was listed for 86 days starting 2 Feb 2021, listed at \$13,900. the property sold 27 May for \$13,500
EXPOSURE TIME	ANALYSES OF REASONABLE EXPOSURE TIME: The value estimate assumes an exposure time of 90 days
	RECONCILIATION AND FINAL ESTIMATE OF VALUE: The value estimate assumes an exposure time of 3 months. Note the cost approach is not applicable due to the level of accrued depreciation Final value estimate is \$.81 per sq.ft
RECONCILIATION AND FINAL VALUE	UPON REVIEWING AND RECONCILING THE DATA AND ANALYSES AND CONCLUSIONS, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT <u>15 Jan 2022</u> (Effective Date of the Appraisal) IS ESTIMATED AT \$ <u>5,181</u> COMPLETED ON <u>31 Jan 2022</u> (Date of Report) As set out elsewhere in this report, this report is subject to assumptions and limiting conditions, the verification of which is outside the scope of this report.
	DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition 2010) Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
DEFINITIONS	DEFINITION OF MARKET RENT (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017)
	DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)
SCOPE	The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures. The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report. The specific tasks and items necessary to complete this assignment include a summary of the following:
	1. assembly and analyses of relevant information pertaining to the property being appraised, including listing and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analyses of land use controls pertaining to the subject property; 5. an analyses of "Highest and Best Use", or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisal. All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format. Other: site was inspected, preliminary survey plan was viewed.

RESIDENTIAL LAND APPRAISAL REPORT

KENNEDY APPRAISALS

FILE NO. **30131a**

REFERENCE

The certification that appears in this appraisal report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of the subject property or of a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The author is not qualified to comment on detrimental conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to: moulds or mildews or the conditions that might give rise to either. Any such conditions that were visible during the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any detrimental condition, past, present or future, that might affect the market value of the property appraised. If a party relying on this report requires information about detrimental conditions, that party is cautioned to retain an expert qualified in such issues. The author expressly denies any legal liability relating to the effect of detrimental conditions on the market value of the subject property.
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
12. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
13. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
15. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
16. This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
17. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

CERTIFICATION

I certify that, to the best of my knowledge and belief that:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict of with respect to the parties involved with this assignment;
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event;
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
8. No one has provided professional assistance to the members(s) signing this report;
 The following individual provided the following professional assistance:

PROPERTY IDENTIFICATION
 ADDRESS: Lot 1G West Ave CITY: Glace Bay PROVINCE: NS POSTAL CODE: B1A5R8
 LEGAL DESCRIPTION: See Deed a portion of PID# 15441827

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,
 AS AT 15 Jan 2022 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 5,181
 AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT


<p>APPRAISER</p> <p>SIGNATURE: <u>Original Signed by</u> NAME: <u>Bruce Kennedy</u> AIC DESIGNATION/STATUS: <input type="checkbox"/> Candidate Member <input checked="" type="checkbox"/> CRA.P App <input type="checkbox"/> AACIP App Membership # <u> </u> DATE OF REPORT/DATE SIGNED: <u>31 Jan 2021</u> PERSONALLY INSPECTED EXTERIOR OF THE SUBJECT PROPERTY: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DATE OF INSPECTION: <u>15 Jan 2022</u> LICENSE INFO: (where applicable) <u>NSREEA #</u> NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. SOURCE OF DIGITAL SIGNATURE SECURITY: <u> </u></p>	<p>CO-SIGNING AIC APPRAISER (if applicable)</p> <p>SIGNATURE: <u> </u> NAME: <u> </u> AIC DESIGNATION/STATUS: <input type="checkbox"/> CRA.P App <input type="checkbox"/> AACIP App Membership # <u> </u> DATE OF REPORT/DATE SIGNED: <u> </u> PERSONALLY INSPECTED EXTERIOR OF THE SUBJECT PROPERTY: <input type="checkbox"/> YES <input type="checkbox"/> NO DATE OF INSPECTION: <u> </u> LICENSE INFO: (where applicable) <u> </u> NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</p>
<p>ATTACHMENTS AND ADDENDA: <input type="checkbox"/> ADDITIONAL SALES <input type="checkbox"/> EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS <input type="checkbox"/> NARRATIVE <input checked="" type="checkbox"/> PHOTOGRAPHS <input type="checkbox"/> MAPS <input type="checkbox"/> SCOPE OF WORK <input type="checkbox"/> <u> </u></p>	

RESIDENTIAL LAND APPRAISAL REPORT

REFERENCE

KENNEDY APPRAISALS

FILE NO.: 30131a

CLIENT	CLIENT: Cape Breton Regional Municipality	APPRAISER	AIC MEMBER: Bruce Kennedy	 Appraisal Institute of Canada
	ATTENTION: Mr Lorne Fraser		COMPANY: Kennedy Appraisals	
	ADDRESS:		ADDRESS: 48 O'Neil Lane	
	E-MAIL:		ADDRESS: Glace Bay, N.S. B1A 4R8	
	PHONE: _____ FAX: _____		E-MAIL: brucekennedy@ns.sympatico.ca	
			PHONE: 902-565-6728 FAX: _____	

EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS
 An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of one or more valuation approaches). The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected.

The value estimate assumes that the sewer lines are not running through the site

EXTRAORDINARY ITEMS ADDENDUM

HYPOTHETICAL CONDITIONS
 Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analyses or for purposes of comparison. Common hypothetical conditions include proposed improvements, completed repairs, rezoning, or municipal services. For every Hypothetical Condition, an Extraordinary Assumption is required. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.

Value estimate assumes the sewer lines are not running through the site.

JURISDICTIONAL EXCEPTION
 The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 30131a	
Property Address: Lot 1G West Ave	Case No.:	
City: Glace Bay	Prov.: NS	P.C.: B1A5R8
Lender: Cape Breton Regional Municipality		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: January 15, 2022
Appraised Value: \$ 5,181



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

INVOICE

Kennedy Appraisals
48 O'Neils Lane
Glace Bay, NS
B1A4R8

FILE NO.	INVOICE DATE	INVOICE NO.
30131a	31 Jan 2022	30131a

LENDER/
CLIENT: Cape Breton Regional Municipality

BORROWER: na

ADDRESS OF PROPERTY: Lot 1G West Ave
Glace Bay, NS B1A5R8

APPRAISED AS OF 15 Jan 2022

DESCRIPTION / ADDITIONAL CHARGES	AMOUNT
APPRAISAL FEE:	\$ 300.00
INVOICE SUBTOTAL:	\$ 300.00
TAX 15.0%:	\$ 45.00
INVOICE TOTAL:	\$ 345.00
AMOUNT PAID:	\$
AMOUNT PAID:	\$
BALANCE DUE:	\$ 345.00

TERMS

PLEASE MAKE CHEQUES PAYABLE TO:
Kennedy Appraisals

CBRM Capital Budget 2021-22

Motion:

Moved by Councillor Parsons, seconded by Councillor O'Quinn, to approve the transfer from the Operating Reserve in the amount of \$400,000 for the Police Headquarters backup generator.

Discussion:

In response to a question, the Chief Financial Officer clarified that a motion of Council is required to formalize approval of the use of funds from the Operating Reserve for a specific funding purpose.

Motion Carried.



M·E·M·O

To: Mayor Amanda M. McDougall & Council
From: Wayne MacDonald, Director EPW
Date: May 5, 2022
Subject: Police Headquarters Generator

In the 2021-2022 Budget a motion was passed approving a \$400,000 reserve for a Generator for Police Headquarters. Following this, staff went out for a detailed design and recently went out for an RFP. The low bid that has been received is \$402,000 over the budget amount.

In 2020-2021 police had a significant surplus (\$867,697) part of which was used to fund the \$400,000. Staff are requesting that we use the remaining police surplus which is now in an operating reserve to fund the additional cost of the generator. This would remain in reserve until delivery which is not anticipated until 2023.

Thank you.

Yours truly,

Original signed by:

Wayne MacDonald,
Director, Engineering Public Works

Student Hiring:

Motion:

Moved by Councillor Eldon MacDonald, seconded by Councillor Paruch, to approve the recommended changes to the wording of the Student Employment Policy and that the amended policy be brought back to the May 10th meeting of Council for approval.

Discussion:

Following discussion, the Mayor called for the vote.

Motion Carried.



CBRM

A Community of Communities

Cape Breton Regional Municipality

MEMO

Date: May 4, 2022

To: Mayor and Council

From: Kirk Durning – Manager of Recreation

Re: Amendment to Student Employment Policy

At the April 26th meeting of Council, a motion was passed approving recommended amendments to the Student Employment Policy. As per the motion and in accordance with the Municipal Governance Act, staff is presenting the amended policy document for Council approval.

Respectfully submitted by:

Kirk Durning
Manager of Recreation



**Cape Breton Regional Municipality
Human Resource Services
Policy**

Category: Recruitment and Selection

Ref: 2-20

Approved By Council: January 21, 1997

Page: 1 of 3

Amended: March 17, 1998

Amended: March 21, 2005

Summer Student Employment

1.0 The Municipality is committed to providing students with meaningful employment opportunities. Students eligible for summer employment must:

- be in grade 12 and pursuing post secondary education, or be a Grade 12 graduate and be entering post secondary education or be re-entering full-time post secondary education in the fall of the year of summer employment, and who can provide CBRM with the necessary documentation of acceptance in a post secondary institution.
- be returning to full time post secondary education during the year of summer employment.
- be willing to work where the job requires, which may not always be in their home community.

1.1 **Employment with CBRM**

Students shall be eligible for selection through student lottery on one (1) occasion only. A student who has demonstrated either qualifications or certification that would rank him/her as a Core Student and is necessary for the operation of continuing programs shall be eligible for employment with CBRM for more than one occasion.

2.0 **Definitions:**

- **Core Student:** A student who must have specific skills and qualifications and who will supervise, plan or assist in the development of summer programs.

Where there is any conflict between the policies adopted by the Cape Breton Regional Municipality and the collective agreement, or provincial or federal government legislation, collective agreements or the provincial or federal legislation shall supersede such other policies.

- **General Student:** A student who will work in a program or department who does not require specific skills or qualifications.
- **Co-op Education Student:** A student who is undertaking a specific educational program and requires work term experience.

3.0 Recognizing the need for the Department of Culture, Recreation and Facilities, the Department of Public Works and Engineering to employ a number of core students with specific skills and training to assist in the planning, development and supervision of various programs throughout the municipality, recruitment and selection of students will be completed in two stages

3.1.0 **Stage 1- Selection of Core Students:**

- 3.1.1 The number of core students for the summer program will be determined by the Departmental Director ~~or Manager in consultation with the appropriate Committee of Council and~~ in accordance with budget allocation for summer programs.
- 3.1.2 An advertisement listing the number of core student by job title and basic qualifications will be placed in the local press by the Human Resources Department in April/May of each year. The closing date for Core Student employment applications shall be determined by the Human Resources Department.
- 3.1.3 Selection will be in accordance with the municipality's recruitment and selection policy and will be based on qualifications, ability and personal suitability for each position.

3.2.0 **Stage 2 - Selection of General Students.**

- 3.2.1 The number of general student jobs will be proportionally allotted by District based upon voter population. The district allocations will be reduced by the number of core students selected in stage 1 of the process.
- 3.2.2 The student hirings will be determined in each district by random draw, ~~or by Councillor selection.~~
- ~~3.2.3 Each Councillor will determine the mode of selection annually no later than the second week in April.~~

~~3.2.4~~3.2.3 An advertisement will be placed in the local press by the Human Resource Department in May, advising the mode of selection for summer students for each district. Where there is to be a random draw the date, time and location of the draw will be indicated.

~~3.2.5~~3.2.4 Once students have been selected, interviews from among the successful applicants will be conducted to fill the required positions in the municipality.

3.3.0 Stage 3-Student Information Checks

3.3.1 All students selected for employment with the CBRM who are to be assigned to the Recreation Department shall consent to a search of the Child Abuse Registry and a Canadian Police Information Centre checks.

3.3.2 To be eligible for employment clearance must be received from both searches.

4.0 Co-op Students

4.1 Subject to budget and as part of the continuing process of education, development and partnership with various educational institutions, where specific educational requirements are required, and commitments may be made to hire co-op students.

5.0 Grants

5.1 Human Resource Services will make application to appropriate agencies for grants to support the summer student program. Union concurrence will be obtained from the appropriate bargaining units where applicable.

6.0 Affirmative Action

6.1 In recognition of the Memorandum of Understanding between CBRM and the Nova Scotia Human Rights Commission, action shall be taken to encourage student applications and employment of visible minorities, aboriginal peoples and persons with disabilities.

