

**Cape Breton Regional Municipality**

**Council Meeting**

**AGENDA**

**TUESDAY, MAY 23<sup>RD</sup>, 2023**

**1:30 P.M.**

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

# Cape Breton Regional Municipality

## Council Meeting

Tuesday, May 23<sup>rd</sup>, 2023

1:30 p.m.

### AGENDA ITEMS

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#### Land Acknowledgement

1:30 p.m.

#### Roll Call

#### O' Canada

1. APPROVAL OF AGENDA: (Motion Required)

2. APPROVAL OF MINUTES:

- Council Minutes – January 31, 2023
- Council Minutes – February 28, 2023
- Council Minutes – March 14, 2023
- Council Minutes – March 28, 2023
- Council Minutes – April 11, 2023
- Council Minutes – April 25, 2023

3. DELEGATION:

1:35 p.m.

- 3.1 Cossitt Heights Development Limited: Everett Knickle, Spokesperson  
(See page 4)

4. PROCLAMATIONS:

2:05 p.m.

- 4.1 Menstrual Health Day:  
Mayor Amanda M. McDougall-Merrill (See page 7)
- 4.2 Victorian Order of Nurses (VON) Week:  
Councillor Gordon MacDonald (See page 8)

Continued...

**Council Meeting Agenda  
May 23<sup>rd</sup>, 2023 (Cont'd)**

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**PROCLAMATIONS (Cont'd):**

- 4.3 **International Day Against Homophobia, Transphobia and Biphobia:**  
Councillor Cyril MacDonald (See page 9)
- 4.4 **100<sup>th</sup> Anniversary Sydney-Riverview Y Service Club:**  
Councillor Steve Gillespie (See page 10)
- 4.5 **Bike Week:**  
Councillor Eldon MacDonald (See page 11)
- 4.6 **Inflammatory Bowel Disease (IBD) Day:**  
Councillor Glenn Paruch (See page 12)
- 4.7 **Filipino Heritage Month:**  
Councillor Ken Tracey (See page 13)
- 4.8 **Davis Day:**  
Councillor Darren O'Quinn (See page 14)

5. **CORPORATE SERVICES ISSUES:**

**2:20 p.m.**

- 5.1 **Provincial Road Parcels – PID 15571847, Port Morien, NS (District 8):** Sheila Kolanko, Property Manager (See page 16)
- 5.2 **Request for Property from Playschool Daycare, New Waterford, NS (District 11) Portion of PID 15489354:** Sheila Kolanko, Property Manager (See page 20)

6. **COMMITTEE REPORTS:**

N/A

**ADJOURNMENT**

# memo

## **COSSITT HEIGHT DEVELOPMENT LIMITED**

To: CBRM Municipality  
Karen Neville, Demetri Kachafanas and Cory Youden

From: Everett Knickle

Date: May 15, 2023

Re: PURCHASE & SALE AGREEMENT COSSITT HEIGHTS SUBDIVISION

To the Councillors of the Cape Breton Regionality Municipality,

We are requesting your approval to allow a change in the order in which Phases of the Subdivision Plan for Cossitt Heights are implemented as specified in the original Purchase and Sale Agreement with the CBRM. The Purchase & Sale Agreement between the CBRM and Cossitt Heights Development was put in place in 2012. At this time the development of Cossitt Heights Industrial Park into a residential subdivision had been awarded to Cossitt Heights Development Limited based on a proposal which proposed completing the subdivision in 7 phases. The phases were then included in the Purchase & Sale Agreement.

The Agreement specified Phases 1 and 2 are to be developed first, which has been done. The agreement allowed for variation in the sequencing of the Phases 3 to 7 at the option of the Vendor (CBRM) if the required infrastructure is completed for each stage prior proceeding to the next phase.

We are therefore requesting a change in the phasing Cossitt Heights Subdivision. We wish to proceed with phase four prior to completing phase three.

The reason for this request is the market for new home in CBRM has changed. Due to the housing shortage, there is more demand for high density housing. The change in phasing will accommodate this change as new Phase 3 (originally Phase 4 in the Purchase & Sale Agreement) will contain apartment building and duplex lots.

We have completed Phase 2 of the plan, which was made up of single-family residential lots as a result have a large inventory of these lots available for construction. Therefore, we propose to switch the order of Phase 3 and Phase 4, so that we can proceed to supply apartment and duplex lots.

This would benefit us we have sales for two 12-unit apartments buildings now on hold pending the construction of the buildings along with proposals from buyers interested in additional buildings. We need to start the construction of the building as quickly as possible for 2 reasons:

- 1) The length of the construction season in CBRM is limited due to the weather.
- 2) We have employees available now to construct the units that may not be available if we are delayed.

The benefits to the CBRM are this would help in alleviating the housing shortage creating more housing options for the residents. It would also benefit the Municipality by increasing the tax base.

We are also requesting that Council considering giving us permission to change the order the remaining phases (numbers 4 to 7) are constructed as well. This will enable us to react to any further changes in the housing market quickly and more effectively which will benefit us as well as CBRM.

We believe that this change in the order of phases would not adversely affect the overall quality or outcome of the subdivision plan. We are committed to completing the remaining phases in accordance with the standards and specifications as set out in the bylaws of the municipality. We also want to point out that all the zoning and density regulations will still be met and are not affected by this request. We are also willing to provide any additional information or documentation that you may require to evaluate our request. We appreciate your understanding and cooperation in this matter, and we hope that you will grant us your approval as soon as possible.

Sincerely,

The Management of Cossitt Heights Development Limited

Cossitt Lake

CENTENNIAL DRIVE  
RAMMA DRIVE

COSSITT HEIGHTS DRIVE

PHASE 1

PHASE 2

PHASE 3

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

PI # 15117138  
lands deeded to  
COSSITT HEIGHTS  
DEVELOPMENTS LIMITED  
Doc # 101736719  
Lot 1  
(see registry plan # 115696818)

GRID NORTH

**PRENDERGAST SURVEYS LIMITED**  
640 MAIN STREET, GLACE BAY,  
CAPE BRETON REGIONAL MUNICIPALITY, N.S.,  
PHONE: (902) 542-7028  
WEBSITE: www.nalandsurveyor.com

**CONCEPT PLAN SHOWING  
PHASE 3**

COSSITT HEIGHTS DRIVE,  
MACPHAIL DRIVE, MICHAEL STREET  
SYDNEY, CAPE BRETON REGIONAL MUNICIPALITY  
NOVA SCOTIA  
DATE: MAY 11, 2023

SCALE: 1" = 100'  
100' 0' 100' 200' 300'  
GRAPHIC SCALE - FEET

PI # 115696818  
lands deeded to  
THE NOVA SCOTIA HOUSING CORPORATION  
Book 522, page 88  
Lot 47  
(see registry plan # 10120028)

PI # 1088411  
lands deeded to  
FRANCOIS DUBOIS JACQUES BOUTY  
Doc # 11118007  
(see registry plan # 10120028)

FUTURE DEVELOPMENT

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lands deeded to  
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# Proclamation

## Menstrual Health Day

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**Whereas:** Menstrual Health Day (MH Day) is a Global Day of Action with more than 830 partner organizations working together to catalyze awareness and action towards a world without period poverty and stigma; and;

**And Whereas:** MH Day is on May 28 of each year as it represents the menstrual cycle (average of every 28 days for a duration average of 5 days);

**And Whereas:** MH Day raises awareness about the challenges that women, girls and gender diverse people experience due to menstruation. It also highlights the importance of menstrual hygiene. Talking about this is an important part of reducing the stigma around periods;

**And Whereas:** It is time to speak positively about periods and help end the stigma around them, while understanding the need for equity, including providing marginalized communities with access to free menstrual hygiene products that reduce period poverty;

**And Whereas:** The Period Purse is a non-profit registered charity that launched in Toronto in 2017. The Period Purse strives to achieve menstrual equity by providing people who menstruate access to free menstrual products and to reduce the negative stigma associated with periods through education and advocacy.

**And Whereas:** Through open dialogue to help counter taboos surrounding periods, we can work to promote equitable access to hygiene needs and products;

**Be It Therefore Resolved:** That I, CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim May 28<sup>th</sup>, 2023 as “**Menstrual Health Day**” in the Cape Breton Regional Municipality.

*Mayor Amanda M. McDougall-Merrill*

May 23<sup>rd</sup>, 2023

# Proclamation

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## *“Victorian Order of Nurses (VON) Week”* 2023

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- 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 over 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;
- And Whereas:** The theme this year is “Together we are making a difference” which celebrates VON’s long history and bright future of leading home and community care in Canada’s health care system, and the outstanding VON employees and volunteers who contribute to life-changing moments everyday;
- Be It Therefore Resolved:** That CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim May 21-27, 2023 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.

*Councillor Gordon MacDonald - CBRM District #1*

May 23<sup>rd</sup>, 2023

# *Cape Breton Regional Municipality*

## **Proclamation**

### ***International Day Against Homophobia, Transphobia and Biphobia***

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**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-Merrill and Council proclaim Wednesday May 17<sup>th</sup>, 2023 as International Day Against Homophobia, Transphobia and Biphobia in the CBRM.

*Councillor Cyril MacDonald - CBRM District #3*

May 23<sup>rd</sup>, 2023

## **CBRM PROCLAMATION**

### ***100<sup>th</sup> Anniversary Sydney-Riverview Y Service Club***

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**Whereas:** The Sydney-Riverview Y Service Club is the result of the amalgamation of the former Sydney Y's Men's Club and the Riverview Y's Men's Club. These two organizations have a long history of community service and by coming together, they have made an even stronger group which is dedicated to meeting the needs which are apparent in the CBRM;

**And Whereas:** The Sydney Y's Men's Club began in 1923. It was the first Y's Men's Club outside of the United States and is recognized by Y's Men's International (there are clubs in 77 countries around the world) as "the club which made Y's Men international";

**And Whereas:** The Riverview Y's Men's Club began in 1959 and has been extremely active in the CBRM ever since. Both clubs had very worthwhile projects which have been carried over to the new organization and they have been pursued with a renewed vigor by the new, growing club; Perhaps the most recognizable project is the Y's Men's Christmas Cheer program which has been running steadily for 100 years, making Christmas for children who might otherwise be overlooked.

**And Whereas:** The Club is in the Coxheath area of the CBRM and it serves the community in many ways. There are groups and activities which make regular, ongoing use of the Sydney-Riverview Y Men's Community Centre. Clearly, the community greatly benefits from access to this facility;

**And Whereas:** The Club carries out annual projects such as The Sydney-Riverview Y's Men's Annual Home Show, Christmas Tree Sale, Annual Spaghetti Dinners, Community Garden Project, etc. The monies generated from these projects are used to support various community outreach projects and organizations;

**Be It Therefore Resolved:** That CBRM Mayor Amanda McDougall-Merrill and Council extend sincere congratulations to the Sydney-Riverview Y Service Club on the celebration of its 100<sup>th</sup> Year Anniversary with continued support for the communities within the Cape Breton Regional Municipality.

*Councillor Steve Gillespie- CBRM District #4*

May 23<sup>rd</sup>, 2023

# **CBRM PROCLAMATION**

## ***“Bike Week – June 7<sup>th</sup> – 18<sup>th</sup> 2023***

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- Whereas:** Bike Week is a bicycling event in the CBRM offered in June of each year;
- And Whereas:** CBRM’s Active Transportation Plan recognizes that having the choice to walk or ride a bicycle provides our residents with mobility options and improves the quality of life in our Region;
- And Whereas:** CBRM’s Bike Week includes events hosted by local community groups and activities geared to cycling, promoting bicycle safety and motivates residents to ride their bicycles;
- And Whereas:** Bike Week will be family-friendly with an event that caters to everyone, including children’s bike race, bike rodeos, bike tours, bike workshops, and informational sessions on bike safety and workshops;
- And Whereas:** Bike Week is made possible through partnerships with Velo Cape Breton and other businesses in the CBRM offering bicycle and active transportation services;
- Be It Therefore Resolved:** That CBRM Mayor Amanda McDougall-Merrill and Council proclaim June 7<sup>th</sup> to 18<sup>th</sup> as Bike Week in the Cape Breton Regional Municipality.

*Councillor Eldon MacDonald- CBRM District #5*

May 23<sup>rd</sup>, 2023

## *Proclamation*

# **Inflammatory Bowel Disease (IBD) Day**

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**WHEREAS:** Crohn’s and Colitis Canada, is a national, volunteer-based charity supporting the 270,000 Canadians living with inflammatory bowel disease (IBD), a chronic autoimmune disease that causes the body to attack healthy tissue, leading to inflammation of all or part of the digestive system, and;

**WHEREAS:** People living with IBD routinely endure abdominal pain, cramping, fatigue, internal bleeding, and frequent and urgent bowel movements – in some cases over 20 times a day, and;

**WHEREAS:** While more than 5 million people globally live with IBD, Canada has one of the highest prevalence rates in the world. By 2030, experts predict the number of Canadians living with IBD will rise to 400,000 – one percent of the population.; and

**WHEREAS:** The Maritime region has the highest reported incidence of IBD in the country and over 11,600 residents of Nova Scotia live with the disease and currently, there is no cure;

**BE IT THEREFORE**

**RESOLVED:** That CBRM Mayor Amanda M. McDougall-Merrill and Council proclaim May 19<sup>th</sup>, 2023 as “**Inflammatory Bowel Disease (IBD) Day**” in the Cape Breton Regional Municipality and join and spread awareness to better understand these diseases to find a cure.

*Councillor Glenn Paruch - CBRM District #6*

May 23<sup>rd</sup>, 2023

*Proclamation*  
**Filipino Heritage Month 2023**

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- 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:** This year marks the 125<sup>th</sup> Independence Day in the Philippines and 2023 marks the 74<sup>th</sup> 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-Merrill and Council proclaim the month of **June 2023** as “*Filipino Heritage Month*” in the Cape Breton Regional Municipality.

*Councillor Ken Tracey - CBRM District #9*

May 23<sup>rd</sup>, 2023

## *Cape Breton Regional Municipality*

### **Proclamation** *Davis Day – June 11<sup>th</sup>, 2023*

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**Whereas:**

Every June 11<sup>th</sup> those who live in Nova Scotia's former coal company towns gather to remember miners who died in major accidents in the mines. However, in the CBRM and specifically to the residents of District 11 June 11 is Davis Day in honour of William Davis a striking miner who was killed during the 1925 Strike. The miners in New Waterford walked off the job due the British Empire Steel Corporation (BESCO) reducing wages, expecting miners to work longer hours and unsafe working conditions.

**And Whereas:**

On March 2 credit was cut off at the company stores. The union went on strike four days later, with 12,000 miners manning the picket lines, leaving a small workforce to maintain the mines and keep them from flooding. Despite the economic hardship which saw families come to the brink of starvation by June, the miners' resolve was strong. When BESCO refused arbitration, the union adopted a policy of 100 per cent picketing. This included shutting down operations at the pumping station and power plant at Waterford Lake, which would prevent the company from resuming operations in that district.

**And Whereas:**

On June 10, BESCO tasked its company police force to return to Waterford Lake with thirty company workers and continue its plan to restart the water and electricity to its facilities and to the parts of town that had the benefit of running water and power. The following morning on June 11, the company police began a patrol pattern of intimidation which led to small clashes throughout town, culminating in a protest by 700 to 3,000 striking miners who marched on the Waterford Lake in an attempt to persuade the company workers to support the strike.

**And Whereas:**

The company police force then retreated as the miners swarmed the facility. The coal miners also began attacking company stores and other coal company properties in the Sydney coalfield, resulting in the deployment of the provincial police force and almost 2,000 soldiers from the Canadian Army - the second-largest military deployment for an internal conflict in Canadian history after the Northwest Rebellion of 1885. BESCO eventually accepted government intervention and agreed to settle the strike. BESCO gave up its attempts to break District 26 U.M.W.A., which by then had grown to become one of the most militant labour organizations on the continent. The company was eventually taken over and merged into a larger

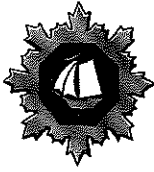
conglomerate in 1930 called the Dominion Steel and Coal Corporation (DOSCO), but Industrial Cape Breton remained a hotbed of labour activism.

**Be It Therefore  
Resolved:**

That CBRM Mayor Amanda M. McDougall- Merrill and Council proclaim June 11<sup>th</sup>, 2023 as Davis Day in the CBRM and ask residents to take time to reflect and remember miners who were killed on the job and on our coal mining heritage, the hardships and sacrifice, the bravery and achievements of Nova Scotia's coal miners.

*Councillor Darren O'Quinn - District #11- CBRM*

May 23<sup>rd</sup>, 2023



**CBRM**

*A Community of Communities*

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## ISSUE PAPER

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**TO:** Mayor and Council

**FROM:** Sheila Kolanko – Property Manager

**SUBJECT:** Provincial Road Parcels – PID 15571847  
Port Morien, NS (District 8)

**DATE:** May 23rd, 2023

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**REQUEST:**

CBRM received a request asking CBRM to release any interest the municipality may have in the provincially owned streets and lanes located in the community of Port Morien to the Province of Nova Scotia as outlined in yellow on attached map (Attachment “A”).

**BACKGROUND INFORMATION:**

CBRM was contacted by the Crosby Law Group regarding a title issue they encounter in relation to a property transaction between their client and the Nova Scotia Department of Public Works. Their client entered into an Agreement of Purchase and Sale with the Province to purchase a portion of a 12-foot alleyway/lane and portion of an undeveloped Street in Port Morien lying adjacent to their respective properties and shown outlined in red on the attached map (Attachment “B”).

In 1987, Sydney Steel Corporation conveyed to the former County of Cape Breton by way of a Quit Claim Deed, streets and/or roads measuring 66 feet in width, together with 12-foot maintenance lanes lying and being in the former Village of Port Morien and identified as PID 15571847 on the attached map (Attachment “A”).

Pursuant to the Public Highways Act the boundaries and title to all public highways or public roads, not included within the boundaries of a city or town or owned by a municipality, vest within Her Majesty in the right of the Province.

Currently Property Online identifies the registered owner of the streets and lanes (PID 15571847) as Her Majesty The Queen in the right of Province of Nova Scotia. The Nova Scotia Department of Public Works advised they are the legal owner of the property identified as PID 15571847 pursuant to the Public Highways Act.

The 1987 registered Quit Claim Deed to the former County of Cape Breton presents a title issue that creates an uncertainty to the ownership of the streets and lanes.

**EVALUATION/REVIEW:**

The Department of Engineering and Public Works completed a review of this matter and advised all public streets situated outside the former towns and city, in particular, lying within the community of Port Morien are owned and maintained by the Province of Nova Scotia

The legal department has examined the legal documents and concur the Province of Nova Scotia is the legal registered owner of the land outlined herein. A deed from the municipality to the Province will resolve the questionable ownership of the property identified herein as PID 15571847.

**RECOMMENDATION:**

Staff recommends council pass a motion authorizing the mayor and clerk execute a Quit Claim Deed in favor of His Majesty The King in right of the Province of Nova Scotia for the streets and lanes identified in Attachment "A" subject to existing CBRM infrastructure.

**Respectively Submitted by:**

Original signed by

**Sheila Kolanko**  
**Sr. Paralegal/Property Manager**



PID 15118102 Owner: NS TIR



Sewer Line



Water Line





**CBRM**

*A Community of Communities*

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## ISSUE PAPER

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**TO:** Mayor and Council

**FROM:** Sheila Kolanko – Property Manager

**SUBJECT:** Request for property from Playschool Daycare Centre  
New Waterford, NS (District 11)  
Portion of PID 15489354

**DATE:** May 23<sup>rd</sup>, 2023

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**REQUEST:**

CBRM received a letter of interest on behalf of Playschool Day Care Centre (“applicant”) in New Waterford seeking a portion of CBRM property (PID 15489354) for an expansion to their existing daycare facility (PID 15614472). The property they are requesting is outlined in red on the attached map (Attachment “A”) and site plan (Attachment “B”). The applicant’s property is outlined in blue (Attachment “A”). The CBRM property is outlined in yellow (Attachment “A”).

**BACKGROUND INFORMATION:**

Playschool Day Care Centre is a not-for-profit daycare located at 3736 Connors Avenue, New Waterford. They have been in existence since 1973 offering quality childcare for the people of New Waterford and surrounding areas.

Their expansion includes additional classrooms, activity rooms as well as a multipurpose room, kitchen, and storage.

In order for the applicant to comply with CBRM’s Land Use By-law, their development must include 10-12 parking spaces. Unfortunately, the daycare does not have sufficient land to accommodate this requirement. For that reason, the applicant is asking CBRM to

sell at market value a lot measuring 50 feet by 135 feet adjacent to the south of their existing property. The tender has been awarded and the only outstanding issue regarding their development is to address the parking requirement. Once this issue is resolved, they will be able to apply for a development permit and start construction immediately.

### **EVALUATION/REVIEW:**

Internal review was completed by staff and the following comments were provided:

- Planning Department: If councils approve the sale to the applicant, lot consolidation is required with their existing lands.

- Water Utility: No issues

- Engineering & Public Works Department: No issue with the applicant's request for additional property for parking. It was confirmed CBRM does not have any water or sewer lines running through the subject property.

The Daycare has had and continues to have discussions regarding the servicing requirements for the expansion.

- Recreation/Parks/Grounds/Buildings: no issues

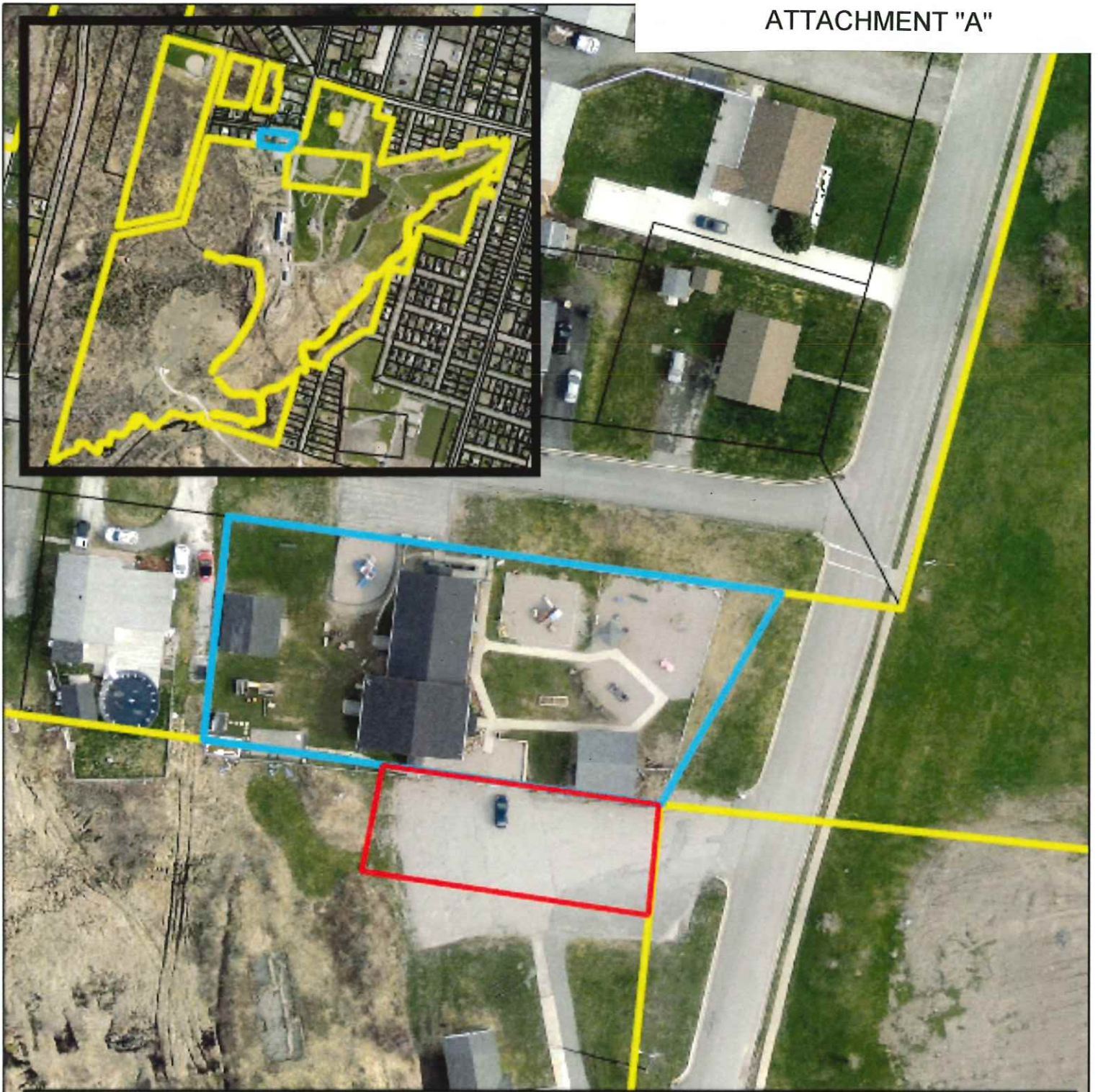
### **RECOMMENDATION:**

Staff is recommending council pass a motion to deem that portion of CBRM property (PID 15489354), outlined in red in Attachment "A", surplus to the needs of the municipality and sell to Playschool Day Care Centre for their proposed development. The sale shall be conditional upon lot consolidation and compliance with Land Use By-law and issuance of a building development permit. All costs shall be the responsibility of the applicant.

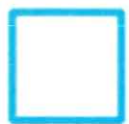
### **Respectively Submitted by:**

Original signed by

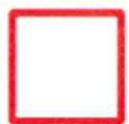
**Sheila Kolanko**  
**Sr. Paralegal/Property Manager**



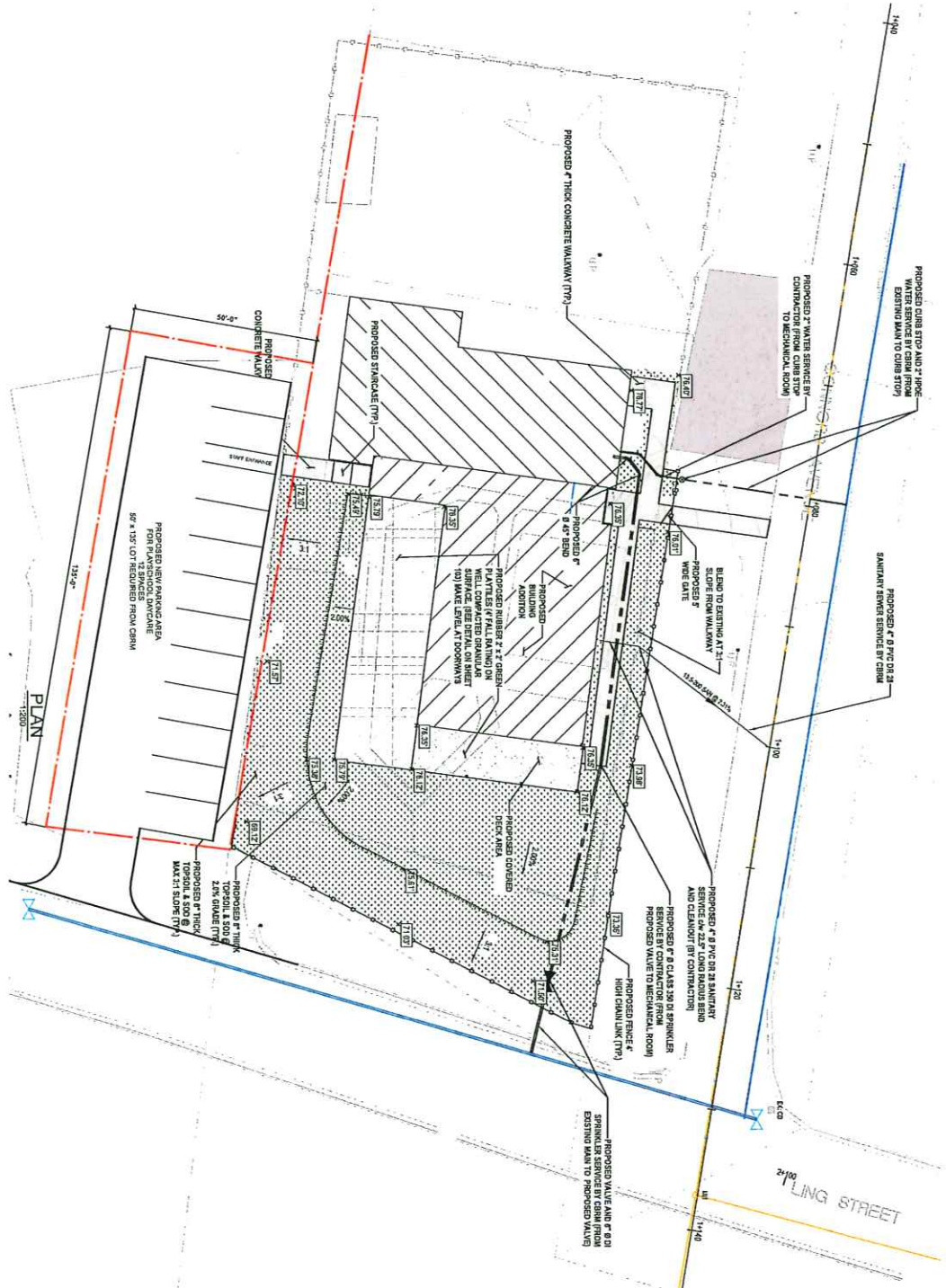
**PID 15489354 Owner: CBRM**



**PID 15614472 Owner: Playschool Day Care Centre  
3736 Connors Ave., New Waterford**



**"Subject Area" portion of PID 15489354  
50 x 135**



**AWMIG**  
 ARCHITECTURE

14 David Wayne Drive  
 Juniper Mountain  
 Nova Scotia  
 BTK-0A6

902-371-1998  
 awmig@me.com

**PLAYSCHOOL DAY CARE ADDITION  
 NEW WATERFORD, NOVA SCOTIA**

**Site Plan Showing Proposed Land Acquisition from CBRM  
 Scale N.T.S. April 18, 2023**

