

**Cape Breton Regional Municipality**

**Council Meeting**

**AGENDA**

**WEDNESDAY, OCTOBER 2, 2024**

**9:30 A.M.**

**VIA  
VIDEOCONFERENCING**

Council Meeting Agenda  
October 2, 2024 (Cont'd)

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Cape Breton Regional Municipality

Council Meeting

Wednesday, October 2, 2024  
9:30 a.m.

**AGENDA ITEMS**

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Land Acknowledgement 9:30 a.m.

Roll Call

O' Canada

1. APPROVAL OF AGENDA: (Motion Required) 9:35 a.m.

2. CORPORATE SERVICES ISSUES: 9:40 a.m.

2.1 REQUEST FOR EASEMENT – NSPI Cossitt Heights Drive, Sydney (District 5) – PID 15493646 and PID 15906605: Sheila Kolanko, Property Manager (See page \_\_ 3 \_\_)

3. REVIEW OF ACTION ITEMS FROM THIS MEETING: 10:00 a.m.  
Mayor Amanda M. McDougall-Merrill

ADJOURNMENT



**CBRM**

*A Community of Communities*

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## ISSUE PAPER

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**TO:** Mayor and Council

**FROM:** Sheila Kolanko – Property Manager

**SUBJECT:** REQUEST FOR EASEMENT - NSPI  
Cossitt Heights Drive, Sydney (District 5 )- PID  
15493646 and PID 15906605

**DATE:** September 2nd, 2024

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### INTRODUCTION

A request has been received from McInnis Cooper Law Office on behalf of Cossitt Heights Developments Limited (“the applicant”) seeking an Easement in favor of Nova Scotia Power Incorporation (NSPI) across land presently owned by CBRM. The CBRM property is identified as PID 15493646 and PID 15906605 as shown outlined in yellow on the attached map. (Attachment “A”). The applicant’s property is outlined in blue and identified as PID 15117138 on the said map.

### INFORMATION:

The purpose of the applicant’s request is for NSPI to provide utility access and service to the newly created lots as part of Phase 3 - Cossitt Heights Drive Subdivision development. The easement required will cross both the applicant’s property and CBRM properties. Attached is a sketch (Attachment “B”) approved by NSPI showing the proposed Easement outlined in red.

An internal review was completed by CBRM staff and it was determined there is no issue or concern in granting an easement to NSPI as outlined on attached sketch (Attachment "B") for the Cossitt development.

**RECOMMENDATION:**

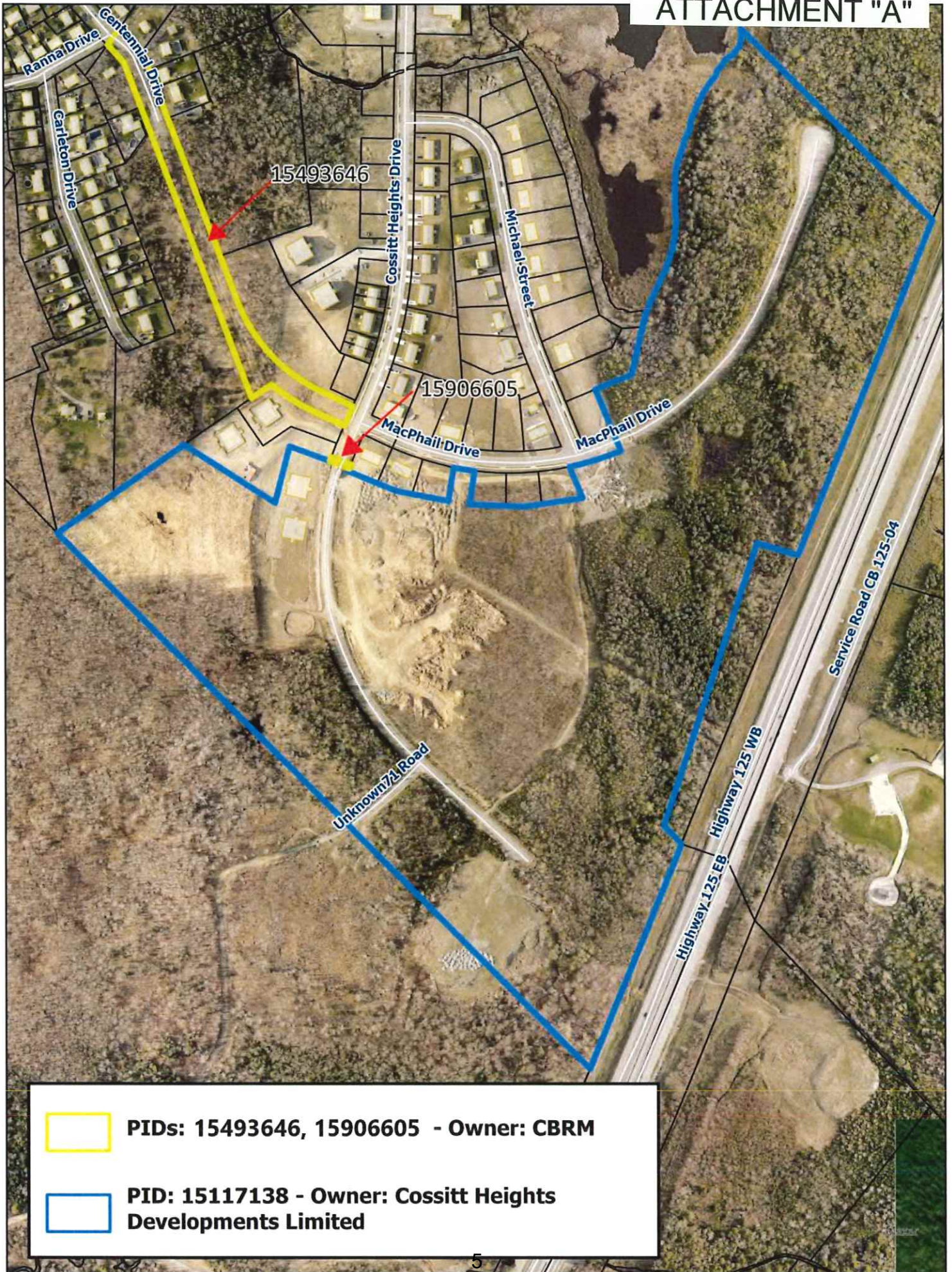
Staff's recommendation to Council is to pass a Motion authorizing the Mayor and Clerk to execute an Easement Agreement in favour of Nova Scotia Power Incorporation across the CBRM properties (PID 15493646 and PID 15906605).

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

**Respectively Submitted by:**

**ORIGINAL SIGNED BY**

**Sheila Kolanko**  
**Property Manager - CBRM**



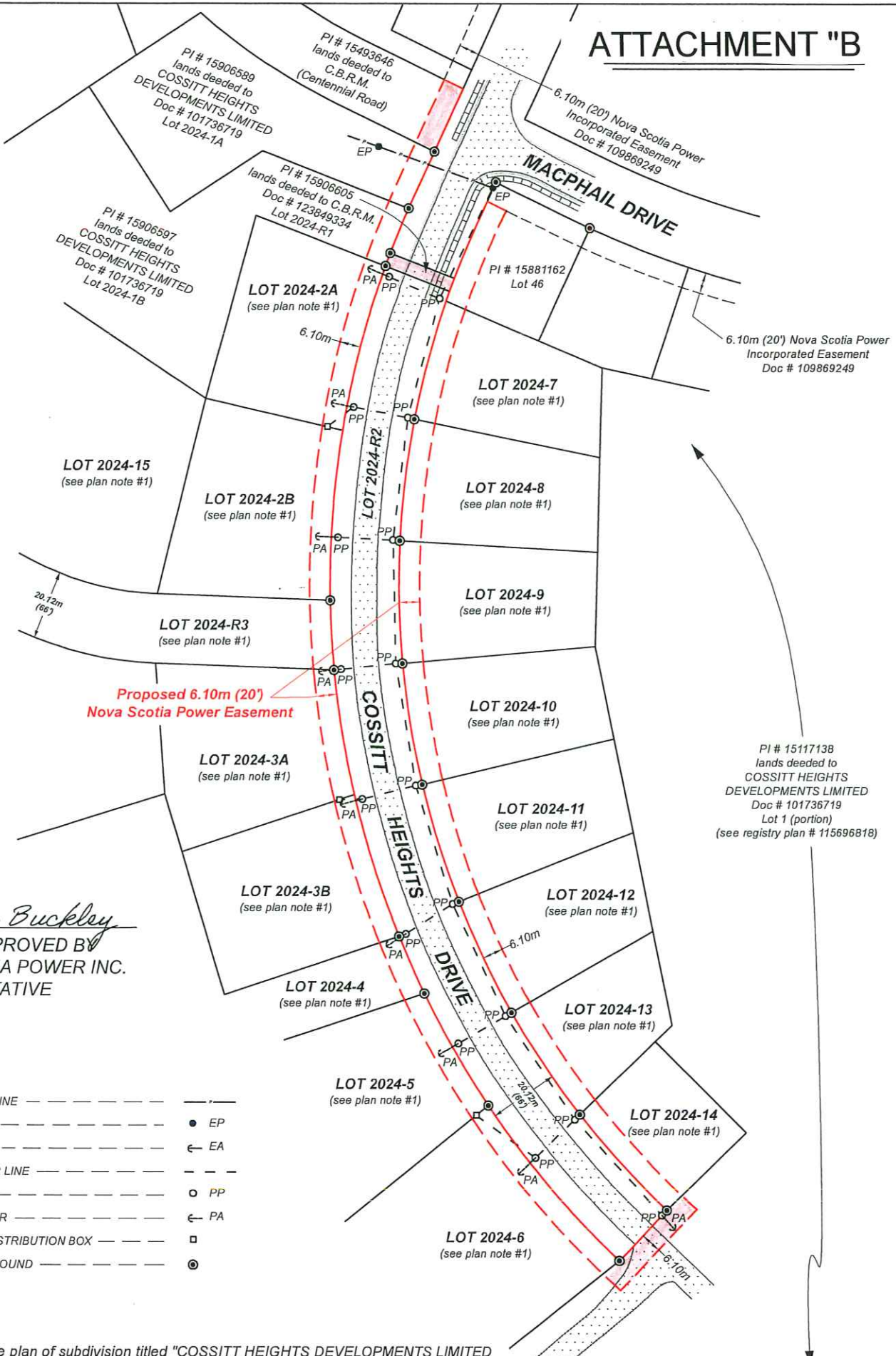
**PIDs: 15493646, 15906605 - Owner: CBRM**



**PID: 15117138 - Owner: Cossitt Heights Developments Limited**

# ATTACHMENT "B"

GRID NORTH  
SCALE 1 : 1,500



**Proposed 6.10m (20')  
Nova Scotia Power Easement**

*Dennis Buckley*  
SKETCH APPROVED BY  
NOVA SCOTIA POWER INC.  
REPRESENTATIVE  
July 17, 2024

**LEGEND:**

EXISTING POWER LINE	---	●	EP
EXISTING POLE	---	○	PP
EXISTING ANCHOR	---	⊖	PA
PROPOSED POWER LINE	---	○	PP
PROPOSED POLE	---	⊖	PA
PROPOSED ANCHOR	---	⊖	PA
UNDERGROUND DISTRIBUTION BOX	□	□	
SURVEY MARKER FOUND	⊙	⊙	

**NOTE:**

( 1 ) See tentative plan of subdivision titled "COSSITT HEIGHTS DEVELOPMENTS LIMITED (PHASE 3)", by Dennis Prendergast, N.S.L.S. ( #551 ), dated April 24, 2024 ( not recorded ).

