



Cape Breton Regional Municipality

Committee of the Whole and Council Agenda

Tuesday, October 6, 2026

10:00 a.m.

Council Chambers

Second Floor, City Hall

320 Esplanade, Sydney, Nova Scotia

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Land Acknowledgement**Roll Call**

- 1. Approval of Agenda:** (Motion required)
- 2. Presentations**
 - 2.1 CBRM REN Funding:** Brad Jacobs, Interim President and Chief Executive Officer; Tyler Mattheis, Economic Development Officer, Cape Breton Partnership (See page 5)
- 3. Proclamations and Resolutions**
 - 3.1 National Dental Care Day**
Councillor O'Quinn (See page 31)
- 4. Business Arising – Special Council Meeting – February 10, 2026**
 - 4.1 Fire and Emergency Services Committee Restructure:**
Christa Dicks, Municipal Clerk / Director of Corporate Information Services (See page 32)
- 5. Business Arising – Accessibility Advisory Committee Meeting – September 28, 2026**
 - 5.1 Accessible Events:** Committee Chair Steven MacNeil
(See page 43)
 - 5.2 Tactile Attention Indicators at Crosswalks:** Committee Chair Steven MacNeil (See page 46)
- 6. Corporate Services Issues**
 - 6.1 Housing Strategy: Residential Development Incentives:**
Karen Neville, Senior Planner (See page 56)

6.2 Funding Authorization - Federation of Canadian Municipalities' Growing Canada's Community Canopies

Initiative: Wayne MacDonald, P.Eng. Chief Engineer, and
Director of Strategic Partnerships

To be Circulated Prior to Meeting

7. Council Agenda Requests

7.1 Request for Staff Report: "Slow Down" Signs, Budget and Distribution Policy:

Councillor Steven MacNeil (See page 87)

7.2 Nighttime Parades in CBRM: Councillor Steven MacNeil
(See page 89)

7.3 Cape Breton Hospital Projects: Request for Clarification:
Councillor Steven MacNeil (See page 92)

7.4 Staff Report: Litter Clean Up Incentive Program:
Councillor Steven MacNeil (See page 94)

7.5 Protect the Right to Strike: Councillor Gordon MacDonald
(See page 96)

7.6 Supporting Local and Canadian Businesses Through CBRM Purchasing: Councillor Kim Sheppard-Campbell
(See page 97)

7.7 Booting Bylaw: Councillor Steve Gillespie (See page 99)

7.8 Review of Residential Fence Height, Setback, and Sight-Line Requirements: Deputy Mayor Glenn Paruch
(See page 101)

Adjournment

2026/2027 Operating Budget

Motion

Moved by Deputy Mayor Paruch, seconded by Councillor Eldon MacDonald, to recommend to Council to approve the operating budget for 2026/2027, projecting an operating reserve of \$1,328,265 with total revenues of \$201,436,710 and total expenditures of \$201,436,710, as presented.

Amended Motion

Moved by Councillor Gillespie, seconded by Councillor MacKeigan, to recommend to Council that the Cape Breton Regional Municipality fund the CBRM REN for the 2026/2027 fiscal year on a 50/50 cost-shared basis with the Province of Nova Scotia, through Invest Nova Scotia's funding criteria, up to the original budget that would have been set at \$300,000.

Discussion:

- Clarification regarding employment outcomes in relation to provincial funding criteria
- An overview of the role and functions of CBRM REN
- Identification of areas requiring further review related to contractual agreements

Amended Motion Carried

Main Motion, as Amended, Carried

A local investment that multiplies CBRM's capacity

Administered and delivered by the Cape Breton Partnership



Choose Move Live Study Work Invest Q

Invest
in the Cape Breton
Regional Municipality



The municipal investment has already been more than matched provincially

\$300,000

CBRM investment



\$317,947

identified provincial funding
allocated to CBRM delivery

In addition, current federal, private-sector and Island-wide shared capacity not included in that matching total.



The return is visible in businesses, people and projects

01

Businesses and workforce

69 business-support activities • 179 immigration advisory services • 37 CBRM events reaching 1,773 people



02

Film spending in CBRM

FEED: 35 CBRM crew • 1,000+ accommodation nights • local food, construction, security and rentals



03

Major files and Council support

Northside Business Park sales • Major Project stakeholder coordination • Provincial Minister and Senior Official Communication and coordination



The current book of work is positioned for conversion

36

CBRM files since
April 1, 2026

25 complete
10 in progress
3 Business Park Files
3 Succession Planning Files

Over \$100M

Of Private Sector Projects Currently
being actively supported

Pipeline measure—not realized investment or a forecast. Heavily influenced by early-stage mineral and energy files.



Continue the capacity needed to turn opportunity into local value



- Maintain the CBRM's **open door for business;**
- **Leverage outside dollars** and shared expertise;
- **Convert major opportunities into investment,** procurement and jobs; and
- **Maintain the momentum** we've built together in Energy, Film, and Immigration

\$300,000 annual CBRM investment

<u>Provincial Government Matching Funding</u>	Total	CBRM
Regional Economic Partnership Program - REN	\$251,000	\$125,500
Labour Skills & Immigration (Immigration)	\$222,069	\$99,931
Labour Skills & Immigration - One Journey Project (Creative)	\$98,779	\$44,451
Department of Growth & Development - Design Cube (Innovation)	\$106,812	\$48,065
Total Provincial Matching Funding	\$678,660	\$317,947

REGIONAL ECONOMIC PARTNERSHIP PROGRAM – REN

From: Regional Economic Partnership Program <REPP@novascotia.ca>
Sent: Wednesday, July 15, 2026 4:29 PM
To: Brad Jacobs <brad@capebretonpartnership.com>; Tyler Mattheis <tyler@capebretonpartnership.com>
Cc: Regional Economic Partnership Program <REPP@novascotia.ca>
Subject: CBP: REPP Application Follow-up



CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Thank you for making time for a call earlier today regarding your application to the Regional Economic Partnership Program (REPP), and for the discussion regarding the scope of your proposal.

As mentioned, the Cape Breton Partnership has been approved to receive \$251,380 to support delivery of the following REPP priority activities:

1. Business Navigation and Pathfinding
2. Business Retention and Expansion
3. Regional Coordination Function

This funding can be applied to eligible program expenditures incurred between April 1, 2026, and March 31, 2027. Funding will be provided in full in accordance with the terms of the contribution agreement. In addition, your organization will be eligible to be considered for a one-year renewal covering the period April 1, 2027, to March 31, 2028, subject to satisfactory performance and the availability of provincial funding.

The approved allocation reflects the competitive nature of REPP, the size and business profile of your region, your demonstrated capacity to deliver on the program priorities, and the overall program budget. We recognize that the approved funding amount is lower than the amount requested in your application and may require adjustments to your proposed activities and performance targets.

To support next steps, please provide:

- An updated description of proposed changes to the scale of activities and/or performance targets; and
- A revised budget reflecting the approved allocation of \$251,380 using the attached "CBP – Budget Template." As a reminder, administrative costs are not exceed 15% of the total project budget.

As discussed on the call the proposed activities will need to be right sized to fit the realities of the funding allocation approved under the REPP. For example, the geographically based Economic Development Officers (EDOs) listed under Activity 1 are within scope and reach of the REPP. Specialized sector support positions over and above the EDOs (i.e. defence, energy, etc.) are not within scope for the REPP funding. We encourage collaboration and partnership with Provincial staff and provincially funded entities (i.e. Invest Nova Scotia, Screen Nova Scotia, etc.) in this regard to carryout the three priority activities under REPP. I also mentioned that the support provided from the Department for the annual REN conference has historically been provided outside this budget and the cost should not be

included in the application. At a high level, the following have been identified as within scope and closely aligned with the REPP

- Activity 1: Regional based EDOs providing navigation services and outreach to business
- Activity 2: Business Insights Program / BRE visits and diagnostics, rural business retention support, technology adoption referrals, related events/workshops
- Activity 3: Rural ecosystem coordination and convening, action team coordination tied to business and partner alignment/service coordination, related events/workshops

Once discussions on scope and budget adjustments are complete, we will proceed with a contribution agreement.

As discussions regarding funding allocations and project scope are ongoing, we ask that you treat this information as confidential and refrain from sharing details outside of your organization at this time.

If you have any questions as you discuss a path forward and revised scope/scale, please do not hesitate to reach out.

-Marilynn

Regional Economic Partnership Program (REPP) Team

Department of Growth and Development

1809 Barrington Street, Suite M103, Halifax, NS B3J 3K8

Phone: 902-424-0377

Email: REPP@novascotia.ca



LABOUR SKILLS & IMMIGRATION (IMMIGRATION)

Agreement ID: 530340

Immigration Settlement Funding

BETWEEN:

Labour, Skills and Immigration
(hereinafter referred to as the Province)

AND:

CAPE BRETON BUSINESS PARTNERSHIP INC
(hereinafter referred to as the Agreement Holder)

RE: Immigration Navigation and International Recruitment Initiative (2026–2028)

Articles:**1. Project**

The Cape Breton Partnership will deliver immigration navigation, employer engagement, international recruitment, and newcomer integration services across Unama'ki–Cape Breton and Nova Scotia priority sectors. This two-year initiative aligns with Nova Scotia's Immigration and Population Growth (IPG) strategic priorities and will support employer capacity to hire international talent, improve access to skilled workers, and strengthen regional economic development.

Services will support two employer groups: Nova Scotia Priority Sector Employers, including healthcare, social assistance, skilled trades, natural and applied sciences, natural resources and agriculture, and occupations at strong risk of shortage, and Unama'ki–Cape Breton employers as a regional priority consistent with the Partnership's economic development mandate.

Activities will include immigration consultation and advisory services for employers; application preparation and submission under a documented workflow; job matching and international recruitment connecting qualified candidates with employers; webinars and information sessions for employers, international students, and community stakeholders; and navigation supports for international graduates and newcomer entrepreneurs exploring pathways to employment, business ownership, and permanent residence in Nova Scotia.

Over the two-year period, these services will support employer participation in immigration pathways, expand access to qualified international talent, and contribute to workforce growth and newcomer retention in Cape Breton and across Nova Scotia.

2. Definitions

"Activity Locations" means the locations listed in Schedule "G";

"Activity Reports" has the meaning ascribed in Schedule "F";

"Agreement" means this agreement and all documents described in Article 3;

"Agreement Activities" means the activities as described in Schedule "D";

"Eligible Costs" has the meaning ascribed in Schedule "E";

"Financial Reports" has the meaning ascribed in Schedule "F";

"Party" means the Province or the Agreement Holder and "Parties" means the Province and the Agreement Holder;

"Program" has the meaning ascribed in Schedule "B";

"Project" means the project identified in Article 1 of this Agreement;

"Participants" has the meaning ascribed in Schedule "H";

"Record of Amendments" means a record of the amendments to this Agreement agreed to by the Province and the Agreement Holder and described in Schedule "I";

"Term" means the term of this Agreement as described in Article 4;

3. Agreement

The following documents and any amendments thereto form this Agreement:

- these Articles of Agreement;
- Schedule A entitled "Agreement Holder Details";
- Schedule B entitled "Program Details";
- Schedule C entitled "Agreement Details";
- Schedule D entitled "Agreement Activities";
- Schedule E entitled "Budget";
- Schedule F entitled "Planned Reporting Periods and Payments";
- Schedule G entitled "Locations";
- Schedule H entitled "Participants";
- Schedule I entitled "Record of Amendments";
- Schedule J entitled "General Terms and Conditions";
- Schedule K entitled "Additional Terms and Conditions";

4. Term

This Agreement comes into effect on April 01, 2026 and expires on March 31, 2028 unless otherwise terminated under the terms of this agreement.

5. Contribution

The Province has agreed to contribute \$222,069.10 to the Agreement Holder to support the project entitled Immigration Navigation and International Recruitment Initiative (2026–2028), hereinafter referred to as the "Project", under the Immigration Settlement Funding program, on the terms and conditions set out in this Agreement.

6. Signing Authority

The signatories to this Agreement hereby personally warrant that they have the full power and authority to enter into this Agreement on behalf of their respective Parties and that the person signing this Agreement on behalf of each has been properly authorized and empowered.

If the Agreement Holder is unincorporated, it is understood and agreed by the persons signing this Agreement on behalf of the Agreement Holder that, in addition to signing this Agreement in their representative capacity on behalf of the Agreement Holder, they shall be personally, jointly and severally liable for the obligations, agreements, promises, liabilities and expenses assumed by the Agreement Holder under this Agreement, including any debt that may become owing to the Province under this Agreement.

This Agreement shall be in force and effect when signed by both parties

LABOUR SKILLS & IMMIGRATION – ONE JOURNEY PROJECT (CREATIVE)

Agreement ID: 523644

One Journey Initiative

BETWEEN:

Labour, Skills and Immigration
(hereinafter referred to as the Province)

AND:

CAPE BRETON BUSINESS PARTNERSHIP INC
(hereinafter referred to as the Agreement Holder)

RE: Film Futures Training Pilot Cape Breton

Articles:

1. Project

From January 19, 2026, to May 1, 2026, the Cape Breton Business Partnership Inc. will, in partnership with the Department of Labour, Skills and Immigration (LSI), will deliver sector-building film and television training designed to lead to employment for program participants in key production roles. This initiative responds directly to industry-identified workforce gaps that currently limit Cape Breton's ability to host and retain film and television productions, and to ensure that residents are positioned to access meaningful, paid work within the sector. Following the successful completion of this training, these participants will secure employment within the sector.

2. Definitions

"Activity Locations" means the locations listed in Schedule "G";

"Activity Reports" has the meaning ascribed in Schedule "F";

"Agreement" means this agreement and all documents described in Article 3;

"Agreement Activities" means the activities as described in Schedule "D";

"Eligible Costs" has the meaning ascribed in Schedule "E";

"Financial Reports" has the meaning ascribed in Schedule "F";

"Party" means the Province or the Agreement Holder and "Parties" means the Province and the Agreement Holder;

"Program" has the meaning ascribed in Schedule "B";

"Project" means the project identified in Article 1 of this Agreement;

"Participants" has the meaning ascribed in Schedule "H";

"Record of Amendments" means a record of the amendments to this Agreement agreed to by the Province and the Agreement Holder and described in Schedule "I";

"Term" means the term of this Agreement as described in Article 4;

3. Agreement

The following documents and any amendments thereto form this Agreement:

- these Articles of Agreement;
- Schedule A entitled "Agreement Holder Details";
- Schedule B entitled "Program Details";
- Schedule C entitled "Agreement Details";
- Schedule D entitled "Agreement Activities";
- Schedule E entitled "Budget";
- Schedule F entitled "Planned Reporting Periods and Payments";
- Schedule G entitled "Locations";
- Schedule H entitled "Participants";
- Schedule I entitled "Record of Amendments";
- Schedule J entitled "General Terms and Conditions";
- Schedule K entitled "Additional Terms and Conditions";

4. Term

This Agreement comes into effect on January 19, 2026 and expires on May 01, 2026 unless otherwise terminated under the terms of this agreement.

5. Contribution

The Province has agreed to contribute \$98,779.24 to the Agreement Holder to support the project entitled Film Futures Training Pilot Cape Breton, hereinafter referred to as the "Project", under the One Journey Initiative program, on the terms and conditions set out in this Agreement.

6. Signing Authority

The signatories to this Agreement hereby personally warrant that they have the full power and authority to enter into this Agreement on behalf of their respective Parties and that the person signing this Agreement on behalf of each has been properly authorized and empowered.

If the Agreement Holder is unincorporated, it is understood and agreed by the persons signing this Agreement on behalf of the Agreement Holder that, in addition to signing this Agreement in their representative capacity on behalf of the Agreement Holder, they shall be personally, jointly and severally liable for the obligations, agreements, promises, liabilities and expenses assumed by the Agreement Holder under this Agreement, including any debt that may become owing to the Province under this Agreement.

This Agreement shall be in force and effect when signed by both parties

**DEPARTMENT OF GROWTH AND DEVELOPMENT –
DESIGN CUBE (INNOVATION)**

COMMUNITY ECONOMIC DEVELOPMENT FUND CONTRIBUTION AGREEMENT

This Agreement is dated the 27th day of June, 2025,

BETWEEN:

CAPE BRETON PARTNERSHIP a non-profit organization
incorporated under the laws of Nova Scotia (hereinafter referred
to as the "Proponent")

AND:

HIS MAJESTY THE KING, in right of the Province of Nova Scotia,
represented in this behalf by the Minister of Growth and Development
(hereinafter called the "Province")

BACKGROUND:

The Province of Nova Scotia established the Invest Nova Scotia Fund, which has been continued as the Community Economic Development Fund (the "Fund") pursuant to the *Community Economic Development Fund Act* (the "Act") to support economic development incentives that provide broad-based benefits across sectors, innovation systems and regions;

The Proponent submitted a project application which has been approved by the Department of Growth and Development and any consents required under the Act have been obtained;

The Minister of Growth and Development implements the economic development incentives from the Fund and executes all agreements related to the Fund;

The parties agree as follows:

Article 1 – Definitions

- 1.1 "Accountability Act" means the *Accountability in Economic Assistance Act* (Nova Scotia).
- 1.2 "Agreement" means this agreement together with all schedules attached hereto.
- 1.3 "Claim" has the meaning set out in Section 3.5.

- 1.4** "Contribution" has the meaning set out in Section 3.1.
- 1.5** "Eligible Costs" has the meaning set out in Section 4.1.
- 1.6** "Event of Default" has the meaning set out in Section 8.1.
- 1.7** "Non-Eligible Costs" has the meaning set out in Section 4.2.
- 1.8** "Progress Reports" means the Accountability Act reports and the additional progress reports the Proponent is required to submit to the Province under sections 6.1 and 6.2 of this Agreement.
- 1.9** "Project" has the meaning set out in Section 2.1.
- 1.10** "Project Completion Date" means December 31, 2027
- 1.11** "Total Eligible Costs" means the sum of all Eligible Costs.

Article 2 – Project

2.1 The Project

The Proponent will carry out the project described in Schedule 1, (the "Project"), and will fulfill all its other obligations hereunder, in a diligent and professional manner using qualified personnel. The Proponent shall ensure that the Project is completed on or the Project Completion Date.

2.2 Material Changes

No material changes will be made to the estimated total scope or nature of any element of the Project without the prior written consent of the Province. Without limiting the generality of the foregoing, a material change will have occurred if:

- (a) the estimated Eligible Costs and/or the total Project costs outlined in Schedule 1 are expected to be exceeded by 20% or more;
- (b) the Project is carried out at locations other than those mentioned in Schedule 1;
or
- (c) a change to key Project personnel, Project financing, or ownership of the Proponent has occurred.

2.3 Disposal of Assets

Y

The Proponent shall retain possession and control of the Project assets, the cost of which has been contributed to by the Province under the Agreement and shall not dispose of the same without the prior approval of the Province, said approval not to be unreasonably withheld.

2.4 Fiscal Year

The Proponent states that its fiscal year is from ~~March 31~~ and the Proponent will not change its fiscal year without the prior approval of the Province.

Article 3 - The Contribution

3.1 The Contribution

Subject to all the other provisions of this Agreement, the Province will make a non-repayable contribution to the Proponent in respect of the Project (the "Contribution"), of the lesser of:

- (a) the Total Eligible Costs; and
- (b) \$213,625

3.2 Financing

The Contribution is contingent on the Proponent confirming to the Province that financing has been approved for the Project within 120 days by those lenders/ contributors specifically identified in Schedule 4 (the "Required Sources"). If confirmation of Project funding is not received from the Required Sources within 120 days of the execution of this Agreement, the Agreement is rescinded.

Prior to the first advancement of funds under this Agreement, the Proponent will provide in a form acceptable to the Province:

1. Confirmation of Project funding from Required Sources as provided in the attached schedule 4,
2. Confirmation of the stage of completion of the Project,
3. Confirmation of Project expenditures to date,
4. Updated budget for Project completion.

3.3 Other Financing

The Proponent will inform the Province promptly in writing of any other federal, provincial or municipal government assistance or private or in-kind assistance to be received for the Eligible Costs and the Province will have the right to reduce the Contribution under this Agreement to the extent of any such assistance.



CAPE BRETON
REGIONAL MUNICIPALITY



Regional
Enterprise
Network



CBRM REN Impact, Leverage, and Opportunity

CBRM Regional Enterprise Network

FY 2025/26 results and current 2026/27 activity

Purpose:

This information report is to provide additional background to CBRM Council as the CBRM REN, administered by the Cape Breton Partnership, continue to evolve to:

- 1) A renewed funding partnership between the CBRM and other funders;
- 2) deliver value to the CBRM;
- 3) measure its efforts more effectively; and
- 4) provide a regional service for greater effect to the CBRM

2026/27 Matching Provincial Investment

CBRM’s \$300,000 annual investment in the CBRM Regional Enterprise Network—administered and delivered by the Cape Breton Partnership—sustained local economic-development capacity and helped attract \$317,947 in identifiable provincial funding allocated to CBRM-related delivery, before counting federal, private-sector and shared regional resources. That platform supported businesses and employers, advanced industrial land and major-sector opportunities, attracted film production spending, and connected CBRM to an Island-wide economic-development system.

Return on CBRM’s investment

\$300,000	\$317,947	\$33.75M	11 / \$25M+
CBRM investment	provincial funds allocated to CBRM delivery	estimated annual impact in three sectors Island-wide	CBRM film/TV leads and prospective budgets at year-end

Provincial dollars matched to CBRM delivery

Provincial funding stream	Total award	CBRM allocation
Regional Economic Partnership Program (REPP) (REN Funding Replacement Model)	\$251,000	\$125,500
Labour, Skills and Immigration – immigration	\$222,069	\$99,931
Labour, Skills and Immigration – One Journey (creative)	\$98,779	\$44,451
Department of Growth and Development – Design Cube	\$106,812	\$48,065
Total provincial funding	\$678,660	\$317,947

On this defined provincial-funding measure alone, the CBRM allocation exceeded the municipality’s \$300,000 contribution by \$17,947. The wider awards also support teams, tools and relationships shared across the Island, increasing the capacity available to CBRM without requiring the municipality to fund each function independently.

More Information about the CBRM REN

Full information on the CBRM REN, including the CBRM Forward Strategic Plan, annual business plans, quarterly reports and more is located on the [CBRM REN webpage](#).

What the investment delivered

- **Business and project support.** 69 completed business-support, sustainability and growth activities, plus 27 completed major-project and strategic-sector activities during FY 2025/26. Twenty-five CBRM Business Insights interviews provided direct intelligence on taxation, construction costs, tariffs, labour availability and other barriers to growth.
- **Workforce and immigration.** 179 immigration advisory services, 60 submitted immigration applications, 183 quick-support responses, 60 Connector matches and 213 newcomers welcomed. The People and Labour Market team also delivered 37 CBRM events reaching 1,773 people.
- **Industrial land and investment.** Two complete Northside Business Park applications were under municipal review at year-end. Current tracking records three completed lot-sale/development files with approximately \$899,000 in combined stated potential investment and a further \$500,000 file in progress. These are proponent-stated potential values, not independently verified capital expenditures.
- **Film and local spending.** The CBRM film pipeline included 11 producers and more than \$25 million in prospective project budgets at FY 2025/26 year-end. In 2026, FEED alone employed 35 CBRM crew at union wages, generated more than 1,000 accommodation nights, and purchased local construction supplies, food, transportation, security and other services.
- **Energy and major sectors.** A preliminary inventory identified 55 CBRM businesses with potential relevance to wind-energy and clean-fuels supply chains, and five new large-scale developer/investor relationships were established in Q4 FY 2025/26. The current Island-wide supplier database has since expanded to nearly 1,000 company and contact records, the majority associated with CBRM.
- **Direct support to Council and Municipal files.** The Partnership has supported CBRM Council and administration with provincial energy-sector briefings and facilitated access to provincial ministers and senior officials on priority economic-development issues. On Nova Copper's Coxheath/Beechmont exploration activity, it has also coordinated information among the provincial regulator and the proponent, supported a Council information session, and advanced follow-up work. This facilitation supports informed municipal decisions and does not represent project approval or endorsement.
- **Current CBRM book of work.** The Director of Economic Development tracker records 36 CBRM files since April 1, 2026: 25 complete, 10 in progress and one not started, representing approximately 423 estimated staff hours. Applying the tracker's internal formula—potential investment multiplied by estimated Partnership influence and likelihood—produces a weighted CBRM opportunity indicator of approximately \$199.1 million. This is an internal portfolio measure, not realized investment or a forecast, and is heavily influenced by early-stage mineral and energy opportunities.
- **Evidence for better decisions.** The REN translated direct business conversations and sector work into practical intelligence for CBRM and other governments, while connecting municipal files to regulators, investors, post-secondary institutions, First Nations and specialized support organizations.

Focus on Film: converting sector development into local spending

Film activity now provides a visible example of how sustained development work turns an emerging opportunity into purchases, wages and business for CBRM. From 2024 through 2026, 34 productions with combined reported budgets of \$22.41 million filmed or produced work across Cape Breton. At FY 2025/26 year-end, the CBRM-specific forward pipeline included 11 producers considering locations with prospective project budgets exceeding \$25 million; pipeline value is not realized investment.

FEED production in CBRM, April–July 2026	Additional local benefits
• 35 CBRM crew employed at union wages	• Four local actors and 15 background performers
• 1,000+ accommodation nights	• Local catering, craft services and security
• More than \$10,000 in local construction supplies	• Local vehicle rentals, transportation and locations
• About \$1,200 per production day in local restaurant/catering spending	• Sets and production office based at the Sydney Curling Club

Sea Salt also filmed at the Fortress of Louisbourg using local cast, crew, accommodations and food services, while I Can Explain and The Medium were scheduled for CBRM locations in September 2026. Futures in Film had grown to more than 400 registrants Island-wide by August, and the first IATSE 849 Film Industry Orientation offering attracted more than 160 registrations.

Opportunities moving forward

- **Convert major opportunities into local value.** Focus municipal and Partnership attention on marine and Coast Guard procurement, defence, offshore wind and clean fuels, mineral exploration, industrial land, and film—measuring success through realized investment, local procurement, jobs and municipal assessment growth.
- **Keep a front door for business.** Maintain navigation, rapid-response support and Business Insights engagement so businesses can move through municipal and provincial processes, access specialized programs, and surface barriers before investments stall.
- **Build the workforce for growth.** Continue immigration, retention, Connector and sector-training supports so employers can find and keep workers while local residents can access emerging opportunities.
- **Strengthen investment readiness.** Advance the Island-wide foreign direct investment strategy, industrial-land inventory, supplier intelligence and targeted marketing needed to turn interest into credible projects.
- **Use the regional platform to multiply CBRM capacity.** Continue combining dedicated CBRM delivery with Island-wide expertise, relationships and programs in sectors where opportunities and supply chains do not stop at municipal boundaries.

Why continued funding matters now

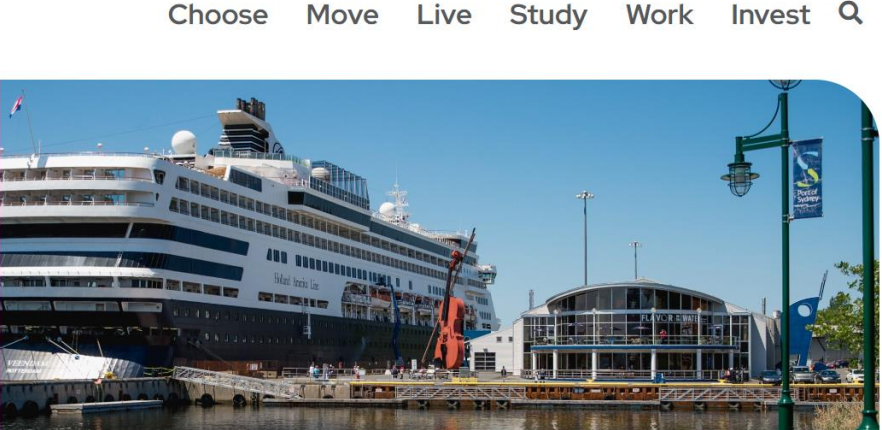
CBRM is entering a period in which several long-developed opportunities could move from planning to procurement, production or investment. Those opportunities are not self-executing. They require sustained project coordination, responsive business service, investor follow-up, workforce preparation and the ability to connect municipal priorities to other orders of government and industry. Continued CBRM funding preserves that capacity and gives the municipality a practical way to leverage outside dollars while maintaining local influence over regional economic-development priorities.

Measurement and reporting

Future reporting will increasingly emphasize conversion: business leads becoming investments and sales; projects creating procurement and employment; workforce services helping employers retain people; and regional coordination producing measurable value in CBRM. Pipeline and tracker values will continue to be labelled separately from confirmed outcomes.

Additional Information:

-   **CBRM REN Website:** Additional information on the CBRM REN, including the CBRM Forward Strategic Plan, annual business plan, quarterly reports and more is located on the [CBRM REN webpage](#).

-   **Invest**
in the Cape Breton
Regional Municipality

Welcome to Cape Breton Website: Additional Information on Living, Working, Investing, Studying and Moving to the CBRM - including community profiles and economic data - can be found here:

<https://welcometocapebreton.ca/CBRM>

- News and Updates** – Elevate Magazine, and articles from Pulse Newsletter, new podcasts, news releases and more can be found on the [Partnership News section of our website](#).



Want news in your inbox? [Subscribe to the Pulse Newsletter!](#)

Signatures:

Respectfully submitted by:

Tyler Mattheis
Director of Economic Development
CBRM REN, Cape Breton Partnership

Brad Jacobs
Interim President and CEO
CBRM REN, Cape Breton Partnership



PROCLAMATION

National Dental Care Day

<u>WHEREAS:</u>	oral health is an essential component of overall health and well-being, and access to preventive dental care and oral health education contributes to healthier individuals, families, and communities; and
<u>WHEREAS:</u>	National Dental Care Day is a Canadian public awareness initiative dedicated to promoting oral health education, preventive care, and equitable access to oral healthcare services, particularly for underserved and vulnerable populations; and
<u>WHEREAS:</u>	this initiative recognizes the valuable contributions of dentists, dental hygienists, dental assistants, educators, volunteers, and community organizations that work to improve oral healthcare outcomes and support healthier communities; and
<u>WHEREAS:</u>	increasing awareness about preventive dental care, oral hygiene, and early intervention can help improve long-term health outcomes, reduce barriers to care, and strengthen public health and community wellness initiatives.
<u>BE IT THEREFORE RESOLVED:</u>	that CBRM Mayor Cecil P. Clarke and Council do hereby proclaim October 10 th , 2026, as National Dental Care Day in the Cape Breton Regional Municipality.

Councillor Darren O'Quinn - CBRM District #11
October 15th, 2026

Fire and Emergency Services Committee Restructure

Motion

Moved by Councillor Parsons, seconded by Councillor Gordon MacDonald, to direct staff to implement Fire and Emergency Services (FES) be set up as a stand alone committee under its own policies and bylaws as it was prior to 2024.

Discussion:

- Expressed support for FES stand alone committee
- Requirement for establishing a process committee

Motion Carried

Fire and Emergency Services Committee Restructure

Motion

Moved by Deputy Mayor Paruch, seconded by Councillor Parsons, to receive the Transitional Solutions Inc. Fire Services Review report as presented through the Chief Administrative Officer (CAO); and that Council direct the CAO to engage with CBRM Fire & Emergency Services, the Cape Breton Regional Fire Chief's Association and the Province of Nova Scotia to gather feedback for Council consideration; and that Council direct the CBRM Fire & Emergency Services Committee, to be re-established at the October meeting of Council, to review this report, its findings and recommendations through consultations with all applicable stakeholders for response back to Council; and that Council direct the Mayor and officials to request financial, operational and capital, supports from the Province of Nova Scotia in response to, and support of, the CBRM Fire Services Review, including the report's recommended Master Plan along with details of supports identified within the Province of Nova Scotia's Fire Service Review, legislation and the establishment of a Commissioner as well as supports for other provincially mandated activities such as the new provincewide records management system.

- Positive commentary regarding the report

Motion Carried

CAPE BRETON REGIONAL MUNICIPALITY

Resolution RC4

COMMITTEES

1. Standing Committees

The following standing committees shall be appointed every two years:

Fire and Emergency Services Committee
Audit Committee
Heritage Advisory Committee

2. Police Commission

Some members of the CBRM Council will also be sworn as Police Commissioners for a two year term. The Police Commission will act autonomous of Council and will carry out the prescribed responsibilities as outlined in the Cape Breton Regional Municipality By-laws governing the operation of its Police Commission and the Nova Scotia *Police Act*. The Commission shall meet on a quarterly basis (i.e. March, June, September and December), with the proviso that a special meeting could be called by the Chair should a pressing issue arise. (Police Commission – February 25, 2014). The Chair shall be selected by the Commission at the December meeting for a term of two consecutive years. The Chair shall also represent CBRM on the Nova Scotia Association of Police Boards.

3. General Committee

Following a trial period utilizing a Committee of the Whole system, the General Committee replaced the Protective Services, Public Services, Water Utility, Planning Advisory and Corporate Services Committees (Council - February 19, 2013). General Committee membership is comprised of all members of Council and chaired by the Mayor. The General Committee was empowered with certain decision-making powers as per Section 23(1)(c) of the *Municipal Government Act* (MGA) (Council – April 16, 2013). The delegated powers include:

- a. Declaring CBRM property as surplus to the needs of the Municipality in accordance with the CBRM Property Management Policies;
- b. Building Inspection;
- c. Development;

- d. Animal Control
- e. Non-service delivery revenue i.e. licenses, permits, etc.
- f. Public Works;
- g. Engineering;
- h. Transit;
- i. Solid Waste Collection and Disposal;
- j. Parks and Recreation;
- k. Oversight of the CBRM Water Utility operation, including Regulatory Responsibility, Service Procedures, Rate Structure, Budget Preparation for Council consideration, and recommendations on Capital Projects;
- l. will make decisions on all issues pertaining to the legislative branches of government, including:
 - i. The Chief Administrative Officer's Department
 - ii. The Clerk's Department
 - iii. Solicitor
 - iv. Finance Department
 - v. Human Resources
 - vi. Economic Development Initiatives
- m. Issues relating to fiscal services;
- n. Oversight of the business operation of Centre 200 and the Northside Industrial Park;
- o. Advise the Council in the preparation, amendment or revision of planning strategies, land-use by-laws, and subdivision by-laws and on land use matters generally, and to carry out the functions of a Planning Advisory Committee pursuant Sections 200-203 of the MGA;
- p. The General Committee will report to Council periodically during the year concerning:
 - financial status, actual vs. budget
 - to seek approval for deviation from approved policy
 - departmental performance issues.

4. Residual Power

In recognition of the ultimate power of the Council, especially on occasions when it would be prudent to retrieve an issue from the General Committee, CBRM Council reserves the right to require an issue to be returned to Council in formal session.

5. Committee Chair

The position of Chair of each standing committee shall be rotated annually unless otherwise directed in this or another CBRM Policy.

6. Policies, By-Laws and Budgets

Council shall approve policies, by-laws and budgets for each of its standing committees which will govern the action of the standing committees.

7. Members of Standing Committees

Except when otherwise provided by these By-laws or any statute, all standing committees consist of a minimum of three councillors who shall be appointed for a two year term. It shall be a guideline to strive for at least one half of the membership of committees to rotate off every second year to maintain continuity.

8. Mayor

The Mayor is an ex-officio voting member of all Committees except the Audit Committee and the Police Commission.

9. Special Committees

- (1) Special or select committees may be appointed on motion, by recorded resolution, at any time.
- (2) Upon presenting its final report to Council on matters referred to it, a special or select committee is dissolved.

10. Citizen Advisory Committees

The Council may from time to time appoint citizen advisory committees to advise the Council on the subjects and at the times set out in the resolution establishing the committee.

11. No Additional Remuneration

No member of a committee is entitled to remuneration for serving on the committee.

12. Nominating Committee

(1) At the first regular meeting of Council held, after the Election, and at the first regular meeting of Council held in October and every two years thereafter, the Council shall appoint, or authorize the Mayor to appoint, the Nominating Committee. The Committee shall consist of the Mayor and at least five (5) Councillors.

(2) Upon appointment, or soon thereafter, the Nominating Committee shall convene and nominate persons to serve for the next two years on the standing committees and external agencies/committees.

(3) The Nominating Committee shall also meet as required to deal with citizen appointments and any vacancies on Committees.

(4) With respect to the appointments of citizens to Committees, the following selection process shall be used:

- While the meetings of the Nominating Committee are open to the public, the proceedings will not be live streamed or videotaped when dealing with citizen appointments.
- The background information for the applicants will not be attached to the public agenda.
- A matrix of the applicants identified by name and number, noting their qualifications and experience in the related field, will be provided to the Nominating Committee.
- Discussion by the Committee will be non-specific, referring to the candidates by number and not by name.
- Recommendations to Council will refer to the candidate number, and once the citizens have accepted the positions and any required background checks have been completed, their names will be released at a subsequent open meeting.

(5) The Council may ratify the report of the nominating committee or may substitute the name of any person instead of the person nominated by the committee.

13. Non-Committee Council Members

Council members not serving on Committees will not be permitted to participate in the Committee debate or the vote, but are authorized to make comments, presentations and participate at Committee meetings.

14. Committee Procedure

(1) Unless otherwise determined by statute or by-law, the members of a committee shall at their first meeting following the appointment of the committee choose a chair and a vice-chair from among their number.

(2) The Clerk shall call the first meeting of any committee after its appointment on the request of the Mayor or a majority of the members of the committee.

(3) The procedures to be followed by any committee are those prescribed by the rules of order resolution.

(4) A majority of the members of a committee is a quorum.

(5) All meetings of a committee are public except meetings to discuss matters related to personnel, land acquisition, legal opinions and other similar matters as outlined in Section 22(2) of the Nova Scotia *Municipal Government Act*.

15. Vacancies in Committees

(1) A councillor appointed to a committee ceases to be a member of the committee upon ceasing to be a councillor.

(2) The Council may by majority vote remove any member from a committee, remove any committee, or remove any member of a board or commission appointed by the Council.

(3) The Council shall fill any vacancy occurring in any committee or with respect to any person appointed by the Council as soon as practicable after the vacancy occurs.

16. Council Authority

The Council may confirm, alter, modify or annul any act, requirement or direction of any committee.

17. Committee Reports

(1) The report of a committee shall be in writing and signed by the Chair.

(2) When there is a difference of opinion among the members of the committee, the minority may report their views in writing to the Council, if they see fit.

18. Duties of Standing Committees

It is the general duty of all standing committees:

- (a) to report to the Council from time to time, whenever desired by the Council and as often as the interests of the Regional Municipality may require, on all matters connected with the duties imposed on them;
- (b) to carry out action in relation to those matters connected with their duties as may be deemed necessary;
- (c) to draft and introduce for Council consideration and adoption of the by-laws, policies and budgets necessary to empower Committees to carry out their mandate;
- (d) to consider and report on any and all matters referred to them by the Council or the Mayor;

19. Fire and Emergency Services Committee

The Terms of Reference for the Fire and Emergency Services Committee is as follows: (Council - August 19, 2014):

Mission

The mission of the Fire and Emergency Services Committee is to manage community risk through a system of engineering, enforcement, education and consultation; and to provide a standard of emergency response meeting the defined needs of the CBRM.

Committee Structure

The Committee shall consist of five (5) members of Council. The Deputy Mayor is to serve as Chair with the annual election of a Vice Chair. Half of the Committee members are replaced every two years to maintain Committee continuity.

Committee Duties

The Committee is to report to Council, carry out the requests of Council, conduct research, create draft bylaws, policies and budgets for Council's consideration, and provide an annual report to Council on the state of service delivery including recommended service direction.

Areas of Responsibility

The Fire and Emergency Services Committee will accomplish their mission through their oversight and recommendations to Council pertaining but not limited to the delivery of:

1. Registration of Fire Services;
2. Registration of Emergency Service;

3. Volunteer Support;
4. Fire Service Operations;
5. Fire - Emergency Services;
6. Fire Service Prevention;
7. Fire Service Training;
8. Emergency Management; and
9. Budget.

Proposed Meeting Schedule

Meetings will be held **bi-monthly** or more frequently as determined by the Chair. When possible, meetings will be held on the second Wednesday of the month commencing at 10:00 a.m.

20. Audit Committee

The Audit Committee shall be appointed in accordance with the provisions of the Audit Committee Policy to perform the duties and exercise the powers prescribed by the Audit Committee Policy in accordance with the *Municipal Government Act*.

21. Heritage Advisory Committee

The Heritage Advisory Committee shall be appointed in accordance with the provisions of the Heritage Property By-Law to perform the duties and exercise the powers prescribed by the Heritage Property By-Law and the *Heritage Property Act*.

22. External Agencies and Committees

While Council supports the efforts of external agencies and committees within CBRM and acknowledge the exemplary service provided to the community, it is the Policy of CBRM that direct representation by Council members will not be provided, with the exception of the following organizations (or by future motion of Council), to which the required number of Councillors will be appointed for a two year term unless otherwise stated:

- Cape Breton Regional Library Board (3 members);
- Pitu'paq (one member);
- Nova Scotia Solid Waste-Resource Management Regional Chairs Committee (one member);

Members of Council are at liberty to offer their service to community organizations as a citizen of the Municipality (Council - June 18, 2013).

23. Appeals Standing Committee

The Terms of Reference for the Appeals Standing Committee shall be as follows:

Purpose:

- a. The purpose of the Appeals Standing Committee is to provide a single forum for the hearing of certain appeals of decisions by staff of the Municipality and other duties as assigned.

Composition:

- b. The Appeals Standing Committee shall consist of all members of Council.
- c. The Mayor will be the Chair and the Deputy Mayor will be the Vice-Chair of the Appeals Standing Committee.

Duties and Responsibilities:

- d. To hear appeals as delegated to the Committee by the Council, including, but not limited to, appeals in accordance with the dangerous and unsightly premises provisions in Part XV of the *Municipal Government Act*; appeals in accordance with the CBRM Taxi By-law (as authorized under Section 305 of the *Motor Vehicle Act*); to issue demolition orders in accordance with the dangerous and unsightly premises provisions in Part XV of the *Municipal Government Act*; and appeals in accordance with the CBRM Tow Truck Licencing By-law.

Administration and Procedures:

- e. The Appeals Standing Committee shall meet as required to fulfil its duties and responsibilities, and within sixty (60) days from the date the Clerk is in receipt of:
 - an appeal of a decision of staff; or
 - a Notice of Staff Intent to Request an Order to Demolish; or
 - a request by an owner to appear and be heard pursuant to Section 346(3) of the *Municipal Government Act*.
- f. While the meetings of the Appeals Standing Committee are open to the public, the proceedings will not be live streamed or videotaped, and the background information for the agenda items will not be posted on the CBRM website.

Approved by Council August 1, 1995

As amended by Council:

- **May 21, 1996**
- **Occupational Health and Safety Committee deleted as per motion of Council**
- **December 17, 1996**
- **November 28, 2000**
- **December 18, 2001 (quorum at Planning Advisory)**
- **February 17, 2004 (creation of Water Utility Committee)**
- **March 11, 2005 (various amendments)**
- **January 19, 2010 (re: Police Commission)**
- **October 20, 2015 (General Committee and other amendments)**
- **June 19, 2017 (Appeals Standing Committee)**
- **July 18, 2017 (meeting date for Fire and Emergency Services Committee)**
- **June 26, 2018 (Council appointment term 2 years)**
- **March 12, 2019 (Fire & Emergency Services Committee – changes to schedule)**
- **May 21, 2019 (Nominating Committee procedure – citizen appointments)**
- **July 14, 2020 (Deletion of Pension Committee)**

Accessible Events

Motion

The Accessibility Advisory Committee request that Council direct the Recreation Director to talk to the Accessibility Advisory Committee about accessible event planning and provide an overall view as to what can be done.

Motion Carried



COMMITTEE AGENDA REQUEST FORM

X	Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	Request from the Floor: (New Business) - Announcement - Referral - Submit Petition - Notice of Motion
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Date of Accessibility Meeting: September 28, 2026

Subject: Accessible Events

Rationale: I've noticed some CBRM events with accessibility barriers that I hope are low-hanging-fruit for improvement. Doing this work, and pushing a stroller or carrying a (big) baby, highlights issues I would have stepped over in the past.

E.g. We enjoyed both Multiculturalism Day in Open Hearth and New Years at NSCC, but noticed that queues were unmanaged and developed through inaccessible features, through ditches, curbs, and garden beds.

In some cases, like the ticket line at Multiculturalism Day, this might be addressed in event planning. They very long queues at New Years might have needed a bit of physical control, signage, or one of the staff periodically checking the line.

Information & Communication are known issues, often being difficult to find exact locations and schedules, especially not on a Meta platform. E.g. Knowing that Multiculturalism Day was on the auditorium side would have affected our timing and choice of walking route.

Makin' Waves, on the other hand, had a notably large number of people with visible disabilities as well as a sensory tent on the last day. I'm curious if that happened organically with the centrality and accessibility of the site, the maturity and/or progressivism of the event, or through deliberate planning.

Outcome Sought: A discussion around accessible and inclusive event design and information and what education or resources organizers might need.

Adam Brown

Date: August 28, 2026

Received by Clerk's Department (date):

August 28, 2026

Tactile Attention Indicators at Crosswalks

Motion

The Accessibility Advisory Committee recommend that Council direct the Public Works Director, through the CAO, to provide an update to the Accessibility Advisory Committee regarding tactile attention indicators at crosswalks.

Motion Carried



COMMITTEE AGENDA REQUEST FORM

X	Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	Request from the Floor: (New Business) - Announcement - Referral - Submit Petition - Notice of Motion
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Date of Accessibility Meeting: September 28, 2026

Subject: Tactile Attention Indicators at Crosswalks

Rationale: We've heard some concern about how tactile attention indicators (TAI) are being installed with new sidewalk work. There is of course a patchwork of different designs at crossings built at different times and with different geometries, but this is explicitly about new work since April 2026 e.g. Townsend and Inglis.

Doing some research, I see that while the ADA allows curved TAIs, the Accessibility Act and CSA appear not to.

(Section 6(a)(vii) and CSA/ASC B651:23 - 8.3, respectively - I have some links at the end of the email).

As law and practice varies in different jurisdictions, I've had trouble determining whether the grooves should be aligned with the direction of the crosswalks. Some sources emphasize this is an 'attention' indicator, only intended to warn of a hazard on the other side, without directional information, whereas a Tactile Direction Indicator would be a related but distinct feature.

This image shows those two as separate features:

<https://classic-arch.com/wp-content/uploads/2023/07/image023.png>.

While this image shows a TAI cut to maintain alignment with the crossing, thereby giving directional importation as well.

<https://clearingourpath.ca/wp-content/uploads/2022/08/fig3-3-1-3.jpg>

Section 6(d) also requires a colour contrast, which I'm not sure the steel plates are providing.

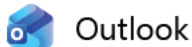
Outcome Sought: I'm going to request Tactile Attention Indicator positioning and visual contrast be reviewed by the ACC and/or CBRM staff, as appropriate, and the result communicated to Public Works to ensure the choice is at least compliant and deliberate. This likely involves contacting the Accessibility Directorate for guidance on compliance. If TAI are not required to be aligned, then I would suggest a conversation on whether we should recommend a best practice that exceeds compliance.

Adam Brown

Date: August 28, 2026

Received by Clerk's Department (date):

August 28, 2026



[EXT]:Re: [EXT]:Re: [EXT]:Re: Tactile Attention Indicators at crosswalks

From McGreal, Seamus [REDACTED]
Date Wed 02/09/2026 08:49
To Adam R.C. Brown [REDACTED]
Cc Accessibility Directorate <Accessibility@novascotia.ca>

Hi Adam,

There are two main types of TWSIs: TDIs and TAIs.

A Tactile Walking Surface Indicator (TWSI) can be a Tactile Directional Indicator (TDI) or a Tactile Attention Indicator (TAI). Each support people who use white canes but for different purposes.

A TDI provides directional guidance, especially in large spaces (such as train stations or plazas) where direction of travel is not obvious. A TAI provides a warning of a hazard immediately ahead such as the drop of a stairwell or oncoming vehicular traffic.

Regards,
Seamus

Seamus McGreal MCIP LPP RHFAC
Program Lead, Built Environment
Accessibility Directorate, Department of Justice

[REDACTED]
novascotia.ca/accessibility

**Nova Scotia's Built Environment
Accessibility Standard is now law**



From: Adam R.C. Brown [REDACTED]
Sent: September 1, 2026 4:09 PM
To: McGreal, Seamus [REDACTED]
Cc: Accessibility Directorate <Accessibility@novascotia.ca>
Subject: Re: [EXT]:Re: [EXT]:Re: Tactile Attention Indicators at crosswalks

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Thanks a lot, Seamus,

I agree that's the right approach to answer this and glad you have a process.

I think I have one final question - are tactile indicators *intended* to give directional information? I.e. If someone runs their cane through the valley between the bumps, is that intended to communicate that they can walk straight along that line through the crosswalk? (This possibility was brought up by a cane user and I'd like to be able to comment on what information the tactile paving intends to communicate in Nova Scotia, if possible.)

This is again a case where the Standard suggests new construction should be square, but it might be matter of guidance for retrofits.

I realize the answer might be that unusual intersections should be redesigned, as you previously discussed, to render the question moot.

Thanks for working on this,



Adam Brown (he/him)
Sustainability Coordinator &
Co-Chair CBU Accessibility Advisory Committee
Department of Risk Management
[REDACTED]

From: McGreal, Seamus [REDACTED]
Sent: September 1, 2026 15:44
To: Adam R.C. Brown [REDACTED]
Cc: Accessibility Directorate <Accessibility@novascotia.ca>
Subject: [EXT]:Re: [EXT]:Re: Tactile Attention Indicators at crosswalks

You don't often get email from [REDACTED] [Learn why this is important](#)

I'm going to add this as a tracked interpretive gap for our guide work rather than answer it as final position today, since curved curbs are not addressed in the BEASR. I'll follow up once we've worked through it properly.

A practical solution is to replace the curb ramp on the curve with two separate ramps on the sides of the rounded corner, each straight, each perpendicular to its own crosswalk leg, each with its own straight TAI band, with a short section of curb left in place between them.

This means reconstructing an existing rounded corner may need to widen or reshape the corner to fit two ramps with proper landings, not just repour a ramp inside the existing curve. I expect this will come up often as older corners get replaced, as you say.

Thanks for flagging it,

Regards,
Seamus

Seamus McGreal MCIP LPP
Program Lead, Built Environment
Accessibility Directorate, Department of Justice

[REDACTED]
novascotia.ca/accessibility

Nova Scotia's Built Environment
Accessibility Standard is now law



From: Adam R.C. Brown <[REDACTED]>
Sent: September 1, 2026 3:02 PM
To: McGreal, Seamus <[REDACTED]>
Subject: Re: [EXT]:Re: Tactile Attention Indicators at crosswalks

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Thanks Seamus,

In the pictures you attached, the straight curb with perpendicular crosswalk seems unambiguous.

I'm trying to determine the alignment of the Tactile Attention Indicators if the curb is curved.

Considering the slope requirements in (1)(b)&(c) combined with the dimensions required in (1)(e)(i) & (iii), it would seem that curved curbs, like the last two images in the first email, are practically prohibited.

Does the Directorate have any specific guidance on dealing with curved curbs?
This seems to me like it will be a recurring issue for replacing old sidewalks.

Thanks,



Adam Brown (he/him)
Sustainability Coordinator &
Co-Chair CBU Accessibility Advisory Committee
Department of Risk Management
[REDACTED]

From: McGreal, Seamus <[REDACTED]>
Sent: September 1, 2026 12:58
To: Adam R.C. Brown <[REDACTED]>
Cc: Accessibility Directorate <Accessibility@novascotia.ca>
Subject: [EXT]:Re: Tactile Attention Indicators at crosswalks

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Adam,

Please refer to the Built Environment Accessibility Standard Regulations (BEASR) to review mandatory (as of April 1st, 2026) provincial requirements for the installation of new curb ramps

with Tactile Attention Indicators. The BEASR and support materials can be reviewed [here](#).

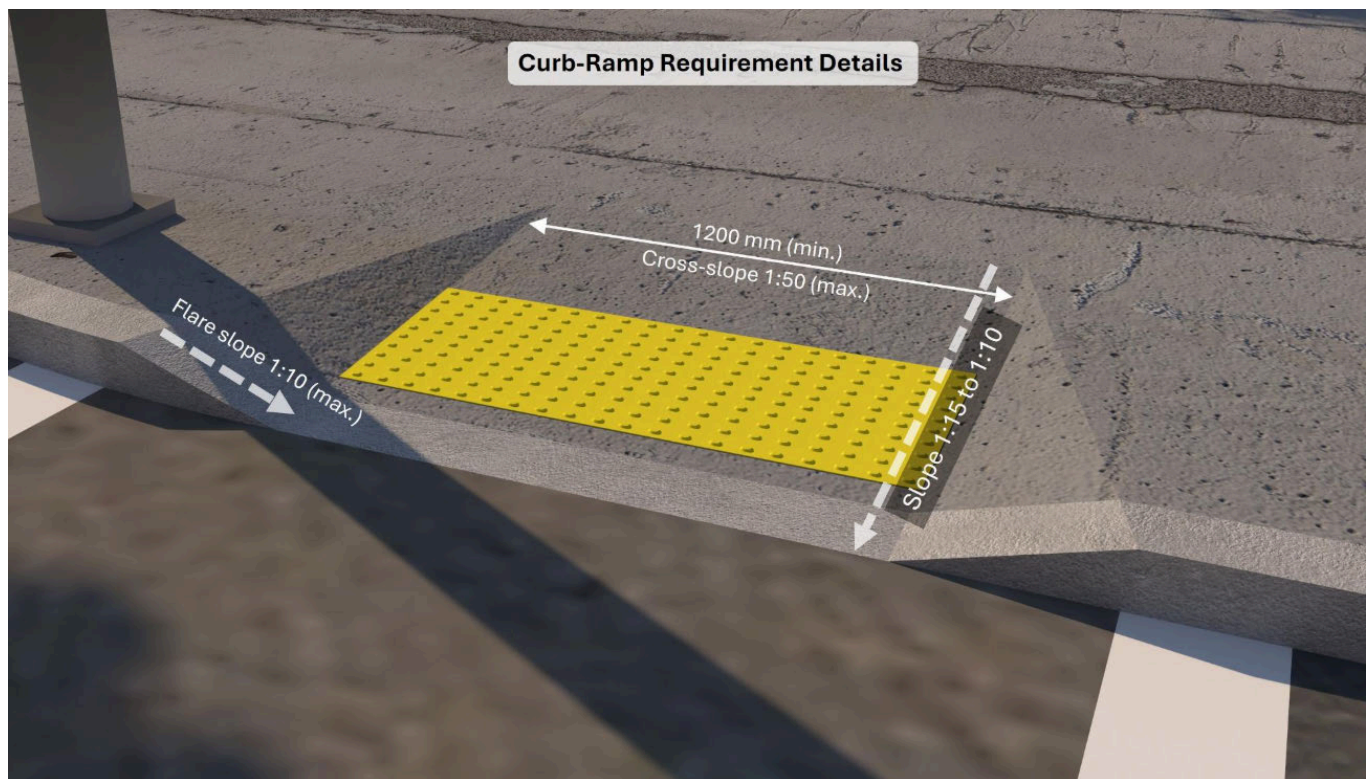
Below is BEASR Section 7, Curb ramps, in italic text along with some illustrations:

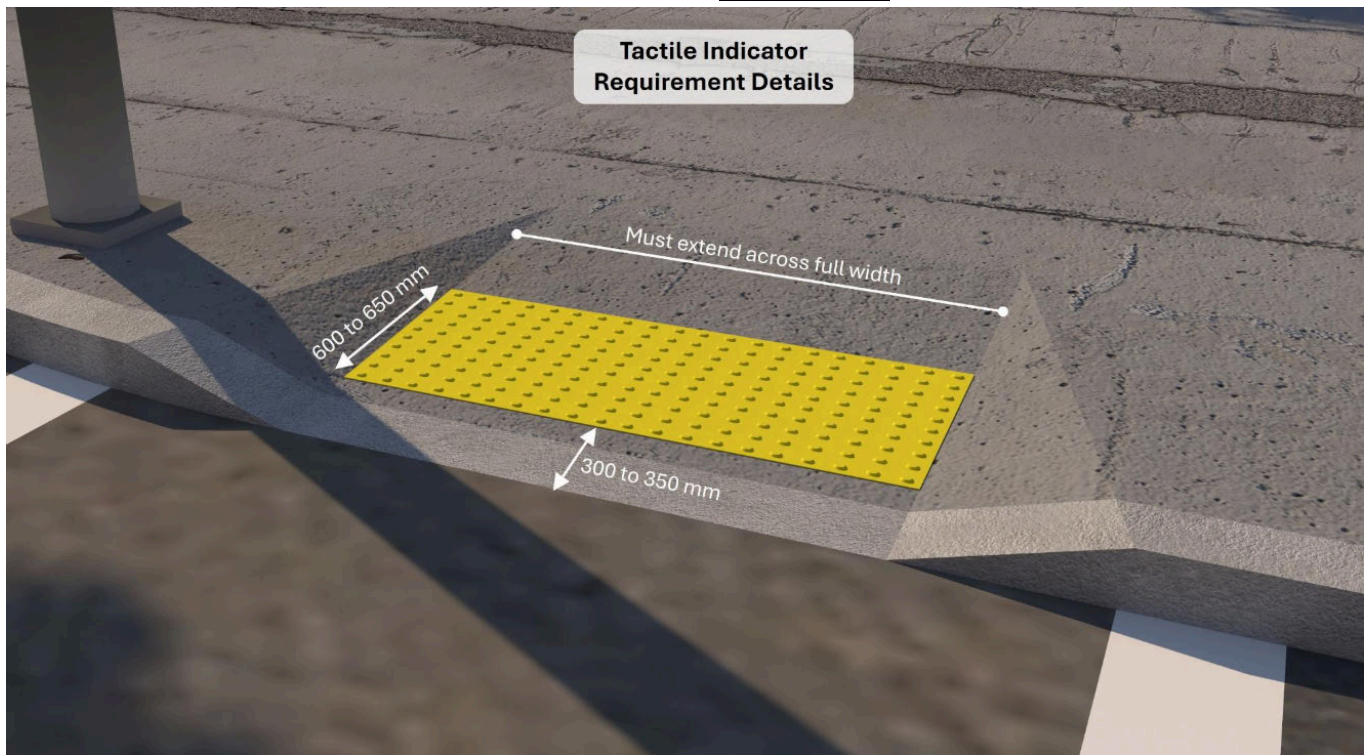
Curb ramps — Section 7

(1) A newly installed curb ramp must align with the direction of travel and meet all of the following requirements:

- ***(a) It must have a clear width of at least 1200 mm, exclusive of any flared sides.***
- ***(b) It must have a running slope ratio of no less than 1:15 (6.66%) and no more than 1:10 (10%).***
- ***(c) It must have a cross slope ratio of no more than 1:50.***
- ***(d) It must have flared sides that have a slope with a ratio of no more than 1:10, measured parallel to the curb line.***
- ***(e) If it is located at a pedestrian crossing, it must have tactile attention indicators that meet all of the following requirements:***
 - ***(i) They must be no less than 600 mm and no more than 650 mm in depth.***
 - ***(ii) They must extend across the full width of the curb ramp.***
 - ***(iii) They must be set back no less than 300 mm and no more than 350 mm from the curb edge.***

(2) An existing curb ramp immediately adjacent to a portion of sidewalk that is being replaced must meet the requirements of subsection (1).





Please let me know if you have any questions.

Regards,
Seamus

Seamus McGreal MCIP LPP
Program Lead, Built Environment
Accessibility Directorate, Department of Justice

[REDACTED]
novascotia.ca/accessibility

Nova Scotia's Built Environment
Accessibility Standard is now law



From: Adam R.C. Brown <[REDACTED]>
Sent: August 31, 2026 11:10 AM
To: Accessibility Directorate <[REDACTED]a>
Subject: Tactile Attention Indicators at crosswalks

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Hello,

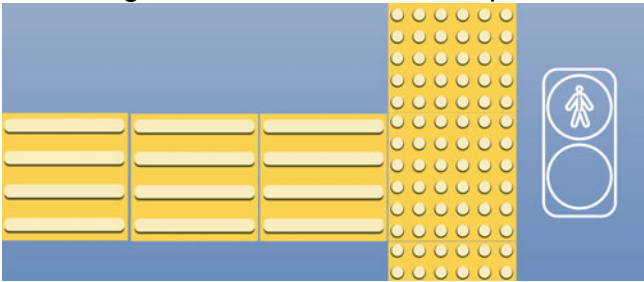
I'm a member of CBRM's AAC and have been trying to interpret the Accessibility Act and other sources to determine design requirements for Tactile Attention Indicators (TAI) at crosswalks.

The Act Section 6(a)(vii) and CSA/ASC B651:23 - 8.3 seem to be clear that curved TAI plates are not allowed (which appear to be okay under the US ADA).



I've had trouble determining whether the grooves should be aligned with the direction of the crosswalks. Some sources emphasize this is an 'attention' indicator, only intended to warn of a hazard on the other side, without giving directional information, whereas a Tactile Direction Indicator or guiding patterns would be a related but distinct feature.

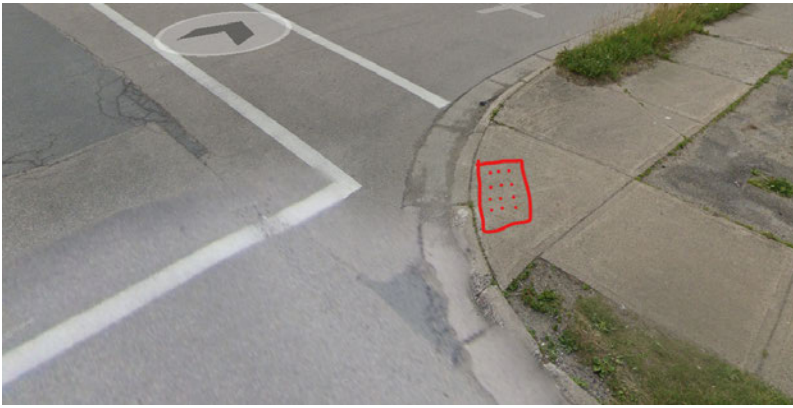
This image shows those two as separate features:



While this image shows a TAI cut to maintain alignment with the crossing, thereby giving directional information as well.



Finally, some historical road geometries make it more difficult, with many intersections having single curb cuts at the apex of the turn, creating various issues for both wheelchair and cane users. For example (and please forgive the state of my digital art skills) Townsend:



Charlotte:



Would you be able to provide or direct me to:

- Diagrams or example pictures of acceptable designs for Nova Scotia
- Advice on whether directional information is intended by basic tactile indicators at crossings
- Specific advice on dealing with curved curb cuts, especially on narrow pathways, and whether my last two example pictures appear to be compliant for tactile, visual, and path-of-travel considerations.
- Whether Nova Scotia has a recommended best practice that exceeds compliance with the Act

Thank you,



Adam Brown (he/him)

Sustainability Coordinator &

Co-Chair CBU Accessibility Advisory Committee

Department of Risk Management

[REDACTED]

Cape Breton University

Ph: [REDACTED] Web: www.cbu.ca

1250 Grand Lake Rd., Sydney, NS

Housing Strategy for Cape Breton Regional Municipality

Motion

Moved by Councillor MacMullin, seconded by Councillor Paruch, to adopt the CBRM Housing Strategy, which is included in Attachment A of the agenda package, and to direct staff to evaluate the recommended actions and present options for Council's consideration at a future session of Council.

Discussion:

- Residential incentives
- Permit percentages
- A future housing strategy workshop to be scheduled

Motion Carried



STAFF REPORT

To: CBRM Mayor and Council

Submitted by: Demetri Kachafanas, CAO

Date: September 2, 2026

Subject: Housing Strategy: Residential Development Incentives

Origin

On July 15, 2025, CBRM passed the following motion

Moved by Councillor MacMullin, seconded by Councillor Paruch, to adopt the CBRM Housing Strategy (Attachment A) and direct the CAO to direct staff to evaluate the recommended actions and present options for Council's consideration at a future session of Council.

MOTION CARRIED

Legislation and Related Policies

Affordable Housing Property Tax Adjustment Policy (Attachment B)

Municipal Government Act

- Section 47 outlines that Council shall make decisions in the exercise of its powers and duties by resolution, by policy or by by-law.
- Section 48 outlines Council authority to pass, amend or repeal policy.
- Section 57 authorizes Council to provide direct financial assistance for the purpose of increasing the availability of affordable housing.
- Section 71 authorizes Council to adopt a tax exemption policy respecting property owned or occupied by non-profit organizations, including registered charities (Attachment C)

Recommendation

1. Incentive 1 – Permanent Property Tax Relief to Non-Profit Housing Providers

It is recommended that CBRM Council not amend the Affordable Housing Property Tax Adjustment Policy to give permanent property tax relief to non-profit housing providers and charitable organizations.

2. Incentive 2 – Expansion of the Property Tax Adjustment for Housing Developments Meeting Affordability Criteria

It is recommended that Council maintain the existing eligibility criteria and phase in structure of the Affordable Housing Property Tax Adjustment Policy.

Background

As part of its commitments under the Housing Accelerator Fund (HAF), the Cape Breton Regional Municipality (CBRM) has developed a comprehensive Housing Strategy to help define its role in supporting housing development. The Housing Strategy, prepared by FBM Architecture, was presented to Council on July 15, 2025.

The Housing Strategy contains several Action Areas, which include:

- Residential Development Housing Incentives;
- Surplus Land Banking Framework;
- Plan Implementation; and
- Municipal Communications Approach

Each Action Area consists of considerations and outcomes, some of which may overlap. Staff will be highlighting and presenting each Action Area to Council. This report highlights Residential Development Incentives.

Discussion

Residential development incentives are tools that municipalities may use to encourage the construction and retention of a range of housing forms and tenures. Phase 2 of the Housing Strategy examined a range of residential development incentive programs implemented by other municipalities, while Phase 3 advanced a detailed program design for a targeted set of incentives identified as most effective in achieving the Goals and Objectives of the Housing Strategy.

While municipalities in Nova Scotia are not mandated to directly provide housing, many play a critical role in supporting a healthy, diverse, and adequate housing supply. Applicable policies and legislation were reviewed throughout the development of the Housing Strategy to understand their implications for potential municipal housing initiatives.

The *Municipal Government Act* (MGA) provides the primary legislative framework governing municipal authority in the Cape Breton Regional Municipality (CBRM). Several provisions of the MGA are relevant to the consideration of residential development incentives and related housing initiatives.

Proposed Residential Incentive Programs

The consultants developing the Housing Strategy proposed six residential incentive programs options:

Incentive 1: Permanent Property Tax Relief to Non-Profit Housing Providers

This incentive would require amendments to the existing Affordable Housing Property Tax Adjustment Policy to offer permanent tax relief for non-profit housing providers and charitable organizations.

Incentive 2: Expansion of Property Tax Adjustment for Entire Housing Development that Meets Affordability Criteria

This incentive would require amendment to the Affordable Housing Property Tax Adjustment Policy. The Housing Strategy recommends expanding eligibility so that for every Affordable Housing Dwelling Units provided, up to four additional market units may be included in the tax adjustment.

Incentive 3: Housing Tax Rebate for New Owner-Occupied Units

This tax rebate program offers a partial tax rebate over 5 years for residents seeking to purchase a newly constructed dwelling unit (such as a one unit dwelling, condominium unit, or co-op housing) within the service area boundary over the first five years. Rebates would be offered to the municipal portion of property tax applicable to the first \$400,000 of a new building's assessed value.

Incentive 4: Home Reinvestment Grant Program

This incentive provides funding to homeowners who will complete housing repairs to improve safety and accessibility of existing dwelling units. The suggested grant value of the proposed program is \$12,000, bringing the combined grant value with the existing Nova Scotia Repair and Accessibility Program to \$30,000 for repairs and health and safety upgrades.

Incentive 5: Property Assessed Clean Energy (PACE) Program

This incentive aims to support energy efficiency upgrades and extend the lifespan of CBRM's housing stock. This is achieved by CBRM offering low-interest loans to homeowners to complete energy efficiency improvements to their home. The proposed incentive features an interest rate of 2% with a repayment period of 15 years paid through municipal property tax.

Incentive 6: Development Charges to Service Existing Lots within the Service Area Boundary

The Municipal Government Act allows the Municipality to use development charges such as Capital Cost Contributions and Local Improvement Charges to service currently unserved lots within the service area boundary and thereby increase the supply of developable land in strategic locations. This incentive uses development charges to incentivize development of privately owned land.

Municipalities establish development charges through the adoption or amendment of bylaws, which can give the CBRM a means to apply for more funding opportunities. Development charges are also an option presented in the land banking framework to aid in servicing municipally owned surplus lands to make it more feasible for municipal properties to be used for housing development.

Legal Review

The scope of the consultant team's expertise is as land use planners as a result, a review of the legislative authority of the proposed residential incentive programs was undertaken by a member of CBRM's Legal Department. Following legal review, it was determined that CBRM may not have sufficient authority under the MGA to implement Incentive Programs 3 (Housing Tax Rebate for New Owner-Occupied Units) and 4 (Home Reinvestment Grant Program) as initially proposed. Incentive 5 (Property Assessed Clean Energy (PACE) Program) would likely require funding from another level of government.

Incentive 6 will be presented with the support of Engineering at an upcoming meeting of Council.

Based on the Legal review, Staff are recommending Council only consider Incentive 1 and 2 at this time.

Residential Development Incentive Authorities under the *Municipal Government Act*

The MGA provides municipalities with several tools that may be used to support residential development, subject to the conditions and limitations of the Act:

Tax exemptions for non-profit and charitable organizations

Section 71 of the MGA (Attachment C) authorizes Council to adopt a tax exemption policy respecting property owned or occupied by non-profit organizations, including registered charities, subject to the criteria set out in the Act.

Financial Assistance for Affordable Housing

Section 57 of the MGA (Attachment C) establishes the limits and authorities for municipal involvement in business and industrial development. While the Act generally restricts municipalities from providing direct financial assistance, subsection 57(4) provides a specific exception that permits municipalities to provide direct financial assistance for the purpose of increasing the availability of affordable housing.

Permanent Property Tax Relief for Non-Profit and Charitable Organizations

Following the model established by the Halifax Regional Municipality, and pursuant to the authority provided under Section 71 of the MGA (Attachment C), the Housing Strategy recommends CBRM amend the criteria of its existing property tax adjustment program to limit eligibility to non-profit and charitable housing providers, with permanent property tax relief.

Council will be required to determine whether this program should apply to new developments only, or to both new and existing developments. Limiting eligibility to new developments would directly support the creation of additional housing units, while extending eligibility to existing developments would improve the financial sustainability of eligible organizations and enhance their capacity to develop additional housing over time.

Extending permanent property tax relief to existing properties would not directly result in the immediate creation of new housing units and would result in a permanent loss of municipal tax

revenue associated with those properties. The magnitude of this impact would depend on the number, location, and assessed value of eligible properties.

Staff are not recommending permanent property tax relief at this time. The municipality relies on property tax revenue to support core municipal operations and services. In addition, non-profit and charitable housing providers are currently eligible to apply under the existing property tax adjustment program, which provides time-limited relief while supporting the development of new affordable housing units.

Expansion of the Affordable Housing Property Tax Policy

Based on the findings of Phase 2, property tax reductions were identified as having the greatest impact on improving the financial feasibility of residential development. Current residential property tax rates in CBRM significantly reduce net operating income, often to levels below what is required for many projects to achieve their target return on investment.

CBRM currently administers programs such as the Affordable Housing Property Tax Adjustment Policy (Attachment B) and the Commercial District Development Support Program, both of which are intended to incentivize development by reducing property tax obligations through phased-in taxation for affordable housing and commercial developments, respectively. Rather than relying on direct capital expenditures, these programs represent an opportunity cost to the Municipality through foregone tax revenue.

The Affordable Housing Property Tax Adjustment Policy currently applies to property owners who create four or more new Affordable Housing Dwelling Units and commit to maintaining affordability for a minimum of 10 years. Eligible projects receive a phased-in municipal property tax reduction for those dwelling units are deemed to be Affordable Housing Dwelling Units.

The Housing Strategy recommends expanding eligibility so that for every Affordable Housing Dwelling Units provided, up to four additional market units may be included in the tax adjustment. Under this model, a development with at least 20% affordable units would qualify to have the phase-in applied to the entire building (both market and affordable units). For ease of implementation Staff suggest Council consider simplifying this recommendation to mean a minimum of 20% of the total dwelling units within a building, and no fewer than four dwelling units.

Subsection 57(4) of the *Municipal Government Act* permits Council to provide direct financial assistance for the purpose of increasing the availability of affordable housing. In mixed-tenure developments, a property tax adjustment may be applied to the building as a whole, provided eligibility is expressly conditional upon the provision and long-term retention of affordable units. The intent of Subsection is not to subsidize market housing, but rather to enable the delivery of affordable units that might otherwise be financially unfeasible. For this reason, Council would need to be able to defend that applying the adjustment to market units is necessary to support the financial viability of the affordable housing component.

If eligibility is expanded, the Housing Strategy also recommends amending the phase-in structure. Under the current policy, only the portion of the building containing affordable units qualifies for the tax adjustment. However, the existing program provides a relatively deep level of relief over ten years:

- 90% reduction in municipal property tax in Years 1–2
- 75% reduction in municipal property tax in Years 3–4
- 60% reduction in municipal property tax in Years 5–6
- 45% reduction in municipal property tax in Years 7–8
- 30% reduction in municipal property tax in Years 9–10

As a result, the current program limits eligibility to a portion of the assessed value of a development but provides a deeper tax reduction for those eligible units.

Under the proposed policy, the property tax adjustment would apply to the assessed value of both market and affordable housing, provided the development meets the minimum affordability threshold. Because of this, the Housing Strategy is proposing a phase-in that would provide a lower level of tax relief per year, as follows:

- 50% reduction in municipal property tax in Years 1–2
- 40% reduction in municipal property tax in Years 3–4
- 30% reduction in municipal property tax in Years 5–6
- 20% reduction in municipal property tax in Years 7–8
- 10% reduction in municipal property tax in Years 9–10

This represents a shift from a deep, narrowly targeted incentive to a broader incentive applied across the full assessed value of a qualifying development, with more moderate annual reductions.

While the Housing Strategy proposes a revised phase-in structure, Staff have also prepared a five year alternative option for Council’s consideration. This option is based on the current structure but applies over a five-year term rather than ten years. It provides greater upfront savings in the initial years and results in overall savings comparable to those proposed in the Housing Strategy option. In addition, a five-year program would involve lower administrative costs for the municipality.

- 90% reduction in municipal property tax in year 1
- 75% reduction in municipal property tax in year 2
- 60% reduction in municipal property tax in year 3
- 45% reduction in municipal property tax in year 4
- 30% reduction in municipal property tax in year 5

Although the per-unit value of tax relief for would be lower than under the current program if Council revises the phase-in structure, the overall incentive to applicants would increase because

the adjustment would apply to a greater share of the development. According to the consultants, this approach is intended to improve project feasibility and encourage mixed-income housing within the existing service area boundary.

From a municipal finance perspective, the proposed approach would result in greater foregone tax revenue during the phase-in period for qualifying developments, as the adjustment would apply to both market and affordable units rather than only to the affordable units. Following the completion of the phase-in, the full assessed value of the development would be added to the tax roll.

Expanding eligibility to include market units would increase the lost revenue by the municipality compared to the current program and may not necessarily result in a comparative increase in affordable units. If the goal is to provide more affordable housing, then Staff is recommending Council does not expand the current eligibility requirements.

Regardless of the approach taken by Council, Staff recommends that Council review the current definition of Affordable Housing Dwelling Unit (Attachment B) to ensure the program delivers units that are demonstrably affordable. The existing definition does not reference the inclusion of utilities. The inclusion of utilities in the definition of affordability is becoming more common and generally required by funding programs. If Council wishes to strengthen the policy's affordability outcomes, Staff can bring forward recommended amendments to refine the definition.

Financial Implications

Incentive 1: Permanent Property Tax Relief to Non-Profit Housing Providers would result in the permanent loss of municipal tax revenue associated with participating properties.

Incentive 2: Expansion of the Property Tax Adjustment for Entire Housing Developments that Meet Affordability Criteria would result in foregone municipal tax revenue during the phase-in period, particularly where the adjustment applies to the assessed value of the market and affordable housing rather than only the affordable units.

New housing development place additional demands on municipal infrastructure and services, including water and wastewater systems, roads, transit, and emergency services. These service demands would occur while municipal tax revenues from participating developments are reduced or eliminated, creating short-term financial pressure.

The Affordable Housing Tax Adjustment cannot apply retroactively. In accordance with municipal accounting principles and generally accepted public sector accounting standards, tax adjustments must be applied prospectively and cannot be backdated to previously issued permits or taxation years. Applying the adjustment retroactively would create inconsistencies in assessed revenues, approved budgets, and audited financial statements.

There are also administrative and staffing implications associated with both incentives.

Additional Staff would be required to manage and review applications, monitor compliance with affordability and eligibility requirements, and prepare annual reports confirming that participating properties continue to be used for eligible purposes.

Council will need to consider these financial and operational impacts alongside the anticipated long-term benefits of increased housing supply, improved project feasibility, and growth of the municipal tax base once time-limited incentives expire.

Alternatives

Alternative to Recommendation 1

Council may proceed with Incentive 1 to provide permanent municipal property tax relief to eligible non-profit housing providers and charitable organizations.

Council would pass a motion requesting Staff provide a supplementary report.

The motion should also confirm:

- whether the incentive applies to new construction only or both new and existing developments; and
- whether Council prefers to amend the existing Policy or adopt a standalone policy

Alternative to Recommendation 2

Council may proceed with Incentive 2 to expand eligibility criteria under the Affordable Housing Property Tax Adjustment Policy.

Council would pass a motion requesting Staff provide a supplementary report outlining the required amendments to the Affordable Housing Property Tax Adjustment Policy.

The motion should also confirm whether:

- the phase-in structure should be adopted as presented in the Housing Strategy, five year alternative, or remain unchanged; and/or
- the eligibility threshold should be amended as presented in the Housing Strategy or amended as suggested by Staff.

Attachments

Attachment A: Council Motion from July 15, 2025

Attachment B: Affordable Housing Property Tax Adjustment Policy

Attachment C: Excerpts from the *Municipal Government Act*

A copy of this report can be obtained online at www.cbrm.ns.ca or by contacting the Office of the Municipal Clerk at 902-563-5010.

Report Prepared by: Karen Neville, Senior Planner, Planning and Development



Clerk's Department

M·E·M·O

320 Esplanade

Sydney, Nova Scotia, B1P 7B9

902-563-5010

To: Tyson Simms, Director of Planning and Development
From: Christa Dicks, Municipal Clerk / Director of Corporate Information Services
Date: July 16, 2025
Subject: Housing Strategy for Cape Breton Regional Municipality

At the Council meeting held on July 15, 2025, the following motion was put forward:

Motion

Moved by Councillor MacMullin, seconded by Councillor Paruch, to adopt the CBRM Housing Strategy, which is included in Attachment A of the agenda package, and to direct staff to evaluate the recommended actions and present options for Council's consideration at a future session of Council.

Discussion:

- Residential incentives
- Permit percentages
- A future housing strategy workshop to be scheduled

Motion Carried

I would ask that you please take the action noted in the above motion.

Thank you,

Christa Dicks
Municipal Clerk
/km

C: Travis Radtke, Housing Coordinator

CBRM AFFORDABLE HOUSING PROPERTY TAX ADJUSTMENT POLICY

1. LEGISLATIVE AUTHORITY

- (1) This Policy derives its authority from Section 57(4) of the *Municipal Government Act*.

2. PURPOSE

- (1) The purpose of this Policy is to encourage and assist developers in the creation of new Affordable Housing Dwelling Units within the Municipality by providing an annual partial adjustment on property taxes.

3. STATEMENT OF POLICY

- (1) This Policy applies to Property Owners who create four or more new Affordable Housing Dwelling Units and agree to keep the units affordable for a period of 10 years.

4. DEFINITIONS

“Actual Taxable Assessed Value” means the Taxable Assessed Value of the Affordable Housing Dwelling Units pursuant to the published assessment roll applicable for the taxation year in which the Tax Adjustment Eligible Assessment is to be determined, subject to any adjustments to taxes arising from assessment appeals or changes to the Taxable Assessed Value made by PVSC through requests for reconsideration.

“Affordable Housing Dwelling Unit” means a dwelling unit for which the rent:

- does not exceed 30 percent of the gross annual household income; or
- is at 80% or less than the average market rent as defined by the Canada Mortgage and Housing Corporation (CMHC) for the Municipality.

“Base Year Taxable Assessed Value” means the Taxable Assessed Value applicable for the taxation year in which a Tax Adjustment Agreement is signed for the eligible property upon which development is to be constructed or completed.

“Canada Mortgage and Housing Corporation (CMHC)” is a Canadian crown corporation that serves as the national housing agency of Canada.

“CFO” means the Chief Financial Officer of the Municipality;

“Dwelling Unit” means one or more habitable rooms designed or intended for use by one or more individuals as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of such individual or individuals, with a private entrance from outside the building or from a common hallway or stairway inside the building. For

example, a dwelling unit can be a one-unit dwelling, one of two dwelling units in a two-unit dwelling, or one dwelling unit in an apartment building.

“Municipality” means the Cape Breton Regional Municipality (CBRM);

“Property Owner” means the person named on the assessment roll as responsible for the taxes for the eligible property.

“PVSC” Property Valuation Services Corporation

“Tax Adjustment Eligible Assessment” means the amount calculated using the following formula:

Tax Adjustment Eligible Assessment = Actual Taxable Assessed Value - Base Year Taxable Assessed Value.

“Tax Adjustment Agreement” means an agreement signed between the Municipality and the Property Owner under this Policy which defines the terms and conditions of the property tax adjustment and cannot be altered without prior approval.

5. TAX ADJUSTMENT AGREEMENT

- (1) The term of the Tax Adjustment Agreement shall not be greater than 10 years.
- (2) The Tax Adjustment Agreement must be registered on title.
- (3) The Applicant must agree in the Tax Adjustment Agreements to the following items:
 - (a) the portion of the building or property that will be considered under the Tax Adjustment Agreement;
 - (b) duration of the Tax Adjustment Agreement;
 - (c) the process for reporting annually to the Municipality; and
 - (d) to notify the Municipality if Dwelling Units cease to be considered Affordable Housing Dwelling Units in accordance with this Policy.
- (4) The Tax Adjustment Agreement signed by the parties will be substantially the same as the form agreement attached as Appendix A" to this By-Law and forming part of the By-Law.

6. AFFORDABLE HOUSING TAX ADJUSTMENT

- (1) A successful Applicant must sign a Tax Adjustment Agreement with the Municipality prior to any property tax adjustment being issued.
- (2) The Tax Adjustment issued through this Policy will be detailed in the Tax Adjustment Agreement.
- (3) The property tax adjustment shall begin on the taxation year after:
 - (a) the issuance of an Occupancy Permit for Affordable Housing Dwelling Unit(s); and
 - (b) the eligible property is first reassessed by PVSC to fully reflect the development that the Property Owner is receiving the property tax adjustment for.
- (4) The property tax adjustment may be provided that:

- (a) the Applicant provides a documentation to the Municipality confirming that each unit remains an Affordable Housing Dwelling Unit as defined by this Policy and subsequent Tax Adjustment Agreement.
 - (b) there are no outstanding taxes, water rates, or other sums owed to the Municipality with respect to any property within the Municipality that is legally registered in the name of the Applicant;
 - (c) there are no outstanding work orders and/or orders or requests to comply from any municipal or provincial entity; and
 - (d) all other criteria and conditions are met of the Tax Adjustment Agreement.
- (5) All property tax adjustment will cease if during the duration of the Tax Adjustment Agreement if the building is demolished except to expand an eligible use. Tax Adjustment amounts that would have been payable in the year in which the demolition occurs will be adjusted on a pro-rated basis to reflect the date of the demolition and will cease thereafter.
- (6) If the Applicant breaches the terms and conditions outlined in the Tax Adjustment Agreement, the subject property shall be fully taxable in the year in which the breach of conditions occurs and in all subsequent years.
- (7) In case of an assessment appeal to PVSC, the Municipality reserves the right to withhold any forthcoming property tax adjustment pending final disposition of the appeal.
- (8) For Applicants on preauthorized payment arrangements, once the property tax adjustment has been processed, the total taxes levied, net of the adjustment for the taxation year must be paid no later than March 31. Failing this condition, the adjustment shall be reversed, and interest will be assessed on the balance owing.

7. PROPERTY TAX ADJUSTMENT AVAILABILITY

- (1) The property tax adjustment issued under this Policy is based on the amount of property tax collected on the increased taxable assessment resulting from a development containing Affordable Housing Dwelling Unit(s).
- (2) The property tax adjustment offered under this Policy shall only apply to the residential portion of any project that meets the criteria of Affordable Housing Dwelling Units outlined in the Tax Adjustment Agreement.
- (3) The property tax adjustment offered under this Policy shall only apply to properties containing four or more Affordable Housing Dwelling Units.
- (4) The CFO shall conclusively determine the portion of the development and individual Affordable Housing Dwelling Units used in the calculation Actual Taxable Assessed Value.
- (5) The Municipality will offer a diminishing property adjustment tax for on all new Affordable Housing Dwelling Units outlined in a Tax Adjustment Agreement for a period up to 10 years. The increase in property tax which results from all new Affordable Housing Dwelling Units shall be diminished by:
 - 90% municipal property tax in years 1-2
 - 75% municipal property tax in years 3-4
 - 60% municipal property tax in years 5-6
 - 45% municipal property tax in Year 7-8

- 30% municipal property tax in Year 9-10

8. ADJUSTMENTS BASED ON FILE ASSESSMENT

In the event there are any subsequent changes in the total taxes payable in any year due to reductions resulting from assessment appeals, and where such tax changes occur after property tax adjustment amounts have been paid, future year property tax adjustment entitlements may be reduced accordingly. Any overpayment of property tax adjustment amounts arising from subsequent assessment or tax reductions will be deemed to be a debt owing to the Municipality.

9. APPLICATION REQUIREMENTS

- (1) All applications must be received by the Municipality by mail, in person, or by e-mail.
- (2) All applications must include:
 - (a) legal names of the Property Owner(s) are required and if an Applicant is acting on behalf of the owner, property authorization from the owner of the property;
 - (b) a copy of an approved Building and Development Permit issued in 2024 or later;
 - (c) a summary describing the project, including:
 - i. the total number of Affordable Housing Dwelling Units, and the approximate size and number of bedrooms
 - ii. the address and location of the proposed development
 - (d) verification to the satisfaction of the CFO that the property contains four or more Affordable Housing Dwelling Unit(s) as outlined by this Policy;
 - (e) documentation demonstrating that there has been an increase in the property tax assessment and showing the amount of the increase over the beginning year;
 - (f) a valid email address for communication by the Municipality; and
 - (g) any other information that may be required by the CFO, or delegate.

10. STAGE DEVELOPMENT

In the case of a staged development, where one portion of a property is developed in advance of others, each portion of the property will be treated as a separate eligible property. The first property tax adjustment will be based on the Tax Adjustment Eligible Assessment arising from the increased assessment on the first portion of the development. As other portions of the eligible property are developed, and which result in further assessment increases, the Property Owner may apply to further participate based on the additional Tax Adjustment Eligible Assessment, subject to the continued availability of this Policy and the Property Owner's ability to meet the eligibility requirements and property tax adjustment entitlements in place at that time.

11. POLICY REVIEW OR REPEAL

- (1) This Policy shall be reviewed by the CBRM within six years of its coming into force to ensure the purpose of the Policy is still being met.
- (2) If this Policy, or any portion thereof, is repealed, any Applicant who has entered into a Tax Adjustment Agreement prior to the date of the repeal will continue to until the duration agreement has been completed be, despite its whole or partial repeal.
- (3) In the event of a repeal, the Applicants who are accepted into the program as of the date of the repeal, this Policy will continue to be in force and effect only for the limited purpose of providing for

the continuation of the Tax Adjustment Agreement for those Applicants until the ten-year term is completed.

Approved by Council: April 23rd, 2024

APPENDIX A
AFFORDABLE HOUSING PROPERTY TAX ADJUSTMENT AGREEMENT

This **AGREEMENT** made this day of _____, A.D. 20__

Between

CAPE BRETON REGIONAL MUNICIPALITY, a body corporate and politic in and for the Province of Nova Scotia hereinafter called the **"MUNICIPALITY"**

-and-

[Property Owner Name], a property owner duly registered on the assessment roll of the Municipality, hereinafter referred to as the **"Property Owner"**

WHEREAS, the Municipality has established an Affordable Housing Property Tax Adjustment Policy (the "Policy") to encourage and assist developers in the creation of new Affordable Housing Dwelling Units within the Municipality by providing an annual partial adjustment on property taxes; and

WHEREAS, the Property Owner intends to create [Number] new Affordable Housing Dwelling Units within the Municipality and has agreed to keep the units affordable for a period of 10 years in accordance with the terms of the Policy.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereby agree as follows:

1. Property Information

Name of registered Property Owner:

Address of Property:

Property Identification Number(s):

Mailing Address of Owner:

Name of Agreement Recipient:

Mailing Address of Recipient:

2. Term of Agreement

The term of this Agreement shall commence on the date of execution and shall continue for a period 10 years.

3. Registration on Title

The Property Owner agrees that the portion of the building or property identified in Section 6 shall only be used for the purposes of providing Affordable Housing Dwelling Units for the term of this Agreement, and that the agreement shall constitute a charge upon the land.

4. Assignment

- (1) The Property Owner covenants to the CBRM that if the Property Owner intends to sell, transfer or assign the Property or if for any reason the Property ceases to be registered in the Property Owner's name prior to the advance of all of the adjustment, the Property Owner will immediately notify the CAO in writing of such change or proposed change of ownership.
- (2) Property tax adjustments shall cease upon the sale, transfer or assignment of the Property, unless, prior to the completion of such sale, transfer or assignment, the Property Owner and the new Property Owner enter into an Agreement with the CBRM, in a form and content satisfactory to the CAO and the CBRM Solicitor, in which it is agreed that the new Property Owner shall have the right to participate in the Affordable Housing Property Tax Adjustment.

5. Definition of Affordable Housing Dwelling Unit

For the purposes of this Agreement, the Property Owner shall agree that "Affordable Housing Dwelling Unit" shall mean a dwelling unit for which the rent:

- does not exceed 30 percent of the gross annual household income; or
- is at 80% or less than the average market rent as defined by the Canada Mortgage and Housing Corporation (CMHC) for the Municipality.

6. Terms of Tax Adjustment Agreement

The Property Owner agrees to the following terms and conditions:

- (a) the portion of the building or property covered eligible for a property tax adjustment shall be _____ m²;
- (b) [number of Affordable Housing Dwelling Units] are eligible for a property tax adjustment;
- (c) to maintain [number of Affordable Housing Dwelling Units] as an Affordable Housing Dwelling Units for the duration of this Agreement;
- (d) the rent charge for the duration of this Agreement shall be [select either does not exceed 30 percent of the gross annual household income or is 80% or less than the average market rent as defined by the Canada Mortgage and Housing Corporation (CMHC) for the Municipality]
- (e) provide an annual report to the Municipality confirming the rent charge for each Affordable Housing Dwelling Unit as defined by the Policy and this Agreement by [DATE] each year; and
- (f) to notify the Municipality if any Dwelling Units cease to meet the criteria of Affordable Housing Dwelling Units.

7. Property Tax Adjustment

The Property Owner shall receive a property tax adjustment subject to compliance with the terms and conditions of the Policy and this Agreement.

8. Diminishing Property Tax Adjustment

Based on the Policy, the increase in property tax which results from all new Affordable Housing Dwelling Units as identified in Subsection 6(b) shall be diminished for a period up to 10 years at the following rates:

- 90% municipal property tax in years 1-2
- 75% municipal property tax in years 3-4
- 60% municipal property tax in years 5-6
- 45% municipal property tax in Year 7-8
- 30% municipal property tax in Year 9-10

9. Compliance

The Property Owner shall comply with all requirements and conditions set forth in the Policy, this Agreement, and any applicable municipal by-laws or regulations.

10. Breach of Agreement

In the event of a breach of this Agreement by the Property Owner, the property shall become fully taxable in the year in which the breach occurs and in all subsequent years.

11. Review and Appeals

The Municipality reserves the right to review and withhold property tax adjustments pending the final disposition of any assessment appeals.

12. Policy Repeal

In the event the Policy is repealed by the Municipality, this Agreement shall continue until its completion.

13. Dissolution of Agreement

Either party may request to dissolve this Agreement by providing written notice to the other party. The requesting party must provide a valid reason for the dissolution request. Upon receipt of such notice, the parties shall enter into good faith negotiations to resolve any issues or concerns. If the parties are unable to reach a mutually agreeable resolution within [number] days of receipt of the notice, either party may seek appropriate legal remedies available under the law. Upon dissolution of the Agreement, any remaining property tax adjustments shall cease, and the property shall become fully taxable from the date of dissolution forward.

14. Schedule

The following Schedule is attached to and form part of this Agreement:

- Schedule A - Affordable Housing Property Tax Adjustment Policy

15. Notice

Any notice required to be given by either party to the other shall be given in writing and delivered in person or by facsimile transmission to:

- (a) In the case of the CBRM to:
Attn: Chief Administrative Officer, CBRM,
320 Esplanade
Sydney, Nova Scotia
B1P 7B9
- (b) In the case of the Applicant to:

(c) In the case of the Owner to:

Notice shall be deemed to have been received on the day of personal delivery or facsimile transmission if such day is a business day and delivery is made prior to 4:00 p.m. and otherwise on the next business day. The parties agree to notify each other immediately, in writing, of any changes of address from those set out above.

16. Entire Agreement

This Agreement and the Schedule attached to it constitute the entire Agreement between the parties and there are no agreements collateral to it other than as referred to herein and no representations or warranties, express or implied, written or verbal, statutory or otherwise, other than as expressly set forth or referred to in this Agreement.

17. *Municipal Government Act*

Nothing in this Agreement limits or fetters the CBRM in exercising its statutory jurisdiction under the *Municipal Government Act*, or under any other legislative authority or By-law and in the event that the CBRM decides to grant or deny any request or oppose or appeal any decision made pursuant to any such legislation, such action by the CBRM is not in any manner affected or limited by reason of the CBRM entering into this Agreement.

18. Governing Law

This Agreement will be exclusively governed, construed, and enforced in accordance with the laws of the Province of Nova Scotia and the Owner agrees to attorn to the jurisdiction of the Province of Nova Scotia.

19. Waiver and Consent

No consent or waiver, express or implied, by either party to or of any breach or Default by either party of any or all of its obligations under this Agreement or any amendment of this Agreement will:

- (a) be valid unless it is in writing and stated to be a consent or waiver pursuant to this Agreement;
- (b) be relied upon as a consent or waiver to or of any other breach or Default of the same or any other obligation;
- (c) constitute a general waiver under this Agreement, or
- (d) eliminate or modify the need for a specific consent or waiver pursuant to this section in any other instance.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

Cape Breton Regional Municipality (CBRM):

By: [Authorized Signatory] Name: [Name] Title: [Title] Date: [Date]

Property Owner:

By: [Authorized Signatory] Name: [Name] Title: [Title] Date: [Date]

Excerpts from the *Municipal Government Act*

Resolutions, policies, by-laws

- 47 (1) The council shall make decisions in the exercise of its powers and duties by resolution, by policy or by by-law.
- (2) The council may exercise any of its powers and duties by resolution unless a policy or a by-law is required by an enactment.
- (3) The council may exercise by by-law any of the duties and powers that it may exercise by resolution or policy.
- (4) The council may exercise by policy any of the duties and powers that it may exercise by resolution.
- (5) The council may make and carry out a contract, perform an act, do any thing or provide a service for which the municipality or the council is authorized by an Act of the Legislature to spend or borrow money.

Policies

- 48 (1) Before a policy is passed, amended or repealed the council shall give at least seven days notice to all council members.
- (2) The council may adopt different policies for different areas of the municipality.
- (3) In addition to matters specified in this Act or another Act of the Legislature, the council may adopt policies on any matter that the council considers conducive to the effective management of the municipality

Business and industrial development

- 57 (1) A municipality may
- (a) solicit and encourage the establishment and development of new, and the establishment, development and expansion of existing institutions, industries and businesses in and around the municipality;
 - (b) publicize the advantages of the municipality or any part of the municipality and the surrounding areas as a location for the establishment and expansion of institutions, industries and businesses;
 - (c) pay grants to a body corporate for the purpose of promoting the municipality or any part of the municipality and the surrounding areas as a location for institutions, industries and businesses;
 - (d) prepare and disseminate information about the municipality or any part of the municipality and the surrounding areas for the assistance of institutions, industries and businesses intending to locate or expand in the municipality or the surrounding area.
- (2) A municipality shall not grant a tax concession or other form of direct financial assistance to a business or industry.
- (3) Notwithstanding subsection (2), a municipality may provide direct financial assistance to a business for the purpose of improving accessibility for people with disabilities.
- (4) Notwithstanding subsection (2), a municipality may provide direct financial assistance to a business for the purpose of increasing the availability of affordable housing in the municipality

Tax exemption policy for certain organizations

- 71 (1) The council may, by policy, exempt from taxation, to the extent and under the conditions set out in the policy
- (a) property
 - (i) of a named registered Canadian charitable organization, and
 - (ii) that is used directly and solely for a charitable purpose;
 - (b) property of a nonprofit community, charitable, fraternal, educational, recreational, religious, cultural or sporting organization if, in the opinion of the council, the organization provides a service that might otherwise be a responsibility of the council;
 - (c) and (d) repealed 2001, c. 14, s. 3.
 - (e) the buildings, pump stations, deep well pumps, main, transmission lines, distribution lines, meters and associated plant and equipment of a municipal water utility.
- (2) The council may, by policy, to the extent and under the conditions set out in the policy, provide that the tax payable with respect to all or part of the taxable commercial property of any nonprofit community, charitable, fraternal, educational, recreational, religious, cultural or sporting organization named in the policy be reduced to the tax that would otherwise be payable if the property were residential property, inclusive of area rates.
- (3) A tax exemption or reduction pursuant to this Section shall be shown on the tax bill and accounted for by the municipality as an expenditure.
- (4) The council may, in its discretion, refuse to grant an exemption or reduction pursuant to this Section and a policy made pursuant to this Section extends only to properties specifically named in the policy.
- (5) An exemption given pursuant to this Section does not apply to area rates or the fire protection rate unless specified in the policy.
- (6) A policy made pursuant to this Section has effect in the fiscal year following the fiscal year in which it is published, unless the policy sets a different effective date, including an effective date retroactive to the beginning of the current fiscal year.

Housing Incentives: Affordable Housing



Cape Breton
Regional
Municipality

Housing Strategy Incentives

1. Permanent Property Tax Relief to Non-Profit Housing Providers
2. Expansion of Property Tax Adjustment for Entire Housing Development that Meets Affordability Criteria
3. Housing Tax Rebate for New Owner-Occupied Units
4. Home Reinvestment Grant Program
5. Property Assessed Clean Energy (PACE) Program
6. Development Charges to Service Existing Lots within the Service Area Boundary



Legal Review

- Incentive 1 S71 of the MGA
- Incentive 2 S57 of the MGA
- Incentive 3 and 4 may not have sufficient authority for
- Incentive 5 would require additional funding
- Incentive 6 collaborate with CBRM Engineering



Incentive 1: Permanent Property Tax Relief

Amend the criteria of the existing property tax adjustment program by changing the eligibility to only allow for non-profit and charitable housing providers to receive permanent property tax relief



Incentive 1: Permanent Property Tax Relief

- Statutory Authority S71 of the MGA
- Other Jurisdictions in Nova Scotia
- Would Existing Development be Eligible



Incentive 2: Expansion of the Affordable Housing Property Tax Policy

Amend the eligibility criteria for every affordable unit provided in a development, an additional four market units may be included within the adjustment.

Tax relief values should be reduced from the existing program



Incentive 2: Expansion of the Affordable Housing Property Tax Policy

- Subsection 57(4) of the MGA
- Current policy only applies to those units that meet the definition of affordable
- Consider the threshold to mean a minimum of 20% of the total dwelling units within a building, and no fewer than four dwelling units



Phase in Options

Current Phase-in:	Housing Strategy Proposal:	Staff Suggestion:
• 90% years 1-2		• 90% year 1
• 75% years 3-4	• 50% years 1-2	• 75% year 2
• 60% years 5-6	• 40% years 3-4	• 60% year 3
• 45% years 7-8	• 30% years 5-6	• 45% year 4
• 30% years 9-10	• 20% years 7-8	• 30% year 5
	• 10% years 9-10	



Financial Implications

Incentive 1: permanent loss of municipal tax revenue

Incentive 2: forgo municipal tax revenue during the phase-in period for both market and affordable units

Administrative and staffing implications



Recommendation

Incentive 1

not amend the Affordable Housing Property Tax Adjustment Policy to give permanent property tax relief to non-profit housing providers and charitable organizations

Incentive 2

maintain the eligibility criteria and phase in structure of the Affordable Housing Property Tax Adjustment Policy.





COUNCIL AGENDA REQUEST FORM

X	Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	Request from the Floor: (New Business) - Announcement - Referral - Submit Petition - Notice of Motion
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Date of Meeting: October 6, 2026

Subject: Request for Staff Report: "Slow Down" Signs, Budget and Distribution Policy

Motion for Council to Consider:

That Council direct the Chief Administrative Officer to have staff prepare a report, to come back to Council with the Traffic Calming Study ahead of budget deliberations, outlining the budget implications of purchasing "Slow Down" signs for each district, along with a draft policy for how Public Works would distribute the signs based on resident requests.

Rationale:

Speeding on residential streets is one of the most common concerns residents raise with their Councillors, and many ask for "Slow Down" signs. There is currently no dedicated budget or consistent process for providing them. A modest annual budget line, shared equally across districts, and a simple request-based policy would let CBRM respond fairly and consistently. A February report allows Council to consider this during budget deliberations.

Outcome Sought:

A staff report to Council in February 2027 that includes:

- the estimated cost of purchasing signs, with options for an annual budget line and an equal allocation per district
- a draft policy for distributing signs through Public Works based on resident requests brought forward by the area Councillor

Councillor Name: Steven MacNeil, District 8 Date: September 29, 2026	Received by Clerk's Department (date): September 29, 2026

Evening Parades

Motion

Moved by Councillor Paruch, seconded by Councillor MacMullin, to rescind the motion of Council October 19, 2019, banning nighttime parades in the CBRM; and for staff to review and recommend changes, and amend the Parade Safety & Rules as needed to permit the safe hosting of community parades during evening hours.

Discussion:

- Past incidents that occurred during daytime and nighttime parades
- Community groups host parades
- Priority is public safety
- Police resources needed to ensure parade safety
- Stationery and hybrid models of parades
- Insurance policies and regulations
- Parade request requirements
- The support of police decisions regarding parade requests

Motion Carried



COUNCIL AGENDA REQUEST FORM

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Date of Meeting: October 6, 2026

Subject: Nighttime Parades in CBRM

Motion for Council to Consider:

That Council direct the CAO, to request the Chief of Police to bring a report back to Council at the November committee of the whole meeting outlining where and how nighttime parades can be safely held in CBRM, including any safety requirements, policing needs and costs, so communities can plan nighttime parades for December.

Rationale:

Council banned nighttime parades in 2019 because of safety concerns. In 2023, Council lifted the ban but left each decision to the Chief of Police. Communities still don't have clear direction on what they need to do to hold one.

Nighttime parades are a long-standing tradition in many of our communities. They are easier for volunteer fire departments to organize, they draw more participants, and the lights are what people love most. Other communities, including Halifax and Port Hawkesbury, hold them safely.

A report by November gives Council clear answers in time for organizers to plan December parades.

Outcome Sought:

A clear answer on where nighttime parades can be held in CBRM and what is needed to hold them safely, in time for community groups to plan nighttime parades this December.

Councillor Name: Steven MacNeil, District 8
Date: September 29, 2026

Received by Clerk's Department (date):
September 29, 2026



COUNCIL AGENDA REQUEST FORM

X	Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	Request from the Floor: (New Business) - Announcement - Referral - Submit Petition - Notice of Motion
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Date of Meeting: October 6, 2026

Subject: Cape Breton Hospital Projects: Request for Clarification

Motion for Council to Consider:

That Council request staff to prepare letters, on behalf of Council, to the appropriate provincial ministers requesting clarification on the future of health care infrastructure in CBRM, specifically the Glace Bay Hospital redevelopment and the New Waterford replacement facility.

Rationale:

Eight years after the Province announced them, neither the Glace Bay Hospital redevelopment nor the New Waterford replacement facility has broken ground, and Council has had no formal notice of where either project stands.

In 2018, the Province of Nova Scotia announced a package of health care infrastructure projects for Cape Breton, including a redevelopment and expansion of the Glace Bay Hospital and a replacement facility for the New Waterford Consolidated Hospital.

Public reporting in September 2026 indicates the Minister has these plans under review. No scope, timeline, or commitment has been communicated to the municipality or to the public. Residents have planned around these commitments for the better part of a decade and deserve a clear answer.

Outcome Sought:

That a letter be sent from Council to the Minister responsible for health, and to any other appropriate ministers, requesting a clear statement of the status of the Glace Bay Hospital redevelopment and the New Waterford replacement facility, including whether each project remains committed, has been deferred, or has been cancelled. And further, that a copy of the letter be provided to the local MLAs.

Councillor Name: Steven MacNeil, District 8
Date: September 29, 2026

Received by Clerk's Department (date):
September 29, 2026



COUNCIL AGENDA REQUEST FORM

X	Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	Request from the Floor: (New Business) - Announcement - Referral - Submit Petition - Notice of Motion
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Date of Meeting: October 6, 2026

Subject: Staff Report: Litter Clean Up Incentive Program

Motion for Council to Consider:

That CBRM Council request officials to prepare a staff report on a Litter Clean Up Incentive Program, modelled on the District of Lunenburg's program, where registered non-profits, charity groups, sports teams, and community centres are paid \$100 per kilometer to clean roadside litter, with bags and gloves supplied by the municipality. Staff are to report back to Council by February 2027, so the program can be considered during budget deliberations.

Rationale:

The program has been hugely successful in other municipalities. It gives local community groups, such as non for profits, volunteers, sports teams, and clubs, a simple way to raise money, and it helps CBRM deal with our ongoing roadside litter problem at a low cost.

The District of Lunenburg's program has grown every year, with 17 groups cleaning 96 km of roadside in 2025. The Region of Queens runs a similar program.

Outcome Sought:

A staff report back to Council by February 2027 on the viability of the program and its budget implications. Hopefully we can put more incentives in place, first to help fund our community groups, and second to clean up our community together.

Councillor Name: Steven MacNeil, District 8 Date: September 29, 2026	Received by Clerk's Department (date): September 29, 2026
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COUNCIL AGENDA REQUEST FORM

X	Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	Request from the Floor: (New Business) - Announcement - Referral - Submit Petition - Notice of Motion
Date of Meeting: October 6, 2026			
Subject: Protect the Right to Strike			
Motion for Council to Consider: Protect the Right to Strike WHEREAS Bill C-39 would give the federal government new powers to interfere in lawful strikes, weakening workers' ability to bargain for fair wages and working conditions; AND WHEREAS workers affected by federal labour law live and work in Atlantic communities, and provincial governments could follow the federal government's lead; THEREFORE BE IT RESOLVED THAT CBRM Mayor Cecil P. Clarke and Council call on the federal government to amend Bill C-39 by removing all provisions that add new powers to section 107 of the <i>Canada Labour Code</i> , and to remove section 107 from the <i>Canada Labour Code</i> altogether; AND BE IT FURTHER RESOLVED THAT this resolution be sent to the Prime Minister, the federal Minister of Labour and local Members of Parliament.			
Councillor Gordon MacDonald Date: September 28, 2026		Received by Clerk's Department (date): September 28, 2026	



COUNCIL AGENDA REQUEST FORM

X Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	Request from the Floor: (New Business) - Announcement - Referral - Submit Petition - Notice of Motion
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Date of Meeting: October 6, 2026

Subject: Supporting Local and Canadian Businesses Through CBRM Purchasing

Motion for Council to Consider:

That CBRM Regional Council direct the Chief Administrative Officer (CAO) to engage with all CBRM department heads and managers to review current purchasing and procurement practices and ensure that, wherever reasonably possible and in accordance with applicable legislation, procurement policies, trade agreements, and competitive procurement requirements, preference is given to qualified local and Canadian businesses.

This review should include small and large purchases, goods and services, supplies, and contracting opportunities, with departments encouraged to identify and consider qualified businesses within CBRM and Nova Scotia whenever the required goods or services are available locally and can be obtained at a competitive and reasonable value.

Rationale:

The current economic and political climate, including ongoing tariff and trade uncertainty between Canada and the United States, provides an opportunity for CBRM to examine how municipal purchasing can better support our local and Canadian economy.

CBRM has a diverse and capable business community that provides many of the goods, services, supplies, and contracting opportunities required by the municipality. When qualified local businesses can meet CBRM's needs, keeping municipal spending within our community helps circulate public dollars locally and supports the businesses and employees

who contribute to our economy.

A “Local First” approach can:

- Support local businesses and employment;
- Keep more municipal spending within CBRM and Nova Scotia;
- Strengthening the local economy and business community;
- Help build greater economic resilience within our community; and
- Contribute to a stronger long-term commercial tax base.

This motion is not intended to circumvent existing procurement requirements, competitive bidding processes, trade agreements, or applicable legislation. Rather, it is intended to ensure that local and Canadian purchasing opportunities are actively considered as part of CBRM's normal purchasing and procurement practices.

Outcome Sought:

That the CAO engage with CBRM department heads and managers to reinforce a “Local First” purchasing approach, identify opportunities to increase local and Canadian procurement where practical, and ensure that qualified local businesses are aware of and considered for applicable municipal purchasing and contracting opportunities.

The intent is to make “Local First” a consideration in CBRM's purchasing culture while continuing to maintain fairness, transparency, competitiveness, value for taxpayers, and compliance with all applicable procurement requirements.

Councillor Name: Kim Sheppard-Campbell

Date: September 25, 2026

Received by Clerk’s Department (date):
September 25, 2026



COUNCIL AGENDA REQUEST FORM

X Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	Request from the Floor: (New Business) - Announcement - Referral - Submit Petition - Notice of Motion
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Date of Meeting: October 6, 2026

Subject: Booting Bylaw

Motion for Council to Consider:

That Council requesting CAO to direct staff for an issue paper on whether CBRM should consider implementing vehicle booting bylaw/regulations for the booting of vehicles on private and/or public lots.

Rationale:

Over the past few months, I've heard from residents from my district regarding the booting of cars parked in lots. In these cases, residents have had what is called a boot attached to one of the wheels of their cars while they were parked which immobilizes the vehicle until its removed. Residents indicated to me it was a cash-only price with no receipts or invoices issued, the amount ranges from \$200 to \$300 and in some cases the threat of a tow if the issue was not resolved.

Outcome Sought:

For staff to suggest options to council on whether a bylaw and regulations should be offered on this issue. I would like to see but not limited too; researching other municipalities that have similar regulations, speaking with operators, talk with CBRM bylaws and CBRPS on engagement and enforcement.

I believe private lot owners have the right to protect their property, but CBRM has an obligation to regulate and monitor services that impact our residents.

As always, I am open to council discussion on this matter.

Councillor Name: Steve Gillespie, District 4 Date: <i>October 1, 2026</i>	Received by Clerk's Department (date): <i>October 1, 2026</i>



COUNCIL AGENDA REQUEST FORM

X	Included on Agenda (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)	Late Item (Submitted to Municipal Clerk's Office by Noon the day before the meeting)	Request from the Floor: (New Business) - Announcement - Referral - Submit Petition - Notice of Motion
Date of Meeting: October 6, 2026			
Subject: Review of Residential Fence Height, Setback, and Sight-Line Requirements			
Motion for Council to Consider: That Council direct staff to review municipal requirements related to the construction and placement of fences in residential neighbourhoods, including recommendations regarding appropriate fence heights, setbacks from property lines, corner lots, driveways, intersections, sidewalks, and other areas where sight lines may affect pedestrian, cyclist, and vehicle safety.			
Rationale: Residents have raised concerns about fences being erected in residential areas in ways that may restrict visibility for drivers, pedestrians, and cyclists, particularly near intersections, driveways, sidewalks, and corner lots. A review would help clarify whether current municipal regulations provide sufficient direction on fence height, placement, and setback requirements, and whether additional standards are needed to protect public safety and neighbourhood compatibility.			
Outcome Sought: Further, that staff provide Council with options for by-law amendments, policy guidance, or public education measures to help ensure fences are erected in a manner that preserves safe sight lines while respecting residential property use.			
Councillor Name: Deputy Mayor Glenn Paruch Date: September 24, 2026		Received by Clerk's Department (date): October 2, 2026	