



Cape Breton Regional Municipality

Special Council Meeting Agenda

Monday, June 15, 2026

1:30 p.m.

VIA VIDEOCONFERENCE

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Land Acknowledgement

Roll Call

1. **Approval of Agenda:** (Motion required)

2. **Edgewater / Central Library Development Update:** Wayne MacDonald, P.Eng., Chief Engineer / Director of Strategic Partnerships
 - Background Information (See page 4)
 - Staff Report (See page 22)
 - PowerPoint Presentation (See page 28)
 - Schedule C (See page 40)
 - Agreement of Purchase and Sale (See page 45)
 - Form 24 (See page 56)

Adjournment

CBRM Central Library Development

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



Cape Breton
Regional
Municipality

Background

- James McConnell Memorial Library opened in 1960, expanded in 1987
- Aging facility, no longer meets the accessibility and technology needs of the community
- Feasibility studies recommend a 36,500-45,000 sq. ft. modern facility
- CBRM Central Library – Community hub supporting education, creativity and social inclusion

Recommended Features

- Flexible, multi-purpose spaces
- Digital media labs
- Quiet study areas
- Children and youth zones
- Accessibility compliance
- Energy-efficient and sustainable design
- Integration with outdoor public spaces

Current Opportunity

- Enter a partnership with Doucet Developments on a major downtown mixed use waterfront development, known as "Edgewater"
 - Phase 1: 2026-2028
- Edgewater will have:
 - 138 residential units & commercial waterfront space
 - Library as the anchor tenant on the ground floor
 - Underground parking garage, commercial spaces along boardwalk
- Supports downtown revitalization & housing goals



Rendering of Edgewater Development – Proposed Library Location on Ground Floor



Rendering of Edgewater
Development – A1 View



Rendering of Edgewater
Development – A2 View



Rendering of Edgewater
Development – A5 View



Benefits of Partnership

- Reduced municipal capital burden
- Project proceeds immediately with library as anchor
- New Residential tax revenue offsets lease costs over lease term
- Tourism access along Sydney Waterfront, proximity to cruise passengers, promoting further waterfront development

Economic and Community Impact

- Build on successes of last 65 years of James McConnell Memorial Library and other community libraries to ensure continuity of library benefits into future.
- Further enhance downtown vibrancy and strategic proximity to Joan Harris Cruise Pavilion and Sydney Boardwalk for tourist access.
- Provide immediate development of core waterfront property including local economic benefits of construction and housing development.

Financial Overview

- Long Term Lease – 20 yrs (10yr+10yr)
- Fixed rate + Proportionate Share of Commercial Taxes
- White box + Fit up Design
- Fit up + Furniture/Fixtures/Equipment (FF&E) responsibility of tenant
- Options for underground parking/rooftop patio TBD
- Net Square Footage – 35,730 sq. ft.
- \$44/sq. ft. base + 1.5% yearly escalations (5-year increments)

Financial Overview

- Estimated Residential/Commercial taxes cover long term lease costs over 20-year timeframe
- Project Spinoffs/Local Construction Benefits for project

Financial Overview

Fit Up and Furniture/Fixtures/Equipment Estimates

| | |
|-----------------------|-------------|
| Library Fit-up Budget | \$7,500,000 |
|-----------------------|-------------|

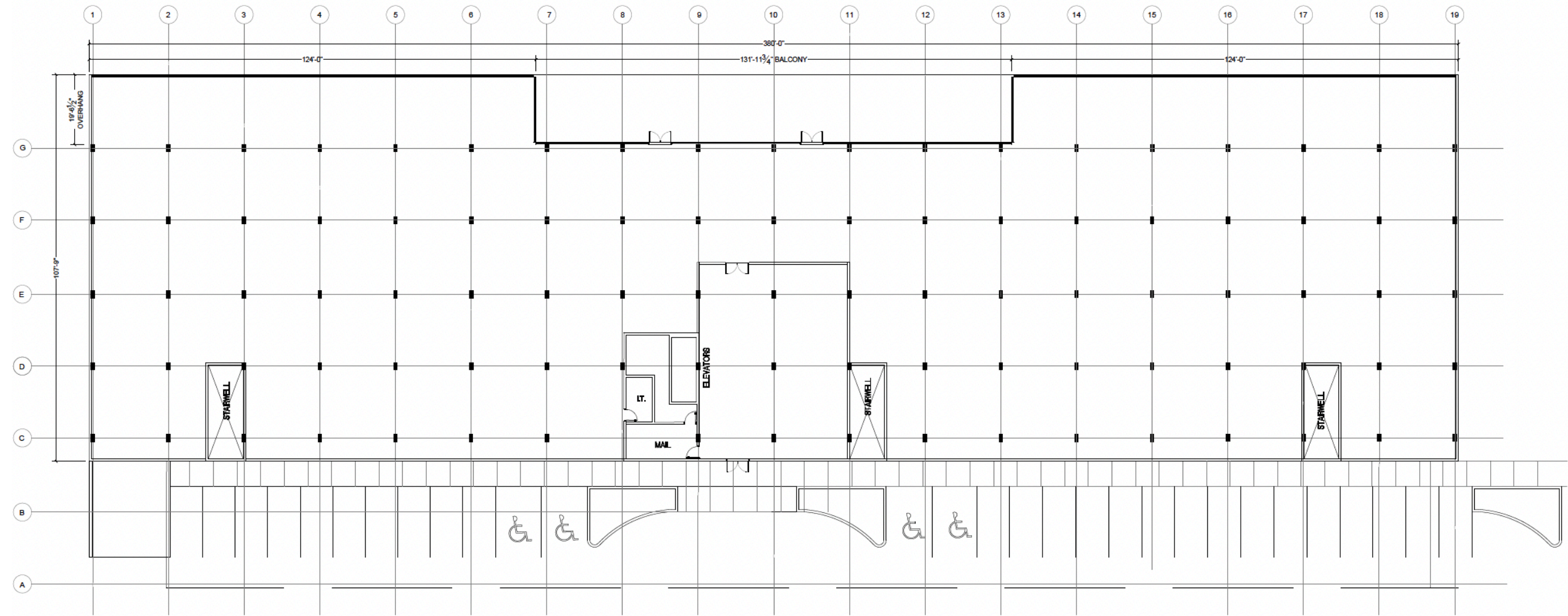
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| Library FF&E Budget | \$2,000,000 |
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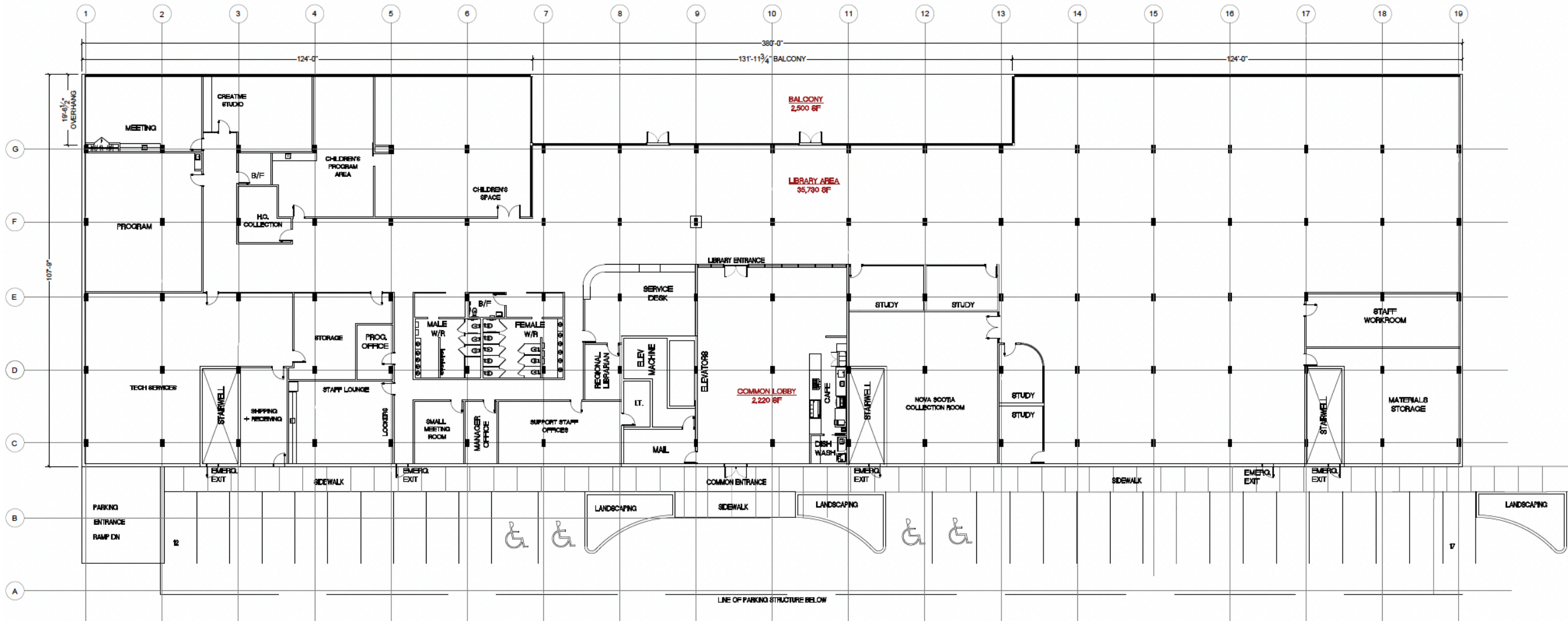
| | |
|-------|-------------|
| Total | \$9,500,000 |
|-------|-------------|

| | |
|----------------------|-------------|
| CBRM Funding Reserve | \$1,500,000 |
|----------------------|-------------|

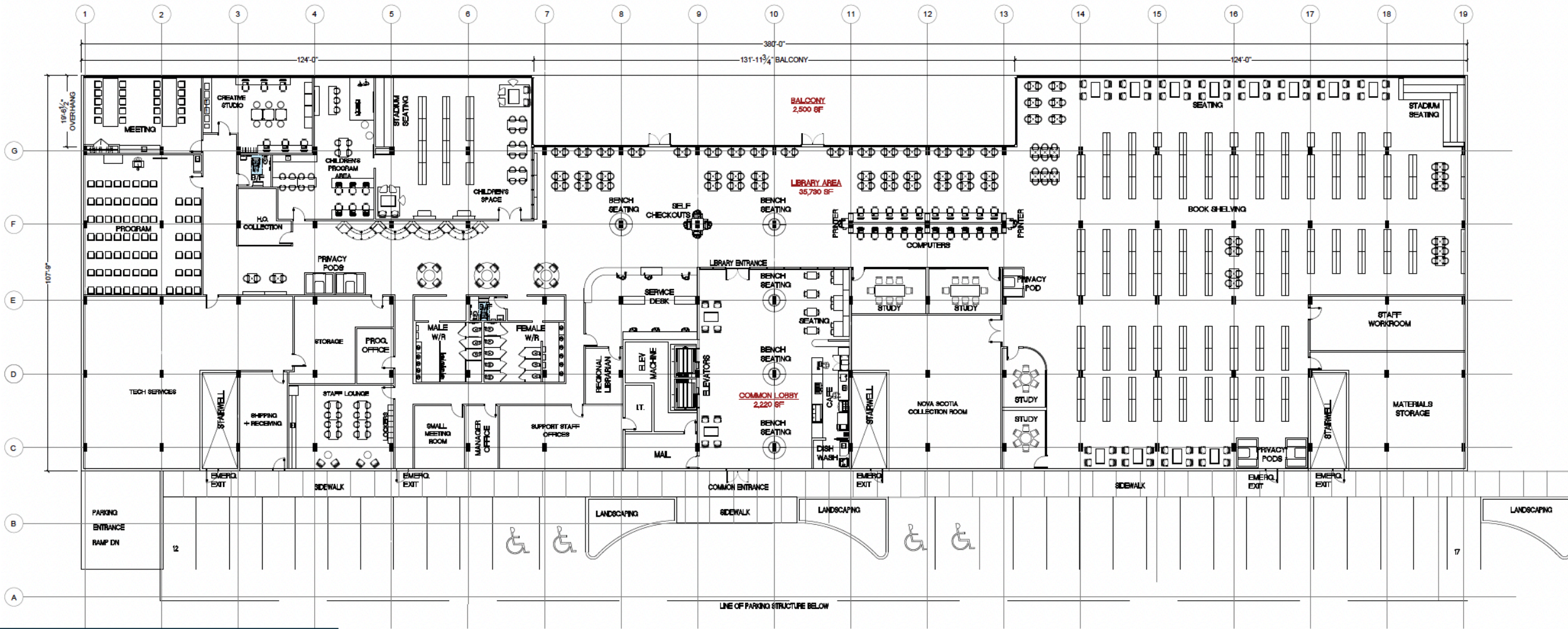
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| CBRL Funds | \$ 500,000 |
|------------|------------|

| | |
|--------------------------------|-------------|
| Fundraising and Funding Target | \$7,500,000 |
|--------------------------------|-------------|





Draft- Fit up



Recommendation

It is recommended that CBRM Council direct staff to:

1. Formalize negotiations with Doucet Developments.
2. Enter "Agreement to Agree" and engage stakeholders for detailed design.
3. Confirm funding commitments with regards to Fit-ups/FF&E.
4. Engage Library Board to formalize fundraising campaign.
5. Develop a detailed implementation plan, for ongoing project communications.

STAFF REPORT

TO: Mayor Clarke and CBRM Council

FROM: Demetri Kachafanas, Chief Administrative Officer

DATE: June 3, 2026

SUBJECT: **Edgewater/Central Library Development Update**

BACKGROUND

CBRM is currently working with **Doucet Developments** on the development of a major mixed-use waterfront project in downtown Sydney. The development, known as *Edgewater*, was previously presented to Council between 2023 and 2025.

Edgewater is a transformative project that will include residential units, commercial space, and a new “CBRM Central Library” along the Sydney waterfront.

DISCUSSION

CBRM staff have met with the developer, who has provided recent updates on the Edgewater project. The developer has engaged an architectural design team (GMAD), which has provided updated design information. The developer is currently working with its engineering consultant team to finalize designs for building and development permit submission, which is now anticipated by October 2026.

According to the developer, site work is expected to begin in late summer/early fall as construction activities commence.

The building has expanded in size, with the number of residential units increasing from 138 (previously presented) to approximately 186 units (36% increase). The project will include two (2) levels of underground parking and a surface parking lot on the north side of the building.

Premium commercial space will be located on the main floor, with the expanded design providing up to 8,000 square feet of additional commercial space, for additional commercial tenants.

As previously identified, approximately 35,000 square feet of the ground-floor commercial space will be allocated for the new CBRM Central Library.

As noted in December, this public-private partnership aligns with CBRM's downtown revitalization goals, supports current housing initiatives, and leverages private investment to reduce municipal capital costs for a new library facility. It will also ensure that the CBRM Central Library is in a modern, accessible, and high-profile setting.

There is currently a decision point for Council. Under the original purchase and sale agreement, building permits were intended to be submitted by late June 2026.

C. Commencement of Construction – PHASE 1

2. Commencement of Construction for Phase 1 shall occur no later than six (6) months from the Closing Date. The Construction of Development shall commence within ninety (90) days from the date of issuance of an approved building permit by the Municipality.

3. Development shall be in accordance with the provisions of the Land Use By-Laws of the Municipality. Any changes to the proposed Development shall be approved in writing by the Municipality.

Due to the building expansion and ongoing design refinements, a completed building and development permit application submission is now anticipated by October 31, 2026. A recommended motion for Council is provided below.

CBRM ASSETS

As part of the Purchase and Sale Agreement, future public access to the boardwalk and marina has been preserved. Provision for future servicing of the marina is also included.

Existing structures, including the three (3) kiosks, are currently being reviewed by our Parks, Grounds, Buildings and Facilities Department for future use. Staff will be back to Council at a later date regarding the future use and location of these assets.

With the lands transferring to Doucette Developments, we have been advised that an agreement with the building owners to have the former Portside Building operate for summer 2026. This will include the re-opening of a portion of the associated parking area as well. As CBRM is no longer the property owner, this agreement is between the landowner and building owner.

CBRM CENTRAL LIBRARY

Staff have also met with library representatives. Once final building space design (white-box design) is complete, the library fit-up design process will begin.

In parallel, library representatives are currently initiating a fundraising campaign, including the issuance of a Request for Proposal (RFP) for a fundraising feasibility study. This study will guide the fundraising strategy to support CBRM Library fit-up costs.

Applications for funding from other levels of Government are also in preparation.

Further updates on the CBRM Central Library development and fundraising efforts will be provided at an upcoming presentation to Council.

RECOMMENDATION

That CBRM Council approve the revised Appendix C - Section C.2. of the Purchase and Sale Agreement as follows:

“C. Commencement of Construction – PHASE 1

2. Commencement of Construction for Phase 1 shall occur no later than October 31, 2026. The Construction of Development shall commence within ninety (90) days from the date of issuance of an approved building permit by the Municipality.”

Respectfully submitted:

Wayne H. MacDonald, P.Eng.

Chief Engineer and Director of Strategic Partnerships









Edgewater / Central Library Development Update

Current progress and plans for library expansion

CBRM Council Briefing – June 2026

- The project has evolved since prior council reviews from 2023 to 2025, with this update presented in June 2026.





Project Overview

Mixed-Use Waterfront Development

Edgewater combines residential housing, commercial spaces, and a central library into one integrated waterfront project.

Public-Private Partnership Model

Edgewater leverages private investment in partnership with municipality to deliver public benefits including a modern library.

What's inside?



- Residential Units Expansion
 - The development includes approximately 186 residential units, marking a 36% increase from earlier designs to meet growing demand.
- Commercial Space Increase
 - Up to 8,000 additional square feet of commercial space is added to enhance business opportunities within the project.
- CBRM Central Library Space
 - Approximately 35,000 square feet are dedicated to the new CBRM Central Library, providing significant civic space.
- Comprehensive Parking Solution
 - The project offers two levels of underground parking plus surface parking on the north side, addressing resident and visitor needs.

Visual Concept and Waterfront Integration

Ground-floor Activation

- Central Library and commercial spaces on the ground floor activate the waterfront year-round, encouraging public interest.

Compatibility with Sydney Character

- The design enhances the waterfront while aligning with downtown Sydney's character and long-term plans.



Updated Project Timeline



Permit Submission Date

Completed building and development permits are now expected by **October 31, 2026**, reflecting design refinements and building expansion.

Construction Start Timing

Site work will begin in late summer or early fall, with construction starting within 90 days after permit issuance, per amended agreement.

Project Progress and Engagement

Developer and engineering teams are actively advancing designs toward permit readiness, showing continued project commitment.

What Has Changed?



- Increased Residential Units
 - The project now includes more residential units, reflecting market demand and design updates.
- Expanded Commercial Space
 - Commercial space has expanded, boosting economic activity without affecting public access or municipal assets.
- Design and Permitting Timeline
 - Design changes have impacted permitting timelines, requiring updated approvals to keep project on track.
- Maintained Public Benefits
 - Public access, municipal assets, and the Central Library remain fully protected despite project changes.

Community and Municipal Benefits



- Modern Central Library
 - A new, accessible Central Library enhances community learning and cultural engagement in a prime downtown location.
- Increased Downtown Housing
 - The development significantly boosts downtown housing supply, supporting urban growth and diverse living options.
- Leveraging Private Investment
 - Private investment reduces municipal capital costs, promoting fiscal responsibility and public-private partnership value.

CBRM Assets and Public Access



Preserved Public Access

Public access to the boardwalk and marina is secured through the Purchase and Sale Agreement.

Future Marina Servicing

Provisions are included for ongoing and future marina servicing to support community use.

Kiosk Review Process

Existing kiosks are under review by municipal staff for potential future community use with recommendations pending.

CBRM Central Library

Library Space Allocation

- Approximately 35,000 square feet is allocated on the ground floor for the Central Library component of the project.

Design and Fit-up Process:

- The white-box design will be completed soon, followed by detailed library fit-up design to tailor the space for functionality.

Fundraising and Funding Efforts

- Library representatives are launching a fundraising campaign and preparing funding applications, including an RFP for a feasibility study.



Decision Required from Council

Council Approval Needed

Council is requested to approve the revised construction timeline for Phase 1 with the new deadline of October 31, 2026.

The extension reflects the expanded design and permitting process, aligning the agreement with current project realities.

The amendment ensures clear expectations and accountability between the municipality and developer throughout the project.



Recommendation

Staff Approval Recommendation

Staff recommends approving revised Appendix C, Section C.2, to enable Phase 1 construction by October 31, 2026.

Project Momentum

Approval supports a major waterfront development and keeps the downtown revitalization initiative moving forward.

Clear Decision Guidance

This slide provides a confident conclusion, guiding Council to make an informed decision based on report and visuals.



This **BUY-BACK AND RIGHT OF FIRST REFUSAL AGREEMENT** dated the ____ day of December, 2025.

BETWEEN:

CAPE BRETON REGIONAL MUNICIPALITY, a municipal body corporate
(hereinafter called the "**Municipality**")

OF THE FIRST PART

- and -

4634991 Nova Scotia Limited, a company incorporated according to the laws of the Province of Nova Scotia
(hereinafter called the "**Purchaser**")

OF THE SECOND PART

WHEREAS by an Agreement of Purchase and Sale dated the 1st day of December, 2025 (the "Agreement of Purchase and Sale"), the Municipality agreed to sell and the Purchaser agreed to purchase the property described in Schedule A hereto (the "Property");

AND WHEREAS the Agreement of Purchase and Sale refers to a buy back and right of first refusal agreement, intending to be the within agreement.

WITNESSETH THAT in consideration of the mutual covenants contained herein and the consideration of the sum of One Dollar (\$1.00) paid by each of the parties hereto to the other, the receipt and sufficiency of which is hereby acknowledged, the Municipality and the Purchaser agree as follows:

A. **Definitions**

In this agreement the following words shall have the following meanings:

Agreement means this Buy-Back and Right of First Refusal Agreement.

Agreement of Purchase and Sale means the Agreement of Purchase and Sale between the Purchaser and the Municipality dated the 1st of December, 2025.

Closing means the closing date as set out in the Agreement of Purchase and Sale or such other closing date for the sale of the Property as agreed to by the Municipality in writing. With respect to a future owner of the Property, “Closing” means the closing date as set out in the Agreement of Purchase and Sale to which that future owner is a party or such other closing date for the sale of the Property as agreed to by that future owner in writing.

Commencement of Construction means the date of an approved building permit issued by the Municipality.

Construction of Development means beginning the actual excavation for the project and continuing on a daily or regular basis until completion of the project, including landscaping, paving and curbing, and fencing as required and as set out in the building permit application submitted and approved by the Municipality.

Development means collectively the projects provided for in the respective building permits for Phase 1 and Phase 2.

Phase 1 means the development on Lot 2025-1C.

Phase 2 means the development on Lot 2025-2BD.

Property means the property described in Schedule A hereto.

Purchaser means the Purchaser described on the cover page of this agreement, its heirs, executors, administrators, successors and assigns, including successors in title to the Property.

B. Registration of Agreement

1. At the sole election of the Municipality, a Notice of this Agreement will be registered at the Registry of Deeds against the title to the Property together with the options referenced in Clause E and the Right of First Refusal referenced in Clause F. Notwithstanding the foregoing, the Municipality shall give priority to any lender financing the Development and will execute subordination agreements in form required by a lender financing the Development.

C. Commencement of Construction – PHASE 1

2. Commencement of Construction for Phase 1 shall occur no later than six (6) months from the Closing Date. The Construction of Development shall commence within ninety (90) days from the date of issuance of an approved building permit by the Municipality.



3. Development shall be in accordance with the provisions of the Land Use By-Laws of the Municipality. Any changes to the proposed Development shall be approved in writing by the Municipality.

D. Commencement of Construction – PHASE 2

4. An application for a building permit for Phase 2 shall occur no later than three (3) years from the date of the issuance of an occupancy permit for Phase 1. The Construction of Development shall commence within ninety (90) days from the date of issuance of an approved building permit by the Municipality.
5. Development shall be in accordance with the provisions of the Land Use By-Laws of the Municipality. Any changes to the proposed Development shall be approved in writing by the Municipality.

E. Municipality’s Right to Buy-Back the Property

6. If the Purchaser has not complied with the provisions of Clauses 2 and 3 of the Agreement, the Municipality has the option to buy-back the Property. The option provided for herein, as applicable to Phase 1 only, shall terminate six (6) months from the Commencement of the Construction of the Development.
7. If the Purchaser has not complied with the provisions of Clauses 4 and 5 of the Agreement, the Municipality has the option to buy-back the Property associated with Phase 2. The option provided for herein shall terminate six (6) months from the Commencement of Construction of Phase 2.
8. If the Municipality elects to buy-back the Property, the purchase price shall be the same price paid to the Municipality, without interest, by the purchaser that purchased the Property from the Municipality, less
 - a. the cost of reinstating the Property to its condition at Closing,
 - b. the Municipality’s legal fees incurred to buy-back the Property, and
 - c. the Municipality’s administration costs to buy-back the Property.

In addition, the Purchaser shall cooperate with the Vendor in repealing the consolidation of the Property to facilitate the buy-back so that Parcel B as depicted on the Plan in Schedule A (Parcel B) shall be recreated. The buy-back would apply to the remainder of the Property minus Parcel B.



F. **Municipality's Right of First Refusal**

9. If the Purchaser decides to sell all or a portion of Parcel B prior to the Commencement of Construction or Construction of Development and receives a *bona fide* offer from a third-party purchaser that the Purchaser is willing to accept, the Municipality shall have a right of first refusal to purchase same as follows:
 - a. The Purchaser shall provide the Municipality with notice of the offer in writing, and the Municipality shall have fourteen (14) business days from receipt of the notice to exercise its right of first refusal and agree to purchase the lands for the same price and on the same terms as set out in the offer.
 - b. If the Municipality does not notify the Purchaser in writing that it has decided to exercise its right of first refusal within fourteen (14) business days then the Municipality shall be deemed to have not exercised its right of first refusal, and the Purchaser may sell the lands in accordance with the offer.
 - c. This right of first refusal shall be terminated and be of no force or effect from and after the date that construction of the Development is complete, including landscaping, paving and curbing, and fencing as required.
 - d. The Municipality shall give priority to any lender financing the Development and will execute subordination agreements in form required by such lender.

G. **General**

10. The terms, conditions and covenants of this Agreement shall survive Closing.
11. This Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, including successors in title, and shall run with the land which is the subject of this Agreement and more particularly described in Schedule A hereto, until such time as it is discharged by the Municipality or the rights granted hereby terminate as provided for herein.

SIGNATURE PAGE TO FOLLOW



IN WITNESS WHEREOF the Municipality and the Purchaser hereto have executed this Agreement on the ____ day of _____ 2025.

SIGNED, SEALED and DELIVERED

4634991 NOVA SCOTIA LIMITED

Witness Signature

Witness Printed Name

) _____
) Name: Doug Doucet
)
) Position: President/Secretary
)
)
)

Cape Breton Regional Municipality

Witness Signature

Witness Printed Name

) _____
) Mayor Cecil P. Clarke
)
) _____
) Christa Dicks – Municipal Clerk
)



AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT made this 1st day of December, 2025.

BETWEEN

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

hereinafter called the " **VENDOR** "

-and-

4634991 NOVA SCOTIA LIMITED, a company incorporated according to the
laws of the Province of Nova Scotia;

hereinafter called the " **PURCHASER** "

1. **SALE OF PROPERTY**

The Vendor agrees to sell, and the Purchaser agrees to purchase all that real property situate at Esplanade, Sydney, in the Cape Breton Regional Municipality, Nova Scotia and identified as Lot 2025-1C and Lot 2025-2BD as shown on a Plan of survey showing Subdivision & consolidation of lands of Cape Breton Regional Municipality attached in Schedule "A" hereto prepared by Greg Verner, NSLS and dated September 4 , 2025 and hereinafter called the "PROPERTY".

2. **TERMS OF SALE**

2.1 The purchase price is for the sum of Two Million Two Hundred Fifty Thousand dollars (**\$2,250,000.00**) of lawful money of Canada (the Purchase Price), payable as follows:

- a) The Purchaser submits Twenty Thousand (\$20,000.00) by certified bank draft or lawyers trust cheque upon completion of the subdivision, payable to the Vendor, in trust, as a deposit to be held pending completion or other termination of this Agreement and to be credited towards the Purchase Price on completion. Balance of the Purchase Price, subject to the usual adjustments, shall be paid by cash or certified cheque to the Vendor on the Closing Date. If the deposit is not delivered as specified, the Vendor shall be at liberty to declare this Agreement null and void;

- b) It is understood and agreed that if the Purchaser does not complete this Agreement in accordance with the terms thereof, the Purchaser shall forfeit the deposit. If the deposit is being returned to the Purchaser, in accordance with the terms of this Agreement, it shall be done without interest or penalty (unless otherwise specified).
- 2.2 This Agreement is subject to the Purchaser obtaining suitable financing within fifteen (15) days of the signing of this Agreement. Should the Purchaser fail to obtain suitable financing within the above-noted time period this offer shall be deemed null and void and the Purchasers' deposit shall be returned in full. Unless the Purchaser notifies the Vendor in writing within thirty (30) days of acceptance of this offer, the Purchaser having been unable to arrange such financing, then this condition shall be deemed to have been satisfied and the Agreement shall be binding upon all parties.
- 2.3 This Agreement is subject to an Easement for existing municipal infrastructure and access thereto, including a lift station, sewer lines, storm water lines, water line and electrical lines as depicted on the plan attached in Schedule "B" hereto. The parties agree to execute a formal Easement/Right of Way Agreement for the said infrastructure and to be registered at the Land Registration office against the Property for the benefit of the Vendor upon closing.
- 2.4 This Agreement is subject to the Purchaser executing a Buy-Back and Right of First Refusal Agreement as attached hereto as Schedule "C" (the Buy-Back Agreement).
- 2.5 This Agreement is subject to the parties obtaining subdivision approval for the creation of Lot 2025-1C and Lot 2025-2BD as outlined on the plan attached in Schedule "A". Any revisions to the boundary lines or contents of the proposed plan shall be agreed in writing to the parties herein prior to closing.(the Subdivision).
- 2.6 The Vendor shall be responsible, at their expense, to remove or relocate the following structures, on the Property at a time and in a manner that is satisfactory to the Purchaser with reasonable notice to the Vendor and any structures or equipment ancillary thereto:
- a) the structure commonly known as Portside;
 - b) the building housing the ice cream shop;
 - c) the building housing the business commonly known as Lord Fin; and
 - d) the public washrooms.
- 2.7 The Vendor shall be responsible, at their expense, to remedy any environmental issues or contaminated soil in a commercially reasonable manner in accordance with environmental laws, regulations and practice which are referenced in the Phase II Environmental Site Assessment of Stantec dated December 17, 2018 and in the Phase II Environmental Site Assessment of DesignPoint Engineering and Surveying Ltd dated July 9, 2024.

- 2.8 The Vendor shall be responsible, at their expense, to remove and/or replace any and all infrastructure owned and/or operated by the Municipality in a commercially reasonable manner as determined by the Vendor and Purchaser acting in a commercially reasonable manner and time period.
- 2.9 The Vendor and Purchaser shall share equally the cost of removing or relocating the lift station currently located on the Property at a time and in a manner that is satisfactory to the Purchaser with reasonable notice to the Vendor.
- 2.10 The Purchaser shall provide access to the Vendor, its agents and employees, to the boardwalk located on the Property for the purpose of maintenance and repair in a commercially reasonable manner. Following the closing, the parties will enter into an appropriate license or other agreement, providing for access and containing customary terms, including the right of the Purchaser, acting reasonably to relocate such access and providing for usual rights of indemnification for any losses cause through such use.

3. DATE OF CLOSING

Vacant possession to be given by the Vendor December 4, 2025 or as otherwise agreed by the parties hereto (hereinafter called the Closing Date).

4. DESCRIPTION AND TITLE OBJECTIONS

PROPERTY CONVERTED TO THE LAND REGISTRATION SYSTEM AT DATE OF AGREEMENT

Within ten (10) days of acceptance of this Offer the Vendor shall provide, to the Purchaser, the applicable PID(s) for the Property after receipt whereof the Purchaser is allowed seven (7) business days to investigate title to the Property, which the Purchaser shall do at the Purchaser's expense. If within that time frame any valid objection to title is made in writing to the Vendor, which the Vendor is unable or unwilling to remove and which the Purchaser will not waive, this Agreement shall be null and void and the deposit herein shall be returned to the Purchaser, and without liability by the Vendor for any expenses incurred or damages sustained by the Purchaser.

5. SALES TAX

If this transaction is subject to the Harmonized Sales Tax imposed in the Province of Nova Scotia, and hereinafter referred to as "HST", then such HST shall be additional to the Purchase Price and will be remitted in accordance with the applicable legislation. If this transaction is not subject to HST, the Vendor agrees to provide, on or before the Closing Date, to the Purchaser, a certificate in a form reasonable satisfactory to the Purchaser, certifying that the transaction is not subject to HST.

6. CONVEYANCE

The conveyance (of the property which is the subject of this Agreement) shall be of **Warranty Deed**, drawn at the expense of the Vendor to be delivered on payment of the Purchase Price on the Closing Date. The Property is to be conveyed free from dower and other encumbrances, except as to any easements, registered restrictions or covenants that affect the Property and do not materially affect the enjoyment of the Property and except as specifically set out in Paragraph "1" of this Agreement.

7. INSURANCE

All buildings and equipment upon the Property shall be and remain at the risk of the Vendor until the Closing Date. Pending completion of the sale, the Vendor will hold all insurance policies and the proceeds thereof in trust for the parties as their interests may appear and in the event of damage to the said premises, the Purchaser may either have the proceeds of the insurance and complete the purchase, or may cancel the Agreement and have all monies theretofore paid returned without interest.

8. ADJUSTMENTS

Interest, rentals, insurance premiums, taxes, rates and assessments are to be adjusted to the Closing Date. The cost of municipal improvements (including, but without limiting the generality of the phrase "municipal improvement", betterment charges and capital charges for utility or municipal services completed as of the date of this Agreement, whether billed or not, are to be paid by the Vendor on or before the Closing Date.

9. TENDER OF DOCUMENTS

Any tender of documents to be delivered or money payable hereunder may be made upon the Vendor or the Purchaser or any party acting for him and money may be tendered by negotiable cheque, certified by a chartered bank or trust company.

10. INSPECTON

The Purchaser reserves the right to inspect the Property at any time prior to the Closing Date, upon providing reasonable notice to the Vendor, and as well reserves the right to cancel this Agreement if there is any substantial change in the Property between the time of signing this Agreement and the Closing Date.

11. TIME OF ESSENCE

Time shall be in all respects of the essence in this Agreement.

12. MISCELLANEOUS

- a) This Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, successors and assigns.
- b) This Agreement is to read with all changes of gender or number required of the context.
- c) The Purchaser and Vendor agree that this Agreement may be communicated by a facsimile transmission and that when signed by all parties, this Agreement shall be binding on all parties.
- d) The Purchaser shall be entitled to assign this agreement to a partnership in which the purchaser is the general partner on or before the Closing Date.

[SIGNATURE PAGE FOLLOWS]

DATED at Sydney, Nova Scotia this 2nd day of December, 2025.

**CAPE BRETON REGIONAL MUNICIPALITY
(VENDOR)**

[Redacted]
Witness

[Redacted]
Per: Cecil P. Clarke – Mayor

[Redacted]
Per: Christa Dicks – Municipal
Clerk

WE HEREBY ACCEPT the above offer and agree to purchase on the terms as therein set out.

DATED at _____, Nova Scotia this _____ day of _____, 2025.

**4634991 NOVA SCOTIA LIMITED
(PURCHASER)**

Witness

Per: _____
Douglas Doucet – President/Secretary

DATED at Sydney, Nova Scotia this _____ day of _____, 2025.

**CAPE BRETON REGIONAL MUNICIPALITY
(VENDOR)**

Witness

Per: _____
Cecil P. Clarke – Mayor

Per: _____
Christa Dicks – Municipal Clerk

WE HEREBY ACCEPT the above offer and agree to purchase on the terms as therein set out.

DATED at Bedford, Nova Scotia this 1st day of Dec, 2025.

**4634991 NOVA SCOTIA LIMITED
(PURCHASER)**

Witness

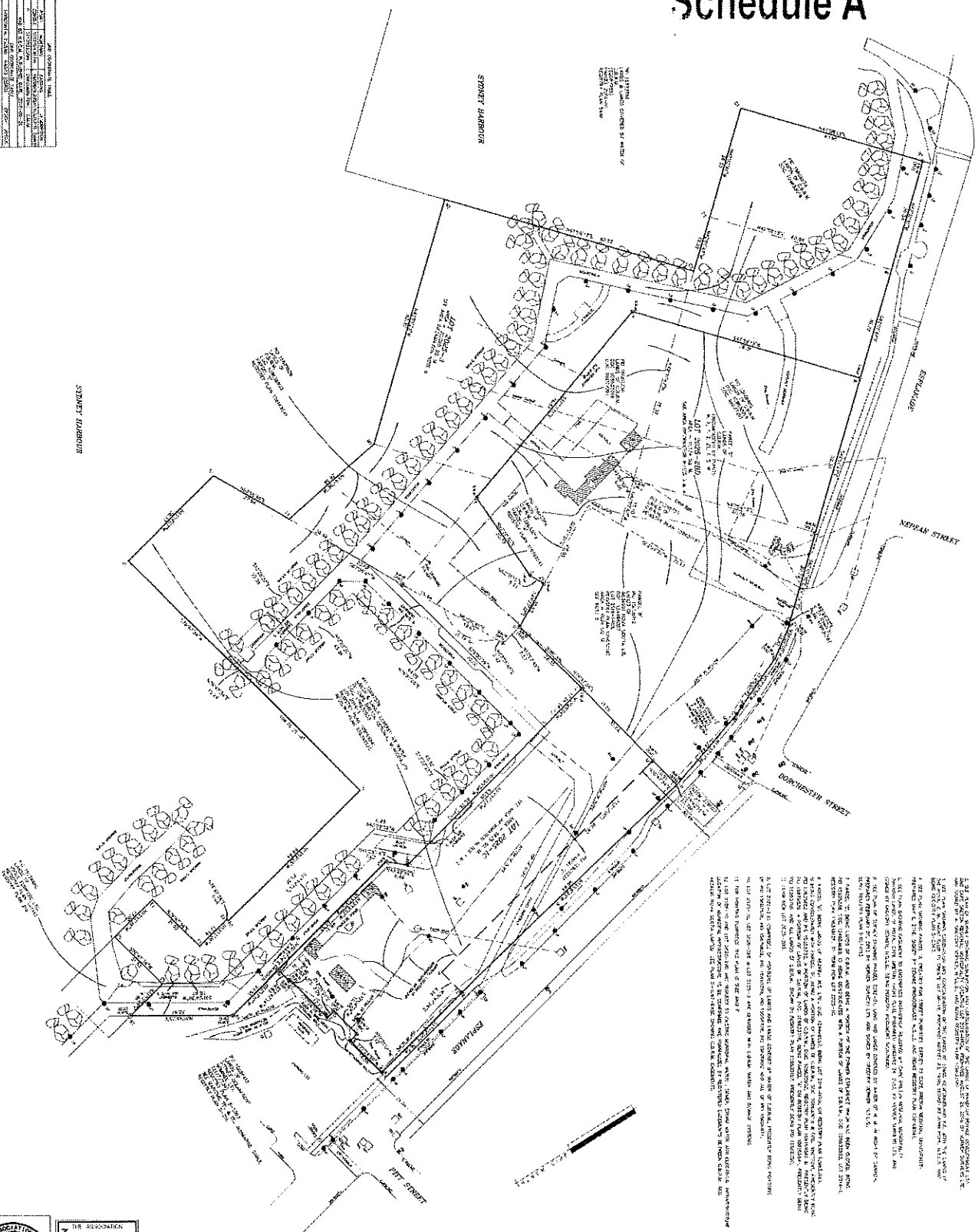
Per: _____
Douglas Doucet – President/Secretary

Schedule "A"

**Plan of survey showing Subdivision & consolidation of lands of Cape Breton Regional
Municipality**

#47980526.1

Schedule A



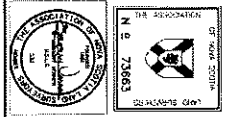
NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE LAND REGISTRY.
2. THE BOUNDARIES OF THE LOTS ARE SHOWN BY DOTTED LINES AND ARE SUBJECT TO SURVEY AND MEASUREMENT.
3. THE LOTS ARE TO BE DEVELOPED AS RESIDENTIAL LOTS AND ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY.
4. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING BY-LAW AND THE DEVELOPMENT REGULATIONS.
5. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE SUBDIVISION REGULATIONS.
6. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE LAND REGISTRY ACT AND THE LAND REGISTRY REGULATIONS.
7. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEY REGULATIONS.
8. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE MORTGAGE ACT AND THE MORTGAGE REGULATIONS.
9. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE CONVEYANCE ACT AND THE CONVEYANCE REGULATIONS.
10. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE EASEMENTS ACT AND THE EASEMENTS REGULATIONS.
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20. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE EASEMENTS ACT AND THE EASEMENTS REGULATIONS.

ADDITIONAL NOTES

1. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE EASEMENTS ACT AND THE EASEMENTS REGULATIONS.
2. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE EASEMENTS ACT AND THE EASEMENTS REGULATIONS.
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20. THE LOTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE EASEMENTS ACT AND THE EASEMENTS REGULATIONS.

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| 1 | APPROVED | 1998 |
| 2 | APPROVED | 1998 |
| 3 | APPROVED | 1998 |
| 4 | APPROVED | 1998 |
| 5 | APPROVED | 1998 |
| 6 | APPROVED | 1998 |
| 7 | APPROVED | 1998 |
| 8 | APPROVED | 1998 |
| 9 | APPROVED | 1998 |
| 10 | APPROVED | 1998 |
| 11 | APPROVED | 1998 |
| 12 | APPROVED | 1998 |
| 13 | APPROVED | 1998 |
| 14 | APPROVED | 1998 |
| 15 | APPROVED | 1998 |
| 16 | APPROVED | 1998 |
| 17 | APPROVED | 1998 |
| 18 | APPROVED | 1998 |
| 19 | APPROVED | 1998 |
| 20 | APPROVED | 1998 |

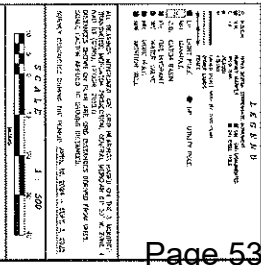


VERNER SURVEYS LTD.
 1000 WESTERN AVENUE, SUITE 100
 HALIFAX, NOVA SCOTIA B3H 2Y4
 TEL: (902) 421-1111
 FAX: (902) 421-1112
 WWW: WWW.VERNERSURVEYS.COM

CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor of Nova Scotia, do hereby certify that the above is a true and correct copy of the original plan as filed in my office on the 1st day of 1998.

DATE: 1998



COMMISSION APPROVAL STAMP

NOVA SCOTIA
 ASSOCIATION OF PROFESSIONAL SURVEYORS
 REG. NO. 73683

Schedule "B"

**Easement for existing municipal infrastructure (sewer lines, storm water lines, water line
and electrical lines) *and access***

#47980526.1

Schedule "C"

Buy-Back and Right of First Refusal Agreement

#47980526.1

Form 24

Purpose: to change the registered interest, benefits or burdens

(Instrument code: 450)

(If change(s) requested relate(s) to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register)

For Office Use

Registration district: Cape Breton

Submitter's user number: 29657

Submitter's name: Tony W. Mozvik

Cape Breton COUNTY
 LAND REGISTRATION OFFICE
 I certify that this document/plan was registered
 or recorded
 as shown here.
 Registrar 126956912 LR ROD
 Done JAN 06 2026 Time 10:57
 MM DD YYYY BR

In the matter of Parcel Identification Number (PID)

| | |
|-----|----------|
| PID | 15908338 |
| PID | 15860786 |

(Expand box for additional PIDs, maximum 9 PIDs per form)

The following additional forms are being submitted simultaneously with this form and relate to the attached document (check appropriate boxes, if applicable):

- Form 24(s)
- Form 8A(s)

Additional information *(check appropriate boxes, if applicable)*:

- This Form 24 creates or is part of a subdivision or consolidation.
- This Form 24 is a municipal or provincial street or road transfer.
- This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.
- This Form 24 is adding a benefit or burden where the corresponding benefit/burden in the "flip-side" parcel is already identified in the LR parcel register and no further forms are required.*

Power of attorney *(Note: completion of this section is mandatory)*

- The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
 - recorded in the attorney roll
 - recorded in the parcel register
 - incorporated in the document

OR

x No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register(s), as set out below.

The registered interests and related information are to be changed as follows: N/A

The following tenant in common interests that appear in the section of the parcel register(s) labelled "Tenants in Common not registered pursuant to the *Land Registration Act*" are to be removed because the interests are being registered (*insert names to be removed*):N/A

I have searched the judgment roll with respect to this revision of the registered interest and have determined that it is appropriate to add the following judgment(s) or judgment-related documents to the parcel register, in accordance with the *Land Registration Act* and *Land Registration Administration Regulations*:N/A

The following benefits are to be added and/or removed in the parcel register(s):
(*Note: An amending PDCA is required if the changes being made to the benefit section are not currently reflected in the description in the parcel register*).N/A

The following burdens are to be added and/or removed in the parcel register(s):
(*Note: An amending PDCA is required if the changes being made to the burden section are not currently reflected in the description in the parcel register*).

| | |
|---|---|
| Instrument type | Easement/Right of Way |
| Interest holder and type to be removed (if applicable) | Not applicable |
| Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i> | Cape Breton Regional Municipality/Easement/Right of Way Holder (Burden) - |
| Mailing address of interest holder to be added (if applicable) | 320 Esplanade, Sydney, NS B1P 7B9 |
| Reference to related instrument in names-based roll/parcel register (if applicable) | Not applicable |
| Reason for removal of interest (for use only when interest is being removed by operation of law) <i>Instrument code: 443</i> | Not applicable |

The following recorded interests are to be added and/or removed in the parcel register:N/A

The textual qualifications are to be changed as follows:N/A

The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed:N/A

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register(s) as instructed on this form.

Dated at Sydney , in the County of Cape Breton, Province of Nova Scotia, on this 5th day of January, 2026.



Signature of authorized lawyer

Name: Tony W. Mozvik, KC

Address: 320 Esplanade, Suite 401, Sydney, NS
B1P 7B9

Phone: 902-563-5045

E-mail: twmozvik@cbrm.ns.ca

Fax: 902-563-5137

- This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

THIS EASEMENT AGREEMENT made this 17 day of December, 2025

BETWEEN:

4634991 NOVA SCOTIA LIMITED, a company incorporated according to the laws of the Province of Nova Scotia;

(hereinafter called the “Grantor”)

OF THE FIRST PART

-and-

CAPE BRETON REGIONAL MUNICIPALITY, a body corporate and politic in and for the Province of Nova Scotia;

(hereinafter called the “Grantee”)

OF THE SECOND PART

RECITALS

WHEREAS:

1. The Grantor is the registered owner of those lands (the “Lands”) located at the Esplanade, Sydney, Nova Scotia, shown as Lot 2025-1C and 2025-2BD on the plan by Greg Verner dated the 4th day of September, 2025 and registered at the Land Registration Office for Cape Breton County on Dec. 23, 2025 as Plan No. 126934232 (the “Plan”);
2. The Grantor wishes to grant to the Grantee an easement for existing municipal infrastructure and access thereto, including a lift station, sewer lines, storm water lines, water lines and electrical lines as well as access to the boardwalk all as depicted on the Plan;
3. The parties hereto have agreed to enter into this Agreement on the following terms and conditions.

AGREEMENT

NOW WITNESSETH THAT in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada and other good and valuable consideration paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, and the mutual covenants herein contained, the parties hereto agree as follows:

Easement for Infrastructure

1. The Grantor hereby grants to the Grantee, its successors and assigns, an easement for existing infrastructure of the Grantee currently located on the Lands as depicted on the Plan providing a free and uninterrupted right, privilege and easement in perpetuity for the infrastructure to remain on the Lands as currently situated;

Access Easement

2. The Grantor hereby grants to the Grantee, its successors and assigns, the free and uninterrupted right, privilege, and easement in perpetuity for egress and ingress as follows:
 - a. from time to time and at all times to enter upon the Lands for the purpose of access to replace, repair and maintain the pipes, lift stations and infrastructure related to providing water services, storm water services and sewer services, (collectively the "Water Line") located on the Lands;
 - b. from time to time and at all times to enter upon the Lands for the purposes of access to repair, replace and maintain pole lines, towers and wires with all necessary foundations, excavations, guy wires and anchors (collectively the "Distribution Line") for the purpose of conveying electric power and energy located on the Lands;
 - c. from time to time and at all times to be permitted access over the Lands for egress and ingress by the Grantee, to access the boardwalk as depicted on the Plan to repair, replace and maintain the boardwalk (the "Boardwalk");
 - d. the rights and privileges granted herein shall extend to the servants, agents, contractors and workmen of the Grantee duly authorized by the Grantee, to enter and have access to the Lands on foot or with machinery, materials, vehicles, and equipment necessary for the purposes aforesaid; and
 - e. the Grantee shall access the Lands at such time and manner as to, in a commercially reasonable manner, cause the least disruption to the Grantor.

General Provisions

3. If the Grantee or anyone on its behalf enters the Lands for the purpose of using any of the easements granted herein, the Grantee covenants and agrees at its own cost and charge to fill in all excavations made and as far as practicable, and to the extent mutually agreed between the Grantor and Grantee, to restore the Lands to the same condition as prior to the commencement of construction and to make good any damage, loss, injury or detriment

caused by or occasioned to the Lands or any part thereof when the same is caused by the action of the Grantee, its servants or agents.

4. The Grantees shall be exclusively responsible for all costs associated with the use of the easements, including but not limited to the hiring and retention of workman, contractors, agents and servants to maintain, install, replace and repair the Water Line, Boardwalk and the Distribution Line, as well as ordering or supplying any equipment, machinery, vehicles, tools or infrastructure necessary for these purposes.
5. The Grantor covenants and agrees that it shall not perform any action which will interfere with or otherwise disturb the use and operation of the easements herein without prior written consent from the Grantee.
6. The Grantor covenants with the Grantee that the Grantor has the right to grant the easements as hereby granted, and that the Grantor will procure such further assurances as may reasonably be required.
7. The Grantee shall at all times indemnify and save harmless the Grantor, its officers, employees or agents from and against any claims, demands, losses, costs, debts, damages, including personal injury of death, actions or other proceedings attributable in any way to the construction, maintenance and use of the easements by the Grantee and its servants, agents, guests and those for whom it is responsible at law whose presence is authorized or not, excepting where any such injuries, losses or damages are caused by the negligence, actions or omissions of the Grantor.
8. The Parties hereto mutually covenant and agree that any infrastructure installed on the Lands by the Grantee shall remain the sole property and responsibility of the Grantee and shall be removable by the Grantee in whole or in part at any time, notwithstanding that it may be annexed or affixed to the Grantor's Lands, provided the Grantee at its sole expense restores the Lands to the same condition as prior to installation of any such infrastructure.

Dispute Resolution & Breach

9. Any disputes between the parties hereto in relation to this Agreement shall be referred to the arbitration of a single arbitrator. If the parties hereto are unable to agree upon the choice of a single arbitrator, the dispute shall be referred to three (3) arbitrators, one to be appointed by each party and a third to be chose by the first two (2) arbitrators. The award or determination of such arbitrator or any two (2) of such three (3) arbitrators shall be binding upon the parties hereto and their respective heirs, executors, administrators and assigns.
10.
 - a. If the Grantee is in breach of any condition, agreement, affirmative covenant, negative covenant or any other obligation contained herein, the Grantor shall give written notice of the breach and shall permit the Grantee to cure such breach within

sixty (60) days of such notice unless in the opinion of the Grantor, the breach may pose a danger to the environment or public health or safety in which case the Grantor shall specify a reasonable time within which the breach must be remedied, taking into account the nature of the breach and the consequences thereof.

- b. If the Grantee fails to remedy the breach within the time specified in the notice:
 - i. The Grantor shall have the right but not the obligation to remedy the breach and take steps to rectify or mitigate the consequences of the breach and recover its reasonable expenses in relation thereto from the Grantee; and
 - ii. The Grantor may terminate the Easement.

Miscellaneous

- 11. The Grantor covenants and agrees to obtain the written consent of any mortgagee to the easement herein granted, and, to obtain a registerable postponement of such mortgagee's rights under its mortgage, so that this Agreement with respect to the easement rights granted to the Grantee hereunder will have priority over the mortgage.
- 12. All notices required or permitted under this Agreement shall be in writing and shall be deemed given when personally delivered sent by registered mail, or transmitted by electronic mail to the addresses below, unless a party has given prior written notice of a change of address:

Grantor:

4634991 NOVA SCOTIA LIMITED
c/o Douglas Doucet
26 Topsail Court
Bedford, NS,
B4b 1k5

Grantee:

CAPE BRETON REGIONAL MUNICIPALITY
c/o Demetri Kachanfanis, K.C., CAO
320 Esplanade Street
Suite 401
Sydney, NS
B1P 7B9

- 13. Words importing the singular include the plural and vice versa. Words importing gender include all genders.

14. The captions and headings contained herein are for reference only and in no way affect this Agreement or its interpretation.
15. This Agreement shall enure to the benefit of and be binding on the parties hereto and upon their respective successors and assigns.
16. Each of the parties hereto shall from time to time hereafter and upon any reasonable request of the other party, make or cause to be made all such further acts, deeds, assurances and things as may be required or necessary to more effectually implement and carry out the true intent and meaning of this Agreement.
17. If any part of this Agreement shall be void or unlawful for any reason whatsoever, such part shall be severable from this Agreement without affecting or derogating from the validity and enforceability of the remainder thereof.
18. The Grantor shall, at its expense, register this Easement Agreement on the Parcel Register of the Grantor's Lands in the Land Registration Office in and for the County of Cape Breton.
19. This Agreement shall be governed in accordance with the laws of the Province of Nova Scotia and the parties hereto irrevocably attorn to the jurisdiction of the Courts of the Province of Nova Scotia.
20. This Agreement may be executed in counterparts and may be executed and delivered via facsimile transmission, including signatures, which counterparts and facsimile copies shall together constitute one and the same Agreement with the same effect as if originally executed and delivered.

[Signature Page Follows]

IN WITNESS WHEREOF the parties hereto have duly executed this Grant of Easement the day and year first above written.

SIGNED AND DELIVERED

4634991 Nova Scotia Limited

in the presence of:



Witness

Per:



Name: Douglas Doucet

Title: President

IN WITNESS WHEREOF the parties hereto have duly executed this Grant of Easement the day and year first above written.

SIGNED AND DELIVERED

Cape Breton Regional Municipality

in the presence of:

Per:

[Redacted signature]

Name: Cecil P. Clarke

Title: Mayor

[Redacted signature]

A Commissioner of the Supreme Court of Nova Scotia

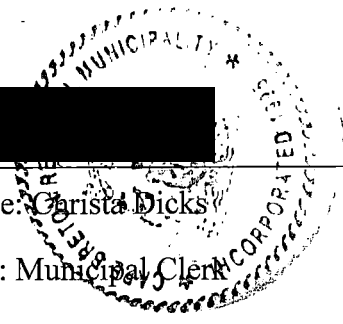
Sheila Kolanko
A Commissioner of the Supreme Court of Nova Scotia

Per:

[Redacted signature]

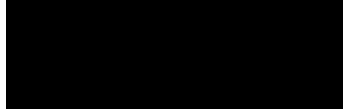
Name: Charista Dicks

Title: Municipal Clerk



CANADA
PROVINCE OF NOVA SCOTIA

I CERTIFY that on the 16th day of Dec, 2025, 4634991 Nova Scotia Limited., one of the parties to this Indenture, caused this agreement to be properly executed by its duly authorized officer and I have signed as a witness to such execution. *via video-conference.*




[Handwritten signature]
A Barrister of the Supreme Court
of Nova Scotia

Dwight J.W. Rudderham, KC
A Barrister of the Supreme
Court of Nova Scotia

CANADA
PROVINCE OF NOVA SCOTIA

I CERTIFY that on the 16 day of December, 2025, the CAPE BRETON REGIONAL MUNICIPALITY, one of the parties to this Indenture, caused this agreement to be properly executed by its duly authorized officers and I have signed as a witness to such execution.


A ~~Barrister~~ Commissioner of the Supreme
Court of Nova Scotia

Sheila Kolanko
A Commissioner of the
Supreme Court of Nova Scotia

CANADA
PROVINCE OF NOVA SCOTIA

AFFIDAVIT

I, Douglas Doucet, of Bedford, Nova Scotia, make oath and say that:

1. I am the President of 4634991 Nova Scotia Limited (the "Corporation") and have a personal knowledge of the matters herein deposed to.
2. I executed the foregoing instrument for and on behalf of the Corporation.
3. I am authorized to execute the foregoing instrument on behalf of the Corporation and thereby bind the Corporation.
4. I acknowledge that the Corporation executed the foregoing Instrument by its proper officer(s) duly authorized in that regard on the date of this affidavit; this acknowledgment is made for the purpose of registering such Instrument pursuant to s.31(a) of the *Registry Act*, R.S.N.S. 1989, c.392 or s. 79(1)(a) of the *Land Registration Act* as the case may be, for the purpose of registering the instrument.
5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.

SWORN TO at Sydney, in the County of) **4634991 Nova Scotia Limited**
~~Canada~~ Province of Nova Scotia, this)
16 day of June, 2025, before me: via)
Video conference)
 _____)
 A Commissioner / A Barrister of the) Per: Douglas Doucet
 Supreme Court of Nova Scotia) President

Dwight J.W. Rudderham, KC
A Barrister of the Supreme
Court of Nova Scotia

CANADA
PROVINCE OF NOVA SCOTIA

AFFIDAVIT

I, Cecil P. Clarke , of Sydney, Nova Scotia, make oath and say that:

1. I am the Mayor of the Cape Breton Regional Municipality (the "Municipality") and have a personal knowledge of the matters herein deposed to.
2. I and Christa Dicks, the Municipal Clerk executed the foregoing instrument for and on behalf of the Municipality.
3. I and Christa Dicks, Municipal Clerk are authorized to execute the foregoing instrument on behalf of the Municipality and thereby bind the Municipality.
4. I acknowledge that the Municipality executed the foregoing Instrument by its proper officer(s) duly authorized in that regard on the date of this affidavit; this acknowledgment is made for the purpose of registering such Instrument pursuant to s.31(a) of the *Registry Act*, R.S.N.S. 1989, c.392 or s. 79(1)(a) of the *Land Registration Act* as the case may be, for the purpose of registering the instrument.

SWORN TO at Sydney)
Province of Nova Scotia, this)
16 day of December, 2025, before me:)



A ~~Barrister~~/Commissioner of the Supreme)
Court of Nova Scotia)

Name: Cecil P. Clarke)

Sheila Kolanko
A Commissioner of the
Supreme Court of Nova Scotia

Schedule "A"
Easement Land

PARCEL DESCRIPTION REPORT

Schedule A

2026-01-05 13:46:43

PID: 15908338
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2025-12-30 11:25:09

Registration County: CAPE BRETON COUNTY
Street/Place Name: ESPLANADE NOT APPLICABLE /SYDNEY
Title of Plan: PLAN OF SURVEY SHOWING S/D & CONSOLIDATION OF LANDS OF CAPE BRETON REGIONAL MUNICIPALITY & 4634991 NOVA SCOTIA LTD. CREATING LOT 2025-1C, LOT 2025-2BD AND LOT 2025-3 AFFECTING CURRENT PID 15697576, PID 15860786, PID 15879836, PID 15058738, PID 15058720, PID 15606882, PID 15058712, PID 15606874 & PID 15908338 ESPLANADE, SYDNEY
Designation of Parcel on Plan: LOT 2025-1C
Registration Number of Plan: 126934232
Registration Date of Plan: 2025-12-23 15:31:35

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act
Registration District: CAPE BRETON COUNTY
Registration Year: 2025
Plan or Document Number: 126934232

External Comments:

Description Change Details:

Reason:
Author of New or Changed Description:
Name:

Registered Instruments:

Comments:

PARCEL DESCRIPTION REPORT

Schedule A

2026-01-05 13:46:22

PID: 15860786
CURRENT STATUS: ACTIVE
EFFECTIVE DATE/TIME: 2025-12-30 11:25:09

Registration County: CAPE BRETON COUNTY
Street/Place Name: ESPLANADE /SYDNEY
Title of Plan: PLAN OF SURVEY SHOWING S/D & CONSOLIDATION OF LANDS OF CAPE BRETON REGIONAL MUNICIPALITY & 4634991 NOVA SCOTIA LTD. CREATING LOT 2025-1C, LOT 2025-2BD AND LOT 2025-3 AFFECTING CURRENT PID 15697576, PID 15860786, PID 15879836, PID 15058738, PID 15058720, PID 15606882, PID 15058712, PID 15606874 & PID 15908338 ESPLANADE, SYDNEY
Designation of Parcel on Plan: LOT 2025-2BD
Registration Number of Plan: 126934232
Registration Date of Plan: 2025-12-23 15:31:35

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act
Registration District: CAPE BRETON COUNTY
Registration Year: 2025
Plan or Document Number: 126934232

External Comments:

Description Change Details:

Reason:
Author of New or
Changed Description:
Name:

Registered Instruments:

Comments:

