



MEMO

To: CBRM Council

FROM: Karen Neville

**SUBJECT: LAND USE BY-LAW TEXT AMENDMENT
APPLICATION – 1045
Keltic Drive Business Corridor (KBC) Zone
Breton Law Group**

DATE: June 19th, 2018

In accordance with a motion passed by Council on May 29th, a public meeting associated with Application 1045 was held on June 13th, 2018 at that Sydney Riverview Y Service Club. Notice of the meeting appeared in the June 11th edition of the Cape Breton Post, as well as, on the CBRM Social Media accounts.

Approximately 60 people were in attendance, including the following Councillors:

Clarence Prince
Earlene MacMullin
Steve Gillespie (Chair)

Ray Paruch
Ivan Doncaster
Kendra Coombes

Staff provided a summary of the applicant's request in relation to the Land Use By-law, and the applicant, Nicole Campbell, provided an overview of her proposal.

Twenty-six individuals took the opportunity to make comments or ask questions (Attachment A). While the majority of the individuals that spoke opposed the amendment, they were of supportive of the business plan just not at this location. A summary of the meeting, prepared for and provided by Councillor Gillespie, can be found in Attachment B.

A petition, with 34 signatures (one duplicate signature), opposing the text amendment was received by the Planning and Development Department. A copy of which was submitted to the Clerk's Office.

In addition to the comments made at the public meeting, attached is a series of written comments or submissions were received by the Planning and Development Department for Council's consideration. These written submissions are further to those presented to Council on May 29th.

Attachments

C. Nicole Campbell

- D. Bryan MacDonald
- E. Andrew Morrow
- F. Kaitlyn Cann
- G. Jim MacDonald
- H. Amey Rahey
- I. Josh Dveaux
- J. Jared Stoodley
- K. Jaryd Forgeron
- L. Chris Culligan
- M. Evelyn MacSween
- N. Mike MacSween – Celtic Colours
- O. Mary Tulle - Destination Cape Breton Association

Submitted by:

Originally Signed by

**Karen Neville
Planning and Development Department**

	Individual	Location	Position
1	Paul Burton	370 Keltic Drive	Opposed
2	Roger Burns (Real Estate Agent)		Opposed
3	Brian MacDonald (Co-owner of Breton Brewing)	365 Keltic Drive	Opposed
4	Doug Foster	Sydney River	Opposed
5	Jamie Folds	Keltic Drive	Opposed
6	Peter Harrison	87 Parkwood Drive, Sydney River	Supportive
7	Janet Sullivan	Lynnbrook Drive	Opposed
8	Andrew Morrow (Back Lot Investment)	Keltic Drive	Opposed
9	Peter Thompson (Representing small kennel owners)		Opposed
10	David MacLeod	Keltic Drive	Opposed
11	Betty MacKenzie	Lynnbrook Drive	Opposed
12	Albert Lionais	Upper Rive Boisdale	Opposed
13	Chris Conahan	Ashby	Opposed
14	Jasmine Cooper	Lynnbrook Drive	Opposed
15	Kathline Harrison	Sydney River	Supportive
16	Alyce MacLean	Archibald Ave	Opposed
17	Frank King	Keltic Drive	Opposed
18	John Clark	Cantley Village	No position
20	Bev MacSween	Shipyard	Supportive
21	Chelsea Chance	Sydney River	Supportive
22	Jenna Chisholm	Waterview Drive	Supportive
23	Shawn MacDonald	Cantley Village	Supportive
24	James Monroe	Sydney	Opposed
25	Andy Lewis		Supportive
26	Kenda Cann	Beechmount Road	Supportive

**Community Meeting
Land Use Bylaw Request
June 13, 2018, 7 – 9 p.m.
Sydney-Riverview Y Service Club**

Minutes

Present: Steve Gillespie Councillor District 4, Karen Neville CBRM Planner

Guests: Nicole Campbell, Clarence Prince Councillor District 1, Earlene MacMullin Councillor District 2, Ray Parush Councillor District 6, Ivan Doncaster Councillor District 7, Kendra Coombs Councillor District 11.

Introductions

Steve Gillespie Councillor District 4 welcomed all who attended and made introductions of Nicole Campbell, land developer; Karen Neville, CBRM Planner; and CBRM Councillors who were in attendance as observers.

Purpose of community meeting was to discuss text amendment to the Land Use Bylaw pertaining to the building and operation of an animal boarding kennel and animal sitting establishment (i.e., doggy daycare) of the Keltic Drive Storage area located between North Air Manufacturing and Breton Brewing. The intent of meeting this meeting it to provide community members with more information about the request. The land developer and the Planner were available to respond to technical questions and to facilitate comments.

Presentation by Karen Neville, CBRM Planner

Ms. Neville reviewed the text amendment request from Nicole and Stan Campbell who would like to operate a kennel and animal sitting establishment on Keltic Drive. The presentation outlined the requirement of the amendment to operate this proposed business because kennels and animal sitting establishments are not permitted within this zone if there is municipal water and sewer in place.

Ms. Neville displayed maps of the Keltic drive business corridor, the property location of the proposed animal sitting establishment, and the location of the municipal water and sewer.

The proposed area is predominantly sales and services which is conducive to an animal sitting business. Vegetation is to be planted and trees to screen adjacent properties. Kennels are required licensed annually by the SPCA in accordance with CBRM By-Laws. Based on this information it was the Planning Department's recommendation to CBRM Council to accept the amendment of the Keltic Drive business corridor zone to allow this particular use to take place. This was communicated to CBRM Council at the May 29, 2018, meeting.

Presentation by Proposed Developer Nicole Campbell

Ms. Campbell outlined the goals, business plan / business model and clarified some of the misinformation disseminated in the community. A longtime resident of Coxheath the developer currently co-owns Keltic Self

Storage, the proposed site of the doggy day care. Goals are to provide a much-needed service to community, create employment, provide a safe place for dogs to play, work with the existing business to create promotions and events. This business will improve animal socialization, provide exercise, potentially increase in foot traffic for other existing business, gives tourists a place to take their dogs to allow, and appeal to younger generation who have dogs.

The business plan / business model includes an indoor facility with a large dog and a small dog play area, grooming facility, lobby, testing area to check for vaccinations/ temperament/behavior, kennels, and an outdoor area. Pet suites (kennels) are provided for safety where the animal may be secured for specific requirements such as medical treatment. Business hours are to be between 7:30 a.m. to 6:00 p.m., Monday to Friday and one afternoon on a weekend. The small outdoor area would be utilized with fencing and trees added for privacy and noise reduction. Work with engineers will ensure proper waste disposal. Interior construction will increase sound mitigation.

Question and Answer Session

Steve Gillespie, Councillor District 4 invited audience members to ask questions, provide feedback or voice concerns. There was a cross section of local residents, business owners, and business users who present. Twenty-three people asked questions or voiced concerns. Of the twenty-three 6 voiced support, 16 voiced opposition, and 1 no comment.

The following points review some of the discussion that ensued.

1. Karen Neville was asked to provided additional information about the two components of the amendment request. The By-Law has a definition specific to a kennel and a definition specific to animal sitting business. The text amendments requested applies for application of both a kennel and animal sitting establishment. This is what was presented to CBRM Council. Clarification was provided that Council could approve either a kennel or the animal sitting amendment. For example, to approve only the animal sitting (doggy day care) it would not allow for the kennel / overnight accommodation. They are two separate uses under the Land Use By-Law.
2. Concerns of future kennel / doggy day care business expansion / development was discussed. Proposed kennel and/or dog sitting facility could be repurposed in future to become a traditional boarding kennel and increase in size.
3. Several participants / residents expressed concerns from the neighboring and expanding subdivision. One concern is that future owners will have no obligation to adhere to the initial design or intention. The neighboring subdivision development expects there to be 149 lots. Where future kennel / doggy day care use does not have to vetted through CBRM Council or through the Utility and Review Board, there are little options for recourse. A petition of 40 signatures opposed to this amendment was presented to Councillor Steve Gillespie.
4. Discussion occurred around the current CBRM By-Law which indicates that a dog park cannot be within 500 feet of a residence. Should the land developer wish to establish a dog kennel as outlined in her

amendment request, the kennel would be 200-300 meters from the neighboring and expanding subdivision.

5. Several business owners and patrons expressed the potential negative impacts an animal kennel / doggy day care development could have on the existing businesses in the Keltic Drive corridor. Concerns about excessive noise of animals to patrons visiting establishments would have negative impact on service levels. Outdoor expansions of existing business will be affected, while intermittent noises are manageable the high frequency and constant barking so close to existing businesses will negatively impact business. One existing business is 30 feet away from the proposed business.
6. Discussion around difference in controls with respect to Noise By-Laws versus dog kennels and sitting establishments was discussed. There are no specific controls with respect to Noise By-Laws for dog kennels and/or dog sitting businesses.
7. Dog By-law is separate from the Land Use By-law. The Dog By-Law addresses noise and is enforced by the SPCA. There are four offense penalties and legal action for repeat offenders. Kennels are required to have license renewed yearly by SPCA.
8. The dog quota was discussed. The developer indicated that the proposed ratio is 1 employee for 12 dogs. Initial plans are to accept 10-15 to maximum of 40 dogs with a potential cap of 30 dogs.
9. Questions concerning the outdoor space were asked. The developer indicated that not all dogs would utilize the outdoor space at the same time, rather the dogs would be assigned to groups according to size of animal and outdoor play times would be staggered.
10. Discussion around the characteristics that Planning Department perused to support this amendment request included the encouragement of economic development, the area of municipal water and sewer is very small in regard to zone of a whole, area is predominately sales and service, review of surrounding land uses and buildings suggest compatibility.
11. Further discussion ensued about the review of the extensive CBRM land inventories of surrounding businesses present and subsequently taken into consideration when Planning departments process requests. It was noted that not all businesses in the area submitted permits to CBRM so the nature of those existing businesses are not known. Businesses were encouraged to contact Karen Neville or Steve Gillespie about this process.
12. Many acknowledged the potential of the business proposition by the developer but suggested that the location was not a good fit.

Dear Council:

I thought it would be appropriate to provide you with an update since the last Council meeting on May 29th, 2018 in regards to my application for the text amendment to allow a doggy daycare at 368 Keltic Drive.

As you are aware, the text amendment is requesting that we be allowed to open an “animal sitting establishment in an area serviced by both municipal water and sewer”. Although the text amendment is specifically in relation to municipal services, the conversation has been surrounding noise concerns. Therefore, we have been attempting to get as much information into the community as possible, as facilities such as the one we are looking to build are throughout Canada next to grocery stores, inside condo buildings, extremely busy downtown cores and business areas comparable to Keltic Drive.

Facts of our business proposal:

- Large indoor facility with two areas of play, one for small dogs one for large dogs
- Small outdoor area, which would not have all dogs out at one time, large fencing for noise and visibility reduction
- Area for another business to join for a groomer
- Kennels inside the facility for dogs to be secured if needed
- Soundproofing throughout the building
- Tree lines added for sound mitigation and visibility
- Front entry way to be one way glass so dogs cannot see the reception area to eliminate excitement by people arriving
- Waste disposal system
- All dogs assessed for behaviour and staff discretion to refuse entry to a dog displaying excessive barking or aggression
- proof of vaccinations required
- Hours of operation 7:30-6 pm Monday to Friday 12-5 Saturdays
- Work with the neighboring properties for placement of the facility on the property for noise mitigation – the two existing self storage facilities will remain operational

Goals:

- To create a business that offers a much needed service in our community
- Create employment opportunities for regular employees and students
- Create a facility that has a space for another business to join in to provide grooming services
- Increase foot traffic in the Keltic Drive area
- Have an available service for Tourist visiting the area to send their furry friends while exploring our Island
- To source materials and labour locally for the construction

- Team up with local businesses for community events and fun dog friendly events

We have been so overwhelmed by the support from local businesses and community members for our business proposal, it has really helped motivate us for our project and given us some great ideas while talking to the businesses within the KBC zone. For example, we would encourage the use of our facility for customers of the KBC zone businesses by reserving a “community spot” each day for shorter drop of times for a customer’s dog that is in the area. For instance, if a person has an appointment at one of the Spa’s, or needs to go pick out windows and doors, they would be welcome to drop off their dog while visiting those venues in the area without having to take up an all day spot.

Following the last meeting, we went to speak with some residents and the businesses in the KBC zone, to provide information and answer questions or concerns raised. We had met with the owners of Breton Brewery in an attempt to discuss our proposal and see if there was any type of accommodation we could agree to in order to get their support. We offered to have their input on building placement, closing the facility during Breton Brewery’s outdoor special events, putting up tree lines, and our plans for soundproofing the facility. Unfortunately, the owners of Breton Brewery informed us that there was no accommodation we could propose that would change their mind to support us and they didn’t wish to discuss it any further. This was and continues to be very disappointing for us, however we are still committed to attempting to work with them if approved to discuss building placement and any suggestions for noise/visibly reduction by the engineers. We want to see all businesses thrive in the community and wish them nothing but success.

My father, Stan, personally met with Sheldon Marneilli, the owner of AKB Development Company Limited (Northern Contracting), the developer for the Ridgevale subdivision expansion to discuss our proposal after being advised that there was concerns from the developer. After discussing the idea Mr. Marneilli, he confirmed that he had no issue with our proposed business being in that area. We feel that this service being in the local area would actually be attractive to new home buyers in the area due to an increasing demand for these services being available to the working population with furry friends.

We had the opportunity to meet with the following businesses within the KBC Zone on Keltic Drive who have provided a signed letter of support for our proposed doggy day care (all of which are attached for your review):

1. Nancy Dethridge of 45 Dethridge Drive (resident of the closest street)
2. George and Marge Dethridge of 35 Dethridge Drive (resident of the closet street)
3. Louies Used Clothing (Dianne Bennett)
4. E. Harrison Tractor Services (Dethridge Drive) (Edmond Harrison)
5. Celtic Creatures Vet Clinic (Dr. Rebecca Korven)
6. Beacon Motel (Lyndon Farrell)
7. Sixty Minute Signs (Les Carabin)
8. Northair Window and Door (Allan Stewart, the property immediately adjacent to the proposed building location)

9. Frostys (Formally known as Tasty Treat) (Fred Squorg)
10. Winmar Cape Breton (Dean Burton)
11. Sydney Liquid Meters (Mark Yard)
12. Ligan Builders (Terry Morris)
13. Eric's Engine Shop (Eric Bunin)
14. Wholesale Moulding and Milwood (Brad Lathan)
15. Sam Equipment Rentals (Wayne Belust)
16. TMD Logistics (Joe Williamson)
17. Cormack Builders Limited (Dave Udle)
18. Tom MacDonald Trucking (Ryan MacDonald)
19. Ramsay's Cycle and Sport (Robert Hawkins)
20. Sullivan Fuels (Andy Marr)
21. Stones Brothers' Plumbing and Heating (Kim MacNeil)
22. Empire Shoe Repair (Gerald Peddle)
23. Brilun Construction (Brian Lunn)
24. Breton Diesel Servicing (Jeff MacPhee)
25. Parts for Trucks (John MacQueen)

We also were overjoyed by other kennels in the CBRM reaching out to us to offer their support and well wishes, such as Open Arms Kennel in Ligan owned by Hannah McIlveen and B & B Kennel of Port Morien owned by Ericka Kerr.

The current KBC zone is an industrial area, permitting all types of construction and industrial use. The current businesses in the area have construction noise daily, loud music from surrounding businesses including planned outdoor concerts and machinery noise. I truly believe that with responsible planning, our facility can operate at a minimal noise level with soundproofing facility as such facilities operate in other cities. I am committed to this project and working with the community to be accommodating. Although my word may not seem like much to those who don't know me, I stand by my word. I come from a small business family where I know how important community support is and supporting local growth. I am the girl driving the extra miles to a full service gas station, because by supporting that pump, helps employ one more Cape Bretoner.

I am respectfully asking Council to open their minds and allow me the opportunity as a young entrepreneur to open a business in my hometown, which will not only offer local residents and businesses a service, but create employment. I believe it is key to encourage my generation that we can return home and make a life here in Cape Breton, that our local community and government support us in our ideas and encourage investments into our communities to help keep Cape Breton alive.

Thank you for your time and consideration!

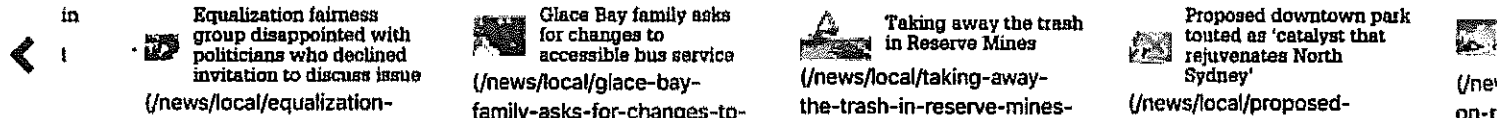
Nicole Campbell

10

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Cape Breton dog lover compiling list of dog-friendly businesses

Cape Breton Post

Published: Jun 14 at 6:01 p.m.

Updated: Jun 15 at 7:52 a.m.

Feedback

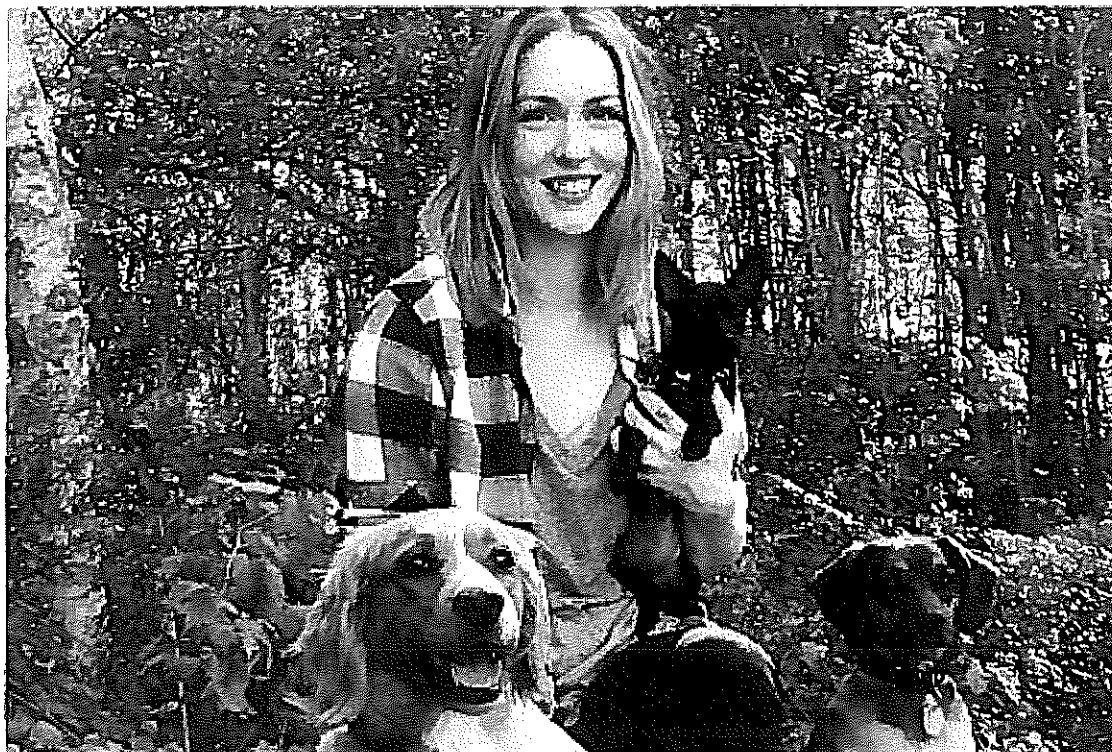
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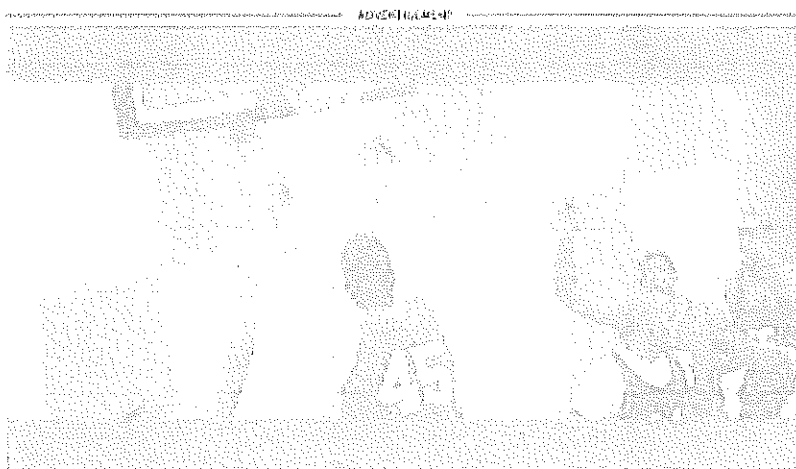
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Hannah McIlveen, owner of Open Arms Boarding Kennel and Daycare in River Ryan, is compiling a list of dog-friendly enterprises in the CBRM in hopes of reducing incidents where people leave their four-legged friends in hot cars in the summer months. - Submitted

RIVER RYAN, N.S. — A local dog lover is compiling a list of dog-friendly businesses in the Cape Breton Regional Municipality so that people won't be tempted to leave their furry friends in a hot car during the summer months.

Hannah McIlveen, owner of Open Arms Boarding Kennel and Daycare in River Ryan, said so far she's compiled a list of more than 100 businesses throughout the region that welcome customers visiting with their canine companions. She believes it's important to get the information out to dog owners with warmer temperatures on the horizon.



"People are always asking me if I know of any cool places to go that they can take their dog, a lot of people want restaurants where they can eat out on the patio and stuff like that," McIlveen said.

"It's never safe to leave a dog unattended in a car, especially this time of year it starts to become a true concern and even five minutes can be extremely dangerous."

She said she looked around to see if anyone else had already compiled a similar list but found nothing available.

"I thought maybe I could crowd-source it a little bit and do some calling around myself and try to come up with something that could hopefully sustain us over a few summers and added to and supplemented as new businesses open," McIlveen said.

She cold-called businesses, went through business directories and consulted Google maps looking for businesses.

Dog owners are often looking for new places where they can take their pooches, she said. The response to the idea of a listing of dog-friendly businesses has been overwhelmingly positive, McIlveen said.

"More people than I thought went out of their way to message me and say, 'Yes, we even have treats for them, everyone's welcome, bring them on in,'" she said.

As for those who may ask why people don't just leave their dogs at home, McIlveen said some animals suffer from separation anxiety and owners don't like to leave them at home alone because it is stressful for the dog.

"Anytime they're able to bring the dog with them, it's better for the dog and it makes the owner feel better," she said. "It's frankly just kind of fun to bring your dogs places, it's enriching for them, it's good to get them socialized, especially if you have a puppy and you want to bring them out to meet strangers."

The list isn't online yet, but McIlveen said she hopes to have it up on her business's Facebook page and on its website this weekend.

For more information or to pass along information about a dog-friendly business, visit <https://openarmskennel.wordpress.com> or <https://www.facebook.com/openarmskennel>, text message or voicemail 902-577-0808, email openarmskennel@gmail.com, or Instagram direct messaging @openarmskennel.

news@cbpost.com

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Updated Jun 15, 2018 at 1 p.m.

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OPEN ARMS BOARDING KENNEL & DAYCARE

Dog-Friendly CBRM



Please contact us if you would like your business added to this list! We love to champion local businesses that welcome furry friends!

All dog-lovers can agree that our furry friends are no longer *just* pets — they're a part of the family! Because of this shift in the way we think about and treat our beloved dogs, more people than ever are wanting to include them in their day-to-day plans. This can be fun and enriching for the dog, and *much* safer than leaving them unattended in cars. We've been gathering a list of four-legged-friendly businesses in the CBRM to encourage more folks to safely venture out with their dogs. We want to reduce the dangerous problem of pups being left in hot cars, deepen the bond between human and dog, and boost mental stimulation for our Cape Breton canines! Please see below for our tips on having dog-friendly fun and including your pup in your daily routines. This page will be updated on an ongoing basis so feel free to contact us with any tips or business names you'd like to share!

We would love to see and share pictures of you adventuring on the island with your dogs — tag us [@openarmskennel](https://openarmskennel.wordpress.com/mentions/openarmskennel/) (<https://openarmskennel.wordpress.com/mentions/openarmskennel/>) on Instagram or "Open Arms Boarding Kennel" on Facebook. Get out there and enjoy the CBRM

with your furry friends!

PLEASE NOTE: Not all dogs enjoy or benefit from crowded public spaces or meeting strangers. Please use your best judgment of whether visiting the below businesses would be fun or stressful for your pup, and pay close attention to their reactions and emotions while in public.

Tips:

- Before heading out on adventures with your pup, it's always safest to ask your veterinarian what you can do to make their time in the big wide world as safe as possible, such as vaccinations and parasite preventives. Learn the signs of heat stroke, dehydration, and frostbite. No matter where you're headed, water, poop bags, and a sturdy five foot leash are all essential accessories you should never leave home without!
- Instead of buying your dog's food at a big box store or grocery store that isn't pet friendly, shop at a locally-owned pet store where the staff want to meet your mutt! They may even score a few free treats and cuddles.
- Instead of eating out in a sit-down restaurant, get a takeout or drive-thru meal and have a picnic at a public park or dog-friendly beach! Rotary Park in Sydney even has picnic tables in its off-leash space. Our mascots especially love Fort Petrie, Peterfield Park, and the many beautiful coves along Cape Breton's coast. You can choose the location based on how stranger-tolerant your dog is, whether they have safe off-leash recall, whether they're a heat-intolerant breed who needs lots of shade, and any other factors to suit your needs.
- Instead of going out to socialize in summer, invite friends over and use your own yard for an evening or weekend "staycation" so your dog can be involved, too! Most dogs love BBQs, outdoor movies, roasting marshmallows, and backyard camping just as much as we do. In the colder months, a potluck, game night, or movie night are fun ways to expose a puppy to new faces or to provide mentally stimulating social time for your people-loving dog.
- When in doubt, it never hurts to ask. If you're headed out of the house and aren't sure whether it's safe to bring your dog with you, call ahead to check in with the staff at your destination. The worst they can say is "no", and then you'll be sure that leaving your pup at home is the safest choice! Keep in mind that these companies' policies could change at any time.

List of Dog-Friendly Businesses in the CBRM:

Global Pet Foods
 Pet Valu Mayflower Mall
 Pet Valu Prince St.
 Petsmart
 River Pet Supplies
 Animal Medical Centre Kings Rd.
 Animal Medical Centre Reserve Mines
 Celtic Creatures Veterinary Clinic
 Sydney Animal Hospital

Northside Animal Hospital

Dobson Yacht Club (patio)

Higher Grounds Cafe

Cellar Bar

Boston Pizza (patio)

Downtown Nutrition (patio)

Big Spruce Brewing (patio)

Don Cherry's Sports Grill (patio)

Cape Breton Fudge Company

Bayside Drive In Restaurant

Doktor Luke's (patio)

Fatboy's Pizza (New Waterford, Dominion)

Flavor Downtown (if tethered off the patio)

Breton Brewing (if tethered off the patio)

Governor's Pub (patio)

Talo Cafébar

Little Rollin' Bistro

Mermaid Mobile Catering Truck and the Mermaid Kitchen (patio)

Gillis Home Building Centre

Canadian Tire Sydney

Canadian Tire North Sydney

Home Hardware North Sydney

Home Hardware New Waterford

Farmer's Coop

Kent

Rona

Cape Breton Drive In Theatre

Game On Laser Tag

Tamarind Optical

MacLeod Optical

Kwik Copy

Long and McQuade

Pharmasave Midtown

Pharmasave Glace Bay

Connors Basics

Ed's books

Michael's Art Supplies

Escape Outdoors
Dollarama (Prince St)
Bargain Basket
Value Village
Cape Breton T-Shirt Company and the Kilted Moose
Japan Camera
La Quaintrelle Boutique
Toomey Counselling and Consulting
Splinter Sisters Art, Furniture, and Decor
Manley Law Inc.
Mercer Fuels
Kaiser's Locksmith
Roaches Road Trucking
Rudderham's Source for Sports
Needs Convenience Dominion
Needs Convenience New Waterford
Value Check flooring
Planet Beach Spa (waiting room)
London Jewellers
Joy Jewellers
Kreative Design
Hunted Treasures
Reiker/The Shoe Tree
Maritime Travel Charlotte St.
Spinners Menswear
Local NPC Games and Comics
Best of Cape Breton Gift Shop (if dog is carried)
CB Curiosity Shop (if dog is carried)
Great Canadian Dollar Store (if dog is carried)
My Fair Ladies (case by case depending on behaviour)
Gala (case by case depending on behaviour)

Mark's Work Wearhouse

The Pool Shack

Cogan's Fuels North Sydney

Waterside Pools Ltd.

Get Nauti

Mary Jane's

CIBC Bank
TD Bank
Credit Union Sydney
Credit Union Whitney Pier
Credit Union Glace Bay
Credit Union North Sydney
Credit Union Dominion
Credit Union Sydney River (if dog is carried)
Coastal Business Development Inc.
Co-operators Insurance
Bluenose Insurance
MacLeod Lorway Insurance

AA Munro Insurance North Sydney

Jed's Autobody
MacDonald Ford
Sydney Mazda
MacIntyre Chevrolet
Ramsay's Honda
Jim Sampson Volkswagon
Plaza Ford
King of Cars
Caper Auto Sales
Scotia Chrysler
Breton Toyota
City Motorsports
Sydney Auto Parts
Car Quest Ltd.

Sydney Mitsubishi

Speedy Glass Sydney

Gord's Sport Centre

Scott MacNeil Motors and RV

Cape Breton Hyundai

Last updated June 15, 2018

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Name of Business


Individual

 Duchess Dr.
Address

June 13/2018
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Name of Business

[Redacted]

Individual

[Redacted]

Address

Wetherside Dr.

Date

June 13 / 2018

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

E. HARRISON TRACTOR SERVICES
Name of Business


Individual

Dethenridge Drive
Address

June 16/2018
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

howie's

Name of Business


Individual

Keltic Dr.

Address

June 13th

Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Gottic Creatures Vet Clinic

Name of Business



Individual

383 Keltic Dr.

Address

June 13/18

Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

BEACON MOTEL

Name of Business

[REDACTED]

Individual

294 Keltic Dr.

Address

JUNE 13/18

Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Sixty Minute Signs

Name of Business



Individual

358 Keltic Dr.

Address

June 13/2018

Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

NORTH-AIR WINDOW and DOOR

PO Box 31

Name of Business
Sydney, Nova Scotia
B1P 4C0


Individual

Address

JUNE 13/18
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Ficstly
Name of Business



Individual

414 Keltic Dr.
Address

June 11/18
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Winmar Cape Breton
Name of Business

[REDACTED]

Individual

548 Keltic Dr. Sydney
Address

June 12, 2018
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Sydney Liquid meters
Name of Business



Individual

547 Keltic Drive
Address

June 12, 2018
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Lingan Builders (1996) LTD

Name of Business



Individual |

557 Keltic Drive

Address

06-13-2018

Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

ERIC'S ENGINE SHOP
Name of Business

[REDACTED]
Individual

618 Keltic Dr., Sydney River
Address

June 12/18
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Wholesale Hauling & Mulchwork.
Name of Business


Individual

458 Keltic Drive
Address

June 12, 2018
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

SAM EQUIPMENT
Name of Business

[REDACTED]

Individual

519 Keltic DR
Address

JUNE 12/2018
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

TMD Logistics
Name of Business

[REDACTED]
Individual

479 Keltic Dr
Address

June 12-18
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Cormack Builders Limited
Name of Business

 h
Individual

417 Keltic Dr, Sydney
Address

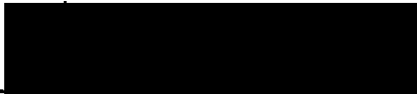
June 12/2018
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Two Trucking Ltd

Name of Business



Individual

527 Keltic Drive

Address

06/12/18

Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Ramsay's Cycle & Sport

Name of Business

Robert Hawkins

Individual



616 Keltic Dr

Address

June 11/18

Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Sullivan Fuels

Name of Business



Individual

566 Keltic Dr.

Address

June 11/2018

Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Stone Bros. Pkg & Mtg Ltd
Name of Business


Individual

609 Keltic Drive
Address

June 11/18
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

EMPIRE Shoe Repair
Name of Business



Individual

634 Keltic Drive
Address

June 11 2018
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

BRILVN Construction
Name of Business

[REDACTED]
Individual

645 Keltic Drive
Address

June 14/18
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Breton Diesel Services
Name of Business

[REDACTED]
Individual

535 Keltic Dr.
Address

June 11/18
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

PARTS FOR TRUCKS
Name of Business

[REDACTED]
Individual

461 Keltic Dr
Address

June 11/18
Date

To Whom It May Concern:

I am aware of the Application before CBRM Council to have a text amendment to the Land Use By Law which would allow a doggy daycare/kennel to be opened at 368 Keltic Drive. We are in support of the Application and a new business opening in our community.

Name of Business

Individual

_____ Sunrise Dr.

Address Westmont

_____ June 16 / 18

Date

Doggy daycare

Goals

- To provide a much needed service for our community
- To create employment for people within our community
- to give our fur friends a safe place to play and exercise
- To work with the community to be able to open a new business in our community

Benefits for business

- Creates foot traffic to the Keltic drive area
- Provides a service for people who work within and outside the community to have a close facility to take their dog to
- To give tourists a spot to take their dog while they go and enjoy the rest of our community and island
- to give customers of other nearby business a place to take their dog while they enjoy their activity
- An opportunity for local businesses to partner up for promotion and fun dog friendly community events

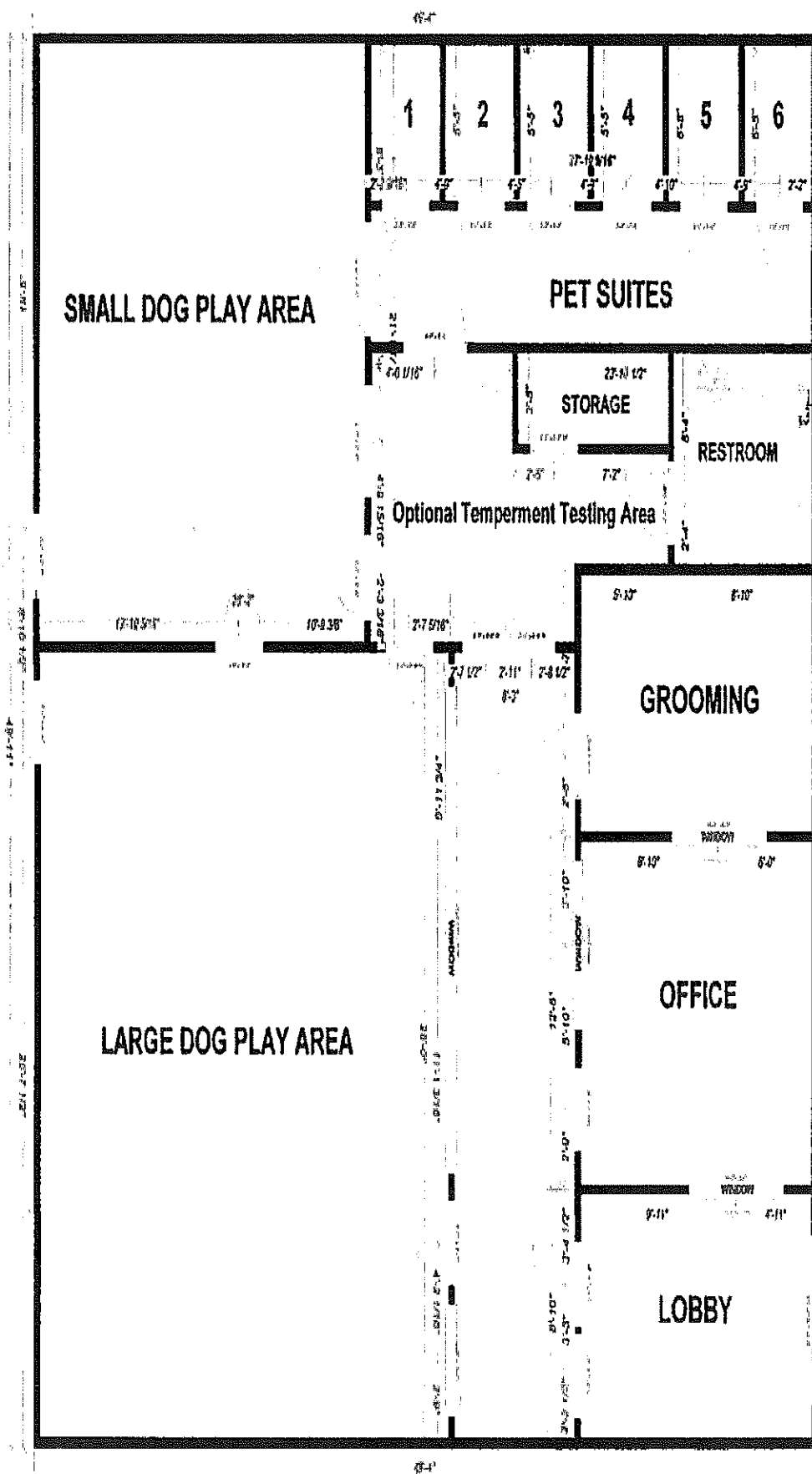
Business model

- Operating as a doggy day care 7:30-6 pm hours Monday to Friday with 12-5 hours on Saturday
- The facility is a large indoor facility with only small outdoor area
- Ever dog is assessed before being admitted for behavior, vaccinations
- Grooming facility for another business to join in to the facility
- Fencing and trees added for visibility and noise reduction
- Waste disposal system as recommended by engineer
- Sound mitigation

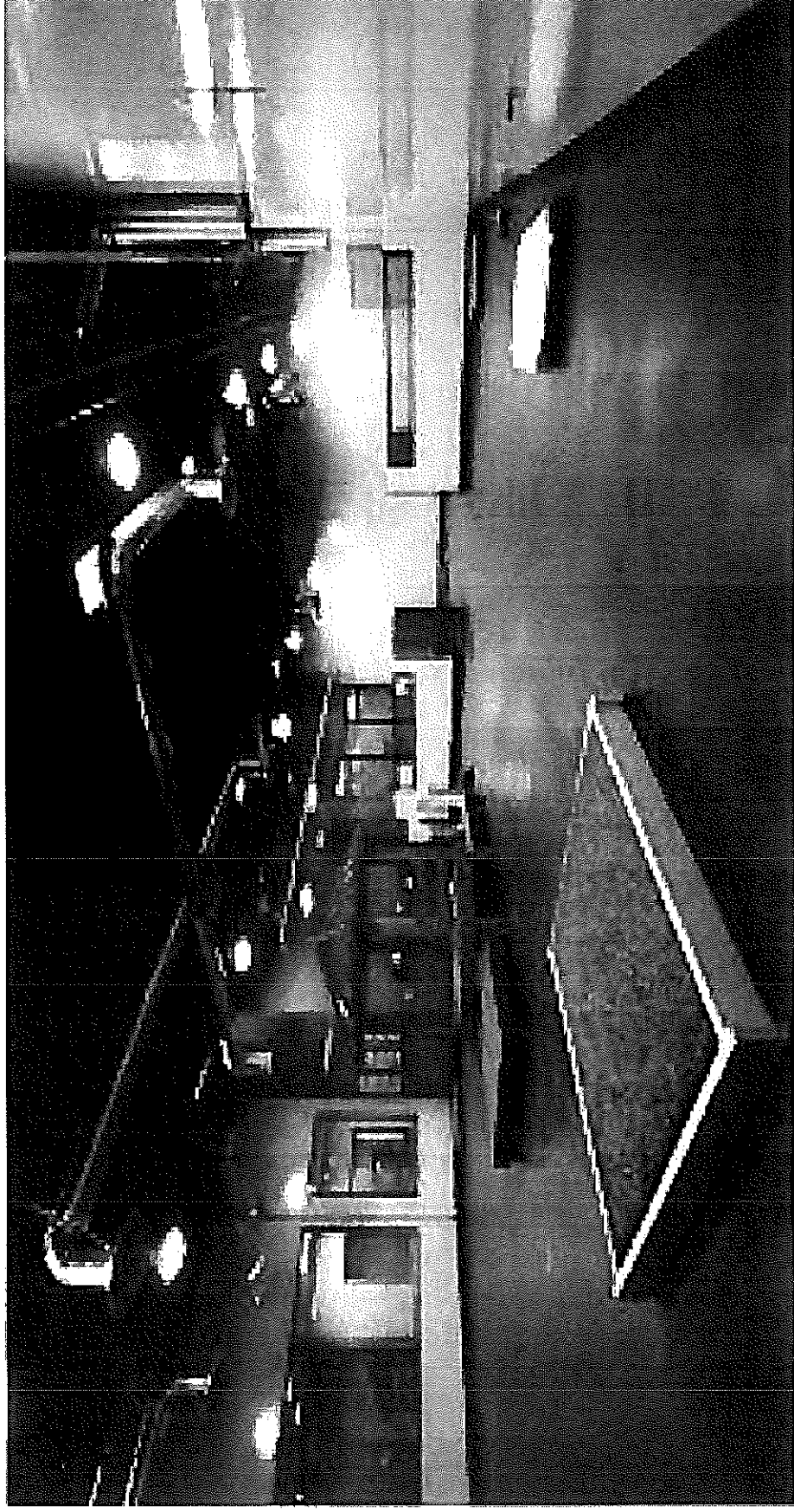
Benefits for your best friend

- Your dog is not sitting inside alone waiting for you to get home
- Socializes your dog with other dog which in turn makes them much more community friendly
- Exercises your dog which keeps them healthy
- A tired dog is a happy dog and owner

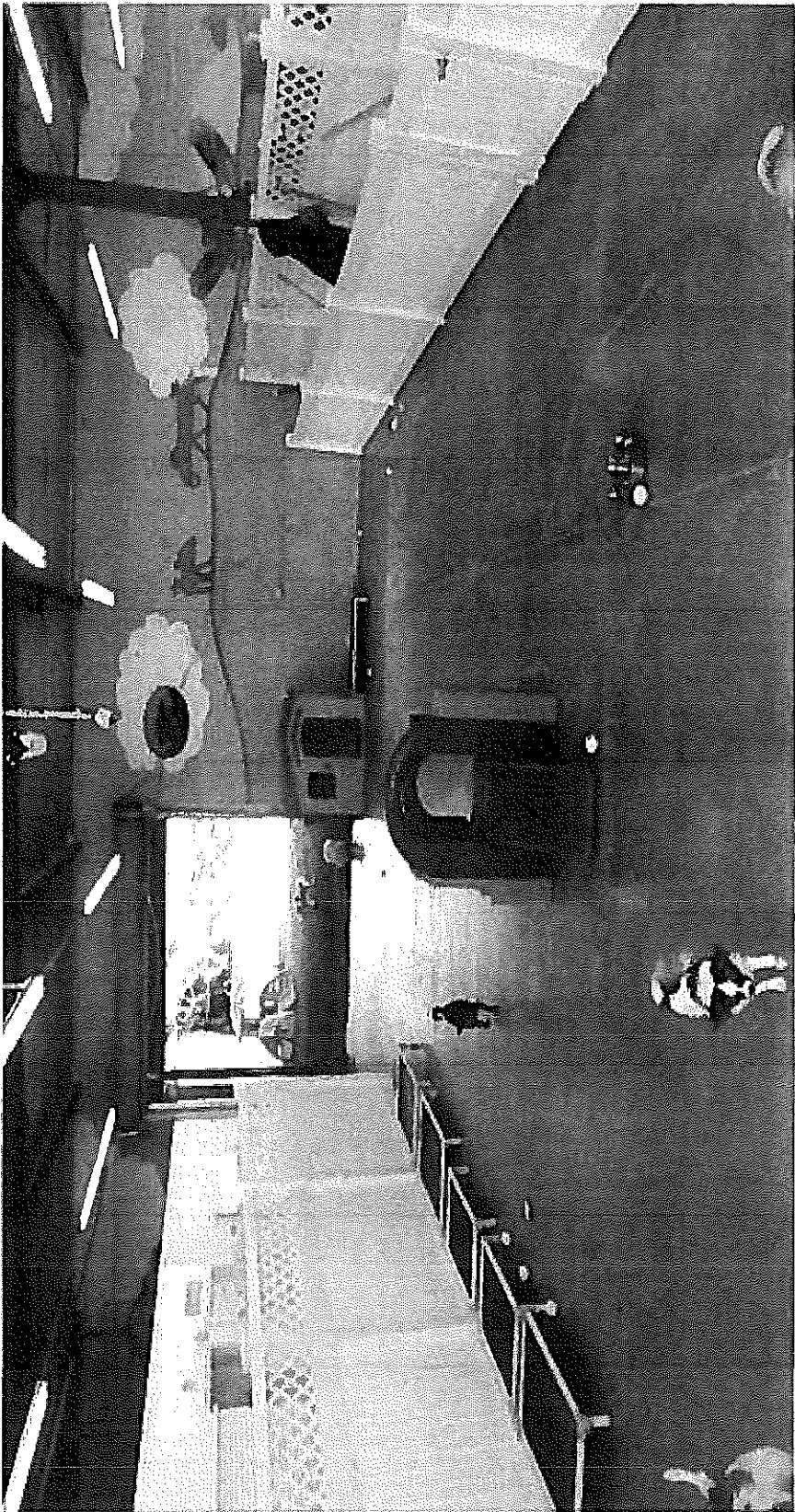




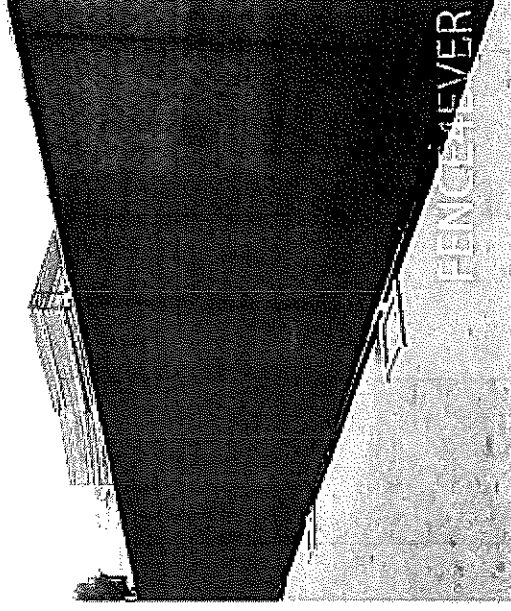
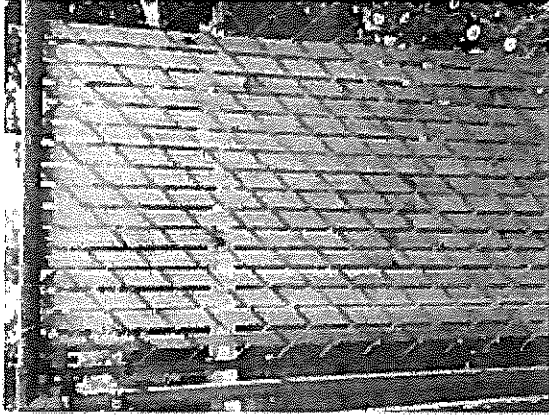
LARGE INDOOR PLAY AREA







FENCING to reduce visibility

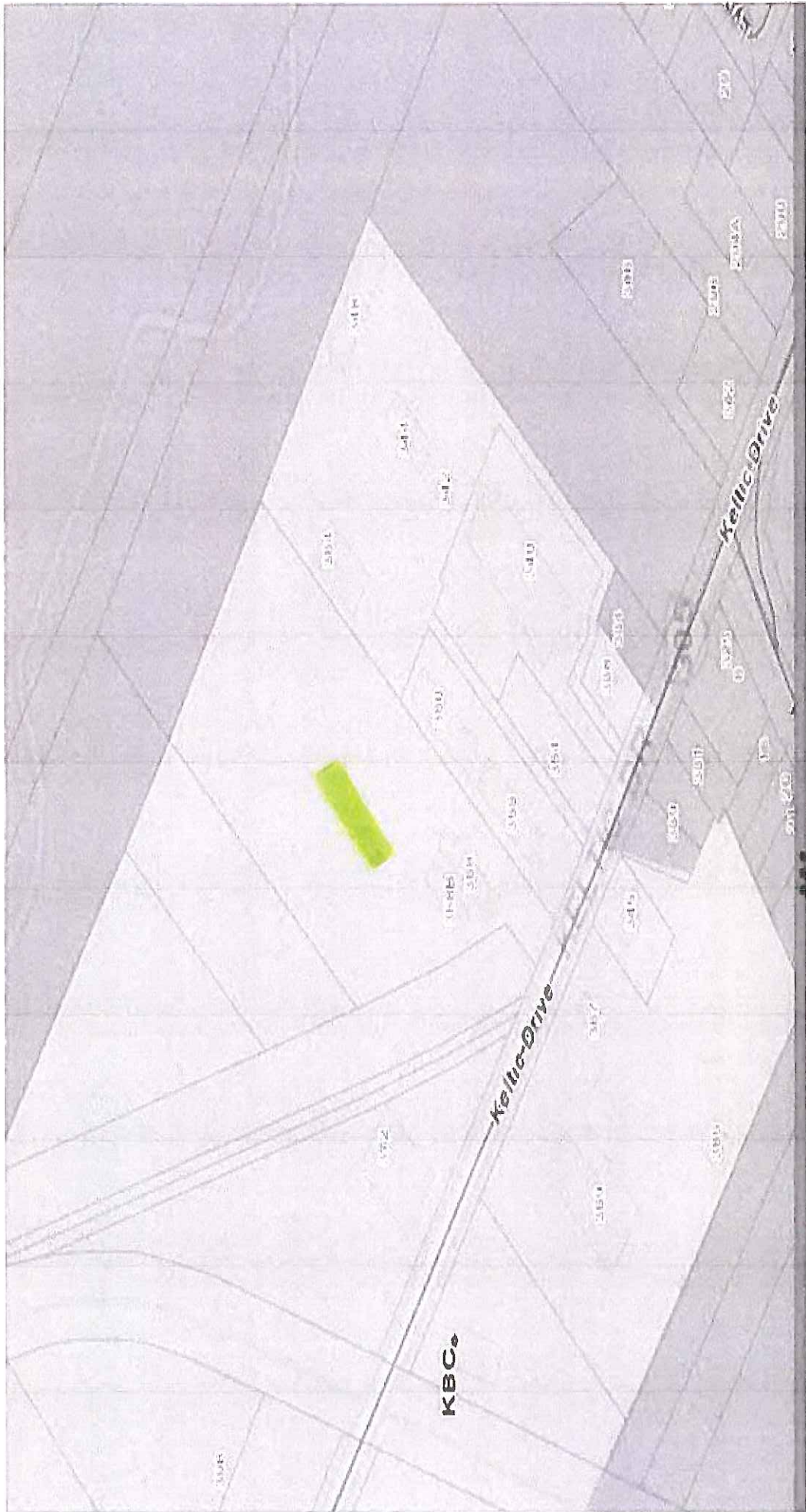


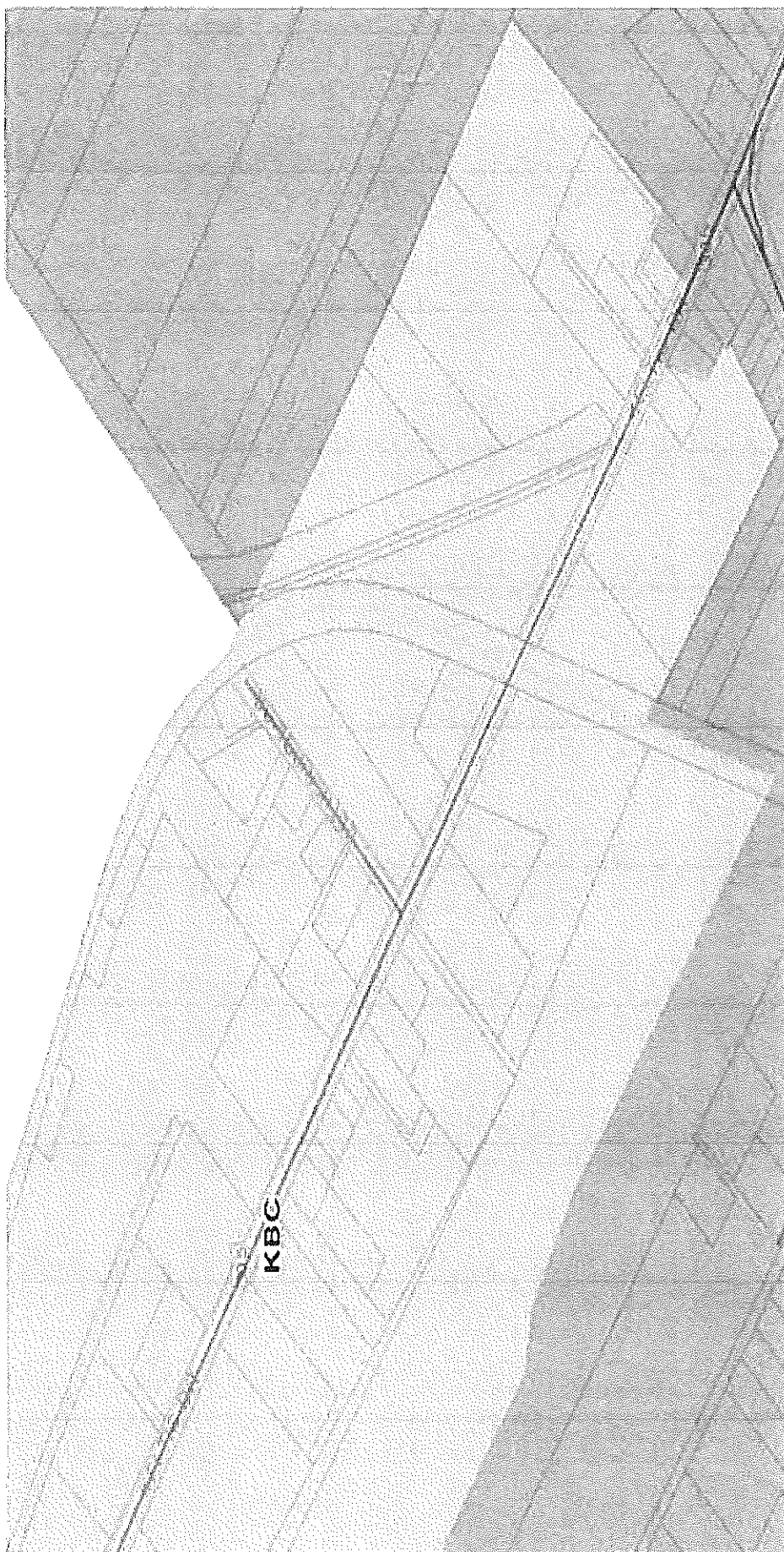
Front drop off and pick up area will be not visible to dogs to reduce dogs from barking at pick up time

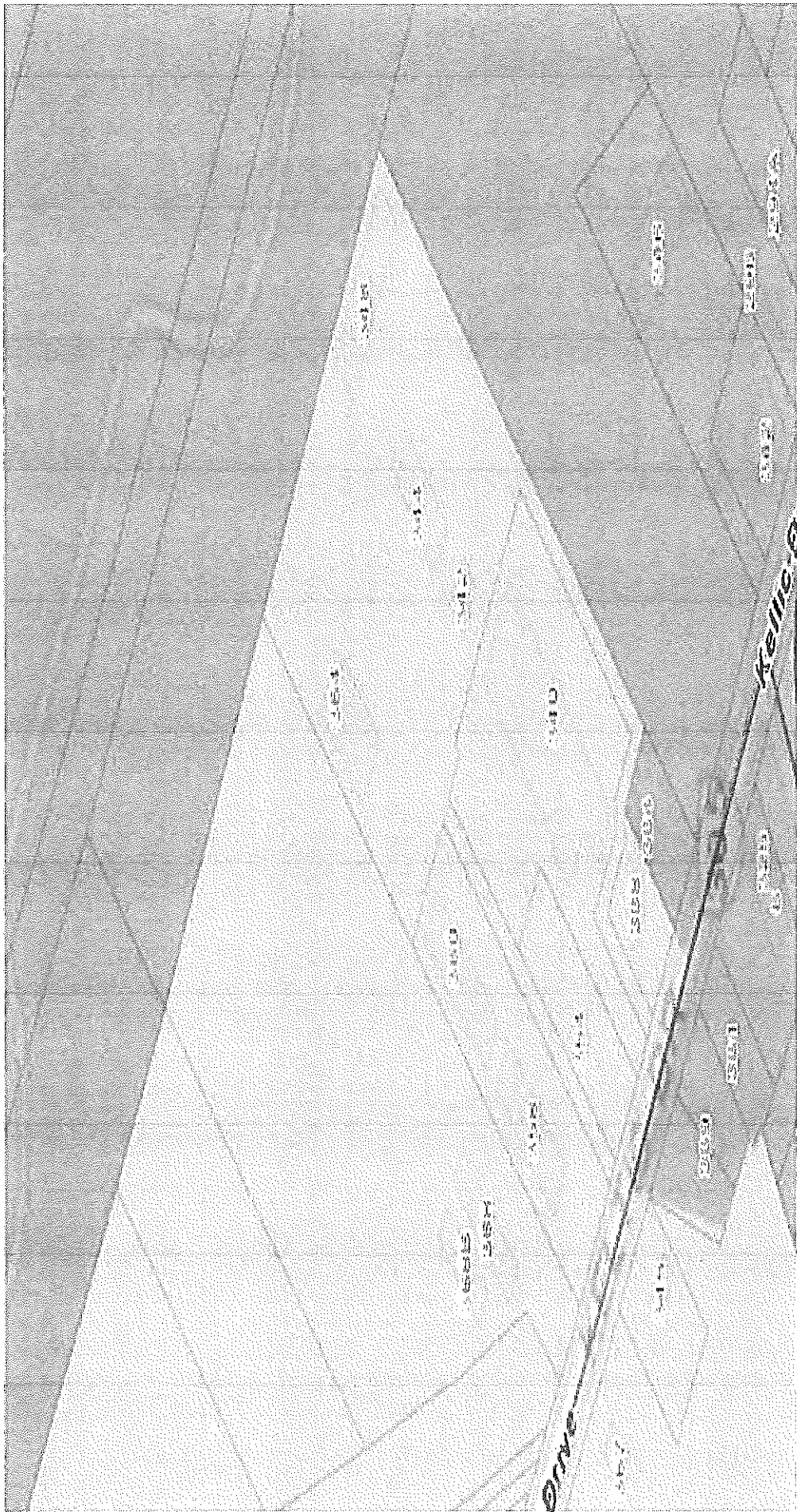


Land Use

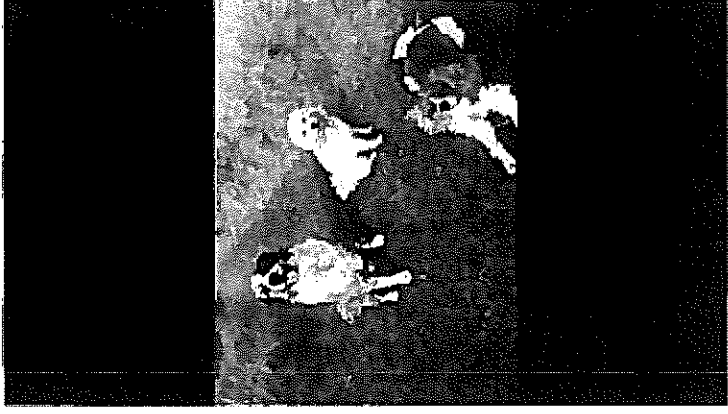








Please let me and my friends have a place to
hang





D

T: 902-317-3173 | E: bryan@bretonbrewing.ca

Breton Brewing Co.
364 Keltic Drive
Sydney, Nova Scotia
B1R 1V7

Land Use By-Law Text Amendment Application: Boarding Kennel / Animal Sitting Establishment in Keltic Drive Business Corridor (KBC)

June 13, 2018

Re: Impact of Land Use By-Law Text Amendment on Breton Brewing Co.

To whom it may concern:

My name is Bryan MacDonald, and I am co-owner, along with Andrew Morrow, of Breton Brewing Co. I am against this proposed text amendment to the zoning by-law change. I'd like to tell you a little bit about myself, about Breton Brewing, and how this proposed by-law change will have a negative economic impact on our growing business.

My Background

I was born in raised just up the road in Cantley Village, not far from where our Brewery is located. I left home to take Engineering in Halifax in 2002, and moved back home to Sydney 8 years ago as a consulting Engineer. I was not raised in an entrepreneurial family, but I have always had the itch to follow a passion and turn it into a business. I wanted to wake up every day and do what I loved; that way it would not feel like work. When my wife bought me a homebrewing kit the year before I moved home, I found that passion. As my wife and I travelled around we'd always go on Brewery tours, and try all of the different varieties of beer that were available.

When I moved home in 2010 and was finally able to brew at my new home, I brewed and learned as much as possible on the subject. It was at this time that I met Andrew, who was also learning to brew, just like me. It wasn't long before we started our long journey of building our Business Plan and bringing the first Craft Brewery to Sydney.

The Start of Breton Brewing Co.

After seriously considering over half a dozen properties in the Sydney area, we settled on what we felt was the perfect property on Keltic Drive. The building was the right size, it was nearby to Coxheath, Westmount and Sydney River, and was just far enough away from houses and other businesses that our activities would not bother others. In fact, prior to receiving our Beverage Room license, which allows us to serve Pints at our bar, we had to provide public notice of our establishment in the paper every day for two weeks. If anyone had an issue with our establishment, we had to make sure they were okay with what we were doing prior to receiving our license. We received one complaint, and we met with them and worked out our differences.

After several months of hard work, and embarking on our adventure into entrepreneurship, Breton Brewing Co. opened its doors in June, 2015. We will be celebrating our third birthday at the end of this month.

Employment Impact

During these short three years, we have grown from 3 employees in 2015 to 20 employees today. Of these 20 employees, 11 are full time, and we are about to hire our 12th full time employee. Several of our fulltime employees have either recently purchased homes in the CBRM, or are currently looking. There is certainly a positive social and economic impact on the CBRM since the brewery has opened. We are proud of what we have accomplished in our short time in business, and it is due to the hard work of our dedicated employees that work hard to make lives for themselves in Cape Breton.

We Support New Business

Andrew and I have taken a risk in opening our Brewery and have so far shown success in our few years in business. As we know how hard it is to start a Business in Cape Breton, we are very supportive of small business, and supportive of those who choose to start a new business in this area. We also are in favour of another kennel opening in the CBRM, as there seems to be demand for this business, and many residents would benefit. We just think that this is the wrong location for this business. We feel that the location of the proposed Kennel / Doggy Daycare immediately adjacent to our Brewery on Keltic Drive will negatively impact many adjacent established businesses and residences, including our own. The opening of one new business should not be at the detriment of many successful established businesses, which employ many local Cape Breton workers.

We believe that a Kennel / Doggy Day Care should open, but be located in a rural area, to minimize negative impact on surrounding businesses.

Local Impact of Breton Brewing's Taproom / Beergarden

Breton Brewing has shown success in our first few years in business, and we are continuing to grow each year. The majority of our business is selling Cans to the NSLC, and cans & kegs to restaurants and bars throughout Nova Scotia, PEI, and Newfoundland. However, approximately 25% of our business is generated at our Taproom location at 364 Keltic Drive.

Aside from being an economic driver for our business, our taproom has had a positive impact on the local area. Our weekly trivia nights has helped raise over \$40,000 for local charities in the past three years. Every Friday we support local musicians who entertain our patrons. In the warmer months, Food

Trucks set up at our brewery, and we have collaborated with many small businesses including Breathing Space Yoga, Burrito Jax, and others to help support one another. The biggest benefit of our taproom is that it has become a place to gather, to meet and talk with old friends, and to meet new ones. The brewery is now part of the community. Just last year we opened an outdoor beergarden at our Brewery. This beergarden has become a favourite spot for our customers to gather on warm summer days and evenings.

Tourist Attraction

Aside from support we receive from local patrons, we are also a tourist destination for those travelling to Cape Breton. We are part of Taste of Nova Scotia's Good Cheer trail, and we see many cruise ship passengers each year. We want to do our best to make sure that they have a positive, memorable experience when they visit our Brewery. Most of these tourists visit during the day time.

Issues with Proposed Kennel Location

The proposed location for the Kennel is directly adjacent to Breton Brewing Co., and to our beer garden. We have several concerns with a Kennel / Doggy Daycare opening adjacent to our facility. The most concerning aspect of the proposed Kennel is the noise. We have spoken with several Kennel owners that operate kennels with 10-12 dogs, and they have all said the same thing: A kennel, especially of the magnitude being discussed for this potential kennel, will be very loud. The proposed Kennel will have 30-40 dogs, with the potential to grow in the future. There is a Kennel on Morrison road of this magnitude, and we have been told that the owner of this Kennel needs to wear ear protection while working.

The farthest point away that this Kennel could be from the brewery in the adjacent property is still within 400 feet of our Brewery. Just to give some context to this distance, a dog park in the CBRM cannot be within 500 feet of a residence. As mentioned, our property is immediately adjacent to the proposed property.

Customer Feedback

To try to get a sense of whether our customers would care if a kennel opens up next to us, we conducted an unbiased survey to ask them how they feel about this by-law amendment. Of the approximately 80 surveys that were filled out, 2 out of every three surveys were against this zoning amendment. This data is certainly concerning for our successful, growing business. We strongly feel that this is not the proper location for this development. A Doggy Day care / Kennel opening next to us will lower our potential retail sales, and will affect our ability to grow as a business. This means it will affect our ability to create new jobs as we grow as a brewery.

There are many locations in the KBC Zone that would be more rural, would impact less businesses and residents, and would still be a close drive to surrounding residents. We feel as though a Kennel should be in a Rural location, similar to all other Kennels located throughout CBRM.

Conclusion

I would like to end by asking all councillors to consider the following: We are not asking for a change. We are asking you to keep the existing zoning as-is. The same zoning that was in place when we built our brewery on Keltic Drive three years ago. The same zoning that was in place when we built our

beergarden last year. We are asking you to think about the 20 jobs that Breton Brewing Co. has created, and the potential jobs that will be created in the future as we grow our business.

I'd like to thank you for taking the time to read this letter. This is an important issue for us as Brewery owners, and we are thankful for the opportunity to say our side of the story. If you have any questions, please feel free to contact me at any time.

Sincerely,

Original Signed By

Bryan MacDonald, P.Eng

Co-Founder

Breton Brewing Co.

bryan@bretonbrewing.ca

902-317-3173

ECONOMIC

There are clear economic disadvantages to approving the proposed zoning amendment on Keltic Drive. The biggest reason is that it will have an adverse economic impact.

A significant number of businesses that currently exist and are thriving on Keltic Drive will be adversely affected. Presumably the only reason to change the by-law would be to accommodate the proponent of the by-law and her current business idea. By doing so the CBRM would be working against many of the other business in the area that employ far more people already. Such a change in that context would be both selective and reckless.

Breton Brewing is a shining example of the type of business that the CBRM should be fostering and encouraging. It is operated by two young, intelligent, ambitious, and organized individuals. It has become an ambassador and a well-established brand in our community and beyond.

More importantly, it currently employs twenty people directly. These young entrepreneurs have a vision to grow and expand their business. Breton Brewing already provides a tax base to the CBRM and their employees shop in our stores, they buy the cars in our community, they borrow from our banks. These benefits are significant.

CURRENT PROPERTY VALUES

Both commercial and residential property owners in that area will find it difficult to either install new businesses or to sell their homes in the future with a kennel so close in proximity. In short the kennels existence limits and restrains the growth in the value of this real estate.

PROPERTY DEVELOPMENT

Local realtor, Roger Burns, is involved in a project that is in close proximity to these lands. He has indicated that it will make it more difficult to market and sell those lots with this kennel. People building new houses do not want to build them in areas where they are going to be subject to the constant noise from a dog kennel.

To approve this amendment is neither fair to the developer of that project nor to the potential purchasers of land in that area. It should be noted that the people who would purchase those lands would build new homes. Those new homes would utilize our building supply businesses, our banks, our contractors, and provide the CBRM with a significant tax base far in excess of any tax base that may be gained by the kennel project.

PRE-EXISTING KENNELS

There are throughout the other electoral districts of the Cape Breton Regional Municipality a number of pre-existing kennels. They are located in specific areas that are somewhat isolated due to the impacts kennels have. These pre-existing kennels are operational businesses and provide jobs but their distance from Sydney is simply a price of doing business. By approving this amendment, the CBRM would be conferring a competitive advantage to the proponent and that is a slight to other kennels who have already sacrificed and worked very hard to establish their businesses. The CBRM should not take such a role.

NOISE POLLUTION

The residential and commercial property owners will have to deal with noise pollution that they have neither expected nor consented to. Breton Brewing has an outdoor patio that will become barren and empty due to the obvious; people will stop going!

You also have smaller business such as Jamie Foulds, whose business is within twenty feet of the purposed site for this kennel. Mr. Foulds is a multi-talented and repeated ECMA Award winning music producer. The noise from a kennel makes his work impossible.

LACK OF CONSULTATION

While the owner may have gone to the CBRM and taken certain steps to ensure that the basic requirements of an amendment to zoning were taken, what is missing is a deeper and thoughtful consultation with the people that will be effected. Had not steps been taken to have a public forum this change may have totally gone by without detection. A better consultation would have obviously provided the CBRM Council more complete facts.

BOUND TO NOTHING

This change in the zoning is being sought by the proponent of the dog kennel. That person can provide all sorts of assurances and promises in relation to how they will operate the business. But amending the by-law provides no guarantee to the CBRM or to the neighbors that the business will either be constructed or carried on in the manner that be set out in those assurances. Once the by-law is changed the toothpaste is out of the tube and cannot be put back in. Even if every promise being provided by the current proponent was to be carried out, there is nothing to bind a new owner, if the business is ever sold in the future to comply with those same assurances. It is a devil's bargain.

PUBLIC OPINION

Both by way of petitions and polls that have been conducted by concerned community members, there has been groundswell of people that hold the opinion that zoning change is not in the interests of the CBRM.

Breton Brewing has conducted informal polls and petitions have been signed by commercial and residential property owners in the area that overwhelmingly favor a rejection of the proposed amendment.

SUMMARY

The above noted factors clearly set out that this decision has far reaching, and significant impacts to many aspects of our community. These issues had not been previously canvassed with council and it is believed that members of council weighing these impacts will obviously reject the proposed by-law amendment.

VOTE NO!

Karen M. Neville

From: Kaitlyn Cann [REDACTED]
Sent: June-14-18 4:01 PM
To: Karen M. Neville
Subject: Keltic Drive Doggy Daycare

Hello,

I am writing to tell you I support the proposed Doggy Daycare on Keltic Drive.

I am a resident of Woodlawn Drive, Sydney River. As a dog owner I believe having such an establishment would benefit dog owners, the community and surrounding businesses.

For example, Breton Brewing is concerned about noise; however the daycare could allow people to leave their dog in good hands while they grab a beer from Breton brewing (benefiting the business).

Having a dog daycare where people don't have to drive far out of town is extremely convenient, and I believe it will do very well.

Thank you,

Kaitlyn Cann

--

Sent from Gmail Mobile

Karen M. Neville

From: Jim MacDonald [REDACTED]
Sent: June-14-18 10:51 AM
To: Steve D. Gillespie
Cc: Karen M. Neville
Subject: Jeremy Campbell and the Doggie Daycare in keltic drive

Steve

Jim macdonald here from the Macdonald auto group, just a note to tell you this would be a great service for people in the county. Currently people have to drive to Georges River to get this service, this would be a great business model and I personally know Jeremy and his wife. These guys will be great business owners and will make great corporate citizens. If you can help them out with the regulatory process you won't be sorry. I would hire Jeremy myself as he is a mature, responsible person with a great business sense. Please give them every due process to get this service off the ground, I appreciate any help you can give them.

Jim MacDonald
MacDonald Auto Group
[REDACTED]

Karen M. Neville

From: Amey Rahey [REDACTED]
Sent: June-13-18 6:08 PM
To: Steve D. Gillespie
Cc: Karen M. Neville
Subject: Boarding Kennel & Animal Sitting

Good evening,

My name is Amey Rahey and I am a business owner currently residing in Sydney River. I am writing to give my support to the proposed boarding kennel and animal sitting venture in Westmount. It would be a very beneficial, and much needed, service to have in our district. As a young entrepreneur myself, I fully understand the barriers and risks that one must take on in order to create new businesses that help grow our community. As such, I fully endorse this potential future small/local business, as we all should in the CBRM.

Best,

Amey Rahey
Co-Owner/Creative Director
Elite Dance Productions

[REDACTED]
www.elitedanceproductions.ca

Karen M. Neville

From: Josh Deveaux [REDACTED]
Sent: June-13-18 5:35 PM
To: Karen M. Neville; Steve D. Gillespie
Subject: Regards to the proposed Kennel and Animal Sitting Keltic Drive

Hello Steve,

I'm writing this email in regards to the proposed Boarding Kennel on Keltic Drive. As a life long resident of Sydney River and a owner of two dogs, I welcome the opportunity to have a Kennel closer to home. I know that we already have other Kennels available , however they are quite the drive away from my residence. I would like to think that the CBRM would welcome any new business venture to the table. With new businesses comes jobs, jobs that put money directly back into our economy. We should be fostering the growth of our community and I would like to think that the CBRM feels the same way. I know lots of people who own dogs in this district as well as others in the surrounding areas, and I feel many would use this facility to their advantage given its location. I am in full support of this going forward.

Thank you,

Josh Deveaux

Karen M. Neville

From: Jared Stoodley [REDACTED]
Sent: June-13-18 5:13 PM
To: Karen M. Neville
Subject: Fwd: Proposes Dog Kennel - District 4

Hey Karen,

Please see the email chain below starting from my original email at the bottom. I want to make sure my concerns reach the proper channels and aren't buried.

Thank you,

Get Outlook for Android

From: Jared Stoodley
 Sent: Wednesday, June 13, 16:47
 Subject: Re: Proposes Dog Kennel - District 4
 To: Steve D. Gillespie

You can feel free to forward this email to the councillor representing Marion Bridge, as well as any of your superiors in the CBRM as this issue is representative of a growing concern for the suffering CBRM as a whole, not just District 4.

Thanks.

Get Outlook for Android

From: Steve D. Gillespie <sdgillespie@cbrm.ns.ca>
Sent: Wednesday, June 13, 2018 4:33:56 PM
To: Jared Stoodley
Subject: Re: Proposes Dog Kennel - District 4

I do appreciate your message Jared but I represent the residents and businesses of the area effected, after tonight I will have a better understanding of their concerns ad well Nicole's full plan.

Yours in Service
 Steve Gillespie
 CBRM Councillor
 District 4

On Jun 13, 2018, at 4:29 PM, Jared Stoodley [REDACTED] wrote:

Hello Steve,

I am writing in support of a proposed doggy daycare idea floated for the Keltic drive area. Although not a local to your district, this service would be invaluable for myself, friends, and

family located in the Mira area as we are hard working Cape Bretoners with dogs, with no options on our travel routes for care.

I've heard of some opposition and find it very hypocritical businesses are complaining of noise being a main concern of theirs yet in the area proposed there is live music, an outdoor party patio, a recording studio, and cheer studio. All producing noise pollution at the same if not greater volumes than a simple doggy day care, which operates during regular business hours. Not operating late into the evening and night, when locals wish to be home relaxing. Pathetic.

To make it clear I support both businesses, but what I don't support is the hypocrisy of any successful Cape Breton start up turning around trying to make life difficult for another.

The CBRM claims it has a wish to draw young people back to the area, this is a prime example of how the CBRM actions will decide if they really want to achieve that or not. Millennials are the largest population of pet owners in the country. In Cape Breton we have limited access often long stretches away to take our dogs to be cared for. Not very conducive to a successful work life. If you want us to come home, you better welcome our pets.

If the businesses protesting this idea did any research about what they claim as "detrimental to their business", they would have found that in the HRM for example, businesses allowing dogs and pets in has increased revenue exponentially by making their premises dog friendly and hosting dog focused events. Re: Good Robot Brewing Hair of the Dog event, Clay Cafe Dog Bowl Day.

Honestly, with how much Cape Breton has suffered economically for the past few decades, the fact that any business owner would even want to try to stop another one from succeeding is absolutely disgusting. By-laws can be changed. And in a situation such as this where it poses no REAL inconvenience to anyone, it should be.

Thank you for your time.

Jared Stoodley, CRSP, CSS
Occupational Health and Safety Advisor
Construction Safety Nova Scotia

Karen M. Neville

From: Forgeron, Jaryd [REDACTED]
Sent: June-13-18 5:07 PM
To: Karen M. Neville
Subject: FW: Proposed Doggy Daycare

From: Forgeron, Jaryd
Sent: Wednesday, June 13, 2018 4:24 PM
To: 'emacdonald@cbrm.ns.ca' <emacdonald@cbrm.ns.ca>
Subject: Proposed Doggy Daycare

Hello Mr. MacDonald,

I hope this finds you well. I have recently moved to your district with my young family from Halifax. After growing up in Sydney and moving away for 13 years my wife and I have decided to move home to raise our family and look to contribute to the economy by starting our own businesses.

As of late, looking at things from a far there seems to be a real positive change in Cape Breton, one that is long overdue. I believe this has started from a renewed entrepreneurial spirit and desire to create the change that is needed to turn Sydney into a viable option for employment.

With that said, I strongly believe that all entrepreneurial efforts need to be seriously evaluated and we must do our best to support them. A facility such as a Doggy Daycare is something that the community needs, especially considering the change in demographic trends, child birth rates and pet ownership.

I hope that council will support this project going forward.

Best regards,

Jaryd

Jaryd Forgeron, CFP®, CIM®

Financial Consultant | Investors Group Financial Services Inc. |
[REDACTED] Brownlow Avenue, Dartmouth, NS B3B 1Y2 |

Cell: ([REDACTED]) Fax: [REDACTED]
[REDACTED]

Karen M. Neville

From: Chris Culligan [REDACTED]
Sent: June-13-18 5:09 PM
To: Karen M. Neville
Subject: Fwd: Proposed Doggy Daycare

Sent from my iPhone

Begin forwarded message:

From: "Steve D. Gillespie" <sdgillespie@cbrm.ns.ca>
Date: June 13, 2018 at 2:23:39 PM ADT
To: Chris Culligan [REDACTED]
Subject: Re: Proposed Doggy Daycare

My pleasure Chris. There are many factors to consider, although I understand your desire to see this project go ahead it might be at the detriment of many other locally owned businesses. There are by laws in place for that exact reason.

Yours in Service
Steve Gillespie
CBRM Councillor
District 4

On Jun 13, 2018, at 2:14 PM, Chris Culligan <[REDACTED]> wrote:

Steve,

Thanks for your reply. I appreciate that. I live in Howie Centre, outside of your district, but I have a dog and would strongly support and use the business which is being proposed by one of your district members.

Again, thanks for taking your time to reply,

Chris

Sent from my iPhone

On Jun 13, 2018, at 1:35 PM, Steve D. Gillespie <sdgillespie@cbrm.ns.ca> wrote:

Thanks Chris. May I ask where you reside?

Yours in Service
Steve Gillespie
CBRM Councillor

District 4

On Jun 13, 2018, at 1:22 PM, Chris Culligan <[REDACTED]> wrote:

Mr. Steve Gillespie,

I'm emailing you today to voice my support for the proposed boarding kennel and animal sitting establishment on Keltic Drive as I will be unable to attend the meeting tonight.

Thank you for your time,

Chris Culligan

Sent from my iPad

Karen M. Neville

From: munstermash [REDACTED]
Sent: June-13-18 3:38 PM
To: Karen M. Neville
Subject: Dog Kennel proposal

As an owner of 3 dogs I fully support the opening of a dog daycare....

Thank you
Evelyn Mac Sween
Sydney



N

June 20, 2018

CBRM Clerk's Department
City Hall
320 Esplanade
Sydney, NS B1P 7B9

RE: Soundpark Studios

Dear CBRM Council:

On behalf of Celtic Colours International Festival, I write this letter to CBRM Council to address the importance of Soundpark Studios as a resource for the cultural sector of Cape Breton, inspired by the current discussion about a zoning amendment to allow for a dog-care facility adjacent to the studio.

Soundpark Studios, located at its present site since 2005, is a critical space in the cultural sector, providing the opportunity in the Sydney area for professional musicians to record tracks for commercial use. This site was ideal when Jamie Foulds made the decision to invest in the development of a sound studio there, as other tenants of the business park did not create a level of sound pollution audible within the studio. While Soundpark does have acoustic isolation measures in place to minimize the current level of outside noise pollution, we share in the concern that the level of sound pollution which would be created by dogs at the proposed care facility adjacent to the studio would seriously impact the ability for this space to continue to be used as a sound studio.

Celtic Colours utilizes the services of Soundpark Studios regularly for the production of audio tracks, including audio commercials for the Festival, as well as tracks for our annual Celtic Colours Live CD.

In closing, it is our hope that CBRM Council will take into consideration the importance of this sound studio when considering the question of a zoning change for the property adjacent, to allow a dog-care facility to be established there.

Yours Sincerely,

Originally Signed By

Mike MacSween
Executive Director



CELTIC COLOURS OFFICE

850 Grand Lake Road Suite 8 Sydney Nova Scotia B1P 5T9 Canada T. 902-562-6700



Destination Cape Breton Association

Destination Cape Breton Association
PO Box 1448 Sydney, NS, B1P 6R7
Tel 902.563.4636 Fax 902.564.5422
www.cbisland.com

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June 21, 2018

Re: Importance of Soundpark Studios to Tourism Industry

To whom it may concern:

I am writing to provide a letter of support to Soundpark Studios in terms of their importance to Destination Cape Breton Association (DCBA) and the Cape Breton Island Tourism Industry.

Within the marketing activities of DCBA to promote Cape Breton Island as a tourism destination, Soundpark has provided expert sound mixing and mastering to all of our television commercials and videos over the past four years. This ensures that the message of the Island, which includes locally produced music and narration by Linden MacIntyre, is delivered to the audience in a professional, clear and emotive way.

In 2017, Jamie Founds of Soundpark and fiddler Colin Grant collaborated to compose a commissioned piece of music for DCBA that was then recorded at Soundpark utilizing musicians from our three main cultures on the Island – Mi'kmaq, Gaelic, and Acadian. This music has been featured in a profile video of Cape Breton Island that is on the home page of cbisland.com, is used in industry presentations, and had been viewed over 360,000 times on Facebook alone.

Within the Tourism Industry, Soundpark provides award-winning recording services for many of our musicians who are treasured ambassadors for the Island. As well, Soundpark has recorded the annual Celtic Colours Live albums, which provide visitors with a taste of this world-renowned festival. All of these recordings serve as ongoing promotional tools for the Island, as they reflect our music and culture, which is a significant motivator of travel to the Island.

For all of the above reasons, DCBA supports the continued operation of Soundpark and I am happy to answer any questions with respect to this position.

Kind regards,

Original Signed By

Mary Tulle
Chief Executive Officer