

Cape Breton Regional Municipality

Council Meeting

AGENDA

MONDAY, JUNE 19TH, 2017

6:00 P.M.

***Note date change**

Council Chambers
2nd Floor, City Hall
320 Esplanade, Sydney, NS

Cape Breton Regional Municipal Council

Monday, June 19th, 2017

6:00 p.m.

AGENDA ITEMS

➤ **ROLL CALL**

➤ *O' Canada*

1. **APPROVAL OF MINUTES:** (Previously Distributed)

➤ Council – May 16th, 2017

2. **PRESENTATION:**

2.1 **Ann MacLean Award for Outstanding Service by a Women in Municipal Politics – Claire Detheridge** - Mayor Cecil P. Clarke (See page 6)

3. **PROCLAMATIONS & RESOLUTIONS:**

3.1 **National Aboriginal Day:**
Councillor Esmond Marshall (See page 7)

3.2 **Canada 150th Anniversary Celebrations: Sidney, BC to Sydney, NS**
Councillor George MacDonald (See page 8)

3.3 **Seaside Communications – Winner in Two Categories of Tuned-In Canada – The CCSA Awards**
Councillor Jim MacLeod (See page 14)

4. **BUSINESS ARISING:**

4.1 **Heritage Advisory Committee – May 29th, 2017:**

a) **Request for Registration as Municipal Heritage Properties:**
Rick McCready, Heritage Officer / Senior Planner
(See page 15)

i) **299 Commercial Street, North Sydney**

Heritage Advisory Committee recommends beginning the process of registering 299 Commercial Street, North Sydney, as a Municipal Heritage Property (See page 17)

Continued...

BUSINESS ARISING - Heritage Advisory Committee – May 29th, 2017 (Cont'd):

ii) 7563 Main Street, Louisbourg

Heritage Advisory Committee recommends beginning the process of registering 7563 Main Street, Louisbourg, as a Municipal Heritage Property. (See page 21)

iii) 119 Charlotte Street, Sydney

Heritage Advisory Committee recommends beginning the process of registering 119 Charlotte Street, Sydney, as a Municipal Heritage Property (See page 28)

4.2 General Committee – June 6th, 2017

a) Former North Sydney Police Station (PID 15624406) – 412 Purves Street, North Sydney, File No. 07267:

General Committee recommends acceptance of the offer of \$135,000.00 plus HST, which is deemed an accepted Market Value, for the sale of former North Sydney Police Station Site property. Sheila Kolanko, Senior Paralegal / Property Manager (See page 36)

**b) Appeals Standing Committee:
Deborah Campbell, Municipal Clerk**

(i) General Committee recommends establishing an Appeals Standing Committee similar to the HRM model. (See page 41)

(ii) Required amendments to the RC4 Committees Policy. (See page 54)

**c) CBRM Transit:
Wayne MacDonald, Director of Engineering Public Works**

(i) General Committee recommends endorsing the projects as identified in the staff Issue Paper on CBRM Transit and to continue their support for the growth and development of CBRM Transit. (See page 65)

(ii) Handi Trans – Updated Report (See page 69)

Continued...

BUSINESS ARISING - General Committee – June 6th, 2017 (Cont'd):

d) Middle Lake Wellfield:

General Committee recommends approval of the purchase of 16 acres from parent parcel PID 15543424 in the Middle Lake Wellfield Source Water Protection Area at a price of \$860.00 per acre. Wayne MacDonald, Director of Engineering Public Works (See page 71)

e) MacAskills Reservoir-McQueen Property Acquisition:

General Committee recommends approval of the purchase property (PIDs 15523616, 15062367 and 15374267) from Philip and Dale McQueen in the MacAskill's Reservoir Source Water Protection Area as part of a multi-barrier approach to source water protection at a total price of \$108,375.00. Wayne MacDonald, Director of Engineering Public Works (See page 74)

5. CORPORATE SERVICES ISSUE:

5.1 Implementation of the CBRM Active Transportation Plan: Grand Lake Road Multi Use Path – Routing of Path near Yolanda Drive:

Rick McCready, Senior Planner (See page 81)

6. PROTECTIVE SERVICES ISSUE:

6.1 Special Constables to be Appointed to Enforce the CBRM Parking Bylaw P-100: Paul Burt, Manager of Buildings, Planning & Licensing Laws
(See page 83)

7. FINANCIAL STATEMENTS:

7.1 Port of Sydney Development Corporation to April 30, 2017:
For Information Only. (See page 84)

ADJOURNMENT

[Skip to main content](#)

Ann MacLean Award

The **Ann MacLean Award for Outstanding Service by a Woman in Municipal Politics** recognizes retired women municipal politicians who have shown exemplary service to their community and constituents and to mentoring women who want to run for elected office. It is named in honour of FCM Past President, Ann MacLean, who led FCM's campaign to increase the number of women in municipal politics across Canada.

The recipient is chosen by the FCM Board of Directors and is presented with the award at our Annual Conference. Take a look at our [past recipients](#).

2017 Recipient—Claire Detheridge, Cape Breton Regional Municipality



This year's recipient, Claire Detheridge (middle), receives the award from the hands of Ann MacLean herself and the then-President, Clark Somerville

In 1982, Claire became the first woman elected to Cape Breton County Council. Her determination would be a constant theme in her 34 years in office, where she inspired many other women to put their name on a ballot. Using a leadership style that her daughter calls "humble, yet successful," Claire consistently advocated for the importance of more women in governance. Deeply passionate about her community, Claire would turn her family basement into ground zero of a huge operation to deliver food, clothes and toys to residents in need every holiday season. In 2015, Claire was elected president of the Union of Nova Scotia Municipalities. It was through this role that she was able to bring local priorities to the provincial agenda—something she was very proud to do. It was also through this role that she contributed to FCM's Board of Directors.

Now retired, Claire will always be remembered for her commitment to mentoring other women and for leading by example.

Page Updated: 15/06/2017

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Cape Breton Regional Municipality

NATIONAL ABORIGINAL DAY PROCLAMATION - 2017

- Whereas:** June 21st has been declared "National Aboriginal Day" by the Cape Breton Regional Municipality and the designation of this day recognizes contributions of Indian, Inuit and Metis peoples to the development of Canada;
- Whereas:** Proclaiming June 21st as "National Aboriginal Day" supports global initiatives to commemorate the International Decade of the World's Indigenous Peoples';
- Whereas:** The Federal Government is encouraging all Canadians to take this opportunity to celebrate, learn about and share in our Aboriginal Cultural heritage;
- And Whereas:** National Aboriginal Day is a day for all Canadians to share in the celebration of their heritage and reflect on the hard work and contributions of our forefathers in striving for a better Canada;
- Be It Therefore Resolved:** That I, Councillor Esmond Marshall, on behalf of the Mayor and CBRM Council, proclaim Tuesday, June 21st, 2017 as "National Aboriginal Day" in the Cape Breton Regional Municipality honoring its residents of, Indian, Inuit and Metis heritage.

Councillor Esmond Marshall – District #3 - CBRM

June 19st, 2017

Resolution

Canada 150th Anniversary Celebrations

- Whereas:** On July 1st, 1867 the *British North America Act*, known today as the Constitution Act, 1867, was signed which created Canada;
- And Whereas:** 2017 is the 150th Anniversary of Confederation;
- And Whereas:** The 150th Anniversary of Confederation provides an occasion for reflecting on what we have achieved as a relatively young country and also provides an opportunity to promote a strong sense of pride and belonging for all Canadians;
- And Whereas:** The Anniversary of Confederation gives the Government of Canada an opportunity to engage and inspire Canadians in their respective communities to come together to celebrate our shared values, our achievements, our majestic environment and our place in the world;
- And Whereas:** Robert & Gladys McVey transported a tree from Sydney, Nova Scotia to Sidney, British Columbia, to commemorate Canada's Centennial in 1967;
- And Whereas:** The McVey's granddaughter, Liz Issac along with her companion Lynn Anderson gifted Mayor Cecil P. Clarke & CBRM Council an album entitled "Sidney, BC to Sydney, NS" sesquicentennial 2017 in celebration of Canada's 150th year & recently travelled to our City to plant a red maple tree in Wentworth Park in memory and honour of her parents;
- And Whereas:** The album contains a picture of Robert & Gladys McVey planting the tree and a picture of a stone with the wording "This Canada Maple Our National Emblem was planted in 1967 to commemorate Canada's Centennial" and it is nurtured by composite soil gathered from every Province & Territory with a caption "Let Canada meld as the soil and grow in stature";
- Be It Therefore Resolved:** That I, Councillor George MacDonald, on behalf of CBRM Mayor and Council, go on record in extending sincere thanks and appreciation to Liz Issac and companion Lynn Anderson for the album and Red Maple tree planting in memory of her grandparents Robert & Gladys McVey commemorating the 150th Anniversary of Canadian Confederation.

*Councillor George MacDonald – District #9 – CBRM
June 19th, 2017*

**SIDNEY BC
TO
SYDNEY NS
SESQUICENTENNIAL
2017**



TO SYDNEY NS

**IN HONOR OF
ROBERT & GLADYS McVEY**

**MY GRANPARENTS WHO TRANSPORTED
A TREE FROM SYDNEY TO SIDNEY
TO COMMEMORATE CANADA'S CENTENNIAL
1967.**

**FROM THEIR GRANDDAUGHTER
LIZ ISSAC, along with a companion
LYNN ANDERSON**

**WHO TRAVELED FROM
SIDNEY TO SYDNEY TO BRING YOU A TREE
TO COMMEMORATE CANADA'S
SESQUICENTENNIAL
2017.**

**IN CELEBRATION OF CANADA'S
150th YEAR.**









Resolution

Seaside Communications – Winner in Two Categories of Tuned-In Canada – “The CCSA Awards”

- Whereas:** The Canadian Cable Systems Alliance (CCSA) is proud to announce that Seaside Communications of Sydney, NS as a winner in two categories to Tuned-In Canada: The CCSA Awards;
- And Whereas:** Tuned-In Canada – The CCSA Awards is a nation-wide, annual competition that highlights the great work done by CCSA members local, independent providers of broadband, television and other communications services in communities across Canada;
- And Whereas:** After receiving a competitive field of nominations in March, submissions were sent to a judging panel for evaluation and the judges ranked the nominations using specific criteria and provided each nomination a final mark out of 100 and from there the shortlist was determined and placed in the hands of Canadians to determine the winners by electronic and paper voting;
- And Whereas:** Winners in each category were determined in two ways – by the most votes received and by the most votes received per capita subscribers and since CCSA is made up of various sized members, this system levels the playing field for all and in an event that an entry won the category using both methods of calculation, one winner is listed and two prizes awarded;
- And Whereas:** After the final vote was tallied, Seaside Communications was awarded the following awards – Best Customer Service Story – “Above & Beyond Service” & Best Community Channel Programming “Easy Eats”;
- And Whereas:** The winner(s) in each category will receive \$1,000.00 to donate to a local charity of their choice and the winners will also be celebrated at “Connect 2017”, CCSA’s annual conference being held September 25th to 27th in Mont Tremblant, Quebec;
- Be It Therefore Resolved:** That I, Councillor Jim MacLeod, on behalf of the Mayor and CBRM Council extend sincere congratulations to Seaside Communications for being the winner in two categories of Tuned-In Canada – “The CCSA Awards”.

Councillor Jim MacLeod – District #12 - CBRM



CBRM

A Community of Communities

Cape Breton Regional Municipality

Rick McCready
Planning Department

June 14, 2017

MEMO TO: Mayor and Council

FROM: Rick McCready, Senior Planner/Heritage Officer

RE: Various requests for registration as municipal heritage properties

Background

The Heritage Advisory Committee met on May 29th, 2017 and reviewed a number of requests from property owners to have their properties registered as municipal heritage properties. At this time the Committee is recommending that Council initiate the process of registering three properties. The properties are as follows:

PID # 15029473 299 Commercial Street, North Sydney (Paul and Sherry Finney)

PID # 15458292 7563 Main Street, Louisbourg (Mike Mondor)

PID # 15054448 119 Charlotte Street, Sydney (Wardens of St George's Church)

In the case of 119 Charlotte Street in Sydney (St. George's Church and Graveyard) and 7563 Main Street in Louisbourg (the former Navy League Hall), the properties have already been registered as provincial heritage properties. Extensive research has been carried out on the historical and architectural attributes of the properties. I have attached this information as appendices A and B.

With respect to 299 Commercial Street in North Sydney, the property scored quite high using the evaluation criteria CBRM staff uses to evaluate potential heritage properties. Its masonry construction (quite rare in North Sydney) and its association with the town's past as a former bank and library were the main reasons for the high score. It should be noted that this building is a good example of adaptive re-use of a heritage building, as it is now occupied by Escape Outdoors, a sporting goods store and café.

Copies of the requests by the property owners, pictures of the properties and other information are attached.

Recommendation

Staff supports the Committee's recommendation that the three properties reference above be registered as municipal heritage properties. If Council is in agreement, a motion should be passed at the June 19 meeting indicating Council's intention to register the properties. Final approval of the registrations will take place at a future Council meeting.

Yours very truly,

ORIGINAL SIGNED BY

Rick McCready, MCIP, MURP
Senior Planner/Heritage Officer

Request for Registration as Municipal Heritage Property – 299 Commercial Street, North Sydney

Motion:

Moved by Citizen Trifos, seconded by Deputy Mayor Eldon MacDonald, that a recommendation be made to Council to begin the process of registering 299 Commercial Street, North Sydney, as a Municipal Heritage Property.

Motion Carried.

299 Commercial Street, North Sydney

Rick McCready

From: Paul & Sherry Finney <pfinney@northsydney.com.au>
Sent: August-18-16 3:51 PM
To: Rick McCready
Subject: RE: Heritage Designation - North Sydney Buildings

Thank you, Rick. Please keep us posted on when the meeting may occur. Enjoy the rest of your summer.

Sherry & Paul

From: Rick McCready
Sent: June 30, 2016 10:05 AM
To: Paul & Sherry Finney <pfinney@northsydney.com.au>
Subject: RE: Heritage Designation - North Sydney Buildings

Thank you...unfortunately it now appears that there may not be a meeting of the Heritage Advisory Committee until after the election. If that is the case I will ensure that your request goes on the agenda for the committee's first meeting after the election.

Rick

From: Paul & Sherry Finney
Sent: June-30-16 10:00 AM
To: Rick McCready <rickmccready@northsydney.com.au>
Subject: Heritage Designation - North Sydney Buildings

Hi Rick,

Thanks for meeting with us Friday and for information on the Heritage designation program. We are interested in pursuing this and have gathered some pictures and history of both buildings discussed.

Please advise if there is any further details you would require. We look forward to the results of the committee review.

Regards,

Paul & Sherry Finney

299 Commercial St North Sydney
B03



Request for Registration as Municipal Heritage Property – 7563 Main Street, Louisbourg

Motion:

Moved by Deputy Mayor Eldon MacDonald, seconded by Citizen Anderson, that a recommendation be made to Council to begin the process of registering 7563 Main Street, Louisbourg, as a Municipal Heritage Property.

Citizen Trifos declared a Conflict of Interest and removed himself from the vote.

Motion Carried.

7563 Main Street, Louisbourg (Navy League Hall)

Rick McCready

From: mike mondor
Sent: October-18-16 9:47 AM
To: Rick McCready
Subject: Re: Navy League Building Louisbourg

Good morning Rick , as per our conversation this morning , please consider this as a formal request to have the Navy League Building in Louisbourg , situated at Main Street for municipal heritage designation. Many thanks Mike

Sent from my iPhone

On Oct 17, 2016, at 11:58 AM, Rick McCready wrote:

9 am here in my office in Sydney would be best for me. 2nd floor, Civic Centre (320 Esplanade, next door to the Cambridge Suites Hotel).

Rick

From: mike mondor
Sent: October-17-16 11:51 AM
To: Rick McCready
Subject: Re: Navy League Building Louisbourg

Hi Rick , I can meet you Tuesday morning , let me k ow what time and where

Sent from my iPhone

On Oct 16, 2016, at 8:40 PM, Rick McCready wrote:

Hi, Mike, I did not hear back from you....if you cannot meet tomorrow I could meet you Tuesday morning. I am leaving on a 2 pm flight Tuesday and will not return until the 26th.

Rick

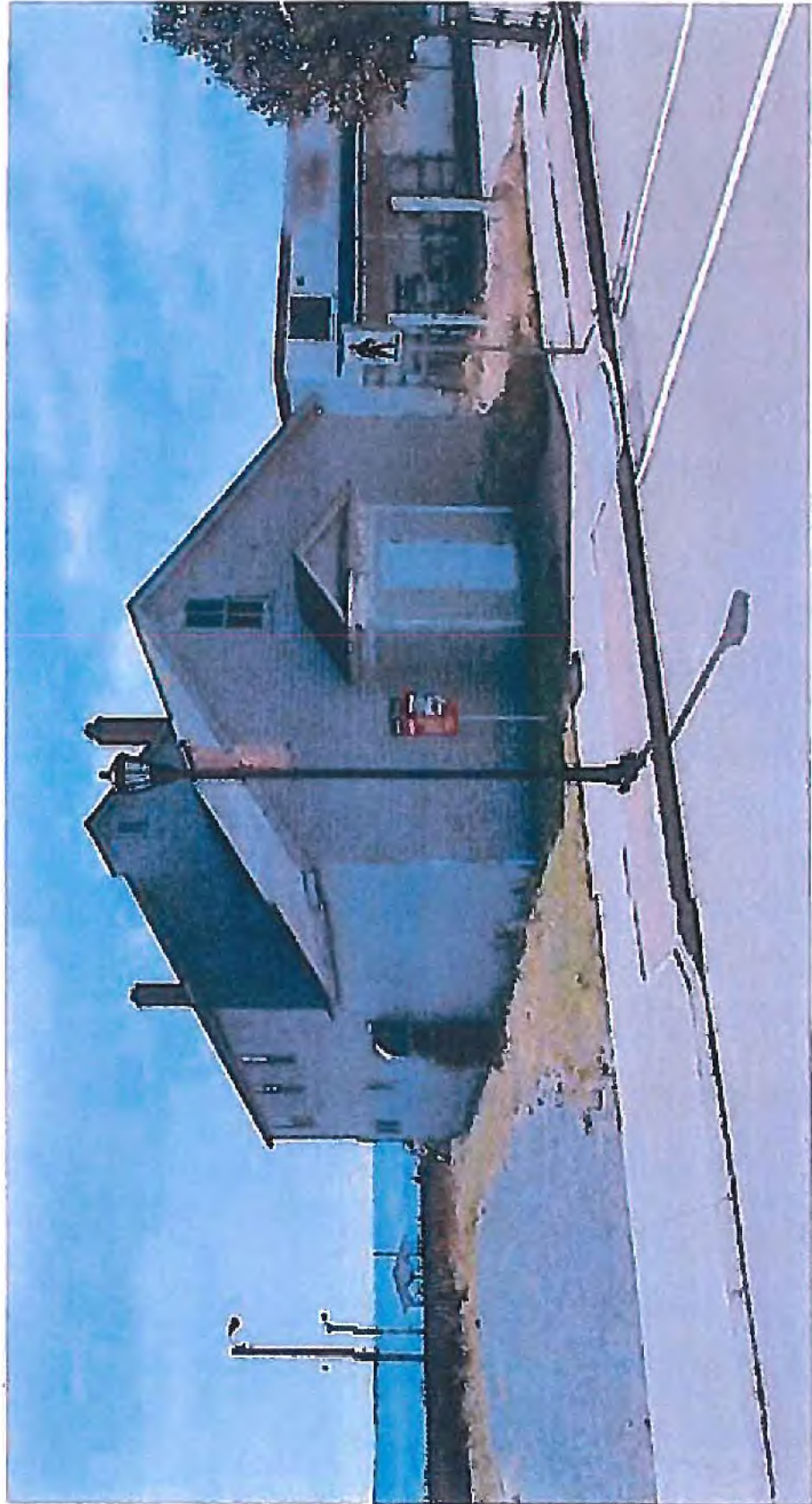
From: Rick McCready
Sent: October-03-16 9:39 AM
To: 'mike mondor'
Subject: RE: Navy League Building Louisbourg

Hi, Mike...I am going to be out of town for most of that period, although I will be here in the office on the 17th if that works for you. I am available any time on the 17th.

Rick

From: mike mondor
Sent: September-30-16 7:56 AM

7560 Main St Louisville



DESCRIPTION OF HISTORIC PLACE

The Louisbourg Navy League Building is located on the harbour side of Main Street in Louisbourg, Nova Scotia. This two-and-a-half storey wood frame building was built in 1941. The building and property are included in the provincial designation.

HERITAGE VALUE

The Louisbourg Navy League Building is valued because it is among the very few surviving examples in the nation of a building erected during the Second World War by the Navy League of Canada to serve as a hostel for merchant seaman and members of the Armed Forces.

Louisbourg Harbour has been a destination of seafarers since the sixteenth century. In 1842, its significance was marked by the erection of a lighthouse. At the end of the eighteenth century, the harbour became the focus of industrial activity as the terminus of the Sydney & Louisbourg Railway. During both World Wars, the harbour played an important role as a safe haven, a staging area for small convoys and a fuelling stop for ships.

The increased wartime activity in and around the harbour was anticipated by a women's group in Louisbourg, the Louisbourg Community Club. In September 1941, they called a meeting to discuss a way to provide entertainment for the increasing number of men who would be visiting Louisbourg. The Community Club invited the Sydney branch of the Navy League of Canada to send a delegation to Louisbourg.

The Navy League had its beginning in the United Kingdom in 1895 as a society whose primary aim was to ensure adequate naval defence. The first Canadian branch was formed that same year and was soon active in making submissions to the Dominion Government on the need for maritime defence and a naval reserve training program. During the First World War, the League involved itself in recruiting naval and merchant navy personnel, the operation of hostels for seafaring men, the provision of services to the dependents of seamen and, in the final stages of the war, the rehabilitation of naval veterans. Between the wars, the League continued to support a Canadian merchant marine and maintained hostels. During the Second World War, the league operated twenty-four hostels in various ports on both the Atlantic and Pacific coasts.

The 1941 meeting with the Navy League was successful. The Louisbourg Navy League was officially organized in October 1941. The Navy League of Canada provided the costs for a building and furnishings. The contract was awarded to J.W. Stephens of Sydney. When the building was completed, it contained a kitchen, dry canteen, two showars, three toilets, a reading and writing room and a main room for dancing and entertainment.

The Louisbourg Navy League Building became the focal point during the war for Louisbourg and many local civilians participated in the operation of the facility. After the war, the Navy League Building continued to be used by merchant seaman. In 1955 the building became the base for the Royal Canadian Sea Cadet Corps in

Louisbourg. The building was also used for many community activities including Brownies and eighteenth-century military drumming instruction for the Fortress of Louisbourg Volunteers. In 1986 the Navy League sold the building to the Louisbourg Lions Club. The building has since been sold and is now owned privately.

The Navy League Building is a two-and-a-half storey wood frame structure, with a one-and-a-half storey rear addition, both with gable roofs. There is a small entrance porch with a pedimented gable as well. Situated on the harbour side of Main Street, this building is an excellent example of a Second World War era Navy League hostel.

Source: Provincial Heritage Program property files, no. 188, 1747 Summer Street, Halifax, NS.

CHARACTER-DEFINING ELEMENTS

Character-defining elements of the Louisbourg Navy League Building include:

- two-and-a-half storey wood frame construction;
- one-and-a-half storey wood frame rear addition;
- entrance porch with pedimented gable;
- wood cladding;
- prominent location on the harbour side of Main Street.

RECOGNITION

JURISDICTION

Nova Scotia

RECOGNITION AUTHORITY

Province of Nova Scotia

RECOGNITION STATUTE

Heritage Property Act

RECOGNITION TYPE

Provincially Registered Property

RECOGNITION DATE

1994/05/24

HISTORICAL INFORMATION

SIGNIFICANT DATE(S)

n/a

THEME - CATEGORY AND TYPE

Expressing Intellectual and Cultural Life

Sports and Leisure
Governing Canada
Military and Defence
FUNCTION - CATEGORY AND TYPE
CURRENT
Commerce / Commercial Services
Warehouse
HISTORIC
Community
Social, Benevolent or Fraternal Club
Defence
Residential Facility
Defence
Military Support
ARCHITECT / DESIGNER
n/a
BUILDER
J.W. Stephens

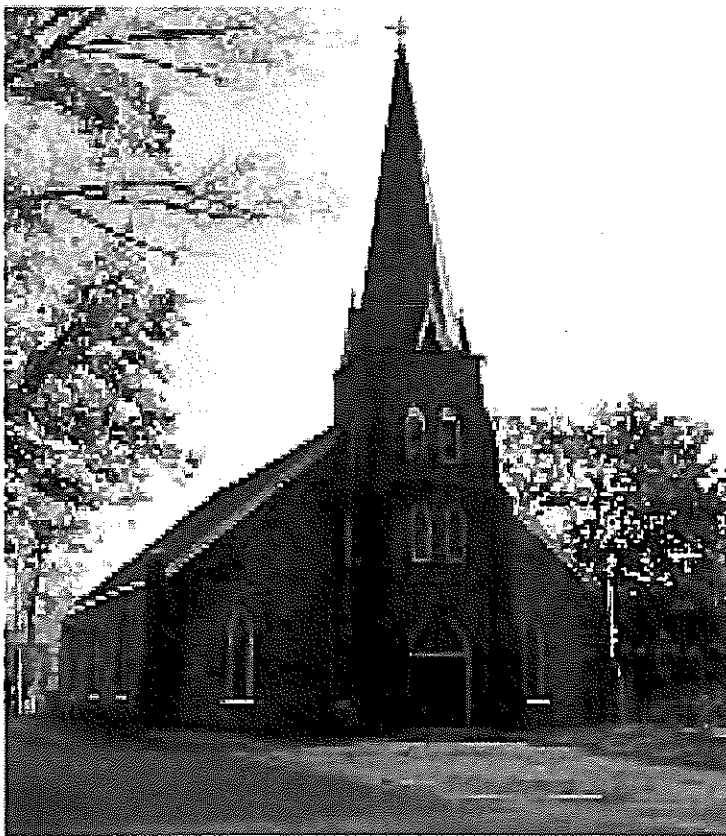
Request for Registration as Municipal Heritage Property – 119 Charlotte Street, Sydney

Motion:

Moved by Citizen Trifos, seconded by Deputy Mayor Eldon MacDonald, that a recommendation be made to Council to begin the process of registering 119 Charlotte Street, Sydney, as a Municipal Heritage Property.

Motion Carried.

119 Charlotte Street, Sydney (St. George's Church)



The Parish of the Resurrection

Box 801 Sydney, N.S. B1P 6J1

Phone (902) 564-6919 Parish E-mail: anglican@ns.alianzinc.ca

St. Bartholomew's, Louisbourg

Church of Christ the King, Sydney

April 1, 2017

CBRM Heritage Advisory Committee (HAC)

C/O Rick McCready

Senior Planner/Heritage Officer

320 Esplanade, Sydney N.S.

B1P 7B9

RE: Registration of St. George's Anglican Church as a Heritage Property in CBRM

Dear Members of the CBRM Heritage Advisory Committee:

We the Warden's of the Parish of the Resurrection have been directed by both the Parish Council and the Bishop of the Anglican Diocese of Nova Scotia and Prince Edward Island to seek Historic Registration for St. George's Church located at the corner of Charlotte and Nepean Street in Sydney

The Church itself was constructed in 1785 and stands as the oldest building in Sydney and the oldest standing church on Cape Breton Island. It has Provincial Historic Designation and a Royal Foundation as it was built with funds from King George III. The church is consecrated and hosts a service of evensong every three months along with opening each day that cruise ships are in port for tours. Last year approximately 25,000 visitors toured the church.

The church is no longer heated and is in need of some repair which we hope to evaluate through a Building Condition Assessment in the near future. Having the church registered with the HAC along with our Provincial designation will allow us to move forward with this important next step.

Thank you for your time and attention to this important manner.

Parish of the Resurrection

Original Signed by

Della MacDonald Warden

Original Signed by

John Bond Warden

Original Signed by

Priest in Charge: Rev Reg MacDonald

Original Signed by

Barbara Miller Warden

Rev Reg MacDonald Priest in Charge

**Parish of the Resurrection
Sydney, Nova Scotia**



DESCRIPTION OF HISTORIC PLACE

St. George's Anglican Church is located in downtown Sydney, Nova Scotia, at the corner of Charlotte and Nepaun Streets. The stone Gothic Revival style church, built between 1785 and 1791, is a local landmark. St. George's architecture is a simple, clean expression of dignity and solidness. The building and the graveyard are included in the provincial designation.

HERITAGE VALUE

St. George's Anglican Church is valued as the oldest Anglican Church in Cape Breton; the oldest building in Sydney; for the property's long history; and as a representation of the important role its parish council played in colonial Cape Breton. Many of Sydney's early and prominent citizens are buried in its cemetery.

Building of St. George's Church began in 1785 by engineers of the British 33rd Regiment of Foot, concurrently with the founding of Sydney and its designation as the capital of the new Colony of Cape Breton; however, it was not completed and designated as a parish until 1791.

Architectural Value

Part of the heritage value of St. George's Church relates to its many changes since its construction. The original building was a simple stone Gothic Revival styled structure, approximately eighteen by twelve meters with three circular windows on the north and south walls. In 1853, a chancel and vestry was added. Starting in 1859, and continuing into the early 1860s, the church was rebuilt from its foundations in the Gothic Revival style, with an open roof and pointed windows, which were slightly ornamented with stained glass. In 1888 a stone tower and spire replaced a wooden tower, which had been destroyed by a gale in 1873. With the exception of a crypt constructed in 1974, St. George's is much the same as it appeared in 1873 after its last major renovation. The interior of the church features: memorial tablets and memorial stained-glass windows dedicated to prominent individuals; wall-hung headstones; and a Casavant organ. The church's stone Gothic Revival styling is valued as a visible expression of the missionary ideals of its period and of an expansive period in the history of English Christianity. Examples of this style, executed in stone, are rare in Nova Scotia.

St. George's Graveyard is valued for its early sandstone and limestone grave markers. These markers are good examples of: large concentration of early grave markers that have a design and folk-art significance; unusual styles (a high concentration of large tomb-style markers); and locally-significant markers that were produced by local monument makers.

Historical and Spiritual Value

For almost two-hundred and twenty years St. George's Church has been a place of worship, serving the people of Sydney. Originally, the Parish included the whole of Cape Breton Island, and St. George's served as the

British garrison chapel. As a garrison chapel until 1854, it was granted a Royal Pew and became the official place of worship for members of the Royal Family, if they should ever visit; a role that it still retains.

St. George's Church also played an integral part in Cape Breton's history as an independent colony. During the Island's Colonial Period (1784-1820), the colony's House of Assembly was never called to sit. As a result, the vestry and warden positions at St. George's were the only elected positions in Cape Breton Island during its colonial period. Many prominent local figures made their bid for the vestry in the hopes that it would further their political interests. Many of Sydney's prominent citizens from the Colonial Period onwards are buried in St. George's Graveyard. Memorials, such as a memorial tablet to Judge A. C. Dodd, the first Chief Magistrate of the Island of Cape Breton, are situated inside the church.

The church chancel contains a memorial window to Bishop Hibbert Binney, who was born in Sydney and was the fourth Church of England Bishop of Nova Scotia; while the nave contains a memorial window to the Honourable John Bourinot, father of Sir John Bourinot, who wrote the rules of order for the Parliament of Canada.

Source: Provincial Heritage Property Files, No. 026

CHARACTER-DEFINING ELEMENTS

Character-defining elements of the exterior of St. George's Church relate to its simple Gothic Revival architecture and include:

- gabled roof;
- diagonal stepped buttresses at front corners;
- central stone tower with stepped angle buttresses and spire;
- lancet arch windows with slight stained glass decoration;
- elements of original foundation.

Character-defining elements of the interior of St. George's Church include:

- memorial tablets;
- memorial stained-glass windows;
- royal pew;
- headstones hanging on the walls of the altar of people buried under the chancel and vestry;
- Casavant organ.

Character-defining elements of the St. George's Graveyard include:

- eighteenth and nineteenth century sandstone and limestone grave markers;
- early markers, with a design and folk-art influence;

- large tomb-style markers;
- markers produced by local carvers.

Character-defining elements of the site as a whole include:

- continued use as a church;
- cemetery containing tombstones of early settlers;
- central keystone location in the Sydney's North End, the oldest section of the city.

RECOGNITION

JURISDICTION

Nova Scotia

RECOGNITION AUTHORITY

Province of Nova Scotia

RECOGNITION STATUTE

Heritage Property Act

RECOGNITION TYPE

Provincially Registered Property

RECOGNITION DATE

1984/04/04

HISTORICAL INFORMATION

SIGNIFICANT DATE(S)

1785/01/01 to 1791/01/01

1859/01/01 to 1888/01/01

1853/01/01 to 1853/01/01

THEME - CATEGORY AND TYPE

Building Social and Community Life

Religious Institutions

FUNCTION - CATEGORY AND TYPE

CURRENT

HISTORIC

Religion, Ritual and Funeral

Religious Facility or Place of Worship

Religion, Ritual and Funeral

Mortuary Site, Cemetery or Enclosure

ARCHITECT / DESIGNER

n/e

BUILDER

Engineers, 33rd Regiment of Foot

 ADDITIONAL INFORMATION

LOCATION OF SUPPORTING DOCUMENTATION

Provincial Heritage Program, Property files, 1747 Summer Street, Halifax, Nova Scotia

CROSS-REFERENCE TO COLLECTION

FED/PROV/TERR IDENTIFIER

00PNS0026

STATUS

Published

Former North Sydney Police Station PID 15624406 – 412 Purves Street, North Sydney, File No. 07267:

Motion:

Moved by Councillor MacMullin, seconded by Councillor Prince, that a recommendation be made to Council to accept the offer of \$135,000.00 plus HST, which is deemed an accepted Market Value, for the sale of former North Sydney Police Station Site property.

Motion Carried.



CBRM

A Community of Communities

Sheila Kolanko
Regional Solicitor's Office
563-0865

MEMO

TO: General Committee

FROM: Sheila Kolanko
Property Manager

SUBJECT: Former North Sydney Police Station
PID 15624406 – 412 Purves Street, North Sydney
File No. 07267

DATE: June 6th, 2017

Background Information:

On December 21st, 2016, a motion of Council was passed to declare the former North Sydney Police Station, 412 Purves Street, North Sydney, as surplus to the needs of the Municipality. Tender advertisements on the sale of the said property were placed in the local newspaper on January 17th, 21st and 24th, 2017. A public site viewing of the property was held on January 22nd, 2017. During this time period a visible "FOR SALE" sign was in the window of the building. The "For Sale" sign continuous to be visible from the building to date.

The 2017 Commercial Assessment is \$169,800.00. An Appraisal Report by MacKey Appraisals Ltd. was received and based on a "Sales Comparison Approach" the report indicated the market value of the property was \$175,000.00. This value is based on the premise that reasonable time exposure and effort is placed on the sale of the property.

On the closing of the tender on January 26th, 2017, one (1) bid was received. The bid was for a value of \$72,000.00. As a result of the low bid, it was rejected.

On February 23rd, 2017 the regional solicitor, Demetri Kachafanas was approached by Roger Burns Real Estate Ltd. with an interested buyer. He was seeking a one day listing. CBRM agreed to give in the one day listing provided he show the property to other parties of interest.

An offer was received on February 24th, 2017 for \$145,000.00. CBRM countered at \$169,800.00, (2017 Commercial Assessed Value). CBRM's offer was rejected.

On April 3rd, 2017 Roger Burns contacted CBRM with another offer in the amount of \$135,000.00. CBRM countered at \$169,800.00. The offer was rejected.

Attachment A is a copy of a letter from Roger Burns providing his professional opinion in relation to the current value of the property. As you will note, Mr. Burns states that based on the current condition of the building, the property has limited potential and the Competitive Market Analysis(CMA) determined a value between \$130,000.00-\$135,000.00.

If the General Committee feels reasonable time and effort has been placed on the sale of the property, and the market is not willing to eventually pay much more for the site, then a lower offer may well be seen as an accepted market value. The potential vacancy of the building could result in further cost and expense to CBRM and an increase risk of deterioration of the building. The positive aspect to accepting a lower offer is the existing building is still in good condition, can be occupied and placed back on the assessment roll within a short period of time.

Mr. Burns has presented CBRM with an offer from an interested party in the amount of \$135,000.00 plus HST for the property.

RECOMMENDATION:

Staff recommends the \$135,000.00 plus HST offer for the former North Sydney Police Station Site be accepted.

Sincerely,

Original signed by

Sheila Kolanko
Property Manager
Regional Solicitor's Office

Attachment (1)



1719 Kings Road, Sydney, NS B1S 1G3
Phone: 902-564-4447 (O) 902-371-5960(C)
Fax: 902-567-2552
E-mail: burnze@gmail.com
Website: www.rogerburnsrealestate.com

Mr. Demetri Kachafanas
Municipal Solicitor
Cape Breton Regional Municipality
320 Esplanade
Sydney, NS B1P 7B9

Dear Mr. Kachafanas:

I am writing to you regarding the property at 412 Purves Street, North Sydney, NS. In February, 2017, I was asked by CBRM to give my professional opinion on this building with respect its value and provided CBRM with a Competitive Market Analysis (CMA) in that regard. Based on its current condition, the property has limited potential and the CMA determined a value of \$130,000.00 - \$135,000.00.

I have shown the property on eight different occasions from February to May, 2017. Three verbal offers were received (without any written commitment, verbal offers are of limited value) and I also received three written offers. The purchase prices offered ranged from \$70,000.00 - \$72,000.00 verbally and \$75,000.00 - \$145,000.00 written.

As you are aware, there was one offer of \$145,000.00 which was countered at \$169,800.00 and subsequently refused by the Purchaser. I contacted this potential buyer sometime during the middle of March to determine if he was still interested in the property as there was another offer coming in. He replied he would wait until the price was lowered. I did advise CBRM of this situation at that time.

On March 27, I received a full-price offer with the condition that the Purchaser had to sell a house in Newfoundland which was not listed for sale at the time. I advised the Purchaser to contact a local mortgage representative in CBRM to determine eligibility for financing as a first step towards completing the deal. The Purchaser did do this; however, the mortgage representative could not approve this person for any financing as they did not have sufficient income. The Purchaser basically wanted to sell a home in Newfoundland and use the proceeds to purchase the Purves Street property. Given the financial circumstances, this could not happen.

After more showings on the property in April and May, I received a call from a potential buyer, showed the property and wrote an offer. The buyer put forth an offer of \$135,000.00, which he considered to be reasonable and fair given the extensive

renovations that are required. To date, he has not received a response. He has advised me that he is still interested in purchasing the property at the price written in his offer; however, time is of the essence given the short building season in CBRM and he would like to proceed as soon as possible.

I, therefore, am respectfully advising CBRM Council to consider the sale of this property and accept the Agreement of Purchase and Sale as presented with a purchase price of \$135,000.00. The Buyer has been informed that his offer is going to be presented to the CBRM Council for consideration along with my recommendation that it be accepted.

Thank you in advance,

Original Signed by

Roger Burns

Appeals Standing Committee:

Motion:

Moved by Councillor MacMullin, seconded by Councillor McDougall, that a recommendation be made to Council to establish an Appeals Standing Committee similar to the HRM model as outlined in the staff report dated June 2, 2017.

Motion Carried.

ISSUE PAPER

June 2, 2017

To: General Committee

Re: Appeals Standing Committee

At the February 21, 2017 meeting of CBRM Council, the following motion was passed:

Motion:

Moved by Councillor MacLeod, seconded by Councillor McDougall, that staff be directed to prepare an Issue Paper on potential alternate processes for appeals of demolition orders for dangerous and unsightly properties (depending on the circumstances), which shall be led by the CAO with input from Legal and other staff.

Motion Carried.

BACKGROUND:

Section 345(2) of the *Municipal Government Act* (MGA) states that the Council may, by policy, delegate its authority pursuant to Part XV of the MGA, or such authority that is not delegated to the administrator under Section 345(1), to a community council or standing committee, for all or part of the municipality. (see Part XV of the MGA attached hereto as **Appendix "A"**) 45.

Prior to the MGA coming into effect in 1999, the power to delegate that authority was found in Section 223(2) of the *Cape Breton Regional Municipality Act*.

This authority of Council includes appeals of Orders to remedy dangerous and unsightly properties by removal, demolition or repair.

In 1995, CBRM Council delegated this authority to the Protective Services Committee. At that time, although those Committee meetings were open to the public, they were neither televised nor live streamed.

Continued...

With the creation of the General Committee and transfer of authority from the various Standing Committees to the General Committee, dangerous and unsightly premises appeals are now heard by General Committee, and those meetings are live streamed.

OTHER JURISDICTIONS:

The Clerk's office contacted the Halifax Regional Municipality and the Town of Truro to ascertain what process their Councils use for dangerous and unsightly premises appeals.

Halifax Regional Municipality:

The Halifax Regional Municipality (HRM) has established an Appeals Standing Committee to deal with these matters. The Terms of Reference for this Committee are contained in Schedule 1 of the HRM *Administrative Order One Respecting the Procedures of Council* – See **Appendix “B”** attached. 49

The Order of Proceedings for the Appeals Standing Committee can be found on the HRM website and is attached hereto as **Appendix “C”**. 51

In summary, the HRM Appeals Standing Committee consists of six (6) Councillors and is authorized by Council to hear appeals and issue demolition orders pursuant to the DUP provisions of the HRM Charter.

The Committee may move In Camera to obtain confidential legal advice at any time during the process.

HRM does not live stream or record a video of the proceedings of the meetings. Further, only the agenda outline is available on the website – the background information for the DUP/Demolition appeals is not included with the online agenda.

Having said that, the hearings of the Appeals Standing Committee are open to the public and any information provided or obtained in relation to the appeal will become a matter of public record.

The Committee's approved Minutes are posted on the HRM website.

Continued...

Town of Truro:

The Council of the Town of Truro has a *Dangerous and Unsightly Premises Policy* (see attached **Appendix "D"** 52) which delegates Council's authority under Section 345(1) of the MGA to the administrator, as well as powers pursuant to Sections 346, 347, 348, 349, 350 and 352 of the MGA, with the exception of the authority to order demolition.

When we contacted the Town's Planning Department, they advised that in their recollection, the Town has never received an appeal of a DUP order, however if they did, it would be brought before Town Council and they would adhere to the relevant provisions of the MGA.

OPTIONS:

1. Maintain the status quo.
2. Establish an Appeals Standing Committee.

RECOMMENDATION:

Given the sensitivities involved with Dangerous and Unsightly Premises Appeals by property owners, it is staff's recommendation that CBRM Council establish an Appeals Standing Committee similar to the HRM model. Should Council agree with this approach, it is recommended that the Terms of Reference and Order of Proceedings for the CBRM Appeals Standing Committee be incorporated into the CBRM RC4 Committees Policy, which would be brought to Council on June 20, 2017 for approval. The revised Policy RC4 will be circulated to Council at least one week in advance of the June 20th Council meeting. Should Council wish to establish an Appeals Standing Committee, staff will require direction as to the composition of the Committee, term of appointment of Committee members and the Chair, and frequency of meetings.

Further, Council may wish to delegate any authority it has regarding appeals to this Appeals Standing Committee (i.e. Taxi By-Law issues relating to suspension or refusal to grant a Taxi License). Those changes could also be incorporated into the Terms of Reference for the Appeals Standing Committee prior to the June 20th Council meeting.

Original signed by:

Deborah Campbell, Municipal Clerk

Attachments

PART XV

DANGEROUS OR UNSIGHTLY PREMISES

Requirement to maintain property

344 Every property in a municipality shall be maintained so as not to be dangerous or unsightly.

Authority to delegate

345 (1) The council may, by policy, delegate some or all of its authority pursuant to this Part, except the authority to order demolition, to the administrator.

(2) The council may, by policy, delegate its authority pursuant to this Part, or such of its authority as is not delegated to the administrator, to a community council or to a standing committee, for all or part of the municipality.

Order to remedy condition

346 (1) Where a property is dangerous or unsightly, the council may order the owner to remedy the condition by removal, demolition or repair, specifying in the order what is required to be done.

(2) An owner may appeal an order of the administrator to the council or to the committee to which the council has delegated its authority within seven days after the order is made.

(3) Where it is proposed to order demolition, before the order is made not less than seven days notice shall be given to the owner specifying the date, time and place of the meeting at which the order will be considered and that the owner will be given the opportunity to appear and be heard before any order is made.

(4) The notice may be served by being posted in a conspicuous place upon the property or may be personally served upon the owner.

Order to remedy condition

347 (1) A municipality may apply to a court of competent jurisdiction for a declaration that a property is dangerous or unsightly and an order specifying the work required to be done to remedy the condition by removal, demolition or repair.

(2) The court may order any property found to be dangerous or unsightly to be vacated until the condition is remedied.

(3) The court may, where any property is found to be dangerous or unsightly, order that no rent becomes due, or is payable by, any occupants until the condition is remedied.

Effect of order

348 (1) In this Section, "order" means an order made by the administrator, committee, council or court pursuant to this Part.

(2) An order may be served by being posted in a conspicuous place upon the property or may be personally served upon the owner.

(3) Where the owner fails to comply with the requirements of an order within thirty days after service ~~the time specified in the order~~ the administrator may enter upon the property without warrant or other legal process and carry out the work specified in the order.

~~(3A) — An order shall allow at least thirty days after service in which to comply with its requirements, except where the order declares the condition of the property to be dangerous, in which case the order may specify a shorter time period.~~

(4) After the order is served, any person who permits or causes a dangerous or unsightly condition, continues to permit or cause a dangerous or unsightly condition or who fails to comply with the terms of the order is liable, on summary conviction, to a penalty of not less than one hundred dollars and not more than five thousand dollars, and in default of payment to imprisonment for not more than three months.

(5) Every day during which the condition is not remedied

is a separate offence.

(6) Where an order requires the demolition or removal of a building, the administrator may cause the occupants to be removed, using force if required, in order to effect the demolition or removal.

Order to vacate unsafe property

349 (1) A property within a municipality that is unsafe shall be vacated forthwith upon order of the administrator.

(2) The administrator shall post notice that the property is unsafe in a conspicuous place on the property.

(3) The notice shall remain posted until the unsafe condition is remedied.

Immediate action

350 Where public safety requires immediate action, the administrator may immediately take the necessary action to prevent danger or may remove the dangerous structure or condition.

Notice

351 Where land is sold for non-payment of taxes and the period for its redemption has not expired, proceedings may be taken in respect of the repair, removal or destruction of any structure on the land by reason of its condition, and where the purchaser of the land is

(a) the municipality, any notice required to be given with respect to an order for removal or destruction shall be given to the person who was entitled to receive it immediately before the day on which the land was sold; and

(b) any person other than the municipality, the notice shall be given to both the person entitled to receive it immediately before the day on which the land was sold and the purchaser at the tax sale.

Power to enter land

352 (1) The administrator may, for the purpose of ensuring compliance with this Part, enter in or upon any land or premises at any reasonable time without a warrant.

(2) Except in an emergency, the administrator shall not enter any room or place actually being used as a dwelling without the consent of the occupier unless the entry is made in daylight hours and written notice of the time of the entry has been given to the occupier at least twenty-four hours in advance.

(3) If a person refuses to allow the administrator to exercise, or attempts to interfere or interferes with the administrator in the exercise of a power pursuant to this Act, the administrator may apply to a judge of the Supreme Court of Nova Scotia for an order to allow the administrator entry to the building and an order restraining a person from further interference.

No action

353 No action shall be maintained against a municipality or against the administrator or any other employee of a municipality for anything done pursuant to this Part.

SCHEDULE 1

APPEALS STANDING COMMITTEE TERMS OF REFERENCE

Purpose

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

Composition

2. (1) The Appeals Standing Committee shall consist of six (6) Members of the Council.
- (2) Two (2) Members shall be appointed by the Council from each Community Council.
- (3) The term of each appointment shall be for two (2) years.
- (4) The Chair and Vice-Chair shall be elected annually in November, by the Members and from the Members of the Appeals Standing Committee.

COMMUNITY COUNCIL APPOINTMENT	MEMBERS AT LARGE	CHAIR AND VICE CHAIR	EX OFFICIO
Halifax & West Community Council	None	Elected by and from the members of the committee.	None
North West Community Council			
Harbour East – Marine Drive Community Council			

Duties and Responsibilities

3. To hear appeals as delegated to the Committee by the Council and to issue demolition orders pursuant to the dangerous and unsightly provisions of the *HRM Charter*.

Administration and Procedures

4. The Appeals Committee shall meet no less than four (4) times annually, preferably monthly, or as determined by the Appeals Standing Committee.
5. Administrative and meeting procedures shall be in accordance with *Administrative Order One*.
6. Pursuant to clause 20 (1) (c) of the *HRM Charter*, the Council delegate the power to direct staff to prepare reports Appeals Standing Committees provided that:
- (a) The topic of the report is consistent with the mandate of the Appeals Standing Committee as expressed in the Committee's terms of reference approved by the Council; and
- (b) the topic of the report is consistent with the Council's approved strategic priorities, budgets and policies.

Staff Liaison

7. Management support and liaison shall be through the Office of the Clerk.

Standing and Advisory Committees

8. None

Appendix "C"

Order of Proceedings for Appeals Standing Committee

The Chair will open each of the hearings and address the following:

- The Chair will ask the Appellant (property owner/taxi licence holder) to identify themselves and provide their contact information
- If a person is appearing on behalf of an Appellant who is not present (legal counsel, family member, friend), they must provide written authorization to act on the Appellant's behalf
- The Chair will briefly explain the hearing will proceed (as follows):
- Staff Presentation: The HRM staff presenter explains the basis for the order under review and presents evidence in support of the order (including any documents or recent photos of the property, if applicable)
- The Committee may ask questions of the HRM staff presenter for clarification
- The Appellant may ask questions of the HRM staff presenter for clarification
- Non-party witnesses* may be permitted to provide factual evidence relevant to the appeal
- The Appellant may ask questions of non-party witnesses for clarification
- Appellant's Presentation: The Appellant is granted reasonable time to present evidence in support of the appeal (documents/photos/witnesses)
- The Committee may ask questions to the Appellant and/or their witnesses
- The Appellant or his/her representative is then permitted up to 10 minutes to make a verbal submission in support of their case to reverse the order
- The Committee may ask questions to the Appellant and also further questions of HRM staff (subject to Appellant's response to the answers)
- Staff may ask questions to the Appellant (subject to Appellant's response to the answers)
- The Committee then debates their decision and renders a decision with the Appellant or his/her representative present
- Upon motion the Committee may move In Camera (In Private) to obtain confidential legal advice at any time during the process
- The Committee has four (4) alternatives:
 - cancel the order (allow the appeal)
 - amend the order (change the conditions)
 - keep the order as is (appeal dismissed)
 - continue the hearing at a later date (defer)

*Non-Party Witnesses

Persons who are not parties to the appeal may be permitted to provide relevant evidence of factual matters within their personal knowledge to the Appeals Standing Committee. Non-party witnesses will be given an appropriate amount of time to present their information.

Please note that hearings of the Appeals Standing Committee are open to the public and any information, including personal information, that is provided or obtained in relation to your appeal will be a matter of public record.

The Appeals Standing Committee meetings begin at 10 a.m. and cases will be heard as they appear on the approved agenda.

Town of Truro – Policy & Procedure Manual

Subject: Dangerous and Unsightly Premises Policy
Policy Number: P160-001
Approval Date: November 5, 2001
Departments: Planning Department

SUBJECT Dangerous and Unsightly Premises

Index Sections

S 3(a) S 3(r) S 3(v) S 41 S 344
S 345 S 346 S 347 S 348 S 349
S 350 S 351 S 352 S 353 S 503
S 504 S 505 S 506 S 507 S 508

Municipal Government Act

PURPOSE

To delegate to an Administrator Truro Town Council's powers pursuant to the Municipal Government Act to allow the administrator to deal with dangerous and unsightly premises.

PROCEDURE

Adopts provisions of M.G.A.

NOTE

Ken MacLeod, designated to be administrator by the Chief Administrative Officer, pursuant to S. 4 of the M.G.A. effective.

TOWN OF TRURO

1. It shall be the policy of the Town of Truro and its Council to delegate its authority respecting dangerous and unsightly premises pursuant to the S. 345(1) of the Municipal Government Act to an administrator appointed by the Chief Administrative Officer pursuant to S. 41 of the Municipal Government Act.
2. It shall be the policy of the Town of Truro and its Council to delegate all of its authority pursuant to part XV of the Municipal Government Act. (Dangerous

and Unsightly Premises) except the authority to order demolition to the administrator in particular powers pursuant to Sections S 346 S 347 S 348 S 349 S 350 S352 of the Municipal Government Act.

3. It shall be the policy of the Town of Truro and its Council that an order or direction of the administrator be carried out pursuant to the provisions of Part XV of the Municipal Government Act and Part XXI of the Municipal Government Act.

In particular Powers and Procedures pursuant to sections S 503 S 504 S 505 S 506 S 507 S 508 S 509 of the Municipal Government Act.

4. It shall be the policy of the Town of Truro and its Council that interest on the cost of work performed at the direction of the administrator from the date of the completion of the work until the date of payment shall bear interest at the rate of per annum compounded annually.

This policy pursuant to S 507 of the Municipal Government Act.



M·E·M·O

320 Esplanade

Sydney, Nova Scotia, B1P 7B9

902-563-5010

To: Mayor Cecil P. Clarke and Councillors
From: Deborah Campbell, Municipal Clerk
Date: June 15, 2017
Subject: Required Amendments to RC4 Committees Policy -
Appeals Standing Committee

As noted in my Memo to you of June 12, 2017, amendments to the RC4 Committees Policy are required to formally establish the Appeals Standing Committee, as recommended at the June 6, 2017 meeting of the General Committee.

The proposed amended Policy is attached, noting the changes in yellow, which includes the Terms of Reference for the Appeals Standing Committee.

Also attached are suggested guidelines to be used by the Committee for the hearing of appeals; however these are *guidelines only* and do not form part of the RC4 Committee Policy.

Recommendation:

That Council approve the amendments to the RC4 Committees Policy as noted.

Original signed by:

Deborah Campbell
Municipal Clerk

Attachments

CAPE BRETON REGIONAL MUNICIPALITY

Resolution RC4

COMMITTEES

1. Standing Committees

The following standing committees shall be appointed annually:

Fire and Emergency Services Committee

Audit Committee

Heritage Advisory Committee

***Appeals Standing Committee**



2. Police Commission

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

3. General Committee

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

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

*Delete

- ~~b. Dangerous and Unsightly Premises Appeals as per Section 345 of the MGA, including motions for demolition orders;~~
- c. Building Inspection;
- d. Development;
- e. Animal Control
- f. Non-service delivery revenue i.e. licences, permits, etc.
- g. Public Works;
- h. Engineering;
- i. Transit;
- j. Solid Waste Collection and Disposal;
- k. Parks and Recreation;
- l. Oversight of the CBRM Water Utility operation, including Regulatory Responsibility, Service Procedures, Rate Structure, Budget Preparation for Council consideration, and recommendations on Capital Projects;
- m. will make decisions on all issues pertaining to the legislative branches of government, including:
 - i. The Chief Administrative Officer's Department
 - ii. The Clerk's Department
 - iii. Solicitor
 - iv. Finance Department
 - v. Human Resources
 - vi. Economic Development Initiatives
- n. Issues relating to fiscal services;
- o. Oversight of the business operation of Centre 200 and the Northside Industrial Park;
- p. Advise the Council in the preparation, amendment or revision of planning strategies, land-use by-laws, and subdivision by-laws and on land use matters generally, and to carry out the functions of a Planning Advisory Committee pursuant Sections 200-203 of the *MGA*;
- q. The General Committee will report to Council periodically during the year concerning:
 - financial status, actual vs. budget
 - to seek approval for deviation from approved policy
 - departmental performance issues.

4. Residual Power

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

5. Committee Chair

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

6. Policies, By-Laws and Budgets

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

7. Members of Standing Committees

Except when otherwise provided by these By-laws or any statute, all standing committees consist of a minimum of three councillors. It shall be a guideline to strive for at least one half of the membership of committees to rotate off annually.

8. Mayor

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

9. Special Committees

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

10. Citizen Advisory Committees

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

11. No Additional Remuneration

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

12. Nominating Committee

(1) At the first regular meeting of Council held in October of each year, the Council shall appoint, or authorize the Mayor to appoint, the Nominating Committee. The Committee shall consist of the Mayor and at least five (5) Councillors.

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

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

13. Non-Committee Council Members

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

14. Committee Procedure

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

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

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

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

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

15. Vacancies in Committees

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

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

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

16. Council Authority

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

17. Committee Reports

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

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

18. Duties of Standing Committees

It is the general duty of all standing committees:

- (a) to report to the Council from time to time, whenever desired by the Council and as often as the interests of the Regional Municipality may require, on all matters connected with the duties imposed on them;
- (b) to carry out action in relation to those matters connected with their duties as may be deemed necessary;

- (c) to draft and introduce for Council consideration and adoption of the by-laws, policies and budgets necessary to empower Committees to carry out their mandate;
- (d) to consider and report on any and all matters referred to them by the Council or the Mayor;

19. Fire and Emergency Services Committee

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

Mission

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

Committee Structure

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

Committee Duties

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

Areas of Responsibility

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

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

Proposed Meeting Schedule

Meetings will be held at a minimum quarterly or more frequently as determined by the Chair. Meetings will commence on the first Wednesday of the month at 10am. The schedule is as follows:

March - Budget Proposal
June - Activities Reports
September – Activities Reports
December – Activities Reports

20. Audit Committee

The Audit Committee shall consist of five members of Council, including the Deputy Mayor as Chair, and is responsible for the subjects prescribed by the Public Sector Accounting Board, and any other regulations passed pursuant to Section 44 of the *Municipal Government Act*.

21. Heritage Advisory Committee

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

22. Pension (Retirement) Committee

The Pension (Retirement) Committee members shall be appointed in accordance with the provisions of Section XIII of the Cape Breton Regional Municipality By-law Respecting Pension Plan to perform the duties, exercise the powers and report to Council as prescribed in the said By-law.

23. External Agencies and Committees

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

- Cape Breton Regional Library Board (3 members);
- Pitu'paq (one member);

- Nova Scotia Solid Waste-Resource Management Regional Chairs Committee (one member for a two year term);

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



***24. Appeals Standing Committee**

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

Purpose:

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

Composition:

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

Duties and Responsibilities:

- d. To hear appeals as delegated to the Committee by the Council, including appeals in accordance with the dangerous and unsightly premises provisions in Part XV of the *Municipal Government Act*; appeals in accordance with the CBRM Taxi By-law (as authorized under Section 305 of the *Motor Vehicle Act*); and to issue demolition orders in accordance with the dangerous and unsightly premises provisions in Part XV of the *Municipal Government Act*.

Administration and Procedures:

- e. The Appeals Standing Committee shall meet as required to fulfil its duties and responsibilities, and within sixty (60) days from the date the Clerk is in receipt of:
 - an appeal of a decision of staff; or
 - a Notice of Staff Intent to Request an Order to Demolish; or
 - a request by an owner to appear and be heard pursuant to Section 346(3) of the *Municipal Government Act*.

-
- f. While the meetings of the Appeals Standing Committee are open to the public, the proceedings will not be live streamed or videotaped, and the background information for the agenda items will not be posted on the CBRM website.

Approved by Council August 1, 1995

As amended by Council:

- **May 21, 1996**
- **Occupational Health and Safety Committee deleted as per motion of Council**
- **December 17, 1996**
- **November 28, 2000**
- **December 18, 2001 (quorum at Planning Advisory)**
- **February 17, 2004 (creation of Water Utility Committee)**
- **March 11, 2005 (various amendments)**
- **January 19, 2010 (re: Police Commission)**
- **October 20, 2015 (General Committee and other amendments)**
- **_____ 2017 (Appeals Standing Committee)**

Guideline for Appeals Standing Committee

The following is a suggested guideline to be used for the hearing of appeals by the Committee:

- The Chair will ask the Appellant (property owner/taxi license applicant) to identify themselves.
- If a person is appearing on behalf of an Appellant who is not present (legal counsel, family member, friend), they must provide written authorization to act on the Appellant's behalf.
- The Chair will briefly explain how the hearing will proceed (as follows):
 - Staff Presentation: The CBRM staff presenter explains the basis for the Order under review and presents evidence in support of the Order (including any documents or recent photos of the property, if applicable).
 - The Committee may ask questions of the CBRM staff presenter for clarification.
 - Non-party witnesses* may be permitted to provide factual evidence relevant to the appeal.
 - The Appellant may ask questions for clarification.
 - Appellant's Presentation: The Appellant is granted reasonable time to be heard.
 - The Committee may ask questions to the Appellant and/or their witnesses.
 - The Committee may ask further questions of CBRM staff.
 - Staff may ask questions to the Appellant.
 - The Committee then debates the matter and renders a decision with the Appellant or his/her representative present.
- Upon motion, the Committee may move In Camera (In Private) to obtain confidential legal advice at any time during the process.
- The Committee has five (5) alternatives:
 - i. cancel the Order (allow the appeal);
 - ii. amend the Order (change the conditions);
 - iii. keep the Order as is (appeal dismissed);
 - iv. continue the hearing at a later date (defer).
 - v. Issue an Order to Demolish.
- *Non-Party Witnesses

Persons who are not parties to the appeal may be permitted to provide relevant evidence of factual matters within their personal knowledge to the Appeals Standing Committee. Non-party witnesses will be given an appropriate amount of time to present their information.

PLEASE NOTE: The hearings of the Appeals Standing Committee are open to the public and any information, including personal information, which is provided or obtained in relation to an appeal will be a matter of public record.

CBRM Transit:

Motion:

Moved by Councillor Paruch, seconded by Councillor MacMullin, that a recommendation be made to Council to endorse the projects as identified in the staff Issue Paper on CBRM Transit and to continue their support for the growth and development of CBRM Transit.

Discussion:

It was **agreed** that staff be requested to prepare a recommendation to include Handi-Trans service for persons with disabilities in the summer transit projects, specifically the Canada 150 Celebrations, for consideration at the June meeting of Council.

Motion Carried.



A Community of Communities

Issue Paper

TO: CBRM GENERAL COMMITTEE

June 2017

RE: CBRM Transit

Background

CBRM Transit is in need of a significant overhaul in order to keep pace with community expectations and modern public transportation initiatives. The amount of scheduled service, service area, reliability of service, confusion, and complicated fare structures have all been identified as factors restricting the growth of passenger ridership. Community geography, demographics and economic conditions are also major factors contributing to the current situation as part of our ongoing attempt to grow ridership we are proposing several short term projects that require CBRM Council endorsement. These projects are intended to begin in late June 2017 and carry forward until September 2017.

Project 1

CBRM Transit is preparing a service contract with Parks Canada to provide supplementary bussing on the Fortress of Louisbourg site. Parks Canada is anticipating significant increase in visitor traffic as part of the Canada 150 celebration and free access to the site. In conjunction with this contract CBRM Transit is proposing a Louisbourg service route. This route would make two trips to Louisbourg per day and two return trips per day. The route has not been finalized nor have the scheduled times, however, the proposed schedule is Monday, Tuesday, Wednesday, Saturday, Sunday, as these days coincide with the proposed contract with Parks Canada. CBRM Transit is proposing that all residents utilizing this service who have a valid official Parks Canada

Pass receive this service at no charge, all others would be charged a fee of \$5.00 each way per person.

Project 2

Beginning July 1st and extending until September 2nd, 2017 all passenger fares on CBRM Transit routes become \$1.00. These fares would be based upon boarding and reboarding a bus, such as from Sydney Mines to North Sydney- \$1.00; from Sydney Mines to Sydney - \$1.00 so that if you board in Sydney Mines or anywhere along the route to Sydney it would cost \$1.00 to continue to your destination to the end of the route in Sydney. This fare should help encourage growth in ridership, create awareness of the service available and is estimated to be revenue neutral based upon ridership history and projections.

Project 3

Provide increased service to the New Waterford area. The proposal is intended to operate increased service hours, some minor route variation and greater connection to Glace Bay. This change is proposed for September 2017 to coincide with return to school/college/university. This is part of the pilot project proposal at 2017/18 budget.

Project 4

Provide increased publicity to CBRM Transit utilizing summer staff. The intent is to raise the awareness of the services available and promote ridership with CBRM Transit as a viable transportation option.

Project 5

To investigate the opportunities of express service from the Northside to CBU as a fall offering. This would also be in conjunction with the pilot project as approved in the 2017/18 budget.

Project 6

The community of Membertou has been actively seeking to have greater transit opportunities within the community, to that end, we are proposing to modify the current George Street/Alexandra Street service to include routing through the Membertou community. The new routing will provide CBRM Transit greater access to the large community of Membertou and will also allow for enhanced service to the Cape Breton Regional Hospital. This change should enable Transit to increase ridership without incurring additional cost.

Many of the proposed projects have come from the public response to various interactions including survey results, community budget sessions and direct representation to CBRM Council by community groups. Other initiatives are derived from operational analysis by CBRM staff. The public response to various programs encouraging increased use of CBRM Transit will help us grow this operation. We are currently working on the logistics of some form of Sunday service along with other modifications of routes and schedules. As each of these initiatives have been fully developed Transit will be requesting Council approval.

Recommendation

That CBRM Council approve the projects as identified and continue their support for the growth and development of CBRM Transit.

Respectfully submitted,

ORIGINAL SIGNED BY

Michael MacKeigan
Manager Utilities Administration



A Community of Communities

Issue Paper

TO: CBRM Council

June 16, 2017

Issue

Request from CBRM General Committee to provide service-related proposals for the Handi-Trans operation in concert with the regular transit plan.

Background

An issue paper covering transit related issues was provided to CBRM General Committee for consideration and discussion on June 6th, 2017. Considerable discussion took place around a number of the projects identified and the committee was supportive of the initiatives. During discussions a concern was expressed over the lack of a Handi-Trans specific project. The committee requested that the matter of Handi-Trans service be considered and a report provided to the next CBRM Council Session.

Discussion

CBRM Council has made a significant commitment to improve Handi-Trans service over the past several years. Forty additional service hours have been provided, Sunday service is now available and the Handi-Trans fleet has been upgraded on a yearly basis. Service has been expanded to all areas of the municipality and the monthly pass system is now applicable to frequent users of service. These enhancements have created greater access to service and will continue to be evaluated for additional changes.

Proposal

CBRM Transit continues to seek improvements to the Handi-Trans service delivery. During the summer events schedule provide additional services hours up to 20 per week, to allow greater opportunity for patrons to attend these celebrations. Service to be provided on the basis on availability and demand as there is a pre-booking requirement.

Extend the “loonie” fare schedule to Handi-Transit for the July and August period.

The anticipated cost of these service modifications are estimated at \$8500.00, to be absorbed under the approved budget.

Recommendations

That CBRM Council endorse these improvements to the Handi-Trans service delivery as outlined.

Respectfully submitted,

Original signed by:

Michael MacKeigan
Manager Utilities Administration

Middle Lake Wellfield:

Motion:

Moved by Councillor Paruch, seconded by Councillor Coombes, that a recommendation be made to Council to approve the purchase of 16 acres from parent parcel PID 15543424 in the Middle Lake Wellfield Source Water Protection Area at a price of \$860.00 per acre.

Discussion:

The Manager of Utilities Administration explained that the Water Utility has a land acquisition reserve fund that is used to purchase water supply area properties when they become available.

Motion Carried.

Issue Paper

TO: CBRM GENERAL COMMITTEE

June 2017

RE: Middle Lake Wellfield

Issue

The Cape Breton Regional Municipality Water Utility intends to acquire property from Membertou Development Corporation in the Middle Lake Wellfield Source Water Protection Area as part of a Right of First Refusal Agreement between Membertou and CBRM.

Background

CBRM has been approached by Membertou Development Corporation indicating their intention to sell 16 acres of parent parcel PID 15543424 within the boundary of the Middle Lake Wellfield Source Water Protection Area. The property was assessed by an independent appraisal and was valued at \$860/acre for a total of \$13 760.00.

The Water Utility employs a multi-barrier approach to Source Water Protection and as such ownership of water supply area properties is a priority for protection. A land acquisition fund is maintained to purchase water supply area properties when they become available.

The map shows CBRM owned property in red, the Middle Lake Wellfield Source Water Protection Area in light blue and the parcel of interest outlined and marked with a green star. Acquisition of this property would give an additional 100 m buffer zone between lands owned by Membertou Development Corporation and the CBRM Water Utility Source Water Protection Area.



Figure 1. Map showing CBRM lands in red, Source Water Protection Area in light blue and property of interest outlined in green.

Recommendation

That CBRM Water Utility agrees to purchase the 16 acres from parent parcel PID 15543424 in the Middle Lake Wellfield Source Water Protection Area at a price of \$860/acre.

Respectfully submitted,

ORIGINAL SIGNED BY

Michael MacKeigan
Manager Utilities Administration

MacAskill Reservoir – McQueen Property Acquisition:

Motion:

Moved by Councillor McDougall, seconded by Councillor Coombes, that a recommendation be made to Council to approve the purchase of property (PIDs 15523616, 15062367 and 15374267) from Philip and Dale McQueen in the MacAskill's Reservoir Source Water Protection Area as part of a multi-barrier approach to source water protection at a total price of \$108,375.00.

Discussion:

The Manager of Utilities Administration explained that the Water Utility has a land acquisition reserve fund that is used to purchase water supply area properties when they become available.

Motion Carried.



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Issue Paper

TO: CBRM GENERAL COMMITTEE

June 2017

RE: MacAskills Reservoir McQueen Property Acquisition

Issue

The Cape Breton Regional Municipality Water Utility intends to acquire property from Philip and Dale McQueen in the MacAskills Reservoir Source Water Protection Area as part of our multi-barrier approach to source water protection.

Background

CBRM has been in discussion with Philip and Dale McQueen of Broughton Road regarding 3 parcels totaling approximately 146 acres in the MacAskills Reservoir Source Water Protection Area that they intend to sell. The McQueens owned these properties prior to the development of the reservoir as a water supply and are currently accessing the timber value of the land via clear cut harvesting methods.

The inherent value of ecosystem services (water filtration, air purification, carbon capture and storage, biodiversity preservation, storm water retention) provided by forested land at the headwaters of MacAskills Reservoir would require an in-depth ecological assessment to determine and are not accounted for by traditional economic land valuation assessment methods. However, recent studies by the American Water Works Association have indicated that a 10% increase in forest cover in a source watershed area results in a 20% decrease in chemical and treatment costs.

The properties were assessed by an independent appraiser and each PID was given a market value as indicated in column 3 of Table 1 below. The McQueen's felt this valuation was too low given the comparable sales used in the valuation don't have the same desirable proximity to both Glace Bay and Sydney, didn't account for the available road frontage and ability to sub-divide and sell off in multiple building lots, or the timber value of wood on the land -- which they are currently accessing through clear cut harvesting methods.

As noted previously, traditional methods of property valuation fail to account for the inherent value of ecosystem services provided by forested land in an undisturbed natural state surrounding source water supply areas. In an attempt to reach an agreement on the purchase price an independent appraisal was completed to reflect the value of the lands if they were not burdened by the Public Water Supply Area zoning by-law designation. This value is reflected in column 4 of Table 1 below.

PID	# Acres	Appraised \$/Acre	Non-Watershed Valuation \$/Acre
15523616	40.8	340	700
15062367	72	390	472
15374267	33	468	675

Table 1. McQueen owned PIDs and their appraised values.

The McQueen properties represent 146 acres of the MacAskills Reservoir watershed area and contain old growth forest elements of yellow birch and sugar maple that are considered high priority for source water protection given their location at the head-waters of the reservoir and the ecosystem services provided by established hardwood forest stands. We have an important opportunity to maintain 146 acres of the watershed in a natural forested state, protected from clear cut harvesting and urban development under CBRM stewardship in perpetuity.

The Water Utility employs a multi-barrier approach to Source Water Protection and as such ownership of water supply area properties is a priority for protection. A land acquisition fund is maintained to purchase water supply area properties when they become available.



Figure 1. Map showing in yellow parcels owned by Philip and Dale McQuen in the MacAskills Reservoir Source Water Protection Area.

Recommendation

That CBRM Water Utility agrees to purchase the 3 McQueen PIDs for the asking price listed below in Table 2 based on the importance of these forested lands at the head waters of the MacAskills Reservoir Source Water Protection Area.

PID	# Acres	McQueen Asking \$/Acre
15523616	40.8	700/\$28,500
15062367	72	800/\$57,600
15374267	33	675/\$22,275

Table 2. McQueen PIDs with CBRM Water Utility supported asking prices total \$108,375.00

Respectfully submitted,

ORIGINAL SIGNED BY

Michael MacKeigan
Manager Utilities Administration

Appendix A



Photo 1. Old growth Yellow Birch harvested from the McQueen property in 2015.



Photo 2. Timber legally harvested from Source Water Protection Area lands in 2015.



CBRM

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Cape Breton Regional Municipality

Rick McCready
Planning Department

320 Esplanade
Sydney, Nova Scotia
B1P 7B9
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email: rgmccready@cbrm.ns.ca

June 15, 2017

MEMO TO: CBRM Council

FROM: Rick McCready, MCIP, Senior Planner

RE: Implementation of the CBRM Active Transportation Plan: Grand Lake Road Multi Use Path –Routing of Path near Yolanda Drive

Background

One of the signature projects in the CBRM Active Transportation (AT) Plan which was approved by Council in 2008 is the Grand Lake Road Multi Use Path. This path will be a 3 metre wide pathway extending from the Mayflower Mall to CBU and Reserve Mines, a distance of 10 km.

Although we are still waiting for confirmation of funding from ACOA and the Province, it is hoped that the pathway can be completed this year.

Plans for the pathway west of Yolanda Drive have been altered to move the pathway further from highway. This has been done because of changes to the intersection of Yolanda and Grand Lake Road which have been undertaken by the Department of Transportation and Infrastructure Renewal, and because of the acquisition of several former residential properties by the Province in this area.

Staff are of the opinion that the new route for the pathway is greatly preferred over the original route. The new route does, however, require Council approval. Specifically, if Council wishes to have the path built on the new route it will have to enter into a license agreement with the Province of Nova Scotia to allow the path to be built on land that the Province has recently acquired (PID's # 15226392, 15857840, 15226426, 15226434, 15226442, 15759152, 15226459, 15869035, 15226780, 15226798, 15226806, 15548506 and 15759129). This agreement is identical to other agreements that have been approved by Council for path construction on provincial land in that the CBRM will build and maintain the path but will not pay any rent.

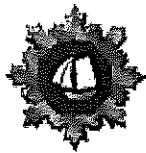
Recommendation

Staff recommends that Council authorize the Mayor and Clerk to enter into a license agreement with the Province of Nova Scotia to allow the path to be built on land that the Province has recently acquired just west of Yolanda Drive. (PIDs listed above)

Yours very truly,

ORIGINAL SIGNED BY

Rick McCready, MCIP
Senior Planner



CBRM

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Cape Breton Regional Municipality

**Paul Burt,
Manager Building, Planning &
Licensing Laws**

320 Esplanade, Room 103
Sydney, NS B1P 7B9
Phone: 902-563-5175
Fax: 902-563-0833
Email: paul.burt@cbmr.ns.ca

Memo

TO: CBRM Municipal Council

FROM: Paul Burt, Manager Building, Planning & Licensing Laws

DATE: Tuesday, June 13, 2017

RE: Special Constables to be appointed to enforce the CBRM Parking Bylaw P-100

Below are the names of the security personnel hired by Paladin Security to enforce the CBRM Parking Bylaw on the properties under the administration of the Nova Scotia Health Authority. These named individuals have received their Special Constable status from the Nova Scotia Department of Justice and will be providing security services including enforcing parking regulations on the various hospital sites in the CBRM.

Officer's Name

DOB

Page Egan

David Norman MacLean



Respectfully Submitted

Original Signed By

Paul Burt,
Manager Building, Planning
& Licensing Laws

Port of Sydney Development Corporation
Income Statement April 30, 2017

	YTD Actual	YTD Budget	Variance to Budget
Wharfage & Berthage	25,422.50	25,715.95	-293.45
Event Revenue	8,250.00	5,600.00	2,650.00
Miscellaneous Revenue	774.10	1,100.00	-325.90
Storage & Rental	10,261.15	7,931.25	2,329.90
Passenger tax	10,064.00	9,720.00	344.00
Security/Traffic Control	4,532.72	4,961.46	-428.74
Craft Market Revenue	1,120.00	1,120.00	0.00
Business Development - Harbour	13,905.15	17,000.00	-3,094.85
\$	74,329.62	\$ 73,148.66	\$ 1,180.96
Wages & Salaries	65,790.00	74,910.11	-9,120.11
Professional Fees	1,000.00	15,000.00	-14,000.00
Advertising & Promotions	3,166.48	4,000.00	-844.52
Cruise Activities	6,376.94	4,220.00	2,156.94
Dues & Membership Fees	11,090.13	10,760.00	330.13
Insurance	3,622.13	3,969.00	-346.87
Interest & Bank Charges	341.81	380.00	-38.19
Office & Admin	2,916.10	9,886.50	-6,770.40
Miscellaneous	2,489.73	9,650.00	-7,160.27
Repairs & Maintenance	15,577.98	47,815.34	-32,037.36
Travel	3,500.08	5,150.00	-1,649.92
Utilities	10,087.93	12,555.00	-2,467.07
Security Expense	11,890.08	12,675.89	-785.81
Business Development - Harbour	13,905.15	17,000.00	-3,094.85
Transport Co	1,362.50	0.00	1,362.50
Leasehold Improvements	5,300.00	50,000.00	-44,700.00
\$	158,406.04	\$ 277,571.84	-\$ 119,165.80
Deficit	-\$ 84,076.42	-\$ 204,423.18	\$ 120,346.76

