



CBRM

A Community of Communities

ISSUE PAPER

TO: Mayor and Council

FROM: Wayne MacDonald, P.Eng.
Director of Engineering and Public Works

SUBJECT: Properties at Beechmont, CBRM
PID's: 15085996; 15320682; 15774755; 15774748;
15774763; 15774771; 15774789 and 15774797
Request to Deem CBRM Property Surplus

DATE: August 22nd, 2023

REQUEST:

CBRM has received a letter of interest from Nova Copper Mines Limited seeking to purchase various parcels of CBRM property located in the Beechmont area as outlined in red on the attached map (Attachment "A").

BACKGROUND:

Under the CBRM property inventory, several parcels in the Beechmont Road area currently deemed essential for mineral resource development. The land had historically been used for mining numerous times from the late 1800s until the 1930s. Nova Copper Mines Limited currently holds the mineral rights for the properties, and for the last 60 years or so, periodic mineral exploration has taken place at the site.

The intent for CBRM holding the land has been with respect to possible development of mineral extraction. Mineral extraction is regulated by the Province of Nova Scotia.

INFORMATION:

The applicant is requesting to purchase the subject properties for development of a mineral extraction operation. The subject properties are identified as PID 15085996; 1S320682; 15774755; 15774748; 15774763; 15774771; 15774789 and 15774797 and outlined in red on the attached map (Attachment "A").

Currently the Cape Breton Partnership has been working on CBRM's behalf with Nova Copper Mines Limited, and options for land acquisition have been discussed. For land acquisition to occur, CBRM Council would be required to deem the identified properties surplus to the needs of the municipality.

The properties contain a total of approximately 1002 acres and a total assessed value for \$140,300.

EVALUATION/REVIEW:

An internal review has been completed. All other departments have indicated they have no concern or objection to the said properties being deemed surplus for future development. As mentioned previously, Mineral Extraction is regulated by the Province of Nova Scotia, and for a company to move through the Provincial processes, it would make sense for the lands to be obtained.

As development progresses, the CBRM Land Use By-Law can regulate secondary manufacturing processes of extracted mineral resources. Under the current Municipal Planning Strategy, secondary manufacturing processes of extracted mineral resources is subject to a Development Agreement.

To ensure that the properties be developed for the intended usage, any conveyance should carry a stipulation that failure to development of a mining operation for a pre-determined date, the property shall be sold back to the Municipality, for the purchase price. Any sale should be subject to Right of First Refusal in favor of the municipality.

RECOMMENDATION:

Staff is seeking a motion from Council to deem the subject properties identified surplus to the needs of the municipality and sell at market value to Nova Copper Mines Inc., subject to:

1. Development of a mining operation within 20 years from date of conveyance. Should the properties not be developed within that time frame; the properties shall be sold back to the municipality at the same price as sold to the applicant.

2. The sale is subject to a right of first refusal in favor of the municipality; purchase price to be at the same price as sold to the applicant.

Respectively Submitted by:

**Wayne MacDonald, P.Eng.
Director of Engineering and Public Works**



PIDs: 15085996, 15320682, 15774755, 15774748,
15774763, 15774771, 15774789 & 15774797
Owner: CBRM