# VICTORIA COUNTY MUNICIPAL COUNCIL November 5, 2001

A meeting of Victoria County Municipal Council was held at the Court House, Baddeck, on Monday, November 5, 2001, beginning at 5:30 p.m. with Warden Gerald Sampson in the Chair.

Present were:

District #1 – Dan E. MacNeil

District #2 – Shane Toms

District #3 – Bruce Morrison, Deputy Warden

District #4 – John Graham MacInnes

District #5 – Gerald Sampson, Warden

District #6 – Lawrence Barron

District #7 – Wayne Budge

District #8 – Robert MacLellan

Also present were:

Arthur Pickup, Municipal Solicitor

Brian Trask, CAO		
Heather MacLean, Recording Secretary		
CALL TO ORDER/APPROVAL OF AGENDA		
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Warden Sampson called the meeting to order and presented the agenda for approval. He indicated that Rick Beaton, Vice-President, ECBC, will be in attendance at 6:30 p.m., so the agenda as presented from 6:30 p.m. on will be deferred until a future meeting.		
It was moved by Deputy Warden Morrison, seconded by Councillor Toms, that the agenda be approved as amended. Motion carried.		
DANGEROUS AND UNSIGHTLY PREMISES		
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Courtesy of Council was extended to Paul Burt, Building Inspector, who was in attendance regarding a dangerous and unsightly premises owned by Charles and Ruby MacPherson, 209 Matheson Road, Kempt Head, Victoria County.		

Mr. Burt presented background information on the property in question and indicated that a notice was forwarded to Mr. & Mrs. MacPherson, to appear at tonight's meeting in this regard. Mr. Burt distributed photographs and indicated that the property is in contravention of Section XV of the Municipal Government Act.

Mr. Burt indicated that if Council so wishes, they may issue an order that the property is dangerous and unsightly. If the McPherson's fail to heed to this order, after 30 days the Municipality may entered upon the property without warrant or other legal process and carry out the work specified in the Order. The expenses for this clean up may then be recovered from the owners.

Mr. Burt advised that Bruce Barrington was in attendance representing the McPherson's. Mr. Barrington made a presentation to Council on behalf of Charles and Ruby MacPherson.

It was moved by Deputy Warden Morrison, seconded by Councillor Barron, that the Municipality issue an order to Charles and Ruby MacPherson, indicating that their property situate at 209 Matheson Road, Kempt Head, Victoria County, is dangerous and unsightly within the meaning of the Municipal Government Act, Chapter 18 of the Statutes of Nova Scotia, 1998, Section XV, and ordering that they remedy this situation within 30 days. Motion carried.

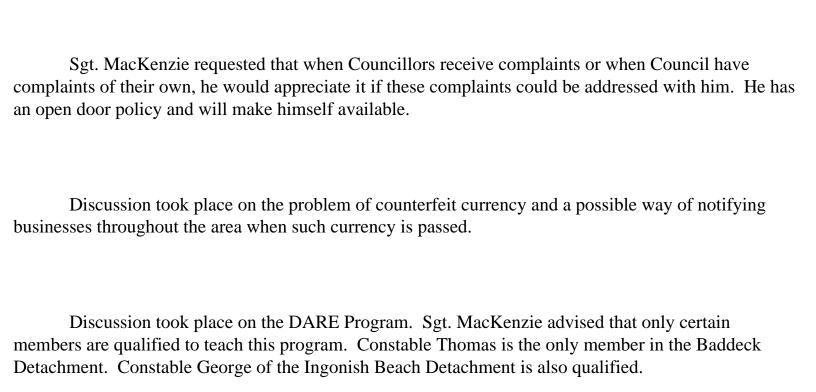
### RCMP PRESENTATION

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Courtesy of Council was extended to Sgt. Hoss MacKenzie, Baddeck Detachment, Royal Canadian Mounted Police.

Sgt. MacKenzie was requested to be in attendance to respond to comments made by residents of Boularderie at the last Council meeting concerning lack of police presence in Boularderie.

Sgt. MacKenzie advised of the Community Policing Office in Boularderie and explained this office's role to Council. He outlined the structure of his detachment and how these resources are utilized.



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Sgt. MacKenzie introduced Constable Glynnis Thomas to Council. Constable Thomas advised that the DARE (Drug Abuse Resistance Education) Program is taught to Grade 5 and 6 students. It educates the students to resist drugs and alcohol. There is also a prep program that is offered to students in Grade P-4. This program is taught in 83 countries and has proven very successful. The program is a 17-week program (one 45 minute session for 17 weeks). It will be initiated in Boularderie this year and expand to other Victoria County schools.

After further discussion, Sgt. MacKenzie and Constable Thomas were extended a vote of thanks for their report and they left at this time.

### ASSESSMENT PRESENTATION

Courtesy of Council was extended to the following representatives from the Assessment Division – Service Nova Scotia and Municipal Relations:

- Charles (Skip) MacKenzie, Regional Director of Assessment Eastern Region
- Sandy MacNabb, Coordinator Client Services
- Mike Musycsyn

Mike Musycsyn was the spokesman for the group and he indicated that in July, 2001, preliminary assessment notices were sent out to any assessment account with over a 3% increase. This is when concerns regarding the increase in Water Street assessments arose.

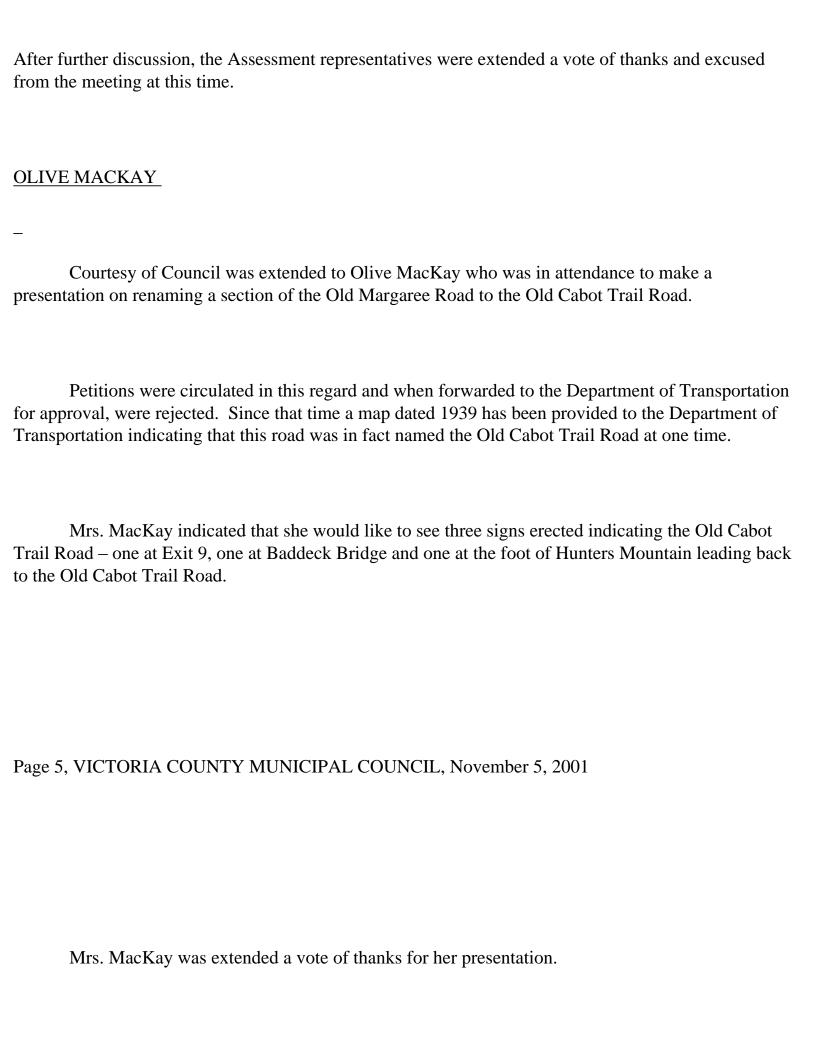
The Province is responsible for assessment in Nova Scotia. Under the Nova Scotia Assessment Act, the Assessment Department is required to provide an assessment roll to the 55 municipal units in the Province. They also provide an assessment notice for each property assessment. There is an assessment appeal mechanism that allows ratepayers to appeal their assessment if they feel it is unfair.

Assessment is based on market value and a standard formula is used throughout the province. When a building permit is issued, it generates a visit from the assessor who takes all documentation and enters this data into a costing system and the assessment is generated from there.

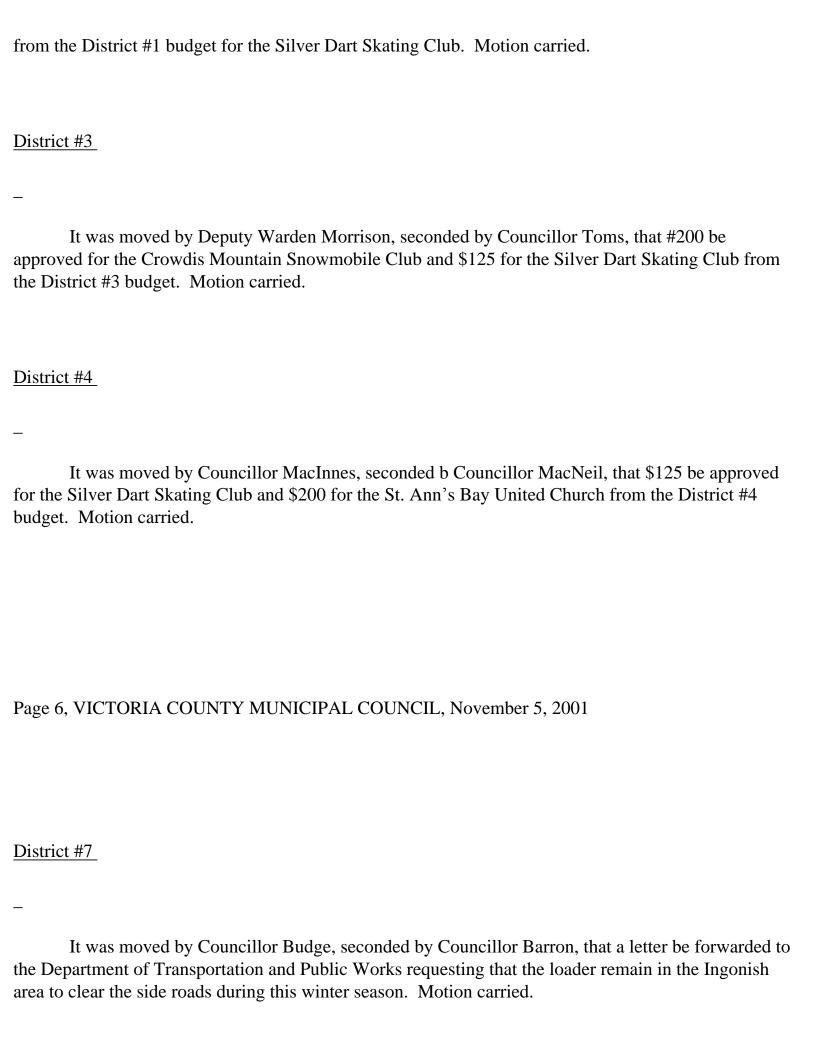
Mr. Musycsyn indicated that it is the assessor's job to determine the fair market value of a property, but it is the municipality's job to set the tax rates, calculate and send out the tax bills.

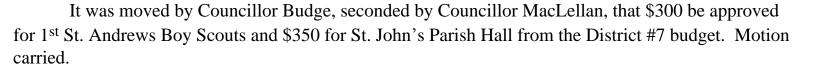
Mr. Musycsyn stated that the Assessment Department have been watching sales in the Water Street area for a period of years and the land sales have indicated a specific trend and market value assessments

have becavailable	en set accordingly. It was again reiterated that there is an assessment appeal mechanism e.
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	ion took place on the Water Street proposed assessments. In areas where there is an influence of ssessments have typically increased.
these are	s of community that results from these high assessments was discussed. Local residents living in eas can no longer afford it and people from outside who can afford it are buying up the ont property.
	tone stated his feelings that the whole system of taxation needs to be changed. There is no in the way taxation is done now and he felt that taxation should be based on the income of the rs.
	ion took place on tax exemptions and deferment of payments. The solicitor had previously d an opinion on these matters and that they all pertain to low-income persons.
question	r the proposed increases for the Water Street area would be the official assessments for 2002 was ned and Mr. Musycsyn indicated that unless there is evidence to the contrary, these proposed will be the values for 2002.
-	stion as to whether assessment will ever be based on any other method but market value was ed and it was indicated that this method is used around the world.



<u>IN CAMERA</u>
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Warden Sampson advised that Council would move In Camera.
Council then returned to regular session.
DISTRICT CONCERNS
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District #6
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It was moved by Councillor Barron, seconded by Councillor Budge, that \$500 be approved fo Ski Cape Smokey from the District #6 budget. Motion carried.
District #2
It was moved by Councillor Toms, seconded by Deputy Warden Morrison, that \$125 be approved for the Silver Dart Skating Club from the District #2 budget. Motion carried.
District #1
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It was moved by Councillor MacNeil, seconded by Councillor Toms, that \$125 be approved





# WATER COMMITTEE MEETING

A meeting of the Water Committee will be held at the Court House, Baddeck, on Thursday, November 8, 2001, beginning at 5:30 p.m.

## IN CAMERA

Council then adjourned to an In Camera Session.