

**VICTORIA COUNTY MUNICIPAL COUNCIL**  
**May 26, 2014**

A meeting of Victoria County Municipal Council was held at the Court House, Baddeck, on Monday, May 26, 2014, beginning at 5:00 p.m. with Warden Bruce Morrison in the Chair.

Present were:

District #1 – Paul MacNeil  
District #2 – Athol Grant  
District #3 – Bruce Morrison, Warden  
District #4 – Merrill MacInnis  
District #5 – Fraser Patterson, Deputy Warden  
District #6 – Larry Dauphinee  
District #7 – Wayne Budge

Also present were:

Sandy Hudson, CAO  
Heather MacLean, Recording Secretary

Absent was:

District #8 – Johnny Buchanan (Work Related Absence)

**CALL TO ORDER/APPROVAL OF AGENDA**

Warden Morrison called the meeting to order and presented the agenda for approval.

**It was moved by Councillor MacNeil, seconded by Councillor MacInnis, that the agenda be approved as presented. Motion carried.**

**VICTORIA COUNTY HOSPITALS/PHYSICIAN RECRUITMENT**

Courtesy of Council was extended to Patricia MacDonald, Facility Manager, Victoria County Memorial Hospital and Buchanan Memorial Hospital, who was in attendance to present on Victoria County Hospitals and physician recruitment.

Warden Morrison requested Council members to introduce themselves and outline the districts they serve. He expressed regrets from Councillor Johnny Buchanan who was unable to attend.

Patricia MacDonald introduced herself and the members in attendance with her which included:

- Eileen Woodford, Director of Rural Health, Cape Breton District Health Authority
- Dr. David Heughan, Baddeck
- Dr. Elena Garcia Del Busto, Baddeck
- Dr. Roland Genge, Baddeck
- Dr. Carlyle Chow, Baddeck (Late Arrival)

Mrs. MacDonald indicated that Dr. Ken Murray, Neil's Harbour, is out of the Country in Switzerland at present and she provided comments he forwarded regarding the need for new physicians in the northern area of the County within the next two years, working on a collaborative model with the district, and attracting doctors to come to the area, etc. When he returns, it was felt a meeting should be scheduled with Dr. Murray to discuss this matter with him.

Mrs. MacDonald indicated that a physician left the Baddeck area in 2009 and it took two years to recruit a replacement. Doctors in both areas of the Municipality will be retiring by the end of 2015, and it is imperative that physician recruitment be undertaken. Other areas in the province are very involved in recruiting doctors and it is important for Victoria County to attract and retain our doctors.

Mrs. MacDonald explained that physician offices are located within the Buchanan Memorial Hospital, but the same can't be said for Baddeck. Drs. Heughan and Garcia Del Busto are located at the Baddeck hospital, but the required renovations to their space were never completed. Dr. Genge and Dr. Chow are located in private offices.

Temporary housing for medical personnel in the Baddeck area is also a problem. This problem does not exist in Neil's Harbour as there is an apartment at the ambulance base and the house leased from the National Park and accommodations within the hospital.

Dr. Genge indicated that he and Dr. Chow operate under the fee for service model and occupy a private building. By the end of 2015 when Dr. Chow hopes to retire, Dr. Genge would like to continue for a few more years at a reduced pace and would like to be housed in the hospital at that time.

Dr. Genge indicated that new doctors hired are remunerated differently and have alternative funding arrangements that have a certain workload, established hours per week, etc. and it will take more doctors to replace those retiring in the fee for service model. Baddeck and area is a high volume practice and he indicated that an additional 3 to 4 doctors will be required in the next 3 to 4 years.

There is a need to recruit actively and make it attractive for physicians to locate to Victoria County. In the next 18 to 24 months, ground breaking work must be done to attract the required personnel.

Dr. Genge advised that if additional doctors are not recruited to the Baddeck area, the two younger doctors will be left in an untenable position.

The collaborative care model of an office staffed with a doctor, nurse practitioner/nurse and other health care professionals was discussed.

Dr. Heughan and Dr. Garcia Del Busto indicated that when they were finishing medical school and deciding where to locate they saw various levels of recruitment. They outlined the recruitment undertaken by the area of Shelburne and how something similar could be undertaken here. They indicated that they did their residency in Sydney and visited smaller places outside Sydney during their time there and it was their choice to locate in Baddeck.

They will be taking their first student resident in June and said that there is not a lot to offer at present. Accommodations consist of a little room in the hospital that would be unacceptable for any long term stay.

Dr. Chow indicated that the 1 ½ years before his retirement is not a lot of time and work must be undertaken as soon as possible.

Warden Morrison indicated that from the presentation, Council now recognizes it has a role and would be supportive of working on this initiative.

Discussion took place on how best for the County to get involved in this process. It was indicated that there is a two year residency for family medicine doctors and this is the time to approach and encourage them to locate to Victoria County. At the end of each year of residency there is a year-end retreat and job fair and this could be a method of contacting and attracting physicians.

An effective recruitment strategy must be put in place. The information received tonight from the physicians helps to emphasize the importance of recruitment and the County's involvement in the process.

The role of hospital auxiliaries was discussed. The service they provide is very valuable and the support they receive within the community is impressive.

It was noted that doctors and hospitals are part of the economy and play a very important part in the economic development of an area. These are necessary parts of the infrastructure of a community.

The effect the possible change in health care being considered to reduce the number of district health authorities from 10 to 2 was questioned. The status of recruitment should this change be made was discussed. Community Health Boards are to have a stronger role in the new setup if implemented.

Council was advised that Dr. Rex Dunn, VP of Medicine and Chief of Staff, and Lori Ann MacLean, Recruitment, would be fully supportive of any initiatives undertaken with regard to recruitment as it would make their jobs easier. The CBDHA recruitment is for the entire region and there is nothing to prevent outside recruitment.

There has been an increase in enrollment in medical schools in the last couple of years and this should bode well for the future as there will be more doctors available in the long term.

Warden Morrison questioned on how best Council could become involved and indicated their willingness to move forward from today on the recruitment initiative.

The number of physicians in Inverness County is significantly higher than Victoria County and whether it could be investigated on what they do to attract physicians was discussed. It was indicated that a number of Inverness County doctors have personal connections to the area. The physician coverage in the emergency department in Inverness is 1 in 6 or 7 nights, as compared to 1 in 2 to 3 nights in Baddeck.

Dr. Genge indicated that if there is no suitable place for him to relocate to in the hospital when Dr. Chow retires and he leaves the High Street practice, he may have to explore options elsewhere.

The requirements of the doctors' offices at the Victoria County Memorial Hospital were outlined. The patient volumes are significant and there are parking issues at present at the hospital.

Warden Morrison assured the delegation that Council is supportive and willing to do whatever they can to assist in the recruitment initiative.

Patricia MacDonald then made a presentation on a proposed expansion for the Victoria County Memorial Hospital.

She advised that approval was received to have an expansion plan created for the Victoria County Memorial Hospital. A planning team worked with James Torbert and Associates, Health Facility Planners, to come up with a plan based on the challenges of the present space and the requirements for future space.

She outlined the proposal to Council and advised that it is a 2 storey, 5000 sq. foot addition to the front of the existing building. There are no additional inpatient beds and Mrs. MacDonald outlined what would be housed in the proposed expansion and how the current hospital space would be realigned. The project is an estimated \$7.2 million dollar cost, with the community cost being approximately \$1.7 million.

The expansion requires Department of Health approval and it was questioned on how soon this project would be reviewed by the department for capital funding and construction. The Municipality is committed to helping this project proceed in as timely a manner as possible.

A functional study of all facilities with the CBDHA is to be completed and it was felt that this project should be submitted to the Department of Health prior to this study being completed.

It was indicated that Council could assist by working with the MLA to push for this project. Whether the Council could forward a letter of support to the Minister for this proposed expansion was questioned and Mrs. MacDonald indicated she would investigate the best course of action and contact Warden Morrison with the next steps.

Warden Morrison indicated that the Council has a vested interest in this project and it will be discussed further in consultation with Mrs. MacDonald and others as it is moved forward.

Warden Morrison thanked those in attendance for the great presentation and indicated that health care is of interest and importance to all citizens.

### **RECESS**

Warden Morrison advised that Council would recess for 10 minutes.

### **DANGEROUS AND UNSIGHTLY PREMISES**

Warden Morrison extended the courtesy of Council to Sean Donovan, Administrator, Dangerous and Unsightly Premises, Eastern District Planning Commission.

Mr. Donovan was in attendance concerning two dangerous and unsightly premises.

The first property is owned by Brian and Faye MacDonald, located at 53 Roper Road, Ingonish. The complaint was received on September 5, 2013. The property owners were notified of the proposed clean up and removal order by registered mail via Canada Post and the notice was received by the property owner.

Mr. Donovan presented pictures of the property in question and indicated that in accordance with the *Municipal Government Act*, the property is in a ruinous and dilapidated condition. The property is an attraction to children who play there to their danger. The foundation is in a state of non-repair and the property is unsightly in relation to neighbouring properties.

Mr. Donovan indicated that the property appears to be abandoned and meets the definition of "dangerous and unsightly". It is recommended that an "Order to Remedy Condition" be issued and that the Order be a Clean Up and Removal Order issued from Council to the owners. The Order should state to the owners that the open foundation shall be tended to, the derelict vehicles removed, and all debris be removed and disposed of in an appropriate

manner within thirty days. If the property owner fails to comply, the Municipality will complete the same and recover the costs.

Brian MacDonald, property owner, was in attendance and explained his situation to Council. The property was the scene of an arson and Mr. MacDonald indicated he would like to salvage the foundation and questioned whether boarding in the foundation could be a possibility, should he ever wish to use the foundation in the future.

Mr. Donovan indicated that this could be an option but would have to be completed in accordance with the National Building Code.

Mr. MacDonald indicated that he is aware that if the Municipality cleans up the property, it will be charged to him.

Discussion took place. Mr. Donovan indicated that a tender will be issued to local reputable contractors and the lowest price will be accepted.

**It was moved by Councillor Dauphinee, seconded by Councillor Budge, that that a 7 day “Order to Remedy Condition” be issued and that the Order be a Clean Up and Removal Order issued to Brian and Faye MacDonald for property located at 52 Roper Road, Ingonish. Motion carried.**

The second property is owned by Isadora Feigin and located at 12268 Highway 105, Bucklaw. The original complaint concerning this property was received on May 22, 2013, and the structure on the property was posted on May 12, 2012, with a notice of Proposed Demolition.

Mr. Donovan provided Council with pictures of the property in question. He indicated that the building is in a ruinous and dilapidated condition and is in such a state of non-repair as to be no longer suitable for human habitation or business purposes. The building is unsightly in relation to neighbouring properties due to the exterior finish of the building and the landscape not being maintained.

The Certified Building Official Report indicated that all doors and windows are beyond repair and would require replacement. The roof of the building and the structural integrity of the building is beyond repair. The building is in such a state of non-repair as to be no longer used for human habitation or any other type of occupancy. It is strongly recommended that this building be removed from the property and disposed of in the appropriate manner.

Mr. Donovan indicated that the building meets the *Municipal Government Act* definition as “dangerous and unsightly” and is recommending that an “Order to Remedy Condition” be issued and the Order be a Demolition Order issued from Council to the owner. The Order should state that the building is to be demolished and all debris removed and disposed of in the appropriate manner within thirty (30) days. If the property owner fails to comply, the Municipality will complete the work and recover the costs.

Isadora Feigin was in attendance and indicated that when she acquired the Bucklaw property she had hoped to use it as a business. The property has been vandalized. The trailer located behind the building has been removed. She obtained an inspection from a structural engineer and indicated she would like a reasonable amount of time to carry out the required repairs and any advice or recommendations would be greatly appreciated.

She provided Council with the Thomas G. Livingston, P. Eng., Livingston Engineering Associates Ltd., opinion as to the current structural condition and status of the building. The report indicated that the building walls are in no danger of immediate collapse. The owner intends to perform repairs over the next while which include:

- Clean the old and loose concrete from the walls and patch with good quality sand mix
- Paint the repaired walls on the outside with a good quality paint suitable for concrete
- Replace all unsound elements in the roof, including joists and planks
- Renew the roofing so the roof is water-tight
- Cover some unnecessary openings in the walls with structural framing/plywood panels
- Install new windows and/or doors in the rest of the rough openings, and secure from unwanted entry
- Remove all debris and construction waste to an approved landfill
- Create contours in the lot so drainage around the building is enabled

Ms. Feigin indicated that she will begin the work and hopes to complete the majority by the end of summer.

Councillor Grant indicated he owned property across the road from the Feigin property and requested he be excused from voting on this matter. He left the meeting.

Whether Council could extend the Demolition Order to a longer period was discussed. Mr. Donovan indicated it could but the list of work to be completed would have to be provided and the proper permits obtained. As the Certified Building Officials report was contrary to the engineer's inspection, all plans and work to be undertaken would have to be signed-off on by an engineer to enable the building permit to be issued.

Discussion took place on this matter and Ms. Feigin was questioned as to whether the oil tanks in the ground were ever investigated. Preliminary tests do not show any oil contamination and she hopes to remove the tanks at some point.

**It was moved by Deputy Warden Patterson, seconded by Councillor MacNeil, that a 90 day "Order to Remedy Condition" be issued and that the Order be a Demolition Order issued to Isadora Feigin for property located at 12268 Highway 105, Bucklaw. Motion carried.**

Mr. Donovan requested a list of the proposed repairs for inclusion in the Demolition Order.

What would happen at the end of the 90 days if the work was not completed was questioned and it was indicated that the work completed would be assessed and a decision on how to proceed from there would be made at that time.

Warden Morrison extended a thank you to Mr. Donovan for his presentation and he was excused at this time.

Councillor Grant returned to the meeting.

**APPROVAL OF MINUTES – MAY 13, 2014**

The minutes of the May 13, 2014, meeting of Victoria County Municipal Council were presented for approval.

**It was moved by Councillor Budge, seconded by Councillor Dauphinee, that the May 13, 2014, minutes of Victoria County Municipal Council be approved as presented. Motion carried.**

**BUSINESS ARISING FROM MINUTES**

**Victoria County Website**

Deputy Warden brought up the Victoria County website and the difficulty he had finding a document. He questioned whether a search engine could be included on the website to make it easy to access information.

**Golf Cart Transportation**

Warden Morrison advised that he brought the matter of the use of golf carts as a mode of transportation in the Baddeck and area and indicated that the Village Commissioners of Baddeck endorsed this initiative. Further discussions will be had with the Department of Transportation and Infrastructure Renewal and the RCMP on this matter.

**DISTRICT CONCERNS**

**District #1**

Councillor MacNeil advised that the Nova Scotia Highland Village recently received the Trip Advisor Certificate of Excellence. This award is given to establishments that consistently achieve outstanding traveler reviews on Trip Advisor.

**It was moved by Councillor MacNeil, seconded by Councillor Grant, that a letter of congratulations be forwarded to the Nova Scotia Highland Village on their Trip Advisor Certificate of Excellence Award. Motion carried.**

**District #2**

Councillor Grant indicated that he, along with Warden Morrison, Councillor MacNeil and the CAO attended the workshop on the Ivany Report last week in Truro and he provided Council with a number of items he felt Council might be able to achieve that would not cost a lot of money.

Discussion took place on this matter and it was felt that a meeting should be dedicated to the Ivany Report and how to respond. The involvement of the Economic Development Committee was questioned. A special meeting of Council will be held in June with the Ivany Report being the only agenda item.

Councillor Grant indicated that a mother and seven pups were found abandoned on the roadside in Beverly's Hill, Baddeck Inlet. They are presently being cared for. The pups will be available for adoption in the next few weeks.

**District #4**

Councillor MacInnis indicated that he felt the Municipal owned property at Rear Little River should be made shovel ready and developed for some use.

He mentioned that he read an article recently where 1000 direct jobs were established from mink farming in Southwest Nova area and the area in Rear Little River would be perfectly suited for this type of industry.

Discussion took place. Councillor MacInnis indicated he would like to see a report on where the property is exactly located and a possible survey of the area. He would also like to see the limitations on the use of municipal property for development investigated.

Councillor MacInnis brought up the condition of the roadsides along the Cabot Trail and the problems encountered with cars getting hung up when pulling off to the side of the road during the Cabot Trail Relay last weekend. He felt it was time for maintenance to be turned over to the private sector as the work is not being done. There have been pylons on the roadsides in the North Shore area for the past 8 weeks.

There is an open invitation to the Minister of Transportation and Infrastructure Renewal for a meeting and now that the House has risen, hopefully a meeting will be scheduled.

Councillor MacInnis questioned whether a reply was received with regard to the former Plaister Provincial Park. A reply has not been received as yet.

**It was moved by Councillor MacInnis, seconded by Councillor Grant, that a letter of congratulations be forwarded to the Cabot Trail Relay Race organizing committee. Motion carried.**

**District #7**

Councillor Budge indicated that the run off from the Old Lake Road in Ingonish flows in the drain and onto the road near the Irving in Ingonish and the drain requires cleaning.

**It was moved by Councillor Budge, seconded by Councillor Dauphinee, that a letter be forwarded to the Department of TIR requesting a cleanup of the drain and road be carried out near the Irving in Ingonish. Motion carried.**

**District #6**

Councillor Dauphinee brought up the condition of the Cabot Trail and the reply he received from the Premier. The Premier suggested he contact Gerard Jessome, District Director, Eastern District, TIR.

**It was moved by Councillor Dauphinee, seconded by Councillor Budge, that \$2,000.00 be approved from the District #6 budget for Ski Cape Smokey Society to assist with the cost of concession operations at the Highland Links Golf Course. Motion carried.**

**District #5**

Deputy Warden Patterson indicated that a resident of his district, Alyssa MacLeod, was recently named Miss Canada International. Both the Cape Breton Post and the Chronicle Herald featured front page articles of her achievement. Alyssa was diagnosed with cerebral palsy at six months of age and has undergone many surgeries at the Shriners Hospital in Montreal that have allowed her to overcome her initial prognosis. She was nominated for Miss Canada International by Shriners Hospitals.

She recently graduated from CBU and intends to pursue a master's degree and eventually hopes to become a doctor and work for the Shriners. Her story is very inspiring.

**It was moved by Deputy Warden Patterson, seconded by Councillor MacInnis, that a letter be forwarded to Alyssa MacLeod congratulating her on being named Miss Canada International and wishing her continued success in the future. Motion carried. Motion carried.**

Warden Morrison indicated that he attended the ceremony for Alyssa and other levels of government were presenting their citations in a folder and suggested that the cost of obtaining this type of folder for municipal congratulations be investigated.

**District #8**

Warden Morrison brought up a district concern for absent Councillor Buchanan requesting that a letter be forwarded to Canada Post Corporation requesting that the abandoned metal mailboxes in the Capstick area be removed.

**District #3**

Deputy Warden Patterson assumed the Chair.

Warden Morrison questioned on the status of the Victoria County signs to be located at the County boundaries at Middle River, Cape North, Iona and Big Bras d'Or.

The signs have been obtained and will be installed. Investigation is to be done on the tag line on the bottom of these signs.

The condition of the roadside along the Baddeck Bay Road was discussed. There have been pylons placed along this road and nothing has been done to remediate the roadsides that have been washed out. A letter is to be forwarded to the Department of TIR requesting that they undertake repairs to the roadside on the Baddeck Bay Road.

Warden Morrison brought up a concern with regard to a County wide nursing shortage. Two vacancies advertised at the Victoria County Memorial Hospital received no applicants. This could also be a topic to be worked on with the Committee to be formed with regard to physician recruitment.

It was indicated that the nursing levels at Buchanan Memorial Hospital are sufficient; however, Highland Manor has a nursing shortage.

Warden Morrison brought up the proposed expansion to the Victoria County Memorial Hospital.

**It was moved by Warden Morrison, seconded by Councillor MacInnis, that a letter be forwarded to the Minister of Health, with copies to Pam Eyking, MLA; Premier Stephen MacNeil; and Honourable Mark Fury, Minister of SNSMR, supporting the proposed expansion to the Victoria County Memorial Hospital. Motion carried.**

A citizen in attendance brought up the issue of pylons located on Water Street, Baddeck, and the need for repairs prior to the busy tourist season. She also brought up a concern with regard to the problems encountered to register online to allow for payment of her water bill. These concerns were noted.

Warden Morrison returned to the Chair.

### **CORRESPONDENCE**

Sandy Hudson advised that correspondence electronically forwarded to Councillors would be available at each Council meeting for the public to review.

### **125<sup>th</sup> ANNIVERSARY OF THE COURT HOUSE**

Celebration of the 125<sup>th</sup> Anniversary of the Court House will be held on Friday, June 20, 2014, from 1:30 p.m. to 4:00 p.m.

Council members are requested to attend and dress in periodic costume.

**NEXT COUNCIL**

The next meeting of Victoria County Municipal Council will be held at Ski Cape Smokey, Ingonish Ferry, on Monday, June 9, 2014, beginning at 5:00 p.m.

Presentations on the agenda include the North of Smokey Safer Communities, exploration of a Victoria County Youth Council and the Cape Breton Centre for Craft and Design.

**ADJOURN**

There being no further business, on motion of Deputy Warden Patterson, seconded by Councillor MacInnis, the meeting adjourned at 7:20 p.m.

Bruce Morrison, Warden

Sandy Hudson, CAO

