



**Victoria County Municipal Council**  
August 22, 2022

A meeting of Victoria County Municipal Council was held at Ski Cape Smokey in Ingonish on August 22, 2022, at 2:00pm with Warden Bruce Morrison in the Chair.

Present Were:

District #1- Paul MacNeil

District #3- Bruce Morrison, Warden

District #4- Barbara Longva

District #5- Fraser Patterson

District #6 – Larry Dauphinee, Deputy Warden

District #7- Jackie Organ

District #8- Norman MacDonald

Also present were:

Leanne MacEachen, CAO

Stephanie MacLeod, Recorder

Dan Coffin, Tourism and Recreation Manager

Absent:

District #2- Perla MacLeod

Warden Morrison welcomed everyone and acknowledged that this meeting is being held in Unama'ki, one of seven traditional districts of Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaw People.

### **CALL TO ORDER**

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

***On Motion of Deputy Warden Dauphinee, seconded by Councillor Longva that the Agenda for August 22, 2022, be approved.***

***Motion Carried.***

### **CABOT TRAIL PRESENTATION – DAN COFFIN**

Mr. Coffin gave a brief overview of the tourism strategy and department and went over the early planning for the 100 years of the Cabot Trail. Some highlights include:

#### *Tourism Strategy Update:*

- Research on post covid trends & realities
- Review Tourism Organizations' Plans & Strategies
- Engage the Operators in 6 Tourism Regions
- Compile Draft Report on findings for Industry feedback
- Launch and Present Strategy 2023

#### *Tourism Challenges:*

- Labour Supply
- Housing Challenges
- Recruitment & Retention

#### *Training & Development:*

- Management Leadership Training
- Front Line Customer Service Training
- Tourism Seasonality
- Business Sustainability
- Succession Planning
- New Investment Attraction

- Visitor Focused
- Signage
- Evening activities in Community
- More opportunity to spend money

*Tourism Opportunities:*

- Tourism Business Engagement
- Networking Opportunities
- Package Development (collaboration and partnerships)
- Co-opetition not Competition
- Dynamic Inventory of products & experiences
- Season Extension
- Seasonal Related Activities
- Assessment of Market Readiness
- Matching assets with potential visitor target markets
- Tourism Training Partnerships
- Front Line Customer service and up-sell
- Management Leadership Training
- TIANS, NSCC, CBU World Tourism Institute
- Authentic Community Experiences
- Mi'Kmaq experiences, Culinary Experiences, Theatre & Entertainment
- Leverage existing experiences and assets
- Develop more outdoor oriented "soft" activities
- Infrastructure Utilization and development
- Improve market readiness of area trails
- Creatively repurpose assets of under-utilized infrastructure
- Integrate and align with community group activities
- Placemaking

*2022 Tourism Projects:*

- Winter Market Readiness Assessment
- Tunes on the Town- Community Public Ent.
- Festival & Event Funding
- Waterfall Season
- Mountain Bike Strategy Advancement
- Evaluation and Assessment of Unowned Assets
- Experience Development - Mi'Kmaq Culture

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*Department Updates:*

New team starting September 6<sup>th</sup>, 2022. Tourism & Community Development - Colleen Whelan-Smith and Recreation & Active Living - Christopher Woodford. The Tourism and Recreation Departments merged and will be managed by Dan Coffin who is now the Manager of Tourism and Recreation.

*The Cabot Trail 100<sup>th</sup> Anniversary – October 15, 2032:*

*“On January 15, 1924, 8 years before the Cabot Trail was opened, Victoria County Council with a motion by Ingonish Councillor Sidney Burke, understood the importance and potential opportunity the Cabot Trail could bring to our residents.”*

Mr. Coffin ended the presentation and asked Council to close their eyes and take a trip around the Cabot Trail 10 years from now thinking about; what does it have then that it does not have now? What can we do to facilitate and support this vision?

Questions:

Councillor Longva commented that she was amazed at the vision they had back in 1924 and Deputy Warden Dauphinee thanked Mr. Coffin for all the research he did.

Councillor Organ asked Mr. Coffin, if he ever talked to Parks Canada about informational posters on the look offs and Mr. Coffin hasn't talked to them lately but said there are challenges in keeping those signs maintained but with the advancement in technology, better signs could be created.

Councillor Patterson thanked Mr. Coffin and asked about historical signage at Kelly's Mountain as well.

Warden Morrison said the County likes that we share the trail with Inverness County, and we should start to partner with them to work together for the 100<sup>th</sup> anniversary. CAO MacEachen and Mr. Coffin will contact Inverness County about this. Mr. Coffin also mentioned that the Cabot Trail is also a huge benefit for the province and to include the Mi'kmaq as well.

Warden Morrison asked if there are any mountain bike strategy updates and Mr. Coffin said there is some things starting to happen, there is pump track interest. Cape Smokey and Parks Canada are two partners that are interested in the mountain biking strategy.

**APPROVAL OF MINUTES**

The Minutes of the July 12, 2022, meeting of Victoria County Municipal Council was presented for approval.

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Deputy Warden was listed as absent in error, Minutes from July 12, 2022, will be changed to reflect his attendance.

***On Motion of Deputy Warden Dauphinee, seconded by Councillor MacNeil that the Victoria County Municipal Council Minutes of July 12, 2022, be approved with the noted change.***

***Motion Carried.***

**CAO REPORT**

***Action Items***

- Fishing Gear Coalition Project - We received Federal Funding! Studying/helping to dispose of end-of-life fishing gear! More updates as the project progresses
- Water Rate Application has been filed with UARB. Nov 29, 2022, hearing in Baddeck
- Ingonish Sidewalk tender closed Aug 12. Came in higher than budgeted.
- We held Info sessions in Cape North, and Neil's Harbour Re: Proposed Transfer station site. Both were well attended; we thank those that came out
- Received appraisal of White Point property, next step is a Survey, and Environmental Assessment, which are started.
- Washroom signage for all the washrooms around the County have been ordered. Problems getting materials
- We didn't receive any responses on the Real Estate Services RFP.

***Tourism***

- Strong visitation numbers for tourism,
- Service and food complaints due to staff shortages all over the Island
- Blacksmith shop program in Cape North is going well
- Had meetings with AGB, Waterfront Baddeck, trails, CBU world tourism institute
- Provided a letter of support for a CBU program for seniors to get back into the tourism industry
- request a letter of support for endorsement for a Mountain Bike Park in Cape Smokey

***On Motion of Deputy Warden Dauphinee, seconded by Councillor Organ to write a letter of support for a Mountain Bike Park at Cape Smokey.***

***Motion Carried.***

- Congratulations to Donna MacDonald on her retirement as Tourism Director for Inverness.

Community Development/Placemaking:

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- All the new garbage cans are in place at the Ross Ferry Marine Park. Dingwall is in the process of getting set up as well, with work being done at the location

Trails:

- Still waiting on active transportation funding.
- Trail User Group/Landowner meetings will resume in the fall, with new staff

**Finance**

- Audit work being done.
- Allan and Alix are cleaning up files and invoices.
- working on an onboarding process for new hires.
- Water Budget was sent out to Council, but we need to approve it.

***On Motion of Deputy Warden Dauphinee, seconded by Councillor MacDonald to approve the Water Budget as presented earlier this year.***

***Motion Carried.***

**Public Works**

- Water - going to be doing surveys to map out the water lines. Neil's Harbour got done with the larger water leak last week. Will also be using our GIS mapping we have already done
- As mentioned earlier, major changes proposed by the Province to C&D storage/handling. This will greatly affect both sites, and we are against the province's approach.
- Neil's Harbour WTP construction has been 100% completed
- Water utility had a huge break over Aug 5-6 weekend. Thanks to all the water staff that go over and above on these issues.

**EDO**

- Baddeck Housing and Labour Survey is now at 34 respondents (about 26% response rate); with tourism at an all-time high.
- A few businesses have reported that the Sunday of the long weekend was one of their busiest days ever.
- Almost ready to release RFP for the Economic Impact Study of the Cabot Trail, a joint initiative with Destination Cape Breton and other partners.
- Have been communicating closely with Upland on draft documents. Nathan, the planner for Victoria County, had requested a review and look for conflicts.
- On-going housing plans and initiatives.

- On-going business consultation and advisory.

### Seniors Safety

- Cursory RHFAC rating of the Court House Building. Result was approx. 30% accessibility (60% would be a “pass”).
- Working on Accessibility Plan, which is approx. 75% complete
- Significant work has been done with ACT NS Dal research team to prepare for ACTing Collectively project. Surveys will be started in Sept.
- Department of Seniors and LTC is considering how to support Senior Safety Programs across NS. We will likely see some changes
- report with St Ann’s Health Centre about “How to Host a Seniors Lunch” is underway
- in communication with RCMP about collaborating about Scams and Frauds initiative in September

### Other

- New arena is looking for a Letter of Intent on moving offices to the arena. Needed for application for funding.

***On Motion of Councillor MacNeil, seconded by Councillor Patterson to send a letter to the Arena Committee to indicate the County’s intent to move into office space at the new arena.***

***Motion Carried.***

- Washroom SeaCan has been purchased from Develop NS. Working on a home for it
- Still working on Disaster Relief Fund claim with the Province for November flooding
- Pipes had burst in the Courthouse end of July. We are having remediation done for the sewage on the floor, and mold in the walls.
- Had an environmental assessment completed afterwards. A couple of areas of concern and can hopefully be remediated.
- NS Power initiative for funding of EV Fast Chargers. We put in applications for around the County, we will await hearing if successful.
- Celtic Colours request funding.

Deputy Warden Dauphinee said we have always given them funding, in favour of up to \$7,500, and Councillor Patterson agreed.

Council all agreed to give Celtic Colours, \$7,500.00 for the festival this year. CAO will contact them to let them know.

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Councillor MacNeil asked how the public get involved in the Water Rate Study and CAO said it will be posted on our website and Steff will send Council the ad that was put in the Cape Breton Post on August 3<sup>rd</sup> and August 10<sup>th</sup>.

Deputy Warden Dauphinee said he is getting thanked for the washrooms at the Gaelic College so requested CAO to thank them for the great service they are providing with the washrooms.

Deputy Warden Dauphinee also suggested a potential site for the seacan washroom could be at Cops Cove in Ingonish.

**RECESS**

Warden Morrison called for a 10-minute recess.

**DISTRICT CONCERNS**

**District 1**

Councillor MacNeil had the following concerns:

- The detour in Jamesville is very dangerous. There was no dust control done prior to the detour either.
- Mowing needs to be done all through the district.
- Major lack of signage.
- Thank you to Greg Weir for rushing to Iona to shut off water to a house that had burned down.

***On Motion of Councillor MacNeil, seconded by Councillor MacDonald to send a meeting request to MLA Bain to discuss provincial issues affecting Victoria County.***

***Motion Carried.***

***On Motion of Councillor MacNeil, seconded by Deputy Warden Dauphinee to send a meeting request to Upland to go over the draft of the minimum planning standards.***

***Motion Carried.***



### **District 2**

Councillor MacLeod had the following concern which was read by Warden Morrison:

Councillor MacLeod requested we write a letter to Minister Thompson, CC' Premier Houston, MLA Bain and Mr. Brett MacDougall with NSHA, regarding the critical situation at the hospital in Baddeck with the ER closures. The ER is closed for more than 2 weeks it is the result of the poor leadership and decision making in the administrative departments. The status quo of bringing doctors to help with the ER department is just causing major traffic of patients from areas from 1-2 hrs away. This means that people are traveling to a small hospital to get seen for non-emergency care.

The main problem is the population in the CBRM doesn't have the care and services in their area and they are traveling for care beyond their clinics and hospitals. Our hospital has been trying for long time to give them care but our doctors are exhausted and frustrated with the NSHA systems that are in place.

The NSHA need to give our hospital a better plan as of right now the plan is not working and it needs to stop ASAP, as our doctors will be stepping out and leaving the practices in our community.

Our community is a keen fundraiser for our hospital, and they are fundraising, and the community is questioning why our hospital is in this position.

***On Motion of Warden Morrison, seconded by Councillor Organ to write a letter to Minister Thompson regarding the ER closures.***

***Motion Carried.***

### **District 3**

Warden Morrison had the following concerns:

- Village of Baddeck has asked if the County can lend them the HMCS bell for their new office.

***On Motion of Deputy Warden Dauphinee, seconded by Councillor MacNeil to lend the HMCS Bell to the Village of Baddeck for their new office.***

***Motion Carried.***

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- CAO performance appraisal is due, Warden Morrison said himself and Deputy Warden will conduct the appraisal.
- Requested a letter to the Hospital Foundation to congratulate them on \$87,500 being raised at the golf tournament and over \$12,000 raised at the duck race.

***On Motion of Deputy Warden Dauphinee, seconded by Councillor Longva to write a letter of congratulations to the Hospital Foundation.***

***Motion Carried.***

- Concerns over ER closures. Plan to request for service change as the status quo is not working. This concern will be added to the concerns of Deputy Warden and Councillor MacLeod to Minister Thompson.
- Warden Morrison thanked the local families for improving the appearance of the exit on Shore Road but added that this is not a good reflection on the Provincial Department of Public Works, when residents have to do this because they are not.
- Acknowledged the Mabel Bell Garden celebration.
- Requested that the Provincial Department Public Works look after the ditching on Alexander Drive and clearing trees and weed removal and also requested, once again to have MacLeod Street patched and paved. It is in horrendous shape.

***On Motion of Deputy Warden Dauphinee, seconded by Councillor MacNeil to inquire to see if other municipalities would be interested in hosting a session to discuss municipal issues, such as black bags, Cabot Trail, train track trails, etc.***

***Motion Carried.***

**District 4**

Councillor Longva had the following concerns:

- Requested an update from NS power for a streetlight at 1140 Tarbotvale. Steff will contact to get an update.

***On Motion of Councillor Longva, seconded by Councillor Patterson to send a letter to Mosher Limestone to inquire about their remediation plans for the old quarry in New Campbellton.***

***Motion Carried.***

- Requested \$500.00 from district budget to the Burn Camp.

***On Motion of Councillor Longva, seconded by Deputy Warden Dauphinee to give \$1000.00 from District 4 budget to the Kelly's Cove heritage Society.***

***Motion Carried.***

- Cell service, major safety concern.
- Councillor Longva said when she first got on council she asked for a name addition of Old Big Harbour Road on the Plaister Mines sign, to her knowledge it has not been done yet and the people on the road have issues with parcel delivery. Requested an update on this.
- There have been several accidents on the turn by 50497 Cabot Trail by Jack Coffins driveway, should there be more lead up signage put leading up to this turn, the road is very narrow as well. Requested the Provincial Department of Public Works to look into more signage.
- The Tarbotvale Road / bridge washout location still has not had guardrails put up, jersey barriers removed, and reseeding done as was proposed, is there a timeline on this work?
- There is a passing lane in Indian Brook in front of Cabotto Chocolate, Simply Pizza and Leatherworks. They would like that passing lane taken out as it is extremely dangerous, is this possible?
- There is a very bad pothole just south of Sew Inclined at 41819 Cabot Trail, there was a tourist that that blew his tire when he hit it and also other tourists stopped checking for damage on their vehicles after hitting it.
- There is a large hole on the bridge going to Beinn Breagh and there are also major potholes on Long Hill Road that need to be fixed or graded. New Campbellton Road needs to be graded as well.
- All roads in District 4 need the brush cutter badly as the brush is impeding the view of traffic when people are going in and out of sideroads and driveways.

#### **District 5**

Councillor Patterson submitted a road name petition and asked if staff can clarify the definition of how many people need to be in agreeance for the name change.

***On Motion of Councillor Patterson, seconded by Councillor Longva to approve the petition for the private lane name change at 6103 Big Bras d'Or to Shady Lane.***

***Motion Carried.***

CAO said Council needs to decide if the County is responsible for providing the signage. CAO and Steff are going to look into this and come up with a process for signage and road name changes.

Councillor Patterson said he was appointed to four committees with the FCM and thanked Council for their support.

#### **District 6**

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Deputy Warden Dauphinee had the following concerns and requests:

***On Motion of Deputy Warden Dauphinee, seconded by Councillor Organ to add the municipal owned property on Tower Road to the list of available properties for sale to be used for housing.***

***Motion Carried.***

Deputy Warden expressed his frustrations with the lack of ambulance care and ER closures North of Smokey.

Deputy Warden is requesting immediate action from the province to prevent the lack of ambulance services in Victoria County. The situation is critical and on numerous occasions, the North of Smokey area has had no ambulance for extended periods of time. On August 20<sup>th</sup>, 2022, there were no ambulances available for 12 hours and the closest ambulance was 1.5-2 hours away. This is unacceptable.

***On Motion of Deputy Warden Dauphinee, seconded by Councillor Longva to write a letter to Minister Thompson regarding the lack of ambulance service North of Smokey.***

***Motion Carried.***

Deputy Warden Dauphinee inquired about the Municipal Grant application and questioned whether organizations should be allowed to apply for all three grants. Deputy Warden Dauphinee believes organizations should only be allowed to apply for one and Councillor Patterson agreed.

Warden Morrison asked the CAO for a staff report on this issue and CAO agreed and said one will be completed.

Deputy Warden Dauphinee is getting calls about the arrest of the former Village Clerk and residents seem to be confused and thought it was the County. He said he understands why it is confusing for residents because the Village office is in the courthouse, they have County emails, our staff were taking Village payments. Deputy Warden asked if there were any updates regarding when the Village offices are moving out of the Municipal Building (the old Courthouse).

CAO MacEachen said the County did receive some bad press from the Village Commissionaires, we have not been in a lot of contact with them, but we have asked them to change their emails. It was also expressed to the Village that the County wanted their offices back by July 1 and they said Sept 1 was more doable.

CAO MacEachen will send an email and ask for an update and noted it was important to make that separation.

Councillor MacNeil said council must recognise the extra work that our staff have done for the Village even through the negative press.

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Warden Morrison agreed and said we always had a healthy respectful relationship with the Village since 1908 and now that has changed.

**District 7**

Councillor Organ had the following concerns:

- Councillor Organ wanted to send a big thank you to all the residents who keep the Neil's Harbour beach clean.
- Sent a letter off to MLA Bain about the hospital closures.
- Big thank you to the water crew for fixing the leaks, but please keep me more informed if it happens again.
- Thank you to the residents who attended the transfer site open house.
- Contacted Steve MacDonald for signage for Smithville Road, she has not received anything back.
- Streetlight for an intersection at white point road, will ask Steve MacDonald to install one if not then I will request one. Also asked him about the school zone sign.

**District 8**

Councillor MacDonald had the following concerns:

- I have received numerous calls with regard to the intersection at Dingwall Road by the XTR garage that leads up the hill in Cape North. This is a Y intersection and there is zero signage and no lines painted on the highway. Many tourists just stop in the middle of the road and have no direction of where to go, causing an extremely hazardous situation. Public Works is aware but nothing to date has been done, this has been brought up numerous times with no resolve, can we please have some better direction for this location.
- I had inquired to MLA Bain's office with regard of the request that was sent to Public Works traffic advisory Bernie Murphy, about the speed limit at Effies Brooke in South Harbour coming out of the Cape Breton Highlands National Park. Mr. Bain's assistant received correspondence that stated its on the list. I would like the Minutes to show that this issue has been ongoing for years with no attention.
- Have received inquiries about bathroom signage for Cape North, it is an extremely busy tourist season this summer, and the local garage in Cape North and Museum in Dingwall are being overrun by people requesting bathroom services.
- Would like a time frame for materials for the Dingwall Place Making space. Contractor states he is willing to meet for supplies halfway, this is something that we should have in place by now as

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summer is ending. If materials can be obtained, can we move them up as soon as possible to start this process?

- Also is it possible to have someone reach out from the Water Utility Department to the North Highland Nordic Ski Room, they are looking or inquiring about obtaining a waterline service from the main road they have called me and said numerous times they've called Public Works Water Utility and have had no response.
- I would like to take \$1000 from my D8 budget: \$500 for the Bay Saint Lawrence Fire Department and \$500 to Cabot Trail Lions Club.
- Back in May it was brought up to clean up the dredging debris and it hasn't been cleaned up, could a letter be sent to DNRR in Baddeck c/o Morley MacNeil, cc MLA Bain.

***On Motion of Councillor MacDonald, seconded by Councillor Organ to write a letter to the Department of Resources and Renewables to request the removal of dredging debris on Dingwall Beach.***

***Motion Carried.***

**MOTIONS/RESOLUTIONS/PROCLAMATIONS**

Councillor Larry Dauphinee, move that in the opinion of the Council now convened that we urge upon the Provincial and Federal Governments, the dire necessity of striking a planning committee inclusive of the counties of Inverness and Victoria as well as our Mi'kmaw communities and Destination Cape Breton to begin the preparation and planning of the 100<sup>th</sup> anniversary celebrations of the Opening of the Cabot Trail! Since the motion made by Victoria County Councillor Sidney S. Burke of Ingonish in 1924, and the opening of the Trail in 1932, The Cabot Trail has proven to be the most popular drive in Eastern Canada and is consistently tops in North America and the World! As predicted in 1924, the Cabot Trail is now an exceptionally valuable asset to both counties **and** all of Unamaki - Cape Breton, Nova Scotia and Canada. It has enhanced in value all properties along this line. It has put this part of our county on the map for top tourism destinations, as during the summer months, scores of people travel here to avail themselves of the opportunity of this beautiful drive, thereby leaving a lot of money along the route of their travels. We ask that a copy of this motion be sent to the Federal and Provincial Governments, the Mi'Kmaq Chiefs and Council of Unamaki and a copy be sent to the Municipal Council of Inverness, and if need be that a committee be appointed from each county to wait upon the Governments to facilitate the planning and preparation of legacy planning for the 100<sup>th</sup> anniversary of the Cabot Trail inclusive of new initiatives and budgets to ensure the Cabot Trail is the Top World Class Destination it has the full potential to become.

*Reference – Copy of 1924 Victoria County Council Motion by Sidney S. Burke*

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*Moved by S.S. Burke (Sidney S. Burke – Councillor for Ingonish) seconded by Robert J. MacLeod and passed; that in the opinion of the Council now convened that we urge upon the Provincial Government at Halifax, the dire necessity of opening up or connecting the Counties of Inverness and Victoria by opening up the road from Big Intervale, Cape North to Pleasant Bay, Inverness County, thence over the Cap Rouge Mountain and on to Cheticamp. There is only 14 ½ miles of road now in this section that does not permit of automobile travel. This road would no doubt be the most popular drive in Eastern Canada. The loop drive from Point Tupper around our picturesque Island would appeal to everybody as an ideal drive. If this road was complete and linked up with the County of Inverness, it would prove a valuable asset to both counties. It would enhance in value all properties along this line. It would put this part of our county in a similar position as if a railway were built, for during the summer months, scores of people would avail themselves of the opportunity of this beautiful drive, thereby leaving a lot of money along the route of their travels. We ask that a copy of this resolution be sent to the Local Government at Halifax and a copy be sent to the Municipal Council of Inverness, and if need be that a committee be appointed from each county to wait upon the Local Government to facilitate the completion of this road.*

***On Motion of Deputy Warden Dauphinee, seconded by Councillor Organ that we urge upon the Provincial and Federal Governments, the dire necessity of striking a planning committee inclusive of the counties of Inverness and Victoria as well as our Mi'kMaw communities and Destination Cape Breton to begin the preparation and planning of the 100<sup>th</sup> anniversary celebrations of the Opening of the Cabot Trail***

***Motion Carried.***

**CORRESPONDENCE**

*Sent:*

- CRTC Cell Service
- Dr. Ken Murray Congratulations Letter
- CBRM – Black garbage bags
- Steve MacDonald with the Department of Public Works – paving update
- CHMC – Rent increases
- Eileen Crosby – Congratulations Letter

*Received:*

- Steve MacDonald with the Department of Public Works – Re: Paving Update
- Gwen Jarabeck Letter of support.

Gwen Jarabeck was in attendance to discuss the following correspondence that was sent to Council:

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*"I am reaching out to Victoria County on behalf of the Eastern Society for Affordable and Sustainable Housing (ESASH) to request a letter of support for the purposes of attaining federal funding to develop sustainable and affordable housing.*

*While awaiting official incorporation, we have been hard at work, building partnerships across Victoria and Inverness Counties. We are proud to let you know that we have partners in Baddeck, Ingonish and Bay St. Lawrence. Our approach is truly representative of our county. So much so, that we already have three partners who have offered us land for building.*

*In preparing for the formation of our board and building our mission and purpose, we worked with the Rural Development Network, The Federation of Canadian Municipalities and The Canadian Housing Transition Centre. During these conversations, we learned two things. Firstly, our approach and model is strong and secondly our region is grossly underrepresented in these programs. All expressed enthusiasm to work with us and support us on our journey.*

*Our plan is to build a 6-unit net-zero model that we can duplicate across the county.*

*Phase 1: Model and Business development 4-6 months*

*Phase 2: Model testing and energy modelling*

*Phase 3: Construction*

*You will see from our board that we have brought together individuals with lengthy and pointed expertise in development, building and land-use planning. Key markers various funding bodies are looking for to ensure sustainability. We have already identified our project team; a project manager, engineer and architect. All with expertise in net-zero builds, all living and working in Cape Breton.*

*Now that we have put in the work to bring people together across our county and have sought advice across the country, our sincere hope is Victoria County will validate our work and our vision by writing a letter of support and discuss as a council how you might find ways to work with us to release the housing pressures we are facing across the region."*

Ms. Jarabek said this is a non-profit organization and Councillor Patterson commented that there is a similar group in Big Bras d'Or as well and asked that Ms. Jarabek to contact Diane Timmons for more information.

CAO MacEachen asked for clarification on board members and conflict of interest concerns. Ms. Jarabek said that all board members are volunteer and that the organization will be following conflict of interest rules/regulations.

CAO MacEachen asked if there are any property management fees and Ms. Jarabek said we have to look into that, it would be case by case.



***On Motion of Councillor Patterson, seconded by Councillor MacDonald to write a letter to support the application to secure federal funding.***

***Motion Carried.***

Deputy Warden Dauphinee asked Ms. Jarabek about the daycare in Ingonish, and she said it has been a challenge getting contactors. They are close to getting a contractor in Ingonish, but the water system has been an issue because its very expensive.

Ms. Jarabek said our costs in Ingonish are going up exponentially because of the need for a sprinkler system. At the current proposed sited for the daycare, they would need to install a 6-inch water line and fire hydrant at the building and the daycare must pay the cost of digging that line.

Ms. Jarabek said they were also verbally informed by Public Works that it is over \$5,000.00 to operate that 6-inch water line per quarter and said that we are now kind of stumbling with this extra \$20,000.00 of operating costs per year to operate the site.

Deputy Warden Dauphinee said the County's hands are tied with that because it's the UARB that dictates that, and Ms. Jarabek said she is not sure what they will do about that cost and maybe will have to come back to council at some point with an enormous ask.

Councillor MacNeil said it does seem like overkill for that 6-inch line and perhaps provincial regulations need to be looked at.

Warden Morrison thanked Ms. Jarabek for her attendance and reminded Council about the upcoming Cape Breton Partnership Investor Summit on October 20, 2022, and the NSFM conference is the first week of November in Halifax.

## **COUNCIL MEETING**

Next Council meeting will be September 19, 2022, at 2pm in Iona at the Highland Village.

## **ADJOURN**

Councillor Organ made a motion to adjourn at 4:20pm.