

A meeting of Victoria County Municipal Council was held at Council Chambers in Baddeck on March 6, 2023, at 2:00pm with Warden Morrison in the Chair.

COUNCILLORS PRESENT

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

STAFF PRESENT

Leanne MacEachen, CAO

Allan Bragg, Manager of Finance

Stephanie MacLeod, Recorder

Dan Coffin, Tourism and Recreation Manager

Jennifer Dagsvik, Communications and Marketing Coordinator

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.

Councillor Patterson requested the addition of choosing the FCM delegates and that will be discussed under “Other”.

On Motion of Councillor MacNeil seconded by Deputy Warden Dauphinee that the Agenda for March 20, 2023, be approved with the addition.

Motion Carried.

ACTing COLLECTIVELY PRESENTATION – DR. GRACE WARNER, BRYAH BOUTLIER AND BRIANNA WOLFE

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The ACTing Collectively Project Update

Vision:

To help older adults stay active, healthy, and engaged in their communities by:

1. Linking older adults (65+) to community resources.
2. Creating Community Profiles.
3. Disseminating findings locally and provincially.
4. Assessing potential to “scale up” across the province.

Timeframe:

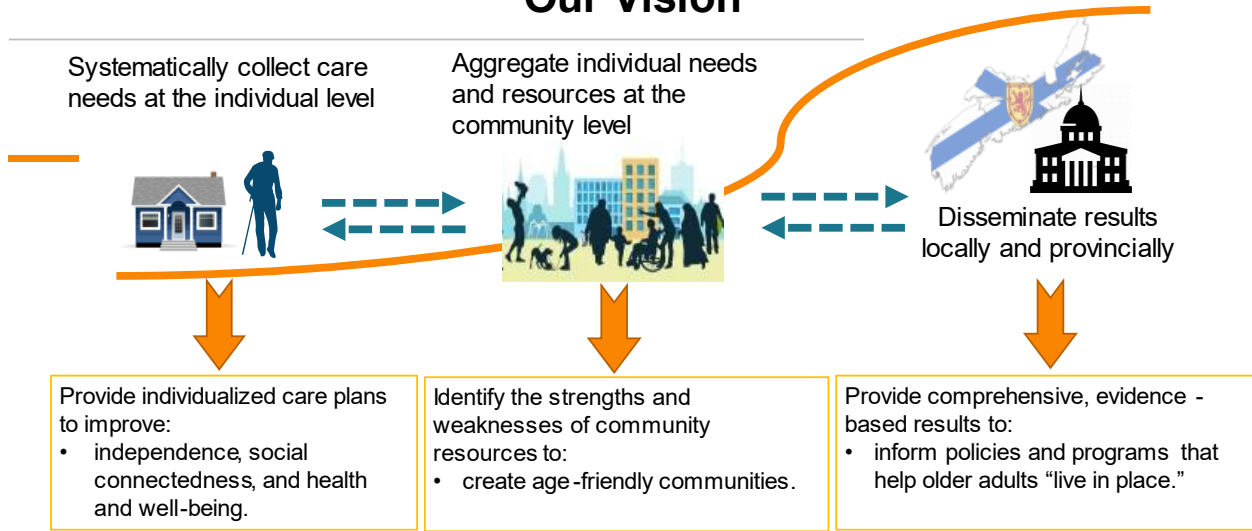
March 2021 – March 2025



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Our Vision



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The Age Care Technologies (ACT™)



- 30 years of development.
- Tested in > 50 countries > 1M people
- Endorsed by the WHO and awarded the 2021 UN World Summit for Information Society Inaugural Prize

- **A large-scale study in a town in the UK (n=3,359) → Estimated savings up to £3.3B over 15 years through lower demand for long-term care needs**

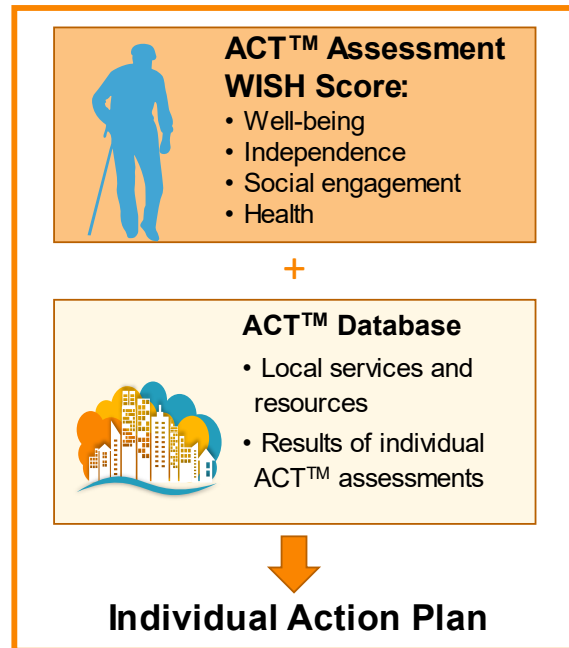
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The ACT™

A 30–60 minute interview with a trained Assessor.

56 questions divided into six domains:

- Domain 1: Looking after yourself
- Domain 2: Getting around
- Domain 3: Your safety and relationships
- Domain 4: Your accommodations and finances
- Domain 5: Your mental health
- Domain 6: Staying healthy

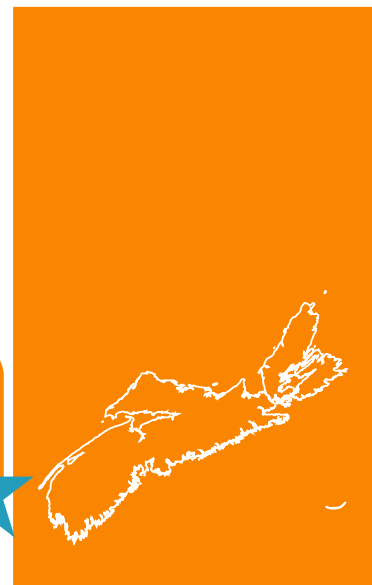


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Project Goal

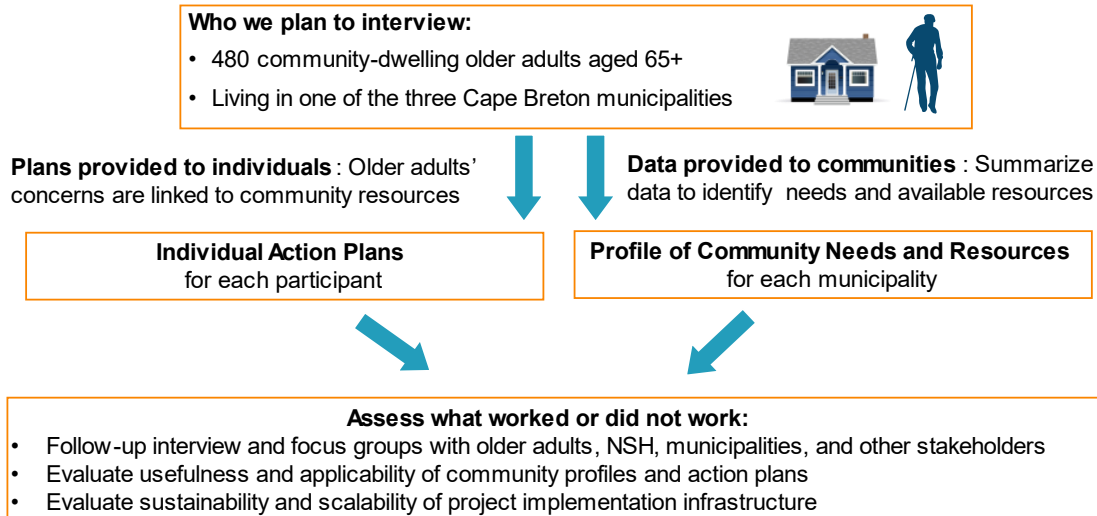
- To assess the usefulness and feasibility of implementing the Age Care Technologies (ACT™) tool in three municipalities in Cape Breton, NS.

Provincial Request: Can and should the ACT™ tool be scaled up across the province?



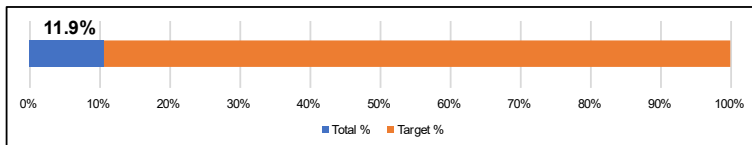


How We Will Realize Our Goal

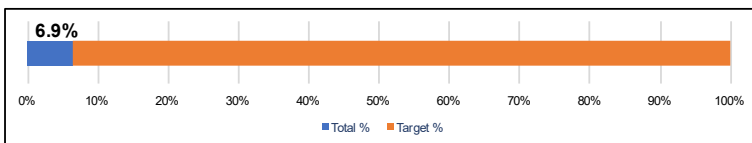


Victoria County Recruitment (as of March 9th)

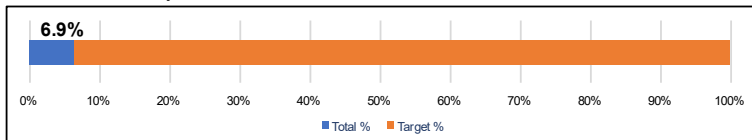
Interested Participants



Registered Participants: 11/160



Assessed Participants: 11/160



Interested Participants: those who have expressed interest in participating in the project (inclusive)

Registered Participants: those who have been screened and consented to participate

Assessed Participants those who have completed an assessment/interview

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Individual Benefit = Action Plan

acting collectively

Individual Action Plan

Name: [REDACTED]

Additional Information:
Thank you for your participation in the project and for helping out your community!

Prioritized problems & actions:

Q1. Can you see with grasses & weeds? With Difficulty

Resource prescription: [REDACTED]

Resource allocation from checker: [REDACTED]

Contact details: [REDACTED]

Other actions: [REDACTED]

Q2. In general, are you happy with your accommodation? No

Resource allocation from checker: [REDACTED]

Contact details: [REDACTED]

Resource allocation from checker: [REDACTED]

Contact details: [REDACTED]

Resource allocation from checker: [REDACTED]

Contact details: [REDACTED]

Resource allocation from checker: [REDACTED]

Contact details: [REDACTED]

Resource allocation from checker: [REDACTED]

Contact details: [REDACTED]

Resource allocation from checker: [REDACTED]

Contact details: [REDACTED]

Other actions: [REDACTED]

Prioritized concerns of older adult

Available community resources to assist with self-management

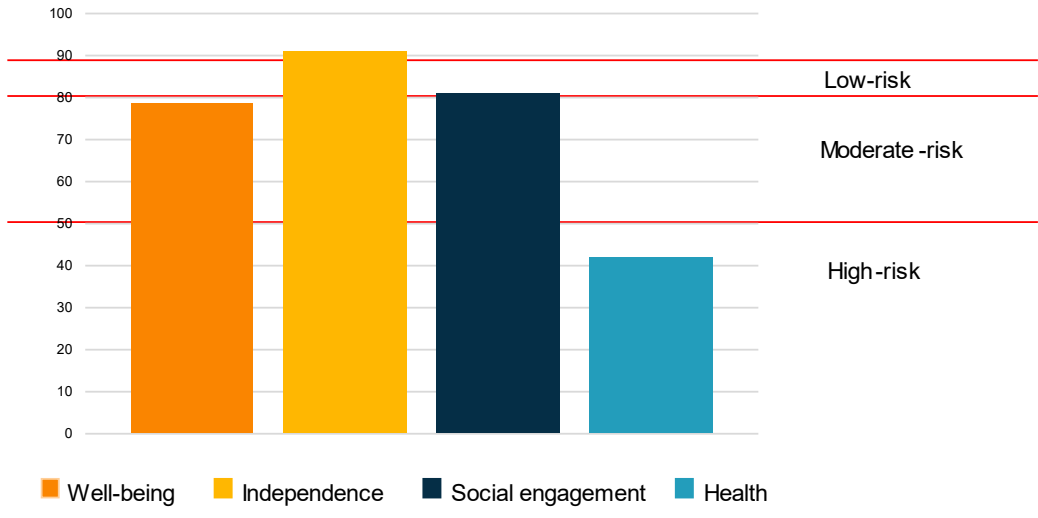
→ A social prescribing practice to address social determinants of health

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Data for Communities

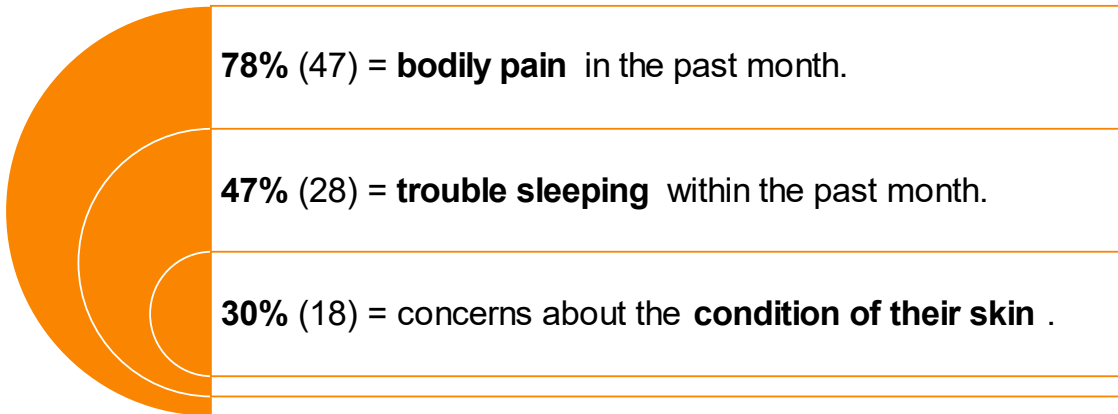
Preliminary Analysis of WISH Scores (n=60, all counties)



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A deeper look into **health** concerns (n=60, all counties)



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Victoria County Engagement:

- Promote & Recruit
- “Test & Try” – Future scale -up
- Design Community Profiles



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Promote & Recruit

Work with your Community Coordinator to:

- distribute / display posters and recruiting materials at local events,
- promote on your social media, (e.g., Facebook),
- introduce/discuss with public and private partners (e.g., health providers), and
- share information about community programs and services.



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Test and Try – A Home for the ACT™

Who:

- Any health provider in the CBRM, Victoria or Richmond Counties.

Why:

- Assess fit with your setting.
- Provide input into future, provincial scale-up.

How:

- Receive training + access to tool
- Complete ~ 10 clients/patients
- Provide feedback

Potential Benefits:

- **Save Time** – the system automatically matches and flags relevant resources. No searching required.
- **Personalize Care** - Individual Action Plans are system generated. Helps older adults with self-management.
- **Receive Community Profile** – learn what your community needs.
- **Be Part of a Solution** – Help evaluate new technology.



Community Benefits+ Community Profiles

28.5% of Victoria County's population is 65 and older (Statistics Canada, 2022).

Community Benefits

- Trained Assessors
- A database of community resources
- A customized Community Profile

Victoria County's Community Profile?

- The common concerns of older adults?
- Proportion of people "at risk"
- WISH scores or age-friendly domains?
- Available resources and gaps?



QUESTIONS/COMMENTS

There was general discussion and questions regarding the presentation and more of a recruitment effort is needed to finish off the project.

PVSC PRESENTATION – PAUL BEAZLEY AND ADAM HANNA

The following presentation was given:

ABOUT PVSC



Created under the *Property Valuation Service Corporation Act* and responsible for assessing all property in Nova Scotia as per the *Nova Scotia Assessment Act*



Municipally funded



Governed by a Board of Directors



Approximately 130 employees working remotely across 62 communities around Nova Scotia

WHAT WE DO & DON'T DO

PVSC does:

- Deliver an Assessment Roll to all 49 NS municipalities by December 31 each year
- Deliver ~630,000 Assessment Notices to NS property owners each January
- Administer the Capped Assessment Program (CAP) and Seasonal Tourist Business Designation program on behalf of the NS government

PVSC does NOT:

- Have the authority to:
 - Set tax rates
 - Collect taxes
 - Create tax policy
 - Provide tax relief



CLASSIFICATIONS OF PROPERTY

1. Residential
2. Resource
3. Commercial

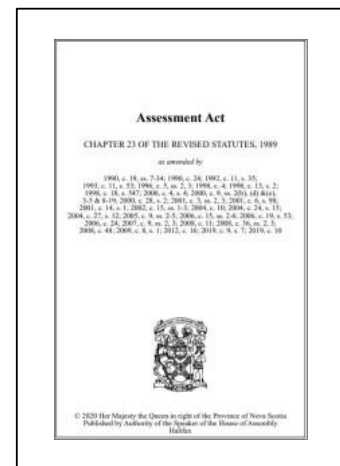
MARKET VALUE

The *Nova Scotia Assessment Act* requires that we assess property at **market value**:

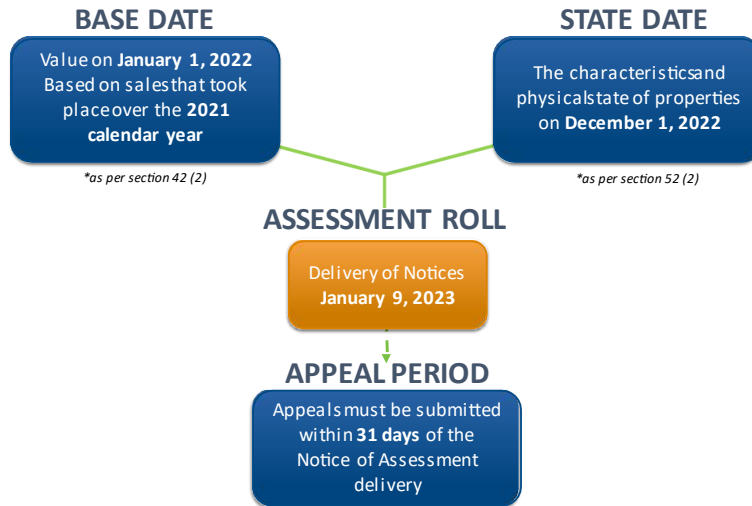
“... the amount which in the opinion of the assessor would be paid if it were sold on a date prescribed by the Director in the open market by a willing seller to a willing buyer”

AND

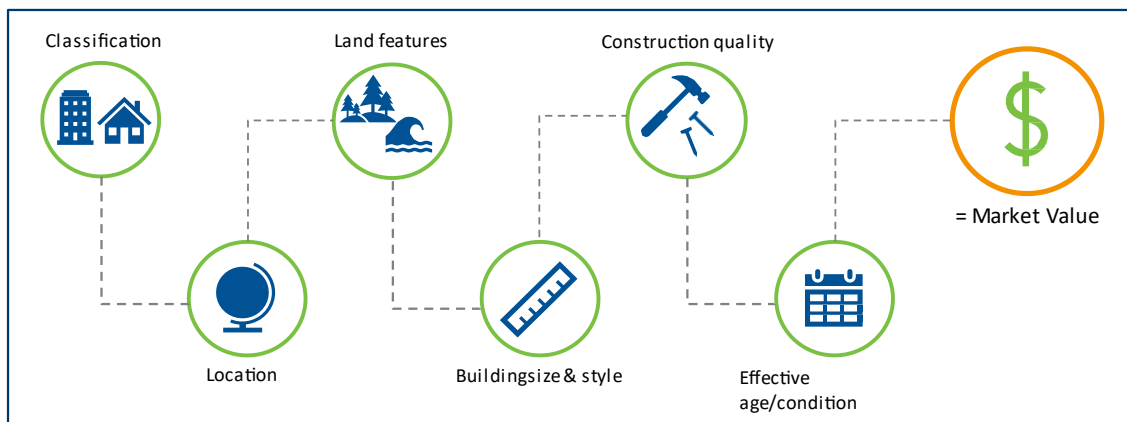
“The assessment shown on the roll shall be the assessment that reflects the state of the property as it existed on the first day of December immediately preceding the filing of the roll”



IMPORTANT DATES



INFLUENCES OF MARKET VALUE



THREE APPROACHES TO DETERMINING VALUE

PVSC uses one of three internationally accepted valuation methods, depending on property type and how frequently similar properties transact on the open market

Sales Comparison

Analyze recent sales of comparable properties to determine value and adjust for local market conditions

Income

Determine the income a property can earn (after expenses) and convert net operating income to market value

Cost

Calculate land value and current cost to replace buildings, then deduct for depreciation

BASE DATE:
LOOKING BACK TO
2021

April 20, 2021

allNOVASCOTIA

Soaring Material Costs Aren't Slowing Builders

May 7, 2021 ^{The} ChronicleHerald

Home prices and sales to remain high - CMHC

Home prices could climb 14.4 per cent on average in 2021, the Canada Mortgage and Housing Corporation forecast in its spring market outlook

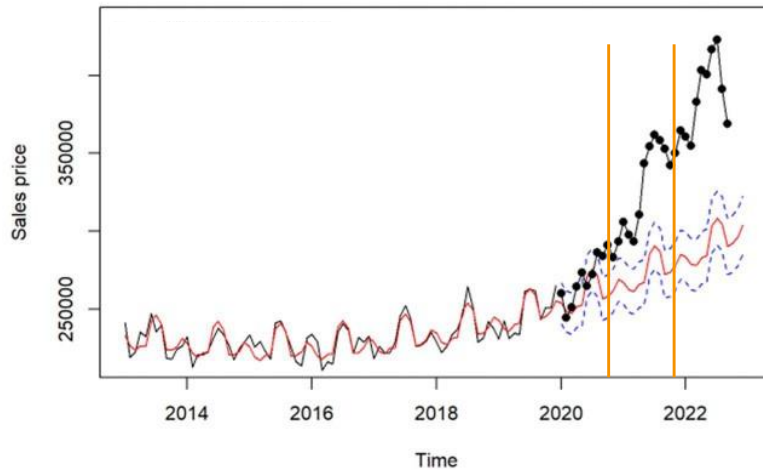
November 15, 2021

 CBC

This is the busiest year ever for the housing market, with prices up 18%


Average selling price rises to \$716,585 across the country

DATA INSIGHTS: SALES PRICE



Data as of Dec. 15, 2022

2023 VICTORIA COUNTY ASSESSMENT

	<h3 style="color: #e67e22;">\$1.22 Billion</h3> <p>total assessment value</p>	
 <p>Residential Assessment</p> <p style="color: #27ae60;">\$981,193,100 total residential</p> <p style="color: #27ae60;">\$ 868,435,800 with CAP</p>	 <p>Commercial Assessment</p> <p style="color: #27ae60;">\$ 246,669,000</p>	
<p>155 Permits</p> 	<p>389 Property Transactions</p> 	<p>83 Appeals in 2022</p> 

2023 Assessment Roll Activity

CAPPED ASSESSMENT PROGRAM

Provincial legislation puts a “CAP” on eligible property which limits taxable value increases.

The CAP rate is based on the NS Consumer Price Index (CPI), set by Stats Canada.

Account eligibility for CAP is determined by PVSC based on legislated criteria.

UNDERSTANDING THE CAP

2023 PROPERTY ASSESSMENT				
Classification	Assessed Value	Capped Assessment	Acres	Taxable Assessed Value
RESIDENTIAL TAXABLE	\$416,800	\$372,300		\$372,300
2023 TOTAL	\$416,800	\$372,300		\$372,300

Note: The provincial government's Capped Assessment Program (CAP) places a 'cap' on the amount the *Taxable Assessed Value* for eligible residential property can increase year over year. If your property's *Assessed Value* is less than the *Capped Assessment*, the *Capped Assessment* field appears blank. Visit pvsc.ca for more information on the CAP.

THE APPEAL PROCESS

- Property owners receive their annual Notice of Assessment in January. Should a property owner disagree with their assessment, they can file an appeal.
- There are three levels of appeal:
 1. PVSC initial assessor review
 2. Nova Scotia Assessment Appeal Tribunal (NSAAT)
 3. Utility and Review Board (UARB)

PVSC CONTACT INFORMATION

Property Owners

Phone: 1-800-380-7775

Email: inquiry@pvsc.ca

Mail: 6-15 Arlington Place, Truro NS, B2N 0G9

Fax: 1-888-339-4555 (within North America)
1-902-893-6101 (outside North America)

QUESTIONS/COMMENTS

There were comments and questions about the presentation, some of those questions/comments made were:

- Grants in lieu of taxes, who decides: These accounts are identified by the province based on the assessed value. The Municipality can request PVSC to re-assess, assessments as well.
- Airbnb's are assessed residentially.
- Capped assessment clarifications discussion.
- Aerial assessments are still being used as well as "boots on the ground".
- Residents do not have to wait for assessments to come in to appeal, they can request an appeal any time of the year, especially in cases when a house and/or a property gets damaged from storms, etc.

RECESS

Warden Morrison called for a 10-minute recess at 3:39pm.

APPROVAL OF MINUTES

The Minutes of the March 6, 2023, meeting of Victoria County Municipal Council was presented for approval.

On Motion of Councillor Longva, seconded by Councillor Organ that the Victoria County Municipal Council Minutes of March 6, 2023, be approved.

Motion Carried.

CAO REPORT

ACTION ITEMS

- Proposed Marketing Levy By-Law.

On Motion of Deputy Warden Dauphinee seconded by Councillor MacDonald that the Victoria County Municipal Council approve the First Reading of the Marketing Levy By-Law.

Motion Carried.

- Met Roman Braun, the new manager for the Village of Baddeck.
- Received approval on the White Point Land, it is now with the survey department.

FINANCE

- Working on a second draft of the Budget.
- Tax sale is March 28, 2023, at the Inverary at 11:00am.

PUBLIC WORKS

- Picked up a “new to us” transfer truck to replace the old transfer truck that had to be taken off the road.
- Ingonish roof tender is closed. End of April target for completion.
- Strait Engineering will be reaching out to contractors to dig the Ingonish waterline extension.

TOURISM AND RECREATION

Tourism:

- Gathered quotes for portable staging and ordered from Intellistage Canada. A 16 x 12 portable stage loaner program will be developed and rolled out for June 2023.
- Classes/webinars: PVSC Income /Expense Form; Digital Marketing Tourism; Public Art and It’s Potential: Placemaking Webinar; Grant Proposal writing class
- Registration for a Wilderness First Aid Course in partnership with Angelo from North River Kayak Tours will be launched next week. One registrant from each district will be able to apply and full costs to be covered by the County for this course as a pilot program for future supports of this type of program that increases capacity for our industry.

Recreation:

- First week of Multi-Sport Pilot Program went extremely well as all the participants had huge smiles and lots of fun. Currently between the two locations there is a total of 53 registered participants.
- Currently meeting with Core AT (Bicycle Nova Scotia) group to start the process of identifying potential routes for evaluation and certification.
- Starting to look at possible summer programming ideas for communities around the County.

Trails:

- Continued work in meeting with landowners and gathering permits for summer construction work to commence.

Community Development:

- Total asset list for Victoria County – expanded from Accommodations and Food and Beverage to all types of businesses. Data for Destination Canada Cluster Mapping Project
- Ingonish STEP program and Baddeck Beacon projects ongoing with both having monthly update meetings this upcoming week.

COMMUNICATION

- Meeting staff and learning the role and prioritizing tasks.

SENIOR SAFETY

- Received a grant for Seniors Cook at the Food Hub Project, starting in April. Looking for 2 seniors from each district to participate.
- Senior’s lunches have been going well.

EDO

- No advances on the housing projects.

COMMENTS/QUESTIONS FROM CAO REPORT

Councillor Patterson commented on the mass casualty report and a lot of people are going to be interested in what comes out and reminded council that we are in charge of policing so there could be some significant changes that come out of this report.

Councillor Longva asked for clarification around the loaner program for a portable stage and CAO said organizations can apply to have a loan of this stage for events. This is one more piece for our placemaking initiatives.

Warden Morrison mentioned that the street name change for Campbell Street will take place in May or June.

On Motion of Deputy Warden Dauphinee, seconded by Councillor MacNeil that the Victoria County Municipal Council accept the recommendations from the Committee of the Whole meeting held prior to Council.

Motion Carried.

DISTRICT CONCERNS

DISTRICT 1

- No concerns to report.

DISTRICT 3

- CBC will likely be contacting each councillor for an update for their area.
- The County Communications and Marketing Coordinator will be meeting with each councillor individually.

DISTRICT 4

- Condolences to Margie Katikos family on her passing, CAO MacEachen added Margie was a valued employee of the County and gave condolences as well.

DISTRICT 5

- Mentioned the meeting with the Deputy Minister of Public Works that was held last week.

DISTRICT 6

- Requested to have staff review “Grants in Lieu of Taxes” assessed values.

DISTRICT 7

- One step closer to obtaining the streetlight in the White Point intersection and also spoke directly with Steve regarding the no parking sign.

DISTRICT 8

- There was a list of concerns, in particular the paving projects in District 8 that were brought up to the Deputy Minister of Public Works.

OTHER

The following Councillors will be attending the FCM Conference in Toronto in May:

Councillor Patterson and Deputy Warden Dauphinee are confirmed so far. The rest of the names who are interested in going, will be put in a hat, and one name drawn.

Gateway Project for Waterfront Baddeck submitted a grant and asked for \$25,000.00 but the max allowed to ask is \$20,000.00. Council agreed to give them \$20,000.00 from Council’s Special Projects Fund contingent on funding from other partners and due to the funds being needed right away.

Discussion was had on Council’s displeasure with this request because of the lack of following the process as outlined in the Municipal Grants Policy, and that Council should be following the Municipal Grants Policy process.

On Motion of Councillor Patterson seconded by Deputy Warden Dauphinee that the Victoria County Municipal Council approve the funding to Baddeck Waterfront

Motion Carried.

Councillor Longva asked to abstain from voting and was denied. Councillor Longva then cast a “nay” vote, as she considered this to be favouritism, and didn’t agree with the process.

MOTIONS

There is a plot of land for sale behind Alderwood. To improve access to more land, the construction of a private road as diagrammed in the previously sent document is the most practical.

On Motion of Councillor MacNeil, seconded by Councillor Patterson that the Victoria County Municipal Council approve the private road behind Alderwood, but it is not entitled to any provincial or municipal servicing including but not limited to gravelling, ditching, snowplowing, garbage collection, bussing etc.

Motion Carried.

CORRESPONDENCE

All previously forwarded.

NEXT MEETING

April 24, 2023, at 2pm.

IN CAMERA

On Motion of Deputy Warden Dauphinee, seconded by Councillor Longva to move In Camera.

Motion Carried.

Council went into an In Camera session to discuss real estate.

Council came out of the In Camera Session.

Warden Morrison and Deputy Warden Morrison were directed to have meetings with the Finance Minister and MLA Bain to discuss the lack of provincial capital funding in Victoria County.

ADJOURN

Councillor MacNeil made a motion to adjourn at 4:56pm.