

A meeting of Victoria County Municipal Council was held in Council Chambers at Baddeck on December 11, 2023, at 2:00pm with Warden Morrison in the Chair.

### **COUNCILLORS PRESENT**

District #1- Paul MacNeil

District #2- Perla MacLeod

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

Steff MacLeod, Recorder

Allan Bragg, Manager of Finance

### **ABSENT**

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 a brief report from the Public Safety Advisory Committee meeting with the Nova Scotia Federation of Municipalities (NSFM).

***On Motion of Councillor MacNeil seconded by Deputy Warden Dauphinee that the Agenda for December 11, 2023, be approved with the noted addition.***

***Motion Carried.***

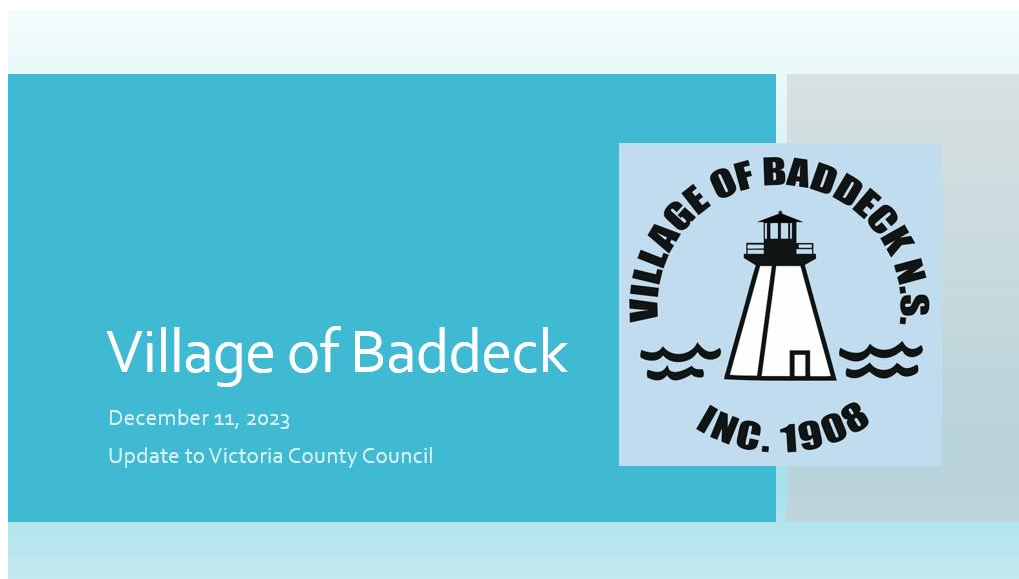
***On Motion of Deputy Warden Dauphinee seconded Councillor Longva to accept the recommendations that came out of the In-Camera meeting held prior to Council.***

***Motion Carried.***

**VILLAGE OF BADDECK PRESENTATION – JENNIFER MACDONALD, ROMAN BRAUN AND GARY CROWDER**

Mrs. MacDonald acknowledged and thanked Council and staff for their efforts in helping the Village through their challenging time over the last two years.

Mrs. MacDonald went over a PowerPoint presentation.





- ✓ **Introductions**
- ✓ **Overview**
  - ✓ **Waste Water Treatment Plant**
  - ✓ **Water Treatment Plant**
  - ✓ **Public Wharf**
  - ✓ **Gateway**
  - ✓ **Kidston Island**
  - ✓ **Boardwalk**
  - ✓ **Other projects/governance**



**Jen MacDonald, Chair**  
• [Commissioner.macdonald@baddeckvillage.ca](mailto:Commissioner.macdonald@baddeckvillage.ca)

**Gary Crowder, Vice Chair**  
• [Commissioner.crowder@baddeckvillage.ca](mailto:Commissioner.crowder@baddeckvillage.ca)

**Ken MacKinnon, Commissioner**  
• [Commissioner.mackinnon@baddeckvillage.ca](mailto:Commissioner.mackinnon@baddeckvillage.ca)

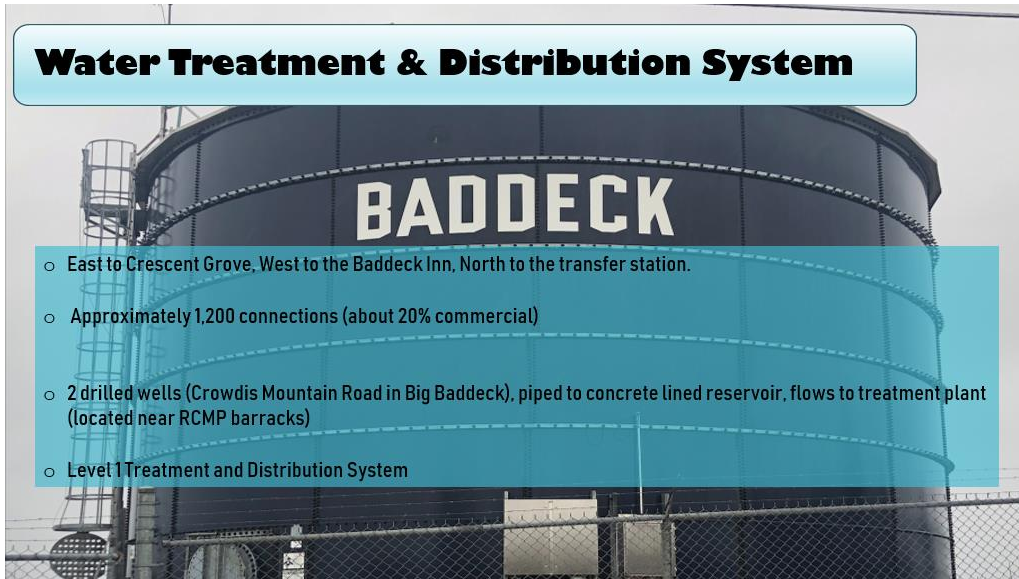
**Dan McNeil, Commissioner**  
• [Commissioner.mcneil@baddeckvillage.ca](mailto:Commissioner.mcneil@baddeckvillage.ca)

**Roman Braun-Huettner, Village Manager**  
• [Roman.braun-huettner@baddeckvillage.ca](mailto:Roman.braun-huettner@baddeckvillage.ca)

**2 part-time Office employees, 3 full time Public Works employees**

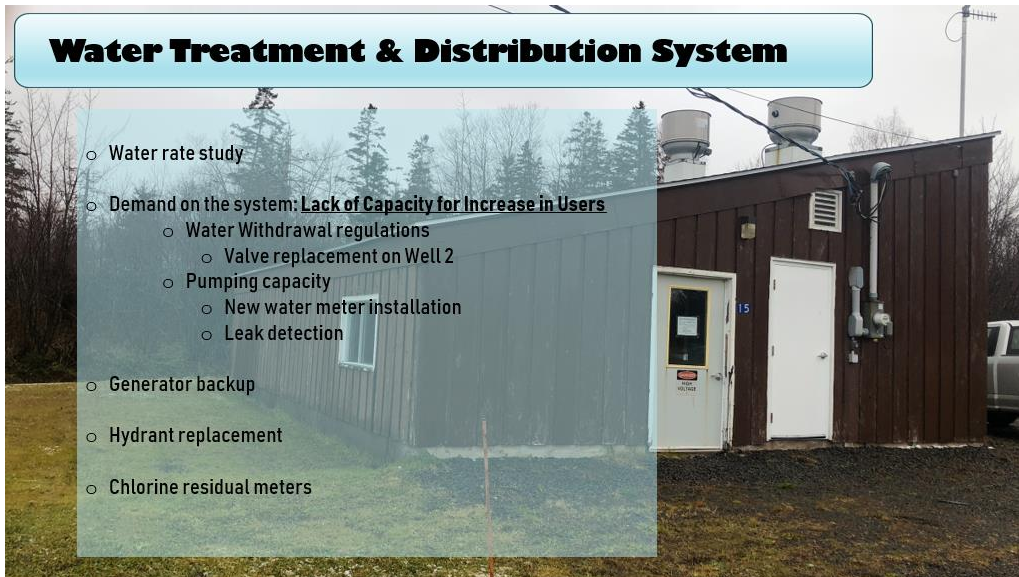
Village boundaries: West to just beyond Fownes Drive, East to Alexander Graham Bell National Historic Site driveway, North to overpass

## Water Treatment & Distribution System



- East to Crescent Grove, West to the Baddeck Inn, North to the transfer station.
- Approximately 1,200 connections (about 20% commercial)
- 2 drilled wells (Crowdis Mountain Road in Big Baddeck), piped to concrete lined reservoir, flows to treatment plant (located near RCMP barracks)
- Level 1 Treatment and Distribution System

## Water Treatment & Distribution System



- Water rate study
- Demand on the system: **Lack of Capacity for Increase in Users**
  - Water Withdrawal regulations
    - Valve replacement on Well 2
  - Pumping capacity
    - New water meter installation
    - Leak detection
- Generator backup
- Hydrant replacement
- Chlorine residual meters

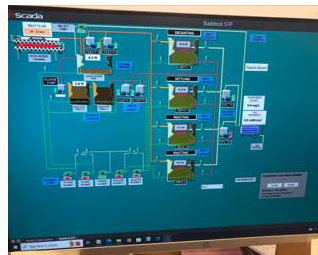


## Waste Water Treatment System

- Waste water service East to the Alexander Graham Bell National Historic Site, West to Alderwood Lane, North to overpass
- Located behind Baddeck Academy
- Approximately 500 customers
- Level 2 Waste Water Treatment System

## Waste Water Treatment System

- Control Panel Replacement
- Generator backup
- Capacity Concerns: **Lack of Capacity for Increased Usage**
  - Inflow and Infiltration (Assessment & Mitigation)
- SBR 3 tank
- Dewatering process: Managing solids



## Waterfront Baddeck: Community Wharf



### Strategic Plan for the Wharf: Finding the Balance

- Revenue stream: Fiscally sustainable
- Improved Access & Appeal
  - Floating docks
  - Power terminals
- Business operators
- Community usage and events
- Support for Lions Club – floating dock
- Garbage collection, beautification
- Upcoming: Improved lighting, accessibility, reservation system and feedback process



Councillor MacLeod commented on the kids jumping off the wharf and were told they were not allowed because the wharf now has power and asked, will there be any “No Swimming” signs and Mrs. MacDonald said Waterfront Baddeck is working on that and will be putting out better communications around that and why people are not allowed to swim.

Councillor Patterson has had a few conversations with boaters in the past that were told they were not allowed to tie up there and Mrs. MacDonald said those issues are exactly why we need a better reservation and management system(s) because we want community boaters to feel welcomed as well.

**BADDECK PUBLIC WHARF**



*Enhance landscaping and organize parking*

*Pump out facilities and new ramp*

*Public washrooms*



**2020-2023** \$1.0M investment in wharf repairs, floating docks, and electrical upgrades  
**2022** had an increase in marine visitation and significant use from local boaters  
 Wharf revenue is re-invested in the waterfront, Kidston Island Wharf and other projects  
 Welcoming Commercial Tour Operators – an SEP has been considered for evaluating operators  
**2023** plans are to complete power installation, trash receptacles, seating and landscaping

**Business Development Opportunity**

Baddeck Wharffront  
 Marine Business Opportunity  
 Request for Proposal  
 Invited to Tender: January 12, 2024  
 10:00 AM EST

*Better public seating & lighting*

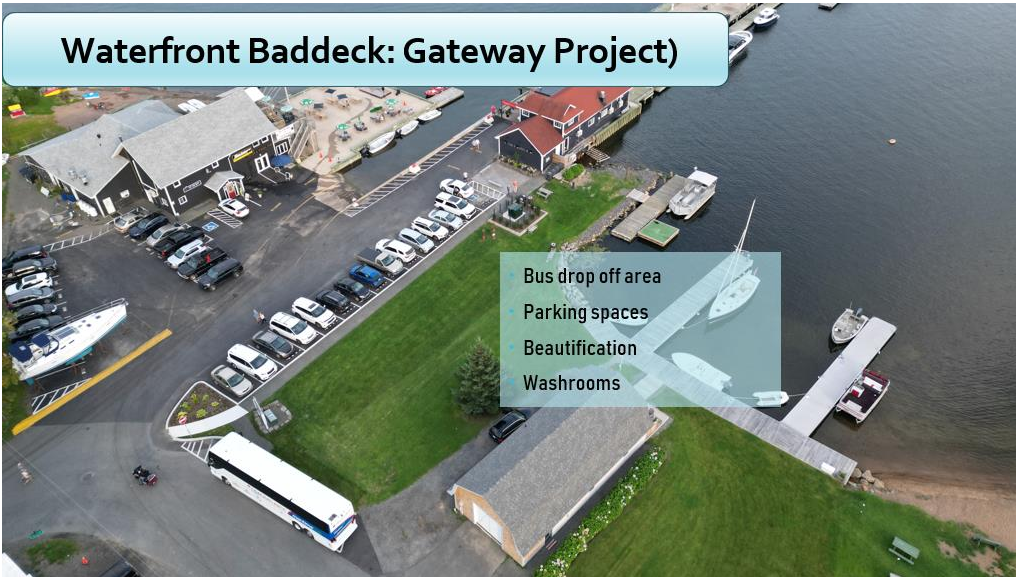
*Educational features*

*More public events*



*More business opportunities on/around the wharf*

**Waterfront Baddeck: Gateway Project)**

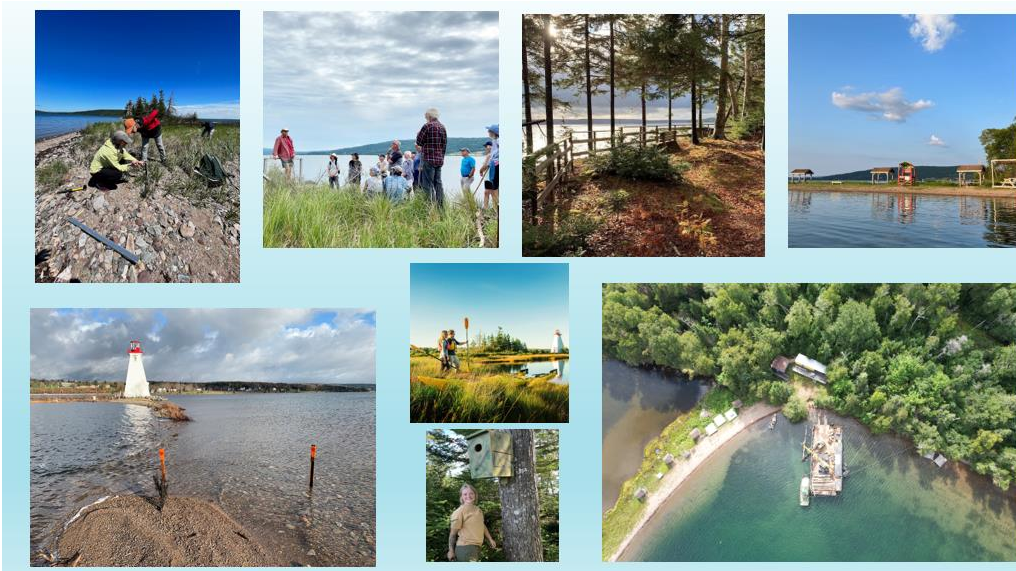


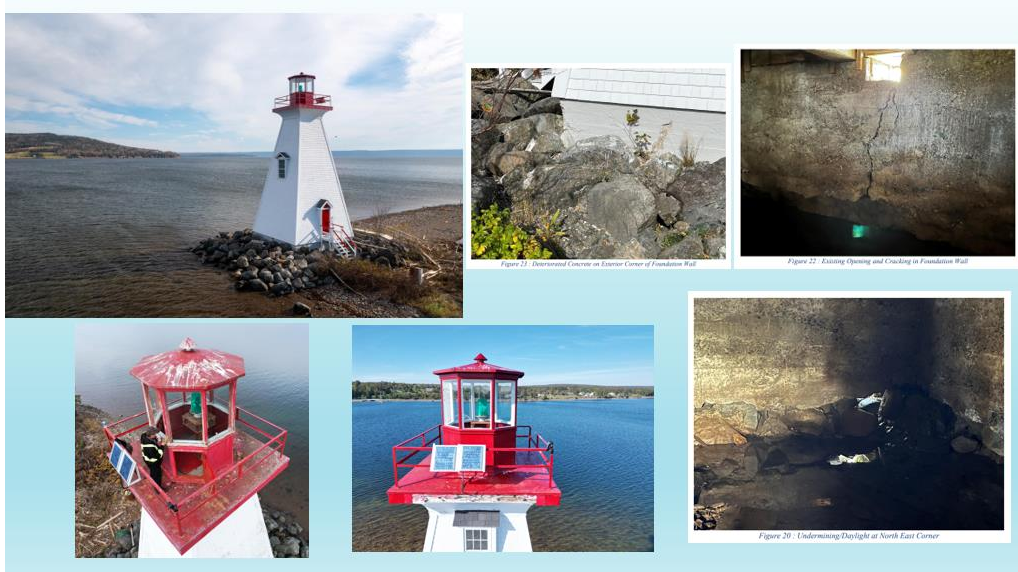
- Bus drop off area
- Parking spaces
- Beautification
- Washrooms



### Waterfront Baddeck: Kidston Island

- Walking trails (guided walks), signage
- Supporting Lions Club Swim Project
  - Permanent Wharf constructed
- Monitoring environmental changes
- Lighthouse (easternmost end)
  - 150<sup>th</sup> Anniversary in 2025
  - Wooden structure in need of minor repairs
  - Foundational work required
  - Preliminary engineering work in progress



## Waterfront Baddeck: Boardwalk

- Replacement Goal
- Erosion, climate change: sustainability
- SCCF grant/RFP
  - Living Shoreline
- Accessibility
- Multi-use, broad appeal



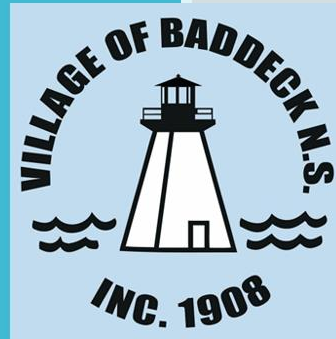
**Projects,  
Discussions,  
Upcoming...**



- Have met Ministerial requirements – out from under the order
- Current financial projections have us operating with a small surplus this year
- Newsletter distribution, website
- Terms of Reference for Committees
- Smoke Free Policy
- Developing a Grant Policy
- Developing an Accessibility Plan
- Re-visiting and updating Source Water Protection Plan
- Victoria Highland Civic Center Property
- “Old Academy” Property
- EDPC Committee
- Bylaws
- Tax collection

**Thank You**

Questions, comments, concerns, feedback



## **QUESTIONS**

Councillor MacLeod is interested in seeing all the potential new projects and the Municipality looks forward to helping with them.

Deputy Warden Dauphinee said he has a little more confidence with how the Village is heading and asked if they have a dollar figure for all that needs to be done with the water treatment plant and Mrs. MacDonald doesn't have a figure but by this time next year they will.

Councillor MacDonald asked who regulates the usage fees for the wharf and it is Waterfront Baddeck that regulates that.

It was asked if the Village consider a Local Improvement Charge and Mrs. MacDonald said they will follow best practices but is not sure if at this stage they would consider it. And CAO MacEachen added that the Village essentially already has one because residents have to pay a Village rate and Mrs. MacDonald agreed.

Councillor MacNeil said it is great to have the Village at a Council meeting. The County was looked at as the enemy at public meetings a couple of years ago and it certainly left a bad taste. So, it is great to have you back here and we have to work together.

Mrs. MacDonald said we would like to have any Councillor at our Commission meetings; they are the second Wednesday of each month at 6:30pm at the Village office.

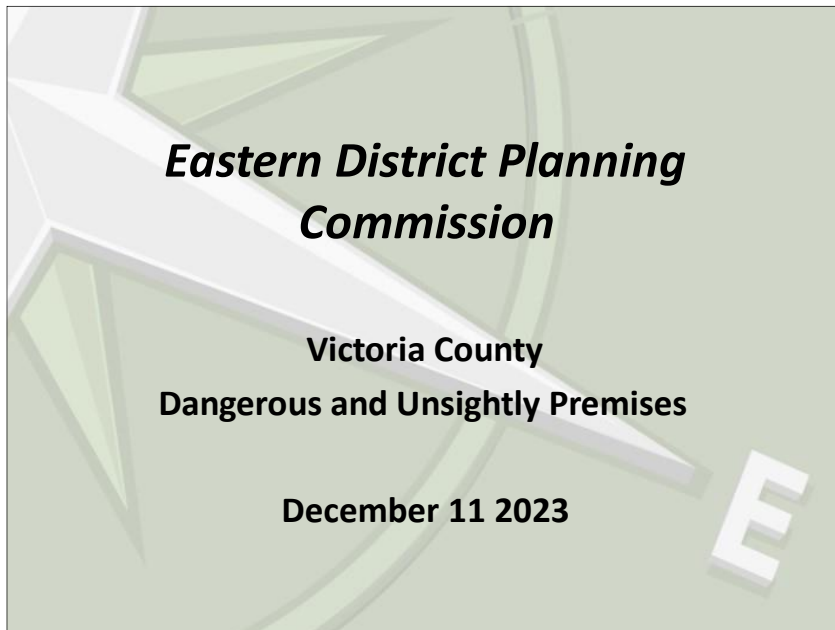
Councillor Longva asked how dangerous it was to be swimming off the wharf and Mr. Crowder said anytime you have a power source, there is a risk.

Warden Morrison congratulated the Village on stepping up and doing a great job. It is the County's wish for the Village to prosper. Council are more than willing to work with the Village, if you have any questions or concerns, please contact the CAO and/or Councillors.

Mrs. MacDonald mentioned that the former Village CAO had her court case today and she entered a guilty plea and will be sentenced in April 2024.

**UNSIGHTLY PREMISES (EDPC) PRESENTATION – SEAN DONOVAN**

Mr. Donovan with Eastern District Planning (EDPC) went over the following PowerPoint presentations:



## Property Information

**Owners:**

- Property of James Campbell 183 Twining St, Baddeck, Nova Scotia PID (85020998) AAN (00617717)

**Timeline**

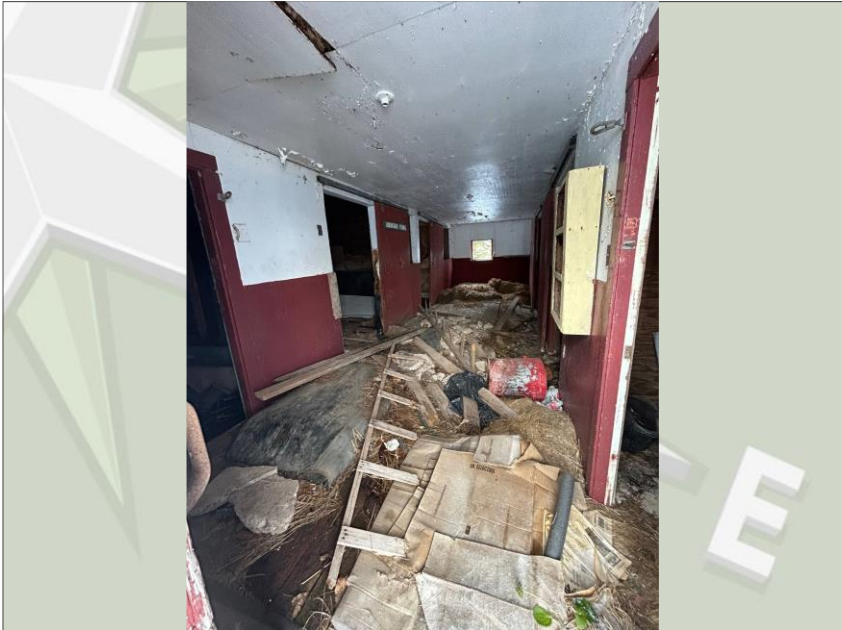
- Complaint was received in early 2023.
- Property inspection was completed and there are four (4) old barns on the property that are open and accessible. All four (4) barns are being recommended for Demolition.
- Property was posted with the date and time of this meeting on November 29<sup>th</sup>, 2023. The notice was also sent registered mail to the mailing address on Property Online.











## Building Official Report

- The buildings (4 barns) are dilapidated, and the structural integrity has been affected.
- The buildings are open and accessible, and open to the elements.
- Serious amount of wood rot can be found on all buildings.
- The buildings are also missing exterior cladding in places, and no longer repelling rain or snow.

## Administrator Recommendation

- The buildings are severely neglected and dilapidated.
- The buildings meet the *Municipal Government Act* definition as “dangerous and unsightly”.
- It is therefore our recommendation that an “Order to Remedy Condition” be issued and that the Order be a Demolition Order issued from Council to the owners.
- The Order should state to the owners that the buildings (4) are to be demolished and all debris be removed and disposed of in the appropriate manner within thirty (30) days.
- If the property owner fails to comply the Municipality will complete the same and recover the costs.

Mrs. Ann Ross and Andrew MacDonald, co-property owners were present, and Ms. Ross said she didn't know any of this was going on, she just happened to be driving by and saw the notice on one of the barns. The notice was only sent to James Campbell, Mr. Donovan said with the MGA we send the letter to the address that is listed on Property Online. Mr. Campbell did not

respond to the notice. Ms. Ross said she is willing to demolish her barn and has contacted a contractor that can have the barn demolished but it may be more than a month before they are able to do it. Ms. Ross said she doesn't want to demolish the rest of them, just the one she owns.

Mr. MacDonald said there are other owners that were not aware of this order and said the other owners should be notified and get invited to speak to Council. He also added, he doesn't disagree that the buildings have to come down, but the other owners need to be identified.

There was some discussion around Property Online, addresses and notifications.

Warden Morrison confirmed the recommendation and told Ms. Ross that if you take your barn down then you don't have to worry about the order, and Mr. MacDonald confirmed that if Ms. Ross demolished her barn, she will still have to pay for the other four barns on there and commented that, that wasn't fair.

CAO MacEachen suggested reaching out to the other property owners, since you are all listed on the deed.

***On Motion of Councillor MacNeil, seconded by Councillor MacLeod to accept EDPC's recommendations and to proceed with the demolition order for 183 Twining Street, Baddeck, NS.***

***Motion Carried.***

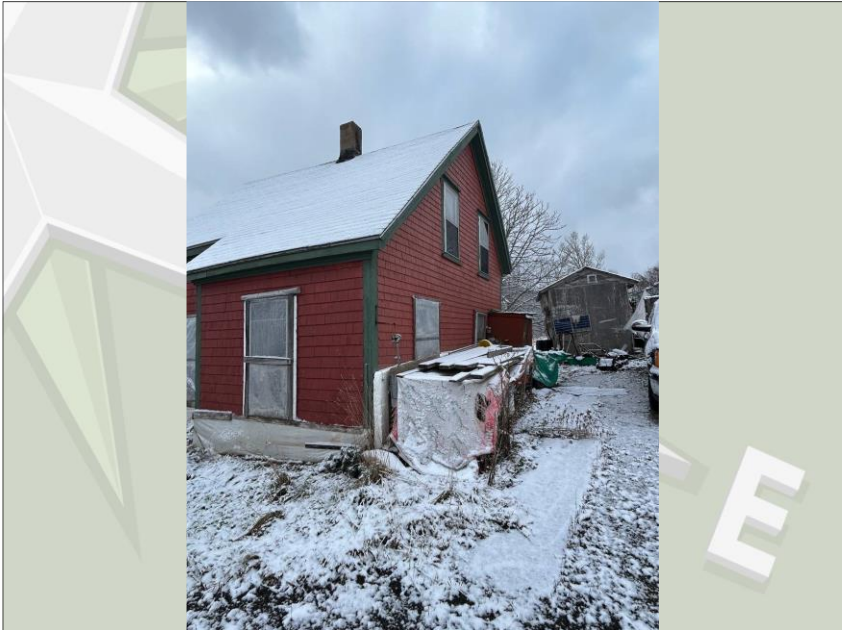
## Property Information

### Owners:

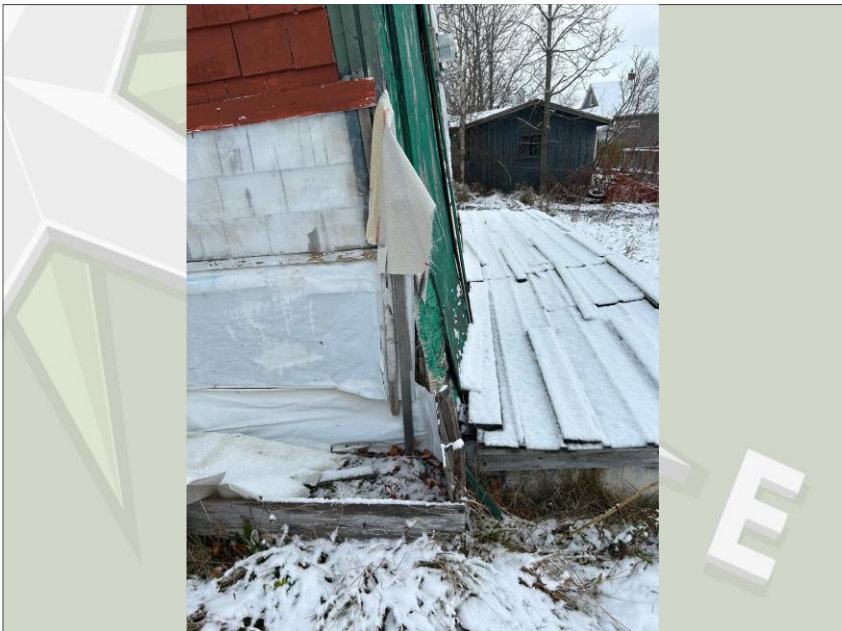
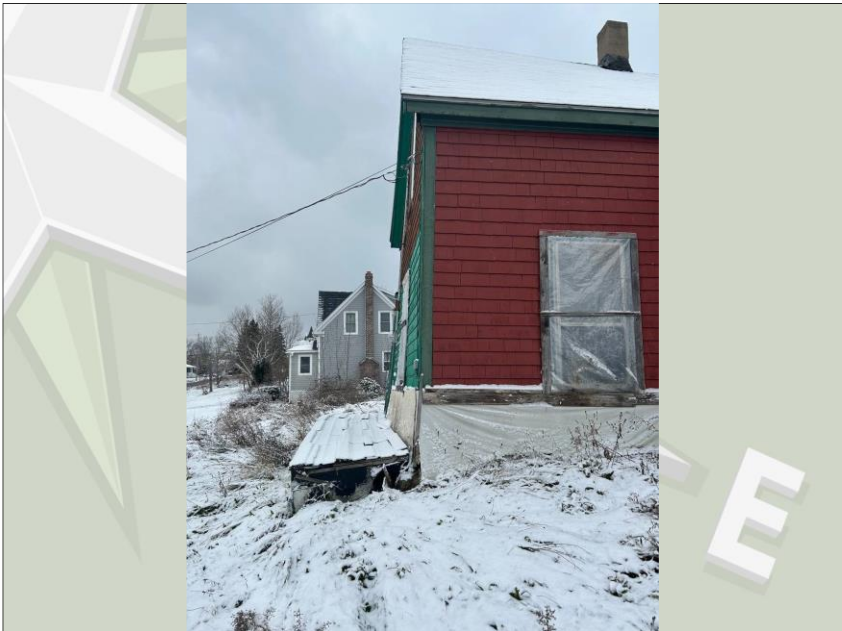
- Property of Alfred Matheson 67 Grant Street, Baddeck, Nova Scotia PID (85022192) AAN (03081176)

### Timeline

- Complaint was received in the Summer of 2023.
- Property inspection was completed and there is a dwelling and old barn on the property. There is also a significant amount of junk and debris on the property.
- Property was posted with the date and time of this meeting on November 29<sup>th</sup>, 2023. The notice was also sent registered mail to the mailing address on Property Online.









## Building Official Report

- The main dwelling appears abandoned is dilapidated and has significant portions of structural elements in question.
- The building is leaning in several spots due to the foundational structural deficiencies.
- Accessory building is also dilapidated and shows signs of significant wood rot.

## *Municipal Government Act* Information

- The buildings are in a ruinous and dilapidated condition.
- They are in such a state of non-repair as to be no longer suitable for human habitation.
- The property is unsightly in relation to neighbouring properties due to the exterior finish of the buildings not being maintained.
- There is an accumulation of debris in the yard.

## Administrator Recommendation

- The dwelling is severely neglected and dilapidated.
- The dwelling meets the *Municipal Government Act* definition as “dangerous and unsightly”.
- It is therefore our recommendation that an “Order to Remedy Condition” be issued and that the Order be a Demolition Order issued from Council to the owners.
- The Order should state to the owners that the buildings are to be demolished and all debris be removed and disposed of in the appropriate manner within thirty (30) days.
- If the property owner fails to comply the Municipality will complete the same and recover the costs.

Councillor Longva asked if the property owner was aware of the Order and Mr. Donovan confirmed that he was.

***On Motion of Deputy Warden Dauphinee, seconded by Councillor Organ to accept EDPC’s recommendations and to proceed with the demolition order for 67 Grant Street, Baddeck, NS.***

***Motion Carried.***



Councillor MacNeil asked about a previous property with an order and Mr. Donovan said he just got an update on that property and once conditions permit; it will be dealt with.

Councillor Longva asked for an update on a property in River Bennett she mentioned at an earlier meeting and Mr. Donovan asked her to contact him with more information.

### APPROVAL OF MINUTES

The Minutes of the November 14, 2023, meeting of Victoria County Municipal Council was presented for approval.

***On Motion of Councillor Organ, seconded by Councillor Longva that the Victoria County Municipal Council Minutes of November 14, 2023, be approved.***

***Motion Carried.***

### CAO REPORT

- We now have Title to the Crown land in New Haven - plans can start on next phase - EPR will certainly play into our decisions. Should probably look at our capital plans again.
- UARB has approved our Interest waiver for water utility customers for the July-December/23-time period.
- Water bill issues - Inserts have been sent in bills, to inform users of our issues.
- We have contacted NSP about the leaning poles, they were going to look into.
- Washroom update: A report will be coming soon on all washrooms that Victoria County has invested in.
- Dog park - Dan's team (Community/Recreation) are looking into best practices, and are drawing on other Provincial dog parks, and are going to come back to Council with a proposal soon.
- Streetlight request has been sent in (MacDonald and Hilltop intersection)

***On Motion of Councillor Patterson, seconded by Deputy Warden Dauphinee to send a meeting request to Nova Scotia Power.***

***Motion Carried.***

- Preparing and Update on Recreation work over 2023.
- Met with DNRR regarding the existing trail work that is currently delayed. Exploring next steps to bring this section back into the work plan and due to weather, likely will not continue work until Spring 2024.
- Beacon Baddeck Community Planning Project had the first public information sessions in November and will be hosting a Virtual session on Tuesday December 12th at 6:30 pm.
- Looking to have a Budget meeting early in 2024.

- The Dingwall Water Tower is about 1/3 of the way built.
- Economic Development Officer (EDO), Parker Horton, will be coming to a Committee of the Whole in January.
- Livestreaming will now be on YouTube. It will not be on Facebook now. But available on the website and YouTube.
- Every 2 weeks we have an advertising opportunity in the Victoria Reporter.
- Proposal from McAllistair-Craig on a climate readiness project - would be very similar to the Ecology Action Project, but I don't believe this would require as much staff time. Richmond and Inverness are in support of this project. Asking for our municipal support.

CAO MacEachen recommends McAllister-Craig, it would be less staff time commitment and would have no financial impact.

***On Motion of Deputy Warden Dauphinee, seconded by Councillor MacLeod to partner with McAllistair-Craig on their climate readiness project.***

***Motion Carried.***

- Community Meals Plus Program - Funding is not required for next 2 years, but if you would like to fund more spots, VCHS would be more than pleased to discuss.

Council requested to have Jen Ripley come to Council to discuss.

Warden Morrison mentioned that the 70km signs were erected on HWY 105 near the Tim's/Irving.

***On Motion of Councillor Patterson, seconded by Councillor MacLeod to contact the local supervisor of the Provincial Department of Public Works to confirm that the speed indicator sign will still be left in place.***

***Motion Carried.***

Councillor MacLeod asked Mr. Horton about the business plan for Victoria County Transit (VCT) and Mr. Horton is working with the VCT dispatcher on this.

Councillor MacDonald asked if the RCMP will be coming to Council and CAO said yes, the district commander will be coming early in the new year.

***On Motion of Councillor Organ, seconded by Councillor MacNeil to contact the Cape Breton Victoria Regional Centre for Education CBVRCE with a meeting request.***

***Motion Carried.***

## DISTRICT CONCERNS

### DISTRICT 1

- Thanked the Provincial Department of Public Works (PDPW) for the temporary fix on the repair job in Jamesville.
- The snowplows in the area were not ready for the first snowfall.

***On Motion of Councillor MacNeil, seconded by Councillor Longva to contact the PDPW asking why the equipment wasn't ready.***

***Motion Carried.***

- Patch job done on Grass Cove, only half the patches were done.
- Broadband delays. New date is end of May in the Iona area. The maps are updated on the BuildNS site.
- Thanked the staff for all the work this year, it hasn't been an easy year.
- Merry Christmas and happy new year to constituents.
- Office hours are the third Thursday of every month from 10:00am – 12:00pm at various locations throughout District 1.

### DISTRICT 2

- Thanked everyone for the support received during this difficult year and was happy to report she has a clean scan!

### DISTRICT 3

- Warden Morrison mentioned the Engage Nova Scotia Quality of Life Municipal Investment Plan and asked Council if they wanted to support this program. The contribution is \$0.50 a resident toward the cost of administering the survey in 2023/25. By supporting this program, the municipality will set themselves up for five years of accessible evidence-based decision making that leaves fewer residents behind.

***On Motion of Warden Morrison, seconded by Councillor Macleod to support the Engage Nova Scotia Quality of life Municipal Investment Plan.***

***Motion Carried.***

- The road needs to be resurfaced at 99 Old Margaree Road, please send a note the Village asking when that will be repaved.
- Thanked Council for the donations to the CBC/Feed Nova Scotia's, Light Up a Life Campaign.

- Office Hours are every second Wednesday of the month from 10:00am – 11:00am at the Municipal Building in Baddeck.
- Merry Christmas to residents and staff and acknowledged the support of staff throughout the year.
- Bylaws and policies will be looked at in January so please review the document that was sent out related to this.
- Strategic plan will also be reviewed in January as well.

#### DISTRICT 4

- Requested more information on the Blanket Exercise and will get back to Council with it.
- Condolences to Donelda MacAskill and family on the death of her husband.
- Merry Christmas to constituents
- Warden Morrison referenced the open house that Councillor Longva attended with Nova Scotia Power and said she did a good job and Councillor Longva learned at the meeting the flood plan is the responsibility of the County, not NS Power and CAO will contact EMO officer regarding this.

#### DISTRICT 5

***On Motion of Councillor Patterson, seconded by Deputy Warden Dauphinee to take \$10,000 from District 5 Budget to the Ross Ferry Stewardship Society for wharf repairs.***

***Motion Carried.***

- Councillor Patterson also requested, if necessary, up to \$5000.00 from the Special Project Fund payable to the RFSS but if needed, he will take this request to a future Council.
- Councillor Patterson mentioned the recent murder that took place in Big Bras d'Or and asked if our Police Advisory Committee have had a meeting and CAO said it has been difficult to get a quorum.

#### DISTRICT 6

- Acknowledged the 5km Santa Claus walk to raise money for the food bank, they did a great job and raised over \$8,900.
- Thank Public Works for the repairs on the bridge in Ingonish Harbour beach.
- What do we do with hazardous waste?

***On Motion of Deputy Warden Dauphine seconded by Councillor Longva to request staff to research hazardous waste material and devise a plan for this waste.***

***Motion Carried.***

***On Motion of Deputy Warden Dauphine seconded by Councillor Organ to write a letter to Park's Canada asking what the plan is for the Keltic Lodge while rooms and facilities are closing for 2024 due to their major construction project.***

***Motion Carried.***

- Merry Christmas to all residents.

### **DISTRICT 7**

- Road sharing signs, CAO will get an update.

***On Motion of Councillor Organ seconded by Deputy Warden Dauphinee to take \$1,000.00 to the North of Smokey Food Bank.***

***Motion Carried.***

- Public Works concerns will be sent off to the Supervisor.
- Merry Christmas to all my constituents.

### **DISTRICT 8**

- Public Works issues were sent to Steve MacDonald concerning the Aspy Bay, North Branch Road.
- Culvert repair in St. Margaret's Village but is being told the civic address doesn't exist but it does.

***On Motion of Councillor MacDonald seconded by Deputy Warden Dauphinee to take \$1,000.00 to the North of Smokey Food Bank.***

***Motion Carried.***

- Merry Christmas to all.

### **MOTIONS/PROCLAMATIONS**

- Municipal Capital Growth Program - Motion from Council to apply for Wastewater funding? Large fund, we may as well try for it, we know there is a need. Motion to apply through this fund for 50% funding (total possible funding \$7,347,038)

***On Motion of Deputy Warden Dauphine seconded by Councillor MacNeil to apply for the Municipal Capital Growth Program.***

***Motion Carried.***

- Motion for a decision on opting in or out of the Extended Producer Responsibility Provincial (EPR) Program.

The Municipal Public Works Department recommended opting in to the EPR program, but it does mean, the Province will be collecting blue bags.

***On Motion of Councillor Organ seconded by Councillor MacLeod for Victoria County to opt in to the Extended Producer Responsibility Provincial Program.***

***Motion Carried.***

## **CORRESPONDENCE**

All forwarded.

## **COMMITTEE REPORT**

Public safety advisory committee with the NSFM met and two concerns were brought forward:

- Vulnerable Persons Registry
- Rural cell phone coverage for emergency preparedness.

Councillor MacNeil said he was presented with an Eagle feather at the two eyed seeing conference from CEPI so I want to send a thank you letter to them.

Councillor Longva said the broadband in her area has been moved to later in 2024.

Warden Morrison discussed the recent flood damage in the small boardroom in the Courthouse and asked CAO for an update. We were able to get the roof re-patched and are waiting for another contractor to come in and re-shingle a section of the roof.

Warden Morrison thanked maintenance staff for the beautiful job of the Christmas decorations and lights.

## **QUESTIONS FROM THE PUBLIC**

No questions from the public. And no public were present following the Recess.

**NEXT MEETINGS**

Council Meeting: January 22, 2024, at 2pm.

**ADJOURN**

Councillor MacLeod made a motion to adjourn at 4:38pm.