

A meeting of Victoria County Municipal Council was held in Council Chambers at Baddeck on May 27, 2024, 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 #6 – Larry Dauphinee, Deputy Warden

District #7- Jackie Organ

District #8 – Norman MacDonald

STAFF PRESENT

Leanne MacEachen, CAO

Alix Redden, CFO

Steff MacLeod, Recorder

Jennifer Dagsvik, Communications

ABSENT

District #5- Fraser Patterson

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 with the noted addition of a proclamation that will be read by Councillor MacNeil under district concerns.

On Motion of Councillor MacNeil seconded by Councillor MacDonald that the Agenda for May 27, 2024, be approved with the noted change.

Motion Carried.

DAYCARE UPDATE – MS. JARABEK AND MATT HART

The following presentation was given:



Bay St. Lawrence

Spaces: 18 Toddler/Preschool

Initial Budget: \$323,000

Current Budget: \$350,000

Biggest Opportunities: Location, partnership,

Biggest Challenge: Regulatory hurdles of modernizing a new space





Ingonish

Spaces: 18 toddlers, 24 Preschoolers

Initial Budget: \$415,000

Current Budget: \$767,000

Biggest Opportunities: location, partnership

Biggest Challenges:

- UARB Review
- Fiona Damages
- New Roof increasing costs by 40%



Presentation title

6



Baddeck

2020 Costs: \$108,000

Initial Budget: \$290,000

Current Budget: \$693,000

Biggest Opportunities: location, partnership

Biggest Challenges:

- Fire Safety Upgrades ~ \$200,000



Presentation title

8



Summary

Avg Cost per child in 2020 ~ \$4,500

Avg Cost per child in 2024 ~ \$25,000

National Average - \$50,000

Presentation title

9

Ms. Jarabek mentioned the lack of housing and transportation needs that make it challenging when hiring staff for the daycares.

QUESTIONS

Councillor Longva asked about the date of opening for Bay St. Lawrence and Ms. Jarabek said there are no dates yet but hoping to have those dates over the next few weeks.

Councillor Longva confirmed that the roof in Ingonish at the rink was \$100,000 and CAO said it was a specialized roof because it was a flat roof before, and flat roofs are highly specialized, and costly. The County paid for the roof replacement.

Councillor MacDonald asked why the daycare location went to the end of the district and Ms. Jarabek said first reason was because of the proximity of the elementary and the second reason was because of space requirements and that was the only location to meet those requirements. Ms. Jarabek reiterated that daycares are the responsibility of the province and Councillor MacDonald asked if they are going to come and discuss the facility in the community and she said not yet but an update to communities is probably overdue. Ms. Jarabek added that getting contractors is a huge issue and doesn't allow us to give better timelines.

Deputy Warden Dauphinee commented on the roof and that the society itself asked for a different roof as the old roof was very hard to maintain, and the County paid for it.

Deputy Warden Dauphinee also mentioned the funding that was announced this morning and hoping that will help with the housing development in the Ingonish area.

Ms. Jarabek said that while daycares are regulated by the province there is still opportunities for Council to help with funding, especially with the operational costs.

Mr. Hart said there is a parent committee that oversees fundraising, this is a crucial component of the operational running of the daycare.

Ms. Jarabek said the daycare has not run a deficit which is a huge accomplishment.

Mr. Hart said we are asking the province to change the rules around having an executive director having to have ECE training, We are looking for one director for all 3 daycares.

Councillor MacNeil said his daughter works at the daycare, so he knows how important the daycare is but asked about tape being around the playground and Ms. Jarabek said there is a design flaw with the slide that does not meet the safety codes.

Councillor Organ asked for clarification around the time distance from the facilities being 30 minutes because children in White Point are further away than 30 minutes and Ms. Jarabek said there will be some kids outside of that area but with the new round of funding from the province, it could allow for new construction of daycares.

Councillor MacLeod asked if there is a waiting list in Baddeck and discussed Victoria County Transit (VCT) as a possible solution to the transportation issues.

Ms. Jarabek said she is not sure about the waitlist and added that using VCT is a great option.

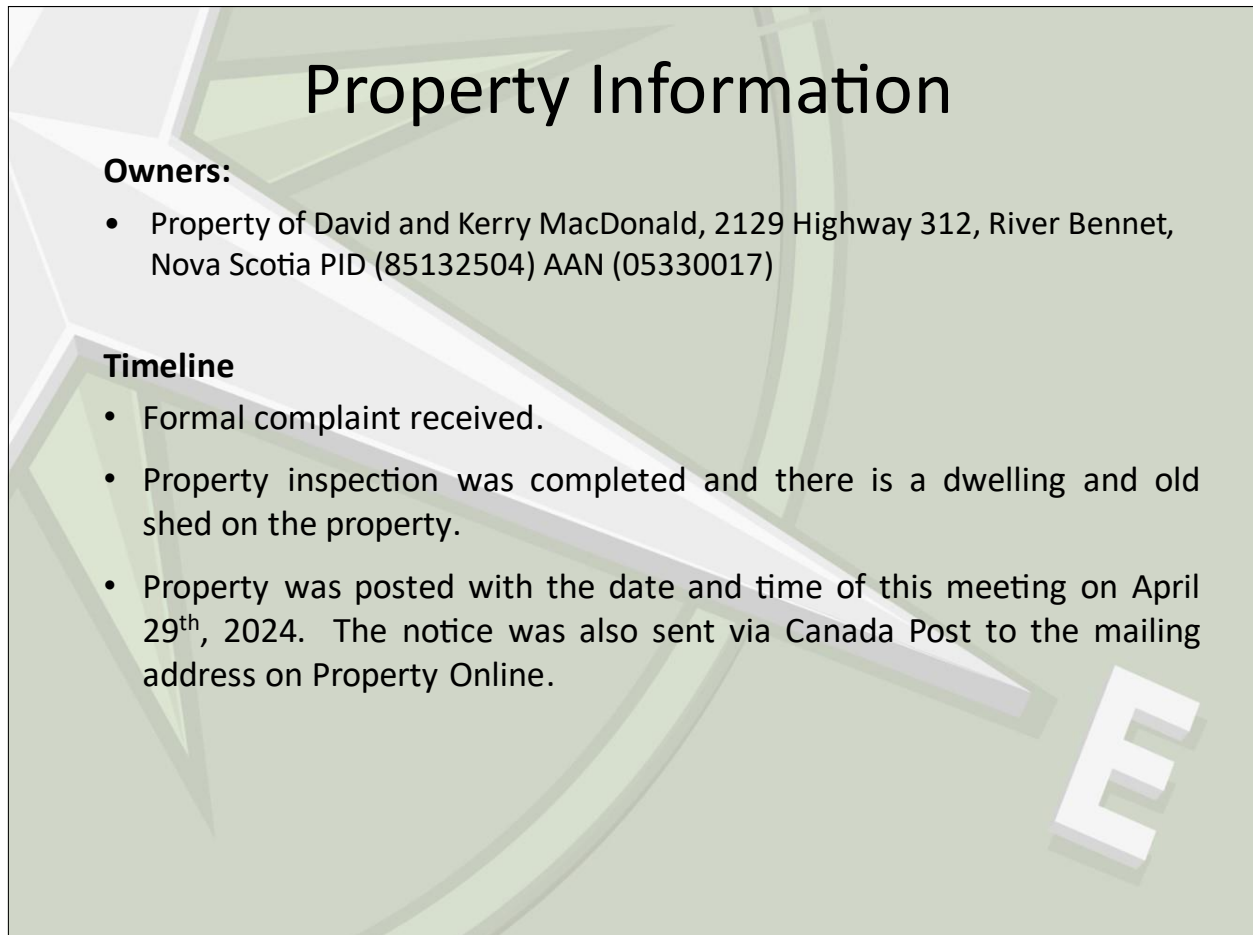
CAO MacEachen said there were two washrooms in the Bay St. Lawrence Community Centre and asked if they would work there but Ms. Jarabek said no, and that Ingonish didn't go through with the sprinkler system, it wasn't worth the cost.

CAO also mentioned that, the 40% increase on the costs for the roof, the daycare didn't pay for that, the County paid for that roof so those costs shouldn't be added into that part of the budget and Ms. Jarabek said that money will still be used for cost overruns on current construction.

Warden Morrison encouraged the daycare to request a letter of support from council when needed.

EDPC PRESENTATION – SEAN DONOVAN

Mr. Donovan gave the following presentations and recommendations on two dangerous and unsightly premises.



Property Information

Owners:

- Property of David and Kerry MacDonald, 2129 Highway 312, River Bennet, Nova Scotia PID (85132504) AAN (05330017)

Timeline

- Formal complaint received.
- Property inspection was completed and there is a dwelling and old shed on the property.
- Property was posted with the date and time of this meeting on April 29th, 2024. The notice was also sent via Canada Post to the mailing address on Property Online.

Building Official Report

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

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.

Administrator Recommendation

- The buildings are severely neglected and dilapidated.
- The buildings 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.

On Motion of Deputy Warden Dauphinee seconded by Councillor MacNeil to proceed with EDPC’s recommendation to issue the demolition order for 2129 Hwy 312, River Bennet, NS.

Motion Carried.

Property Information

Owners:

- Property of Albert and Delia Buffett, 2132 Highway 312, River Bennet, Nova Scotia PID (85025831) AAN (02899299)

Timeline

- Formal complaint received.
- Property inspection was completed and there is a mobile home, two (2) travel trailers, and two (2) sheds on the property.
- The property was posted with the date and time of this meeting on April 29th, 2024. The notice was also sent via Canada Post to the mailing address on Property Online.

Building Official Report

- All buildings appear abandoned and are dilapidated and have significant portions of structural elements in question.
- The buildings are open and accessible
- Accessory buildings are also dilapidated and open and accessible.

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.

Administrator Recommendation

- The buildings are severely neglected and dilapidated.
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- If the property owner fails to comply the Municipality will complete the same and recover the costs.

The property owner, Albert Buffett was present at Council to speak on behalf of the property.

Mr. Buffett said the work he did last spring, replacing the roof which was damaged by Fiona and the siding and said that Mr. Donovan’s photographs show the buildings before the work was completed and Mr. Donovan said the photos were taken last month, April 2024.

Mr. Buffett expressed that he knows it has been neglected but would like to have the chance to fix it, enough to where he can sell it over the next 2-3 months, but would automatically remove the two trailers as soon as he could, but the main trailer should remain there. The main trailer is repairable and for less than \$5,000.00 because structurally it is ok, but it is on a flood plain.

Warden Morrison said the other two trailers definitely need to go but for the main trailer, Council will be relying on the expertise of the building officials with the EDP. Mr. Donovan said in past instances we would require an engineer to sign off on the structural integrity of the building and then a permit be issued then we wouldn’t demolish it but if those are not met, we would go ahead with the demolition. Mr. Buffett said he is not prepared to go through that process.

Mr. Buffett asked if he could get an extension of 30 days and be given 60 days instead.

Councillor Longva said she would like to grant the extension.

Mr. Donovan said the 60 days start the day the order is posted on the site, and then after the 60 days the demolition would be done if the property wasn't cleaned up.

Councillor MacDonald asked if Mr. Buffett was in a financial situation to get it cleaned up in 60 days, and Mr. Buffett said he has an offer on the property with the conditions that the trailers and buildings would have to be removed with the exception of the main trailer and the new buyer agreed to that. Warden Morrison said the same restrictions would apply to the new owners.

On Motion of Councillor MacNeil seconded by Councillor Longva to grant a 60-day extension clean-up order for the property at 2132 Hwy 312, River Bennet, NS.

Motion Carried.

Warden Morrison reiterated that Mr. Buffett has 60 days from the time the order is posted, if its not done, there is no recourse.

RECESS

Warden Morrison called for a 10-minute recess.

APPROVAL OF MINUTES

The Minutes of the April 23, 2024, meeting of Victoria County Municipal Council was presented for approval.

On Motion of Councillor MacLeod, seconded by Deputy Warden Dauphinee to approve the Minutes of April 23, 2024.

Motion Carried.

CAO REPORT HIGHLIGHTS

- D1 - Contacted Josh Wiese about increased presence in the area.
- Volunteer scoring has been done. Thanks to all Councillors that sent their scoring.
- Contacted Steve and Keith about setting up a PW meeting.
- Draft Planning document is being finalized, one area left to approve, Nathan will be bringing latest draft to Council in the near future.
- Municipal Building -I am investigating grants that will help fund a consultant/study. / More to come.
- Communications plan is being drafted will define the "How's" in how we communicate.

- A provincial representative will be coming to discuss the Coastal Protection Act on June 20th.
- Finance working on budget report will be put on the website soon along with the budget and the new tax rate.
- Staff attended a session on planning to orientate new councillors, great session, lots of good info.
- Currently advertising for one Canda Summer Jobs position.
- Completing Marketing Levy work to determine the process, it's a work in progress.
- Heavy garbage has been completed. It took two weeks to complete in southern Victoria County and 2 days in northern Victoria County.
 - Wood = 12 MT, up 33%
 - Metal = 34 MT, up 15 %
 - Misc. Heavy Garbage = 63 MT, up 49%
- To be decided how to move forward with handling treated wood as the ban is in full effect, July 5th, 2024. Will be sending a recommendation report to Council to discuss and decide at COW in June.
- The Electronics Recycling Program is expanding.
- As soon as maintenance staff finish work in the courthouse, they will install the new VC sign on St. James Rd. and get the stairs installed at the beach in Neil's Harbour.
- Reuse Centre is going well. The group running the Centre the first 3 weeks raised \$2,400.
- The Dingwall Water Tower is one step closer to being brought online.
- Water staff are lining up a repair on Beach Crossing Rd. They hope to have this done within the next two weeks.
- Work on the second production well in Bucklaw is continuing.
- Preliminary construction on the Ingonish Waterline Extension has begun.
- Summer Newsletter planning for August distribution.
- EV study is progressing well.- EDO is heading this.
- Parker Horton attended a Construction Association of NS session, lots of optimism around development.
- Cape Breton Partnership will present to council at the next Committee of the Whole.
- Tourism had meetings with; Central Cape Breton Community Ventures, Ingonish STEP Committee, Destination Cape Breton, BABTA, and Festiville Baddeck.
- Hosted a Tourism Experience Building test project for a new possible Setting Day tourism Experience
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- With Spring weight restrictions lifted, work has resumed on one of two sights in Big Baddeck.
- Engaging not for profits to discuss the Recreation equipment loan program
- Delivering the Victoria County Walking Series.

- Working on a plan for E-bike loaner program – expected to be ready late June when bikes start arriving.
- Off Leash Dog Park survey closed on May 20th. Much to come in the report based on comments and feedback on location and general comments.
 - 59 Survey Responses – 44 Dog Owners / 15 Non-Dog Owners
- **NSHA Update:**

Buchanan Memorial Community Health Centre

- Heather Rasmussen, site lead, has moved to new role as part of the One Person One Record (OPOR) team. We thank Heather for her leadership and dedication as site lead and know she will be an asset to the OPOR team. Johanne Doucet, site lead for Sacred Heart Community Health Centre in Cheticamp, will be the interim site lead while recruitment for a new site lead is underway.
- The Health Excellence Canada (HEC) EXTRA fellowship project, which enhances access to care, continues to be implemented at the site.
- New X-ray equipment is in place and will soon be operational.
- Initial discussions have been held to explore adding virtual urgent care to the site.

Victoria County Memorial Hospital

- The Urgent Treatment Centre (UTC) had 637 visits for the month of April 2024.
- Work underway on next community update - hoping to have this to public sometime in June.
- Initial discussions have been held to explore adding virtual urgent care to the site.
- Based on funding announcement, we will be conducting a survey of the proposed area, to determine interest in a Municipal wastewater system.
- Coastal Protection Project, EDPC are doing one, RFP ready to be released.
- Ingonish Library location will be changing in 2025. Yet to be determined,
- Congrats to the Cabot Trail Relay on another successful event.

QUESTIONS

Councillor MacDonald asked about the treated lumber, has there been anything posted on the website and CAO MacEachen said we have put word out there for a while now but communications around it will be ramped up and a FAQ sheet will also be sent around to all Council.

Councillor Organ requested to have RCMP District Commander come with an update to Council.

DISTRICT CONCERNS

DISTRICT 1

- Thanked staff involved in heavy garbage, they did a great job.
- Good comments on the latest newsletter.
- Requesting MLA Bain and the Provincial Department of Public Works Supervisor Manager go on a driving tour of District 1 to highlight the current road issues.
- Councillor MacNeil read the following proclamation for World's Ocean Day:

World Oceans Week June 1 to June 8

In Recognition of the 15th Anniversary of World Oceans Day Awareness

Whereas, in 2009 the United Nations proclaimed June 8 to be World Oceans Day each year around the world; and

Whereas, since 1992 Canada played a key role in the United Nations recognizing World Oceans Day; and

Whereas, World Oceans Week Education was founded in 2009 to encourage all to honour, celebrate, educate, protect and preserve our waterways and oceans as well as the habitat along and in our waterways and oceans where 80% of the oxygen we breathe is generated (20% from trees); and

Whereas, World Oceans Week Education has designated June 1 to June 8 as World Oceans Week around the world; and launched the Ocean Hero program world wide <https://worldoceansdayeducation.org/ocean-hero-criteria>; and

Whereas, World Oceans Week Education urges all Canadians to take action to conserve water, protect trees, preserve waterways and shorelines, reduce emissions, reduce their carbon footprint and protect the habitat along and in our waterways; and

Whereas, World Oceans Week Education urges all Canadians to help our marine life recover by avoiding sea foods on the endangered list ; and

NOW THEREFORE, I Paul MacNeil, by virtue of the authority vested in me as Councillor of the County/Province of Victoria, do hereby

proclaim June 1 to June 8 as World Oceans Week in our region and encourage our residents of Victoria County to actively conserve, preserve and protect our waterways, oceans and habit every day

IN WITNESS THEREOF, I have set my hand and caused the Seal of the Province/County of Victoria to be affixed this 27th day of May 2024.

On Motion of Councillor MacNeil, seconded by Councillor MacLeod to declare June 8 as World's Oceans Day.

Motion Carried.

DISTRICT 2

On Motion of Councillor MacLeod, seconded by Councillor MacNeil to write a letter to MLA Bain regarding the mobile MRI, and requesting it be brought to Victoria County

Motion Carried.

On Motion of Councillor MacLeod, seconded by Councillor Longva to take \$2,000.00 out of District 2 Budget for Two Bays Homeowners Association.

Motion Carried.

- Is there a list of all the Comfort Centres in Victoria County on the website?
- Status regarding the Seal Island bridge, and when is the date is to start the new one, will discuss with Provincial department of Public Works.
- Send a certificate for Florence Shaw -101 Birthday.

DISTRICT 3

- Received a number of compliments at the recent NSFAM conference, on having a number of washrooms available.
- Acknowledged the community cleanups and local resident, Dawn MacKinnon for spear-heading those.

DISTRICT 4

- Received positive comments about the newsletter.
- Inquired about creating an advisory zoning committee.

Warden Morrison said we can go by the minimal planning standards suggestion, consisting of 2 councillors north and 2 councillors south. Warden Morrison said we will check and appoint them and there would be potentially members of the public on it as well, but the planning hasn't been passed yet. Councillor Longva asked who is responsible for enforcing the new planning and EDPC is responsible for enforcement.

- Councillor Longva said making it to meetings is tough because they are in the afternoon and requested evening meetings and said personally, she also work and she has to close the shop when she comes to council, and she is losing money to come here because she has to close the shop.

Warden Morrison said we can potentially schedule our summer meetings at 5pm.

Councillor Longva requested the following to be taken from her District Budget:

- \$400.00 to Goose Cove Cemetery
- \$400.00 to Riverside Cemetery
- \$400.00 to Pinehill Cemetery
- \$300.00 to North River War Veterans Memorial
- \$300.00 to Festiville Baddeck

Bras d'Or Lake Biosphere Expo on June 9th at the Inverary Inn from 11:30 to 2:00.

DISTRICT 6

- Mentioned the survey for the new funding and thanked MLA Bain and the Province for \$7.3 million in funding.

On Motion of Deputy Warden Dauphinee seconded by Councillor MacLeod for Victoria County to give \$1,000.00 to each of the three schools in the County for safe grad or graduation ceremonies.

Motion Carried.

On Motion of Deputy Warden Dauphinee seconded by Councillor MacDonald to send a letter to the Department of Education and Early Childhood Development stating that Council are in favour of the executive director of daycares not having to have the ECE classification.

Motion Carried.

DISTRICIT 7

- Community clean-ups being done, thank you to all the residents who are participating.
- A TV show was filmed on Neil's Harbour beach and there was a local girl from North Ingonish on it.
- Walking series for D7 and D8 are June 8th at 10am at Cabot Education Centre and June 26 at 11am at North Highlands Nordic.
- Requesting \$275.00 out of district budget for Cabot Trail Lions Cubs for their annual golf tournament.

- Tire pickups from garages not being picked up, haven't since October. CAO will look into this.

DISTRICT 8

- Community cleanup has commenced. Bay St. Lawrence will be doing theirs on June 12.
- Big thank you to Gwynn Trucking for heavy garbage collection.
- Requested out of district budget:
 - \$275.00 for Cabot Trail Lions Club for the golf tournament.
 - \$500.00 for Northern Cabot Landing Society for Cabot Day Events.
- Public Works concerns near the Aspy bay bridge.
- Congratulations to Travis Briand on his retirement after 30 years of service with the Provincial Department of Public Works.

OTHER

On Motion of Deputy Warden Dauphinee seconded by Councillor Organ for Victoria County to be a Silver Sponsor, \$1,320.00 for the Ingonish Pride Festival.

Motion Carried.

Councillor MacLeod got a call from a resident saying that he was against this festival and requested Councillor MacLeod to bring that to Council

MOTIONS

On Motion of Deputy Warden Dauphinee, seconded by Councillor MacNeil to approve the 2024-2025 Municipal Grants

Motion Carried.

On Motion of Councillor MacNeil, seconded by Councillor MacLeod to approve the 2024-2025 Water Budget.

Motion Carried.

CORRESPONDENCE

All forwarded.

There is a piece of correspondence regarding telecommunication services, it was not sent to Victoria County, it was sent to MP Battiste and MLA Bain. Discussion on this correspondence was tabled.

Correspondence received from SABDA, and they are coming to Council in June.

COMMITTEE REPORTS

The hybrid vehicles are on the road, still looking for drivers from the North.

QUESTIONS FROM THE PUBLIC

No members of the public were present.

NEXT MEETING

- Committee Of The Whole: June 18, 2024, at 2pm.
- Council Meeting: June 24, 2024, at 2pm.

ADJOURN

Councillor MacNeil made a motion to adjourn at 4:03pm.