

A Committee of the Whole meeting was in Council Chambers in Baddeck, on February 10, 2025, at 11:00am with Deputy Warden MacLeod in the Chair.

COUNCILLORS PRESENT

District #2- Perla MacLeod, Deputy Warden

District #3- Jess Kerr

District #4- Rosella Born

District #5- Fraser Patterson

District #6 – Tim Donovan

District #7- Jackie Organ, Warden

District #8 – Wanda Hennick

STAFF PRESENT

Leanne MacEachen, CAO

Alix Redden, CFO

Steff MacLeod, Municipal Clerk and Executive Assistant, Recorder

ABSENT

District #1- Donna Matheson-Lefort

CALL TO ORDER

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

On Motion of Warden Organ seconded by Councillor Donovan that the Agenda for February 10, 2025, be approved.

Motion Carried.

APPROVAL OF JANUARY 27, 2025, COMMITTEE OF THE WHOLE MINUTES

On Motion of Warden Organ seconded by Councillor Kerr to approve the January 27, 2025, Minutes.

Motion Carried.

PROVINCIAL DEPARTMENT OF PUBLIC WORKS UPDATE – STEVE MACDONALD

Mr. MacDonald went over the Capital Work projects and provided Council with that list. There will be some paving of local roads, repairing storm damage, continued work with the gravel road program and ongoing maintenance. The Capital projects funding is about \$38 million dollars.

Mr. MacDonald also went over the RIM Program and will be addressing patching, ditching, brush cutting, gravel and shoreline protection.

Other highlights Mr. MacDonald went over included:

- A new supervisor was hired in January, recruitment has been an issue, very difficult to find qualified people. Have 3 postings.
- Very challenging to meet the road standards as fiscally as we can.
- Snow and ice control, 17 pieces of equipment that are used in the County. Every road is assigned to a road route.
- Still struggling with recruitment of operators.
- Ongoing fleet maintenance.
- Employ about 30 staff members in the County.

Each District went over their main concerns in each of their areas.

District 7

- Oceanview Drive needs paving.
- Need more grading all over.

District 3

- Potholes are really bad.
- Mr. Macdonald will share a priority list with Councillor Kerr.

District 4

- No cross hatching at Exit 11. This is supposed to be done annually and will they be done this spring/summer.
- Old bridge debris cleanup in Tarbotvale. Mr. MacDonald said he did an assessment on it and what the cleanup would be on that.

- Next gas station sign by the Lobster Galley and wreck cove, the distance needs to change.
- Weather camera on Kelly's Mountain needs to be looked at, its out more than its on.
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District 5

- Thanked for the work done in D5.
- Asked if there was coordination between PW and NSP and Steve said there is not.
- Deer Caution signs need to be installed on Kempt Head Road.
- Gravel roads are in need of repair and in particular the New Campbellton Road. Mr. MacDonald said they did upgrades to the lower end and the plan for the upper road is to apply a surface gravel down but might not be until next year.

District 6

- Castle Rock to Ingonish ditching and paving needs to be done in the short term.
- Straight stretch on the other side of the harbour, along the flats, needs to be ditched.
- Gravel roads need re-grading.
- Signage on Smokey, no look off signs so people are parking on the side of the road and its very dangerous.
- Beach Crossing Road, who do I contact about this confusing sign/issue. This has been brought to the Traffic Supervisor for assessment, but we have put "No Exit" signs there. Steve suggested a petition be drafted for a road name change and Tim suggested putting a sign that says, "No Beach Access".

District 8

- Confirmed that there was 1 salt truck and 2 loaders in district 8. The loaders can be used on both gravel and asphalt roads.
- Questioned about salt usages, Mr. MacDonald said we have used more salt this year than other years. It's been a hard winter on salt usage.
- Drainage ditch in South Harbour, there is going to be a new culvert in that area.
- Erosion issues in Capstick need to be addressed.

District 2

- Hunters Mountain patching needs to be done.
- Still waiting for a Crosswalk in front of the school at Baddeck Academy at Fownes Drive.
- The passing line near the Tim Hortons needs to be looked at.

LAND USE BYLAW AND MINIMUM PLANNING STANDARDS DISCUSSION – NATHAN MACLEOD

Mr. MacLeod went over the same presentation he presented at the Public Hearing in October and summarized the changes and edits he has made to the draft document since then. Based on the Public Hearing the following changes have been made:

- Removed the vertical watercourse setback (to simplify enforcement, pending more detailed guidance from the Province)
- Removed restrictions on the height of solar panels
- Made specific reference to Ingonish as a community that should be considered as a Secondary Plan area
- Fixed typos (references to Inverness, clarity of permitted number of units in various zones, tweaked number of permitted units for consistency)
- Updated variance wording in MPS to match MGA (from “setbacks” to “yards”)
- Updated variance wording in LUB to match MGA (from “setbacks” to “yards”)

Mr. MacLeod summarized a timeline for what is next.

- February 10th - Committee of the Whole › two weeks to make any final changes, including zoning requests, answer public inquiries, etc.
- February 24th - 1st Reading › four weeks until next scheduled Council meeting, including two weeks (14 days) of required advertising for the public hearing
- March 24th - Public Hearing / 2nd Reading › 4 days to end of month
- March 28th - Province’s current “End of March” Deadline

Councillor Donovan asked for clarification on Ingonish being part of a secondary plan. And Mr. MacLeod said that Ingonish would be a good candidate for a secondary plan based on zone challenges that we have heard in that area, a secondary plan would be similar to the Village of Baddeck’s plan.

Councillor Born mentioned that Inverness is doing a public engagement session with the present wind turbine bylaw and said should we not look at some of those items now and implement them LUB/MPS document. Mr. MacLeod said that wind turbines are a contentious issue and may take more time to consider than what the March 31 deadline will allow. Mr. MacLeod said that residents may be upset about that to make that change now. I wouldn’t recommend making any changes to that since it is a bigger issue.

Once adopted, we recommend setting up a Planning Advisory committee to address changes or issues to the Plan.

Mr. MacLeod went over what happens when the new rules come into effect:

- Legally existing uses and structures will not need to “come into compliance” with the new planning rules. They are protected under the Municipal Government Act as nonconforming uses. Note that this status ceases under certain circumstances
- New development will need to comply with the new planning rules
- Taxation status does not change - zoning does not dictate taxation
- A Planning Advisory Committee should be appointed
- The documents are ‘living’ and should change over time. At a minimum, the following reviews are included as policies in the MPS: › Within two years - ‘housekeeping’ review › Within five years - full review for new or emerging issues › Within ten years - comprehensive review

Council agreed to take comments and concerns from residents for another week regarding the LUB/MPS document.

Mr. MacLeod will update the document and send to Council, and it will be posted on the website.

NEXT MEETING

March 24, 2025

ADJOURN

Meeting was adjourned at 12:48pm.