



Village of Baddeck

492 Chebucto Street
Unit 5, P.O. Box 63
Baddeck, Nova Scotia B0E 1B0

Monthly Village Commissioner Meeting Wednesday, March 20th, 2024

Village of Baddeck Office 492 Chebucto St, Baddeck.

Participants: Jennifer MacDonald (Chair), Gary Crowder (Vice Chair), Dan McNeil

Online:

Regrets: Kenneth MacKinnon

Meeting called to Order at 6:30pm by Chair Com MacDonald

Com MacDonald reads the land acknowledgement to Mi'kmaq People.

1. Addition to Agenda

- Agenda was distributed to the Commission on Mar 15th, 2024.
- Addition to Agenda:
 - o Grant Updated → Moved to April Meeting
 - o New business: Visit Jaime Batiste
- No other addition; agenda was approved.

2. Request of conflict of interest

- No conflict of interest was disclosed.

3. Approval of Minutes

Minutes of the regular meeting on Feb 14th were distributed to the commission by email on Mar 11th. No corrections, errors, omissions, or additions were stated.

4. Business arising from the Minutes:

VHCC Lease and Sublease

- Lease and Sublease have been signed.
- The lease was resubmitted from the province because the Curling Club PID was missing on the first version of the lease.
- Signed Lease will be sent to the province.

Tax Exemption



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- Conversation with Ross MacDonald about the 2024-25 Village taxes about tax exemptions for seasonal businesses was started. At this point seasonal tax exemption is only applicable for Municipalities, not for Villages.
- The Village does not have a tax exemption by-law in place, so it is not possible to give tax exemptions
- Ross MacDonald will clarify and get back to the Commission.
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5. Reports:

Waterfront Baddeck (WFB)

- Steven Goldthwaite is presenting the report.
- Report Package and Minutes were provided to the Commission.
- Additions to the report:
 - **Berthing Agreements for Commercial Tour Operators**
 - CBI-Sailing: WFB followed up with Paul Jamieson and is waiting for his response
 - Winstar: Meetings happened. WFB and Winstar are close to finalize the agreement. Winstar is still looking for a sun shelter, drainage.
 - Super Yachts: Rate was increased from \$4.50 to \$5.00 per foot. Competitive rate with Charlottetown.
 - Power on the wharf will be charged accordingly the upcoming season.
 - **Floating Dock**
 - Grant Application to VC was handed in. If accepted the floating dock would cost about \$2,000
 - The Floating Dock is committed to the Lions club and its Ferry operation
 - **Wharf Budget**
 - **Separate Motion for Wharf Budget:**
 - **A motion was moved by Com McNeil and seconded by Com MacDonald to approve the Wharf budget for FY 2024/25. All in Favour – Motion carried.**
 - **Harbour Support Boat**
 - Baddeck Improvement Association (BIA) purchased a Support Boat which can be used for Fire Emergencies, Search and rescue, Fireworks on Kidston Island, Mooring Authority, Lighthouse tours, etc.
 - The boat is for community use. Policies and procedures for the use will be developed.
 - Total cost is about \$48,000
 - **Boardwalk**
 - Planning will be done by Peter Bigalow.
 - Preliminary drawings were presented and showed a first draft.
 - Construction company / Engineer will be organized to check on the boardwalk and if it can be fixed, so it can be used the upcoming season.
 - **Museum Boardwalk**
 - Boardwalk property belongs to Parks Canada
 - Parks Canada will not repair the Boardwalk



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- Suggestion was made to talk to ACOA if there is additional fundings for including the repairs in the boardwalk rebuilding project. Steven G. and Com MacDonald will reach out to ACOA
- Discussion about the Museum Boardwalk will be included in April Meeting
- **Kidston Island Power**
 - WFB will investigate Solar Power options.
 - Boardwalk power lines will be put underground and the pole on the west-end can be removed
- **Grant Tourism Assistant Program**
 - Received \$15,000
 - Kick off call is planned for booking service for wharf.
- **WFB Meetings**
 - It was proposed that WFB will meet in public four (4) times per year instead of monthly
 - There will be working meetings, but no decisions will be made in these meetings.
- **Event Policy**
 - Events would be beneficial to extend the shoulder season
 - Community events have priority, like the market, Baddeck quest, etc.
- **Vessel Program**
 - John Langley will draft a standard letter which will be sent to vessels of interest
- **Business cards:**
 - Cards will be printed
- **Fire Safety**
 - Fire Safety plan: A meeting with the Fire chief will be set up
 - Fire Hydrant Lane: Shane MacFarlane will be contacted to make sure the lane is wide enough
- **Public Washrooms**
 - Village will install 2 hydrants, so it is possible to measure the amount of water going to the childcare and the public washrooms.
- **Wharf Insurance Claim**
 - VM Braun will follow up with the insurance
- **Floating Docks**
 - Will be put in the water at the end of April. Tools will be purchased
- **Dingy Dock**
 - The boardwalk could be used as dingy dock. Cleats need to be installed
 - It needs clarification about safety of the Boardwalk first.

Community Club Committee

- No report.

Audit Committee:

- No report: Meeting is scheduled for April 3rd, 2024



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Wharf Manager Report

- No report

Accessibility Advisory Committee

- First Meeting on March 4th; 1-3pm Alderwood
- Focus was on physical barriers. A walk through Baddeck will be scheduled to observe and take pictures of physical barriers
- Great support from Accessibility Directorate was stated

Public Works Report

- Report was presented by Scott MacLeod
- Acknowledgement of good collaboration will be sent to Inverness
- Water And Sewer Hookups: Will be put on hold from the months of November until May. Reasons are road restriction, impossible paving work for Public Works in the winter and road maintenance for Village public works. Policy will be developed, and information needs to be put on the application/approval document.

Village Manager Report

- Presentation of Neptune Invoice #1000006038 (November 2023) and Flowstar Invoice #2037812 (March 11th, 2024) for the Smart Meter changeover project

Motion was moved by Com MacDonald and seconded by Com Crowder to approve the Neptune invoice and the Flowstar invoice as outlined in VM Braun-Huettners presentation. All in favour - Motion carried.

Neptune Invoice #1000006038: \$ 16,466.38 (+HST)

Flowstar invoice #2037812: \$ 1,011.50 (+HST)

- No additions to report

A motion was moved by Com McNeil and seconded by Com Crowder to approve the presented reports from Community Club, Waterfront Baddeck, Audit Committee, Wharf Manager, Public Works, Village Manager. All in Favour – Motion carried.

6. New business arising

Victoria County Joint Meeting

- VC requested a joint meeting between Council and Commission. Suggested date is April 15th, 2024 at 6pm
- Suggested topics to discuss:
 - Water utility property tax exemption
 - Waterfront Development
 - Grant for ongoing projects
 - Public Washrooms

Jaime Batiste



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- MP Jaime Batiste will visit Baddeck on Tuesday, March 26th, 2024 at 11am at the Wastewater Treatment plant.

Keith Bain

- MLA Keith Bain will be invited to one of the upcoming meetings

Vending By-Law

- Clarification if the vending by-law was approved by the minister was not received yet.

Budget Recap 2023/24

- Was handed out to commission. Up to February 29th, 2024 the financials show a deficit of (\$10,000); A deficit of (\$133,00) were in the budget.

7. Old business

EDPC – John Bain

- No response on the letter that was sent to him about capacity concern on Water and Wastewater in Baddeck. It will be brought forward at the advisory committee.

8. Correspondence

- **Baddeck Academy – Crosswalk**
 - Concerns were raised about the lack of a crosswalk at the road down to the Wastewater plant.
 - The school board will be empowered to have a look at safe options of a putting crosswalk in place.
- Roads and water/sewer line replacement
 - List of lines that need to be replaced in the future was submitted to the commission by Public Works.
 - The list will be brought forward to council at the joint meeting
 - The village wants to make sure Water/Sewer lines are replaced before new paving is done

Next Village meeting is on April 10th, 2024

9. Adjournment

- **Meeting adjourned at 8:00pm by Com McNeil**



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The commission goes in Camera at 8:04pm:

Motion moved by Com McNeil, seconded by Com Crowder.

The commission goes out of Camera at 8:40pm:

Motion moved by Com McNeil, seconded by Com MacKinnon.

A motion was moved by Com Crowder and seconded by Com McNeil to absorb the \$985 charge for the sewer leak repair after analyzing the information provided by the resident, village staff, contractor, and former village commissioner. The resident agreed on paying the invoices for outstanding water and sewer charges. All in Favour – Motion carried.



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Signatures:

Minutes approved Jennifer MacDonald April 10, 2024
Com. Jennifer MacDonald Date

Minutes approved Gary Crowder April 10, 2024
Com. Gary Crowder Date

Minutes approved Daniel McNeil APRIL 10/24
Com Daniel McNeil Date

Minutes approved Absent
Com. Kenneth MacKinnon Date

Minutes approved _____
TBD Date

Certified by Roman Braun-Huettner 2024-04-11
Roman Braun-Huettner (Village Manager) Date