



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

Amended
2025-04-09

Monthly Village Commission Meeting

Wednesday, November 13, 2024

Village of Baddeck Office 492 Chebucto St, Baddeck.

Participants: Jennifer MacDonald (Chair), Bonnie Whyte, Denise Roberts

Online:

Regrets: Dan McNeil, Roman Braun-Huettner (VM)

The meeting was called to order at 6:30 PM by Com. MacDonald.

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

1. Approval of/Additions to the Agenda

- a. *Agenda was distributed on November 8, 2024.*
- b. *Agenda was approved as distributed.*

2. Disclosure of Conflicts of Interest

- a. *No conflicts of interest*

3. Approval of the Minutes from previous regular meeting: October 9, 2024

- a. *Minutes from the regular meeting in October were distributed on November 8, 2024.*
- b. *No corrections, errors, omissions, or additions were stated. The minutes were approved as distributed.*

4. Resignation from Commissioner McKinnon

- a. *Commissioner McKinnon resigned effective immediately due to a conflict of interest between his work at RBC as an account manager for the Municipality, which led to his decision to resign.*
- b. *We would like to officially thank Commissioner McKinnon for his service on the Village Commission. He has been a valuable asset, especially in matters related to finances, and he will certainly be missed.*



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5. Election of the Commissioner

- a. *The Village Manager will set an election date, send out election notices, and call for a nomination period in accordance with our election bylaw.*
- b. *Commissioner MacDonald urged those present to inform anyone interested in becoming a commissioner about the opportunity.*

6. Municipal Code of Conduct for Villages

- a. *The province has issued a new Code of Conduct for elected officials, which addresses complaints, conflicts of interest, and investigation processes.*
- b. *It will be posted on the Village website and also on the Municipal Affairs website.*
- c. *No corrections, errors, omissions, or additions were noted. The Code of Conduct was approved and signed.*

Commissioner Whyte moved a motion to approve the Code of Conduct for the Village of Baddeck. Seconded by Commissioner Roberts. All in favor – motion carried.

7. Community Information Session

- a. *As part of the communication strategy, the Village held two Community Information Sessions on November 6, at 2 p.m. and 6 p.m.*
- b. *Around 50 people attended, which the Village was pleased with.*
- c. *The topics of snow plowing, grant applications, tax exemptions, and the engineering study, among others, were discussed..*
- d. *Commissioner MacDonald emphasized how important it is to reach out to the community in as many ways as possible.*

8. Reports

- a. **PW Report**
 - i. *Included in VM Report.*
- b. **Accessibility Advisory Committee**
 - i. *No Report*
- c. **VM Report**
 - i. *Presented by Roman Braun-Huettner (not present in person).*
 - ii. *Volunteer Insurance*
 - *Liability is covered by the Village's insurance.*
 - *Accidental Insurance: quote \$750 annually*
 - *Reached out to other villages for best practices but have not received a response yet.*

Commissioner Whyte moved a motion to include Volunteer Insurance in our policy. Seconded by Commissioner Roberts. All in favor – motion carried.



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iii. *Tax Exemption Water Utility properties*

- New Minas was granted an exemption for their water utility properties. The Village lawyer will draft a letter to PVSC, and we will reach out to them. Baddeck is in the same situation as New Minas, where the utility serves customers outside the village boundaries.

iv. *BVFD property*

- EMM Law Inc. is requesting the wording for the right of first refusal/ right of first purchase. This is the final step in transferring the property to the department.
- A request was made to the Commission to agree on the wording.
- Suggestions were provided to the Commission by the CAO of Victoria County and VM

v. *Sidewalk Plowing Baddeck*

- After the information session, it was communicated that the Village will continue plowing and salting for the safety of the residents of Baddeck. It is necessary to follow up with the Council to find a solution.

GRID – Application:

- Application for 50% funding of project cost.
- Possibility to cover the other cost of the Engineering Study or the Power panel / control panel / generators for WWTP and WTP. Info session was on Nov 7, 2024

Com. Whyte moves a motion to apply for the Growth and Renewal for Infrastructure Development Program (GRID) for the Generator hookup and Generator installation for WTP and WWTP. Seconded by Com. Roberts; All in favour - motion carried.

d. Financial reports

- i. *Reconciled statements and bank statements were shared with the Commission.*

e. Waterfront Baddeck Committee

- i. *There is no one present to present the report.*
- ii. *The Oct 25th Waterfront Baddeck Committee meeting minutes were distributed by email.*
- iii. *On November 8th, there was a Zoom call to update the Commission on the boardwalk project.*



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- iv. *A meeting will be held on November 19th with Municipal department heads for tourism and economic development, recreation, senior safety, accessibility, a representative from EDPC, and Council members.*
- v. *NSP did not approve the plan to remove the cable and switch to solar Kidston Island.*

f. Audit Committee:

- i. *The last meeting was held on October 16, 2024. The minutes were distributed by email.*

g. Wharf Manager

- i. *Presented by Denise Mulley*
- ii. *The floating docks were removed for the season on October 24, 2024*
- iii. *A check was received from Aviva Insurance Company for repairs to the damage caused by a hurricane.*
- iv. *Superport, Marine, Barge, and Tug are periodically located at the wharf. The recommendation from the Wharf Manager is to provide docking fees in kind, with the understanding that they will cover any previous or potential damage.*

Motion to accept all reports as presented, moved by Com. Roberts, and seconded by Com. Whyte – All in favour – motion carried

9. Correspondence

- i. *Commissioner MacDonald provided an update on the application to the DOT for ownership of the easement of the old road allotment. A resident of the village came into the office requesting permission to acquire that piece of property. However, until we receive a decision from the DOT, we will not discuss such matters, as we do not own the property.*
- ii. *Commissioner MacDonald emailed TIR about the bus traffic issues at the intersection near the old post office. TIR replied that they would assess the situation and consult with their traffic advisor to determine possible solutions.*
- iii. *The Commissioners received a couple of emails regarding how Airbnb would be zoned and the implications this could have on both the long-term housing supply and tourism operators. They will compile the information and present it to the Baddeck Area Advisory Committee.*
- iv. *The Commissioners received a lot of positive feedback after the community meeting, particularly regarding the water and sewer infrastructure and the request for funding from the municipality.*



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- v. *CBCL's recommendation is that we lift the suspension on water and sewer hookups for residential units within the Village of Baddeck on a case-by-case basis.*

A motion to lift the suspension on water and sewer hookups and develop policies and procedures for approving them on a case-by-case basis for residential units within the Village boundaries was moved by Commissioner Whyte and seconded by Commissioner Roberts. All in favor – motion carried.

Meeting adjourned at 7:28 by Com. Roberts, next meeting is December 11, 2024