



Village of Baddeck

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

Monthly Village Commission Meeting

Wednesday, May 14, 2025

Village of Baddeck Office 492 Chebucto St, Baddeck.

Participants: Jennifer MacDonald (Chair), Bonnie Whyte, Gary Crowder, Roman Braun-Huettner (VM)

Online:

Regrets: Denise Roberts, Dan McNeil

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. **A moment of recognition for the passing of community member Shaun MacDonald.**
2. **Approval of/Additions to the Agenda**
 - a. Agenda was distributed on May 9, 2025.
 - b. Additions:
 - 1) Request from the "Pickleballers" added to General Public Input.
 - 2) Discussion on food trucks/mobile vendors added under Public Input.
3. **Disclosure of Conflicts of Interest**
 - a. No conflicts of interest
4. **Approval of the Minutes from previous regular meeting: April 9, 2025**
 - a. Minutes from the regular meeting in March were distributed on May 10, 2025.
 - b. No errors, omissions, or additions were noted. The minutes were approved as presented.

Commissioner Whyte moved a motion to approve minutes. Seconded by Commissioner Crowder. All in favor – motion carried.

5. **Scheduling of Annual General Meeting (AGM)**
 - a. AGM must be held before the end of June.
 - b. Proposed dates: June 16, 17, or 23.
 - c. Preferred date: **June 23**, pending confirmation with Masonic Hall.
 - d. AGM will be publicized to residents.



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6. Reports

a. PW Report

- i. Included in VM Report.

b. Accessibility Advisory Committee

- i. No new updates were provided, meeting scheduled for next Tuesday.

c. VM Report

- i. Presented by Roman Braun-Huettner.
- ii. Tax Bills: 2025–26 property taxes prepared, mailing scheduled for early June.
- iii. Office Student: Hiring one for 8 weeks starting June 2.
- iv. Fire Department Property Transfer: Finalized, awaiting Victoria County signature.
- v. Kitson Island Lease: Awaiting response from solicitor.
- vi. Water Utility Property Taxation: Under review with solicitor and PVCS.
- vii. Truck Purchase: Tender issued; one bid received and accepted.
- viii. Office Rent Lease Agreement: Awaiting draft.
- ix. PCAP Grant: Submitted for water line replacement (pending).
- x. Water Meter Replacements: Progress made on residential meters; Delays for large meters (e.g., Silver Dart) due to part supply challenges.
- xi. Water Line Replacement – Water Street:
 - Phase 1: In progress, includes culvert and boardwalk construction.
 - Potential Phase 2: Department of Public Works may pave the full section up to Twining Street. If confirmed, repaving costs would be covered by DOT, not the Village. This presents cost-saving opportunity if water line work is coordinated.
 - If Phase 2 costs exceed \$250,000, approval from the Utility and Review Board (UARB) is required before proceeding.

Commissioner Whyte moved a motion that the Village Manager be authorized to submit an application to the Utility and Review Board (UARB) for approval to proceed with the Water Street water line replacement up to Twining Street, if the total cost exceeds \$250,000.00. Seconded by Commissioner Crowder. All in favor – motion carried.

- xii. Water Infrastructure Assessment Study: Final report expected by end of the week.
- xiii. Water Report: Submitted to Nova Scotia Environment.

d. Financial reports

- i. Statements were shared with the commission on May 8, 2025
- ii. Accounts Receivable reduced from \$303,000 (March 31) to \$199,000 as of April.
- iii. Updated draft Budget 2025/26 presented to the Commissioners.



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- iv. *Provincial Loan – Debenture Program can be an option for financing the capital projects for 2025/26.*

e. Community Club

- i. *Public Works has mowed and cleaned the area; Begun assessing and potentially removing unsafe sections of chain-link fence.*
- ii. *Community Club has submitted a grant application (status pending).*
- iii. *Suggestion: repurpose removed waterfront light standards for lighting at Community Club area.*

f. Waterfront Baddeck Committee

- i. *Presented by Steve Ross.*
- ii. *Confirmation that previous meeting minutes were circulated via email.*
Boardwalk Construction Update:
 - *Old boardwalk fully removed.*
 - *Water Main Replacement to start May 20, 2025.*
 - **Traffic Control:** *Includes signage and stop/go traffic personnel.*
 - **Construction Hours:** *7:00 AM – 5:00 PM (10-hour days, 50-hour weeks).*
 - *Major work to be completed before July 1 to minimize impact during peak tourism.*
 - *Salvaged materials from the old boardwalk distributed to: Trails Association, Nordic Association, Village Public Works.*
 - *Acknowledgment and thanks extended to all volunteers for salvaging and repurposing efforts.*
- iii. *Final Notes: Community feedback on construction and cleanup has been positive. The project is progressing on schedule with hopes of early completion. ?*

g. Audit Committee:

- i. *Last meeting held April 16, 2025.*
- ii. *Financial statements reviewed with MNP; in good order.*
- iii. *Still awaiting fully audited financials starting from 2021–2022. Estimated completion: Sept–Oct.*
- iv. *Recommendations: Maintain separation of water and wastewater invoicing; Identify and dispose of obsolete assets with no value.*
- v. *Accounts receivables were high due to recent billing; to be reviewed next quarter.*
- vi. *Continued focus on tracking at-risk and non-collectible accounts.*
- vii. *Next meeting scheduled approximately 3 months from now (TBD).*
- viii. *Second call issued for member applications; deadline is **June 2**.*



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h. Wharf Manager

- i. *Presented by Denise Mulley.*
- ii. *Floating docks installed; no vessels docked yet.*
- iii. *One superyacht booking updated from 1 night to 2. Additional inquiry received for a 140-foot superyacht for a longer stay in June.*
- iv. *Encouraging signs of early tourism activity and shoulder season bookings.*

i. Source Water Protection Committee

- i. *A meeting is being scheduled for early May, as required annually. An update will be provided at the next Commission meeting.*

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

7. Public input

- i. *Pickleball Use of Tennis Courts: The Pickleball Club requested use of the village-owned tennis courts for summer play. Courts are rough but usable; the club will clean and mark them with tape. The club holds liability insurance (via Pickleball NS) and will share documentation. Village volunteer insurance will cover members working on-site. Public Works will assist with cleanup and remove hazardous fencing. Roman will coordinate. Lighting is limited, so play will be daytime-only.*
- ii. *The Village has no vending bylaw; a 2020 draft was never approved by the province. Mobile vending is regulated under municipal land use bylaws managed by the Eastern District Planning Commission (EDPC), not the Village. The Village will raise the issue with Councillor Kerr. BAPTA is encouraged to review vending bylaws from other areas and engage collaboratively with EDPC, the Municipality, and the Village.*

8. Correspondence

- i. *Two residential requests have been received for hookups outside village boundaries. Fixing the hospital water leak has improved the system's output, offering some restored capacity. CBCL's recommendation: Consider allowing case-by-case residential hookups beyond village boundaries only where lines already exist, based on verified available capacity.*

Motion to approve new water and sewer hookups outside the village boundaries on existing water or sewer mains, with each request to be reviewed on a case-by-case basis and approved only if capacity is



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confirmed by the engineers, moved by Com. Whyte, and seconded by Com. Crowder – All in favour – motion carried.

- ii. *A request was received to install Canadian flags on village light posts. The matter will be revisited at the next meeting, potentially in time for Canada Day.*
- iii. *Complaints about non-functional brown light poles on the street. Follow-up initiated with Carl Campbell for repair.*
- iv. *Requesting permission to remove one tree on Kidston Island to install a ramp for a mobile mat. No objections raised; consensus to allow removal.*
- v. *Stormwater Infiltration & Capacity Issues: Clarification was made that while residential properties are not intended to be connected to the storm sewer, historic infrastructure and improper connections may still allow stormwater to enter the sanitary sewer system. CBCL is conducting a comprehensive analysis with flow meters installed at various manholes. A report identifying sources of infiltration is expected by Fall 2025.*
- vi. *Public Education & Communication: The Commission will send a resident update on: summer water conservation, checking downspouts for improper sewer connections, ensuring water meters are installed, and grease trap use in restaurants. This will be included with other upcoming mail-outs.*
- vii. *Crosswalk & Parking Concerns: Chair's Communication with Steve MacDonald, requested crosswalk painting, raised concern about illegal parking at Chebucto & Jones St., suggesting curb markings, asked to coordinate paving plans with village water main replacement.*

Meeting adjourned at 7:51 pm by Com. MacDonald, next meeting is 6.30 pm June 11, 2025

The council moved into an in-camera session.

The in-camera session was adjourned at 8:25 pm



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Signatures:

Minutes approved

Jennifer MacDonald June 11, 2025
Com. Jennifer MacDonald Date

Minutes approved

Absent.
Com. Bonnie Whyte Date

Minutes approved

Denise Roberts June 11/25
Com. Denise Roberts Date

Minutes approved

No Longer a Commissioner
Com. Daniel McNeil Date

Minutes approved

Gary Crowder June 11, 2025
Com. Gary Crowder Date

Certified by

B-H 2025-06-11
Roman Braun-Huettner (Village Manager) Date