



Village of Baddeck

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

Monthly Village Commissioner Meeting Wednesday, April 10th, 2024

Village of Baddeck Office 492 Chebucto St, Baddeck.

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

Online:

Regrets:

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 Apr 4th, 2024.
- Addition to Agenda:
 - o Community Club will be moved to the top of the agenda
- No other addition.
- Agenda was approved as distributed.

2. Request of conflict of interest

- No conflict of interest was disclosed.

3. Approval of Minutes

Minutes of the regular meeting on Mar 20th were distributed to the commission by email on Apr 8th. No corrections, errors, omissions, or additions were stated.

Community Club

- Meeting of Community Club Committee was on Sunday March 24th
- Members at the meeting were Tammy MacSween, Sarah MacEachern, Patti Garland and Com MacDonald
- Topics of the meeting:
 - o Property Maintenance: Removal of hazardous goods, cutting bushes, make tennis court free of hazards. Village PW will organize a clean up. The Baddeck Academy O2 class will help to clean up the property
 - o Committee Structure
 - Village terms of references were provided to the committee



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- There is 5 voting members on the committee, plus Com MacDonald and there is room for 4 more members
- Call for expression of interest for more members will be announced in the next newsletter, on facebook and on the website. Potential members can submit their name and a short note why they are interested in becoming a member and what knowledge and experience they can bring to the committee. The commission will review and nominate members.
- Project Planning
 - Application for Placemaking funding up to \$25,000 will be sent for the Community Club project planning. This funding can finance a consultant for the planning phase.
 - The village is eligible to apply for the grant on its own
 - **A motion was moved by Com McNeil and seconded by Com MacKinnon that the Village of Baddeck will apply for the maximum amount of the placemaking fund for the Community Club development. All in Favour – Motion carried.**
 - **A motion was moved by Com MacDonald and seconded by Com Crowder to accept the Community Club Report as presented. All in Favour – Motion carried.**

4. Business arising from the Minutes:

- **EDPC:**
 - A letter was sent to John Bain regarding the concerns of capacity issues on water and sewer in Baddeck in December 2023. The village commission did not get a response yet and will follow up on the letter.
- **Area Advisory Committee**
 - Com Crowder reported, the committee was meeting but did not have a quorum. Topics were tabled to the next meeting
- **Victoria Council – Village Commission Meeting**
 - The list of potential topics was included in the package
 - Property next to WWTP: It should be discussed with council if there is interest to hand this piece of land over to the village. In case of an expansion of the WWTP it might be a great to have more land
 - Road allotment Community Club
 - Request for support of potential expansion of Village boundaries (end of Alexander Dr, Harvey Dr, End of MacLeod St, Alderwood Ln)
 - Air BNB Marketing Levy:
 - Are these properties going to be taxed commercial?
 - How much impact on the revenue does the marketing levy have on village taxes? There are 18 properties within the village that were noted
 - Vending by-law:
 - The vending by-law was never approved by the minister
 - It should be discussed again, because if it is a village by-law it is very limited.



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- Clarification with the municipality about a strategy if planning and zoning of the municipality is considering vending and signage by-laws. How can the village be part of it? How is it going to be enforced?
 - The village does not have the capacity to enforce the by-laws.
 - Conversation about coordination of open and closed businesses when cruise ships are coming in.
 - Cruise ship tourists are coming to Baddeck and not a lot of businesses are open. It was stated that coordination of cruiseship visits need to be coordinated with the businesses.
 - BABTA will be contacted to discuss the topic.
 - Sidewalks and road repairs: Before these are repaired the piping needs to be identified. To make sure the paving is not done before we replaced piping.
- VM will pass along the list of topics to council. For the meeting on April 15th.
 - VM will ask VC-CAO about the format of the meeting
- **Grant applications:**
 - TDAP
 - PCAP
 - Grant applications are operational if the scope of the project is identified.
 - **MLA Keith Bain visit**
 - MLA Keith Bain visit will be organized on April 18th in the evening. VM will contact Keith Bain's office. The village commission will do a tour through Baddeck and address the capital projects that are in works (boardwalk, WWTP, WTP, engineering study and the Community Club development)

5. Reports:

Reports will be accepted separately

Waterfront Baddeck (WFB)

- Minutes of the last meeting were sent to the commission
- None of the members were present at the meeting, so no presentation of the report.
- Floating docks are going in the water on Monday, April 29th.
- Discussion about shelter on the wharf for Winstar:
 - Recommendation of WFB is not to put any structure out on the wharf
 - Discussion about wharf structures. Most of the wharfs have structures. It should be discussed if a structure on the wharf would be a benefit for the village wharf.
 - A request will be made by the VM to WFB to clarify the topic.
- Boardwalk – Structure:
 - Steve Ross, VM and Com Crowder had a look at it. Areas of concerns need to be addressed. It is probably not worth to repair the section short term.
 - Commission will ask for clarity on the boardwalk as well.



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- A request will be made by the VM to WFB to clarify the topic.
- WFB Report was not accepted because more clarification is needed.

Wharf Manager Report

- No report

Public Works Report

- Report was presented by Scott MacLeod
- No additions made
- **A motion was moved by Com Crowder and seconded by Com McNeil to accept the Public Works Report as presented. All in Favour – Motion carried.**
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Accessibility Advisory Committee

- Next meeting is Monday April 15th. A tour through town will be organized to snap pictures of accessibility issues (physical barriers, visual barriers, auditory barriers, psychological barriers, etc.) in town.
- Summary of the last meeting was presented by Com Crowder.
- **A motion was moved by Com McNeil and seconded by Com MacKinnon to accept the Accessibility Advisory Committee Report as presented. All in Favour – Motion carried.**

Audit Committee:

- Meeting was on April 3rd. Com Crowder presented a summary of the AC Meeting.
- The framework on topics the village should look at was put together.
- Minutes were not provided yet.
- Financial statements were presented and discussed.
- **A motion was moved by Com McNeil and seconded by Com MacKinnon to accept the Audit Committee Report as presented. All in Favour – Motion carried.**

Baddeck Area Advisory Committee

- The meeting had no quorum.
- Com Crowder presented a summary of the report
- **A motion was moved by Com McNeil and seconded by Com MacKinnon to accept the Baddeck Area Advisory Committee Report as presented. All in Favour – Motion carried.**

Village Manager Report

- Report was presented by VM Braun-Huettner
- No additions were made
- **A motion was moved by Com McNeil and seconded by Com Crowder to accept the VM Report as presented. All in Favour – Motion carried.**
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Financial Report

- Financials were reviewed at the Audit Committee Meeting
- Accounts receivables were presented to commission. YTD the village has \$369,823
- Credit Card statements and bank statements are posted online, and the commission can review them any time.
- Commission will send an email around to discuss which format of financial statements is helpful at the village meetings. VM and Clerk will investigate a proper financial report for the commission.
- Budget will be put in quickbooks in Fiscal 2024-25 to make budget/expenses comparable.
- **A motion was moved by Com McNeil and seconded by Com Crowder to accept the Financials as presented. All in Favour – Motion carried.**

6. New business arising

- **Destination Cape Breton** is meeting on April 18th. Com MacDonald responded that the village would like to be included and requests the information earlier, to make sure it is plan able.
- **ANSV:** The village of Baddeck will reach out to them and offer hosting the AGM in the next years in Baddeck.
- **NSFM** Conference will be in Baddeck from May 8th to May 10th. Com MacDonald and VM Braun-Huettner will attend. Warden Morrison asked Com MacDonald to give opening remarks.
- **Climate Task Force:**
 - o Was hosted at bold and was well attended.
- **Parks Canada Boardwalk Property**
 - o Com McNeil recused himself from the discussion (COI)
 - o Email came from Robie Gourd (Field Unit Manager PC)
 - o PC is drafting a license of Occupation between AGB Museum and VOB for the boardwalk property. Term is for 10 years for \$250 per annum
 - o PC would provide in kind service and remove the boardwalk.
 - o PC will be asked to block the property off
 - o The village will invite Robie Gourd to the next meeting to provide more details
- **Newsletter topics**
 - o AGM
 - o Election of commissioners
 - o Discharge event
 - o Boardwalk funding
 - o Water Rate
 - o Request for Community Club Committee



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Budget 2024

- A draft budget was presented for 2024 which will be sent to the commission by email.
- The budget will be discussed in the next village meeting in May

7. Old business

8. Correspondence

No Correspondence

Next Village meeting is on May 8th, 2024

9. Adjournment

- **Meeting adjourned at 9:00pm by Com McNeil**

The commission goes in Camera at 9:04pm:

The commission goes out of Camera at 10:00pm:



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Signatures:

Minutes approved

Jennifer MacDonald May 8, 2024
Com. Jennifer MacDonald Date

Minutes approved

Gary Crowder May 8, 2024
Com. Gary Crowder Date

Minutes approved

Daniel McNeil May 8, 2024
Com Daniel McNeil Date

Minutes approved

Kenneth MacKinnon MAY 8/24
Com. Kenneth MacKinnon Date

Minutes approved

TBD Date

Certified by

Roman Braun-Huettner 2024-05-08
Roman Braun-Huettner (Village Manager) Date