



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

## Monthly Village Commissioner Meeting Wednesday, May 8<sup>th</sup>, 2024

Village of Baddeck Office 492 Chebucto St, Baddeck.

---

**Participants:** Jennifer MacDonald (Chair), Dan McNeil, Kenneth MacKinnon  
**Online:** Gary Crowder (Vice Chair)  
**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 May 4<sup>th</sup>, 2024.
- Addition to Agenda:
  - o Mooring Authority Update by Com MacKinnon
- No other addition.
- Agenda was approved as distributed.

### **2. Request of conflict of interest**

- Com McNeil stated he has a conflict of interest regarding the Parks Canada boardwalk property because of his employment with Parks Canada.

### **3. Approval of Minutes**

- Minutes of the regular meeting on April 10<sup>th</sup> were distributed to the commission by email on May 2<sup>nd</sup>. No corrections, errors, omissions, or additions were stated. Minutes were approved as distributed

### **4. Business arising from the minutes**

#### **EDPC Meeting**

- There was no response on the letter to John Bain about capacity concerns on water and wastewater.
- VM Braun will follow up again with John Bain and organize a meeting. If the commission is not available, the meeting will be between VM and John Bain.



## Village of Baddeck

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

### Commission – Council Meeting

- The meeting was cancelled, and village clerk and village manager met with CAO Leanne MacEachen and CFO Alix Redden.
- Village commission still thinks it is important to meet with council

### MLA Keith Bain visit

- MLA Bain came to Baddeck to visit the wastewater plant, Community Club and the boardwalk. Village commission addressed the future cost for development and the concerns about capacity issues, necessary upgrades at the plants and the engineering study.

## 5. New Business

### Presentation of strategic plan

- Com MacDonald presented the strategic plan that was developed together with Municipal Affairs (Ross MacDonald). The documents will be posted on the website.

### Presentation of the draft budget 2024-25 by VM Braun

- The budget was not approved and will be tabled to the June meeting. It will be reviewed by the commission and the Audit Committee and discussed again at the next meeting.
- The village plans to put an RFP for Civil Services out in 2024-25. No more details discussed

### Announcement

- Monday May 13<sup>th</sup> at noon. Keith Bain will come to the Village office

## 6. Old Business

### Parks Canada License of Occupation

- Com McNeil recuses himself from the discussion and left the room.
- Robie Gourd did a short presentation about the history of the boardwalk property.
- PC is proposing to take the boardwalk out and DOT will armour the property in fall. There is an issue with a washout at the bridge and DOT has it in their capital plan to put armour stone is.
- Terms of lease of the property to the Village of Baddeck
  - o 10 year lease; 1<sup>st</sup> right to renew the lease
  - o Cost is \$250 per year
- The commission is asking WFB to discuss if the piece of property can be added to the boardwalk development plan.

## 7. Reports

### Mooring Authority

- AGM is set for May 25<sup>th</sup>, 2024
- Com MacKinnon cannot attend at the AGM
- By-Law was changed that 4 out of 6 voting members are a quorum (prior 5 out of 6 was a quorum)



## Village of Baddeck

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

### SWPP – Committee Meeting

- SWPP meeting was on Monday May 6<sup>th</sup>
- Last SWPP- meeting was in 2015
- SWPP was reviewed and areas that need an update or clarification were identified
- It was stated that the forest fire risk changed significantly since 2015
- Document will be posted on the website when updated
- Landowners around the area are invested and have interest to keep the area safe.
- Recommendation of Fed Baechler was to decommission Peters Brook Area as protected source water area for Baddeck. It is surface water and the treatment of surface water is more complicated. Crowdis Mountain has enough water capacity, so it is not necessary to keep the area as source water protection area. VM will let EDPC know about decommissioning the area.

### Community Club Meeting

- There was no formal meeting
- Clean up at the property was organized with support of the Baddeck Academy O2 group
- A call for members was sent out in the newsletter and posted on the website

### Audit Committee Meeting

- Com Crowder will follow up on the minutes
- Policy and Procedures deadline will be extended to the end on May
- Next meeting is on June 5<sup>th</sup>

### Accessibility Advisory Committee

- Physical walk through Baddeck to identify barriers
- Numerous photos were taken which help to document issues
- Next meeting is on June 3<sup>rd</sup>

### Baddeck Area Advisory Committee

- Meeting was on May 6<sup>th</sup>; Com Crowder attended online
- Concerns about capacity issues for water and sewer were noted

### Public Works Report

- Addition
  - o Parks Canada is using a courier for the sample drop off at the laboratory in Sydney.
  - o Robie Gourd will give details to VM Braun about the courier.
  - o School samples: Water needs to be tested weekly. If there are no weekly tests in a public setting, you have to just say it's not possible to drink.

### Waterfront Baddeck

- Floating Dock installation: Shout out to PW crew. They were a big help on the installation day.
- Fire Safety Plan: Wharf Manager will follow up with David Buchanon (Fire Chief) to set up a meeting



## Village of Baddeck

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

- Dinghy Dock: Suggestion of installing cleats on the boardwalk and use it as dinghy dock for this season.
- HMCS Glace Bay will come to Baddeck. Thanks to Com MacDonald
- Meeting with Nova Scotia Department of Economic Development: The meeting was very promising. WFB will hear back in about 4-6 weeks. Victoria County is providing \$75,000 to support the grant.
- Booking website is in works
- Lions Club Ferry dock: Steve Ross identified a dock. Fundings for the dock are allocated.
- Commercial Tour operators:
  - o Winstar
    - Berthing Agreement Winstar: Agreement up to 8,000 passengers \$1.00 + HST per passenger. Past 8,000 passengers the rate will be reduced to \$0.87 + HST;
    - Structure on wharf: Winstar is requesting a structure to offer shade to their employee. Village commission asks WFB to develop a policy for the structure. The village will purchase a structure and set it up for this season as a trial. (structure size 10x10, no walls). Cost est. \$1,900. Structures should only be put up by the village and should be village property. The structure is a public structure, not only for Winstar.
  - o CBI: Price will stay like original proposed to CBI.
- Event-Policy: Request for a busker's event on the wharf. Event policy needs to be developed to allow events. Events on the wharf should be community events. WFB is asked to develop a policy.

### Wharf Manager

- No report

### Village Manager Report

- Addition to the report:
  - o Invitation of John Bain to the next village meeting in June
  - o Engineering RFP is operational. VM can move forward with it.

**A motion was moved by Com MacKinnon and seconded by Com McNeil to accept the reports as presented. All in Favour – Motion carried.**

## 8. Correspondence

No Correspondence

Next Village meeting is on June 12<sup>th</sup>, 2024; Village AGM is on June 18<sup>th</sup>, 2024

## 9. General Public Input

No public input

## 10. Adjournment

- **Meeting adjourned at 8:21pm by Com McNeil**



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

**Signatures:**

Minutes approved

Jennifer Macdonald June 13, 2024  
Com. Jennifer MacDonald Date

Minutes approved

Gary Crowder June 13, 2024  
Com. Gary Crowder Date

Minutes approved

Daniel McNeil June 13, 2024  
Com Daniel McNeil Date

Minutes approved

Kenneth MacKinnon June 13, 2024  
Com. Kenneth MacKinnon Date

Minutes approved

\_\_\_\_\_  
TBD Date

Certified by

Roman Braun-Huettner June 13<sup>th</sup>, 2024  
Roman Braun-Huettner (Village Manager) Date