

Municipality of the County of Inverness
Regular Council Meeting
Thursday, July 7th, 2022
Council Chambers
3:00 pm

MINUTES

Council: Warden Bonny MacIsaac
Deputy Warden Catherine Gillis
Councillor Lynn Chisholm
Councillor John MacLennan
Councillor Claude Poirier
Councillor Blair Phillips

Staff: Keith MacDonald, CAO
Tanya Tibbo, Director of Finance
Debbie Nicholson, Administrative Assistant to Council/CAO
Erin Gillis, Manager of Operations and Occupational Health and Safety
Charlotte MacDonald, Manager of Recreation
Chestley Carr, Director of Public Works
Ellen Murphy, Manager of Infrastructure

1. CALL TO ORDER AND ROLL CALL

Warden MacIsaac called the meeting to order at 3:00 pm and welcomed all in attendance. Roll call was taken. Warden MacIsaac acknowledged that the land on which we gather is located in the ancestral and unceded territory of the Mi'kmaq people.

2. APPROVAL OF AGENDA

MOTION: *That the agenda be approved with the following addition: First Reading: Proposed Increase in the size of accessory buildings in Port Hastings.*

MOVED BY: Deputy Warden Gillis

SECONDED BY: Councillor Poirier

MOTION CARRIED

3. APPROVAL OF MINUTES

MOTION: *That the Special Meeting minutes of June 2nd, 2022 be approved as presented.*

MOVED BY: Councillor Poirier

SECONDED BY: Deputy Warden Gillis

MOTION CARRIED

MOTION: *That the Regular Council Meeting Minutes of June 2nd, 2022 be approved as presented.*

MOVED BY: Councillor MacLennan

SECONDED BY: Deputy Warden Gillis

MOTION CARRIED

MOTION: *That the Special Meeting minutes of June 16th, 2022 be approved as presented.*

MOVED BY: Councillor Chisholm

SECONDED BY: Councillor Phillips

MOTION CARRIED

MOTION: *That the Special Meeting minutes of June 16th, 2022 be approved as presented.*

MOVED BY: Councillor Chisholm

SECONDED BY: Councillor Phillips

MOTION CARRIED

4. PRESENTATION: Leanne Birmingham-Beddow; Chief Executive Officer, Celtic Colours International Festival

The 2022 edition of the Celtic Colours International Festival will run from Friday October 7th to Saturday October 15th. The festival has been successful in extending Cape Breton Island's tourism season well into the Autumn, and introducing the musical culture of Cape Breton to tens of thousands of visitors from more than two dozen countries. Celtic Colours International Festival is recognized as a world-class event, locally, nationally and internationally. Multiple concerts, events and activities will be taking place across Cape Breton, and Inverness County over these nine days in October.

5. PRESENTATION: Charlotte MacDonald; Community Better Challenge

The ParticipACTION Community Better Challenge is a national physical activity initiative that encourages Canadians to get active. Participants track their activity minutes on an app which contribute to a community's total score. Within Inverness County 14 organizations and 56 individuals participated and moved to first place in 2022 in provincial rankings. The goal for next year is for the Municipality to be within the top 10 nationally of all participating entries.

6. PORT HASTINGS ROTARY REDESIGN

Concern was expressed by Council with the lack of consultation with the Municipality regarding the proposed Port Hastings Rotary Redesign Project. The last update came to the Municipality in February 2021. Direction to staff to request information from the Provincial Department of Public Works on the status of this project.

7. RECOMMENDATIONS

Building Permit Fees Amendment

MOTION: *That the Council of the Municipality of the County of Inverness in accordance with Section 49(1)(c)(ii) of the Municipal Government Act which states: "49 (1) The council may make policies... (c) setting and amending the fees to be paid for... (ii) an inspection required or conducted pursuant to a by-law of the municipality or an enactment," adopt the fee structure as presented*

*Municipality of the County of Inverness
Policy to Amend By-law #25, Building By-law
Effective July 1, 2022*

1. The fees for an application for and the issuance of a building permit shall be as follows:

a. Residential Construction: Including Modular and Mobile Homes (Part 9 National Building Code):

Forty Dollars (\$40.00) plus: \$2.00 per one thousand dollars (\$1,000) of construction value

b. Commercial/Institutional/Industrial Construction (Assembly Buildings - Part 3 National Building Code):

Forty Dollars (\$40.00) plus: \$3.00 per one thousand dollars (\$1,000) of construction value

c. Agricultural Buildings:

Forty Dollars (\$40.00) plus: \$1.50 per one thousand dollars (\$1,000) of construction value

d. For additions to, or alterations of, existing buildings (Renovations):

Forty Dollars (\$40.00) plus: \$2.75 per one thousand dollars (\$1,000) of construction value

e. Accessory Buildings (Buildings which are accessory, and less than 55 square metres in area, and only one storey in height):

One Hundred Dollars (\$100.00) Flat Fee

2. Where any construction, repairs or alterations are commenced without issuance of a building permit, as required by the Act and the Building Code

Regulations, the fee for issuance of a permit shall be double the amounts set out in subsection (1).

3. The fee for issuance of a renewal of a building permit, a development permit, or a demolition permit shall be a flat fee of \$40.00. No value of construction fee shall be charged.

4. Where a permit issued under this section is not used, and an application for a refund is made in writing to the building official within 30 days of issuance of the permit, the applicant shall receive a refund of 50% of the fee paid.

5. Residential construction value per square foot (including additions or alterations) is determined by using the annual Altus Group Canadian Cost Guide for the low end of the range for Custom Built Single Family Residential in Halifax or the contracted price of construction. All other construction prices per square foot will be based on the contracted price.

MOVED BY: Deputy Warden Gillis

SECONDED BY: Councillor Poirier

Councillor Phillips, Councillor Chisholm, Warden MacIsaac voted in favour. Councillor MacLennan voted against.

MOTION CARRIED

Access to Recreational Facilities

Direction was given to staff to analyze some access points to various recreational facilities in Inverness County. A number of facilities have been prioritized based on their current conditions and their usage during the summer. An update to Council is expected during the fall of this year.

Proposed increase in the size of accessory buildings in Port Hastings

MOTION: PROPOSED AMENDMENT: A BY-LAW TO AMEND THE LAND USE BY-LAW FOR THE MUNICIPALITY OF THE COUNTY OF INVERNESS

The Port Hastings Land Use By-law is hereby amended as follows:

1) In Part 5 adding the following text in bold:

Accessory Buildings

Part 5.1

c) Accessory buildings with no windows or perforations on the side of the building which faces the said lot line, may be located a minimum of 2 feet from the said side or rear lot line in any residential zone.

(i) except for non-residential accessory buildings in Rural Mixed Use (RM-1) Zone or accessory buildings in an industrial zone, not exceed 15 feet in height;

ii) not exceed 130 m² (1,400 ft²) in total floor area, or 5% of the total lot area,

whichever is greater;

iii) be consistent in architectural style with the main building on the lot;

iv) not be built within 6 feet of the main building;

v) not be considered an accessory building if attached to the main building in any way; and;

vi) not be considered an accessory structure if located completely underground

The Public Hearing for this proposed amendment will be on September 1, 2022.

MOVED BY: Deputy Warden Gillis

SECONDED BY: Councillor Phillips

MOTION CARRIED

8. UNIVERSAL BROADBAND FUND APPLICATION (UBF-02902)

The Universal Broadband Fund Application (UBF-02902) was submitted by the Municipality of the County of Inverness, neighboring Municipalities and First Nations Communities. Correspondence was received from the Federal Department that the funding was not approved due to the large volume of submissions. Similar future funding opportunities will be explored.

9. CORRESPONDENCE

- **Nova Scotia Department of Public Works – J Class Roads Cost Share Agreement**

Correspondence was received from the Nova Scotia Department of Public Works regarding the 2023-2024 J Class Road Cost Share Agreement. Completed Road Submission List Requests from the Municipality are due by October 17, 2022.

- **Nova Scotia Department of Public Works – Les Suêtes Signage Request**

The Highways Operations and Traffic Safety division is investigating this request in order to determine an appropriate action.

- **Eastern District Planning Commission – Annual Report**

Copies of the 2021-2022 Annual Report and Financial Statements for the period April 1, 2021 to March 31, 2022 were provided to Council.

- **Municipality of the District of Guysborough – Waste Management Agreement**

Correspondence was received from the Municipality of the District of Guysborough regarding the transfer of the Guysborough Waste Management Facility and associated Agreements to GFL Environmental Inc.

- Leonard Leblanc – Les Hikers

Correspondence was read to Council by District # 1 Councillor Claude Poirier from the president of Les Hikers thanking the Municipality for funding and assistance provided in support of the Cheticamp Hiking Summit on June 3rd, 4th and 5th.

10. PRESENTATION: Nila and Elise Munro; 2022 Canada Wide Science Fair

Nila and Elise Munro are sisters from West Mabou, Inverness County who both recently represented Inverness County and the Strait Regional Centre for Education extremely well at the Virtual Canada Wide Science Fair hosted by the University of New Brunswick (Fredericton) from May 16th to 22nd. Elise is a grade 8 student at Bayview Education Centre. Her project was titled Lymeon: A Novel Way to Test Lyme Disease in Minutes. Nila Munro is a grade 11 student at Dalbrae Academy. Her project was titled, Holy Mouses: The Potential Problem of Mice as Temperatures Rise. Both students delivered their presentations to Council.

11. NEXT MEETING DATE

July 14th, 2022 9:30 am: Special (Budget) Meeting

July 21st, 2022 9:30 am: Committee of the Whole

12. IN CAMERA

The purpose for this “in camera” session was to discuss matters relating to:

- acquisition, sale, lease and security of municipal property
- personnel matters

MOTION: *That Council move to “In Camera” at 4:28 pm*

MOVED BY: Councillor Poirier

SECONDED BY: Councillor Chisholm

MOTION CARRIED

MOTION: *That Council move out of “In Camera” at 5:08 pm*

MOVED BY: Deputy Warden Gillis

SECONDED BY: Councillor Phillips

MOTION CARRIED

13. ADJOURNMENT

MOTION: *That Council adjourn at 5:08 pm*

MOVED BY: Deputy Warden Gillis

MOTION CARRIED