

Municipality of the County of Inverness  
Regular Council Meeting  
Thursday, November 10th, 2022  
Council Chambers  
3:30 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  
Charlotte MacDonald, Recreation Manager  
Debbie Nicholson, Administrative Assistant to Council/CAO  
Melanie Beaton, Special Projects Facilitator  
Maura Beaton, Special Projects Facilitator

**1. CALL TO ORDER AND ROLL CALL**

Warden MacIsaac called the meeting to order at 3:30 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 amendment:  
"Recommendations from the November 10, 2022 Public Hearing" will be added to today's agenda as item # 10.*

**MOVED BY:** Councillor Poirier  
**SECONDED BY:** Councillor MacLennan  
**MOTION CARRIED**

**3. APPROVAL OF MINUTES**

**MOTION:** *That the Regular Meeting minutes of October 6, 2022 be approved presented.*

**MOVED BY:** Councillor MacLennan  
**SECONDED BY:** Councillor Phillips  
**MOTION CARRIED**

**MOTION:** *That the Committee of the Whole Meeting minutes of October 20th, 2022 be approved as presented.*

**MOVED BY:** Deputy Warden Gillis

**SECONDED BY:** Councillor MacLennan

**MOTION CARRIED**

#### **4. PRESENTATION: NOVA SCOTIA HEALTH; EASTERN ZONE**

Brett MacDougall; VP Operations Eastern Zone,  
Andrew Heighton, Director of Integrated Health Rural Hospitals;  
Glenn MacDougall, Executive Director of Community & Rural Health Services,  
Heather Gillis; Inverness Consolidated Memorial Hospital Facility Manager,  
Michelle DePodesta; Executive Director of Acute Health Services,  
Johanne Doucette; Sacred Heart Community Health Centre Facility Manager,  
Megan Tonet; Director, Stakeholder Relations & Public Affairs

There are 2 facilities in the Municipality within the catchment area of Nova Scotia Health, Eastern Zone; Sacred Heart Hospital in Cheticamp and Inverness Consolidated Memorial Hospital in Inverness. Sacred Heart is a 10 bed inpatient hospital with 4 doctors on staff and 8.85 registered nurse positions. In addition there are casual registered nurses, licensed practical nurses, and a variety of technical positions. Recruitment for vacant positions is ongoing, with incentives for recruitment and retention being offered to new hires. Inverness Consolidated Memorial Hospital (ICMH) is a 32 bed inpatient facility with a number of physicians, nurse practitioners and licenced practical nurses. Staffing issues persist at ICMH, resulting in the closure of some beds recently. The 24 hour Emergency Department at ICMH saw an increase in visitations, especially during the summer months. Nova Scotia Health, Eastern Zone is well aware of this increase, and continue to work closely with hospital staff to ensure that this service remains active. Efforts continue to maintain a viable operating room with the help of visiting surgeons.

#### **5. PRESENTATION: HIGHLAND VILLAGE; Rodney Chiasson**

Highland Village is an outdoor living history museum and Gaelic folklife centre that illustrates the story, culture and identity of Nova Scotia Gaels. It is located on a 43-acre property overlooking the Bras d'Or Lake in Iona, Victoria County. The four buildings at the museum from Inverness County including the Allan MacDonald home from Stewartdale (1970s), the MacQuarrie-Fox house from Troy (1989), the Whycocomagh Portage School and the Malagawatch Church (2003). In 2015, a \$6.8 million, multi-year site development strategy began. The Seanchas Centre, in memory of Jim St. Clair will house a library and archives, roots Cape Breton genealogical materials, manuscripts, musical recordings, and much more. The Next Chapter project of the Highland Village allow the museum to build on past successes and expand and grow experiential programs and opportunities.

## 6. TEMPORARY BORROWING RESOLUTION – Municipal Equipment Fleet Enhancements

**MOTION:**

***WHEREAS** Section 66 of the Municipal Government Act provides that the Council of the Municipality of the County of Inverness, subject to the approval of the Minister of Municipal Affairs, may borrow to expend funds for a capital purpose as authorized by statute;*

***WHEREAS** the Council of the Municipality of the County of Inverness has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and*

***WHEREAS** the Council of the Municipality of the County of Inverness has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and*

***WHEREAS** the Council of the Municipality of the County of Inverness has determined to borrow the aggregate principal amount of one million, seven hundred ninety-seven thousand, two hundred dollars (\$1,797,200) for the purposes of Municipal Equipment and Fleet Enhancements.*

**BE IT THEREFORE RESOLVED**

***THAT** under the authority of Section 66 of the Municipal Government Act, the Council of the Municipality of the County of Inverness borrow a sum or sums not exceeding one million, seven hundred ninety-seven thousand, two hundred dollars (\$1,797,200) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs;*

***THAT** the sum be borrowed by the issue and sale of debentures of the Council of the Municipality of the County of Inverness to such an amount as the Council deems necessary;*

***THAT** the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the Council borrow from time to time a sum or sums not exceeding one million, seven hundred ninety-seven thousand, two hundred dollars (\$1,797,200) in total from any chartered bank or trust company doing business in Nova Scotia;*

***THAT** the sum be borrowed for a period not exceeding Twelve (12) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;*

***THAT** the interest payable on the borrowing be paid at a rate to be agreed upon; and*

***THAT** the amount borrowed be repaid from the proceeds of the debentures when sold.*

**MOVED BY:**

Deputy Warden Gillis

**SECONDED BY:**

Councillor Poirier

**MOTION CARRIED**

## 7. MUNICIPAL ACCESSIBILITY PLAN

**MOTION:** *That Council accept the Municipal Accessibility Plan as presented in today's Council Package.*

**MOVED BY:** Councillor MacLennan

**SECONDED BY:** Deputy Warden Gillis

**MOTION CARRIED**

## 8. COMFORT CENTRE GENERATORS

**MOTION:** *That Council recognizes that the following organizations manage facilities which are designated by the Municipality as Comfort Centres:*

- 1. Port Hastings Volunteer Fire Department*
- 2. Le Moines Volunteer Fire Department/Community Centre*
- 3. Inverness Volunteer Fire Department/Fire Hall*
- 4. Port Hood Volunteer Fire Department/Fire Hall*
- 5. Mabou Volunteer Fire Department/Fire Hall*
- 6. Judique Volunteer Fire Department/Fire Hall*
- 7. Glencoe Station Hall*
- 8. Cheticamp Volunteer Fire Department/Fire Hall*
- 9. Pleasant Bay Community Centre (Whale Interpretive)*
- 10. Blues Mills Volunteer Fire Department*
- 11. Lake Ainslie Volunteer Fire Department*
- 12. Cranton Cross Roads Community Centre & Volunteer Fire Department*
- 13. Margaree Firemen's Club*
- 14. Margaree Volunteer Fire Department (Belle Cote)*
- 15. West Bay Road Volunteer Fire Department*
- 16. Glendale Community Centre*
- 17. North Mountain Cultural & Recreation Centre*
- 18. Meat Cove Community Centre*
- 19. Port Hood Food Bank*
- 20. Whycomomagh Volunteer Fire Department /Firehall*
- 21. Whycomomagh Waterfront Centre*
- 22. Valley Mills Volunteer Fire Department*
- 23. Inverness County Centre for the Arts*
- 24. North Inverness Cultural & Recreation Centre*
- 25. Mi-Careme Interpretive Centre*
- 26. West Mabou Community Hall*
- 27. Judique Community Hall*
- 28. Creignish Community Hall*
- 29. Royal Canadian Legion Branch #132 (Inverness)*

**MOVED BY:** Deputy Warden Gillis

**SECONDED BY:** Councillor Chisholm

**MOTION CARRIED**

**MOTION:** *That Council fund the Comfort Centre Generator project in whole by increasing the Emergency Measures Grant to aid community centres in the purchase and installation of generators, so when the need arises, they are able to serve as a gathering space for community members. The Emergency Measures Grant would be increased to \$300,000.00. Funding to Community Comfort Centres would be contingent upon Provincial Community Comfort Centre application approval. This is proposed to be funded by reallocating capital budget allocation of \$135,000.00 for Sprinkler System Upgrades at the Municipal Administration Building as the project is unable to be accomplished this fiscal year. The remaining \$165,000.00 would be allocated from the operating reserve. The individual funding amount per community organization may fluctuate based on estimates but the combined total of the contributions will not exceed the total project budget of \$300,000.00.*

**MOVED BY:** Deputy Warden Gillis

**SECONDED BY:** Councillor Poirier

**MOTION CARRIED**

#### **9. EAST COAST CREDIT UNION – PORT HOOD BRANCH**

Direction to staff that a letter be sent to the head office of the East Coast Credit Union to inquire about the status of the Port Hood branch and if its current closure to the public will continue.

#### **10. RECOMMENDATIONS FROM THE NOVEMBER 10, 2022 PUBLIC HEARING**

**MOTION:** *That the Municipality enter into a Development Agreement for a maximum of 4 cottages on 38 Mildred's Lane, PID 50001650, Port Hastings, Inverness County.*

**MOVED BY:** Deputy Warden Gillis

**SECONDED BY:** Councillor MacLennan

**MOTION CARRIED**

**MOTION:** *That the Chéticamp Land Use By-law for the Municipality of the County of Inverness is hereby amended as follows:*

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

*Home Occupations*

*5.10 Nothing in this By-law shall prevent the use of a dwelling or accessory building in residential zone, except in the R-3 and MHP zones, for a home occupation including small sales or professional offices, hairstylists, barber shops, artisan workshops, and backyard mechanics in any dwelling or accessory building, provided that:*

*a. the dwelling is occupied as a residence by the operator of the home occupation;*

- b. the external appearance of the residence and/or accessory building is not changed by the business use;*
- c. adequate parking is provided;*
- d. the home occupation does not use more than twenty-five (25) percent of the total floor area of the residence but can use one hundred (100) percent of an accessory building up to 900 ft<sup>2</sup>, where accessory buildings exceed 900 ft<sup>2</sup>, the home occupation does not use more than (50) percent of the accessory building;*
- e. one off-street parking space, other than that required for the dwelling is provided for every (200 ft<sup>2</sup>) of floor space occupied by the business or professional use;*
- f. there shall be no advertising other than a business identification plate or sign which has a maximum sign area of 5 ft<sup>2</sup> and which is attached to the main, or accessory building (but not both buildings) and provided also that the provisions of Part 6 of this By-law are satisfied;*
- g. no mechanical equipment is used externally except that reasonably consistent with the use of a dwelling or accessory building and;*
- h. no open storage or outdoor display shall be permitted.*
- i. except in the RR-1 Zone there are no more than two employees or assistants in addition to the operator of the business use.*

**MOVED BY:** Deputy Warden Gillis  
**SECONDED BY:** Councillor Phillips  
**MOTION CARRIED**

### **11. CORRESPONDENCE**

Correspondence was received from Mike Kelloway, Member of Parliament for Cape Breton – Canso congratulating the community of Judique on winning the Nova Scotia Lieutenant Governor’s Community Spirit Award.

### **12. NEXT MEETING DATE**

November 24th, 2022 9:30 am: Committee of the Whole

### **13. IN CAMERA**

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

- Acquisition, sale, lease and security of municipal property

**MOTION:** *That Council move to “In Camera” at 5:28 pm*  
**MOVED BY:** Councillor Chisholm  
**SECONDED BY:** Deputy Warden Gillis  
**MOTION CARRIED**

**MOTION:** *That Council move out of "In Camera" at 5:46 pm*  
**MOVED BY:** Councillor Poirier  
**SECONDED BY:** Councillor Phillips  
**MOTION CARRIED**

**MOTION:** *That the Municipality enter in negotiations with the Nova Scotia Liquor Corporation (NSLC) for the purchase of the former Chéticamp NSLC building at a price of \$1.00 plus HST.*  
**MOVED BY:** Councillor Poirier  
**SECONDED BY:** Deputy Warden Gillis  
**MOTION CARRIED**

#### **14. ADJOURNMENT**

**MOTION:** *That Council adjourn at 5:47 pm*  
**MOVED BY:** Councillor Poirier  
**MOTION CARRIED**