

Town of Mulgrave Meeting Minutes March 4, 2024

Present: Mayor Chisholm, Deputy Mayor King, Councillor Russell, Councillor Luddington and CAO Gray.

Regrets: Councillor Carrigan.

1. Call to Order

Meeting called to order at 6:41 pm by Mayor Chisholm.

2. Approval of Agenda / Addition of Agenda Items

Moved by Councillor Russell, seconded by Deputy Mayor King that the Agenda be approved with the following additions:

Property - Tower Road

Intersection Auld's Cove

Motion Carried

3. Minutes – February 20, 2024

Moved by Councillor Luddington, seconded by Councillor Russell that the Minutes of February 20, 2024 be approved.

Motion Carried

4. New Business / Carried Forward Business

a. Strait Superport & Port Hawkesbury Paper

Roger Myette, Bevan Lock, Jason Spears from Port Hawkesbury Paper and Tim Gilfoy from Strait Superport presented a combined slideshow for the PHP Wind Farm Project Update, followed by a Q & A.

PHP Wind Farm Project Update

Public Engagement, PAG & CLC Committee

- Project Specific CLC Committee formed.
- 2 meetings held to date.
- Monthly update meetings held with MODG.

Turbine Selection

- Nordex 7.0 Turbine chosen technology.
- Finalizing Agreements.
- 7.0 MW, 118 Meter HH, 163 Meter Rotor.

Engineering

- 90 % Engineering complete and under review.

EA & Crown Lease

- EA Approval from Dept. of Env March 2023
- Working with DNRR to secure crown land lease.

Tree Clearing

- Tree clearing began on Jan 15th.
- Over 70% complete.

Logistics – Mulgrave Marine Terminal

- Preliminary Route Study Completed.
- Engineering underway for bridge installation.

There was also a request for consideration by Mayor and Council to amend aspects of the “Town of Mulgrave – Source Water Protection Plan”

1. Request to addition of a second paragraph to Section 4.7

- A Class 1 Environmental Assessment for the Goose Harbour lake Windfarm was approved by the Minister of Environment and Climate Change (March 2023) Large Scale Wind Turbines (defined kilowatts (kw) and generates power primarily for sale to a 3rd party) are permitted in the watershed area.

2. Request to add to Section 5.8 Commercial Activities

- **Current:**
There is currently no serious commercial activities taking place in the watershed. The advisory committee will develop BMP’s for commercial activities if the need arises.
- **Request replacing with:**
Any “Large Scale Wind Turbines” (defined as a turbine with a name plate capacity of more than 100 kilowatts (kw) and generates power primarily for sale to a 3rd party) located in the watershed will have been approved by the Minister of Environment and Climate Change and will follow the Best Management Practices to mitigate any risks during the construction and operations phases.

3. May we also request, since we propose opening the Plan for editing, to replace all references to NewPage and change to Port Hawkesbury Paper LP

b. Hon. Greg Morrow, MLA Guysborough - Tracadie

Cancelled; House of Assembly was in Session – gave his regards and hopes to be here for next Town meeting.

5. Reports

a. Council Committee Reports

- i. Police Advisory
Meeting later in March.
- ii. Library
Rescheduled until Thursday March 7th.

- iii. MARA
March 21st next meeting.
- iv. Recreation / Culture
Remind the community that we are currently hiring a Recreation & Physical Activity Coordinator; closing date is March 8th. If anyone knows of a qualified individual(s), please ask them to apply online or by email.
- v. Guysborough County Home Support Agency (GCHSA)
No Updates.
- vi. Eastern Region Solid Waste Management (ERSWM)
No meeting this month; next meeting in April.

6. Approved Additions to the Agenda

Property on Tower Road

Resident circulated several photos to illustrate what had happened to her basement. Before the council meeting, Public Works cleared a drain near her property and placed some temporary rock fill in her driveway.

Intersection Aulds's Cove

The Mayor contacted CN and was advised that CN bought shares in the rail bed, but did not own the rail bed outright. The Mayor indicated that safety remains the biggest issue. The CN representative will provide updates to the Mayor as they occur.

7. Next Meeting: March 18, 2024

8. Gallery

Resident was speaking with the Premier and asked him how the Province is selecting locations for the 222 housing units for low income families; by need or population statistics.

Also recommended the Town send a letter to the Province regarding the condition of roads from the Superport wharf to the wind farm site as there will be significant "wear and tear" due to the transport of windmills.

Resident asked if the Town has an Unsightly Bylaw; the Mayor responded that he is aware of at least two residences in very poor condition and we will be speaking with our Building Inspector in the near future.

Resident inquired as to the easiest way to obtain the Council Meeting Agenda; Councillor advised resident to visit the Town website and under "Council", open the folder labelled "Agenda" and scroll to the bottom of the list.

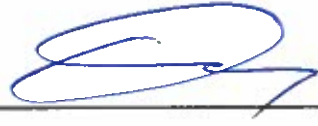
9. In-Camera

None

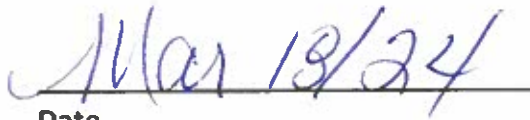
10. There being no further business, it was moved by Councillor Russell to adjourn at 8:07 pm.



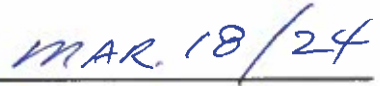
Mayor



CAO



Date



Date