

# Town of Mulgrave Meeting Minutes December 2, 2024

**Present:** Mayor Chisholm, Deputy Mayor Maas Latimer, Councillor Russell, Councillor Michel, Councillor Tate and CAO Gray.

## 1. Call to Order

Meeting called to order at 6:30 pm by Mayor Chisholm.

## 2. Approval of Agenda/Addition of Agenda Items

### Addition to the Agenda

- i. In-Camera (Public Security)

**Moved by Councillor Russell, seconded by Councillor Tate that the Agenda be approved, with the addition. *Motion Carried***

## 3. Minutes – November 12, 2024 and November 18, 2024

Noted that November 12, 2024 Minutes should include a reference to the building on Church Street being demolished within two weeks.

Council agreed to revise accordingly.

**Moved by Councillor Tate, seconded by Councillor Russell that the Minutes of November 12, 2024 and November 18, 2024 be approved. *Motion Carried***

## 4. Business Arising From Minutes

- i. Property on Church Street

Building was not demolished within two weeks as was previously indicated by the property owner. Telephone message was left with property owner. CAO will follow up.

- ii. Property on Mill Street

The Building Inspector is on course this week and indicated he will review the property upon his return next week.

## 5. New Business / Carried Forward Business

- a) New Short-Term Rentals Registration Act (STRRA) and Regulations

The CAO indicated we received a request from an owner of an AirBnB within a Residential Zone for *Proof of Compliance*. Under the new *Short Term Rentals Registration Act*, we have been advised that AirBnB's are more in line with hotels and motels than traditional Bed and Breakfasts, as the owner does not typically reside in the same building as the renters. Options include:

1. Indicate that AirBnB's are not permitted in Residential Zones; or
2. Revise the Land-Use By-Law to allow AirBnB's to operate in Residential Zones.

Mayor allowed the owner of the AirBnB to elaborate on how the property is being used. The owner explained the AirBnB is being used 50% of the year as a family residence and 50% of the year as an AirBnB.

Since the owner indicated the building is a "Whole Home Primary Residence", a *Proof of Compliance* will be issued to the owner shortly.

b) Commercial Activities in a Residential Zone

Council reviewed a draft letter from the Development Officer of the Municipality of the District of Guysborough to the owner of a building recently erected on Main Street.

A motion was made to approve issuing the letter.

**Moved by Councillor Russell and seconded by Councillor Michel.**

*Motion Carried*

c) Council Meetings & Proceedings Policy

Changes from recent discussions of the Policy have been noted and will be incorporated in the final revised version. Tabled for next Council Meeting on December 16, 2024, after *Rules of Order* training on December 7, 2024.

d) Waterfront Development at McNairs Cove

Tabled until McNairs Development Committee members can attend in January 2025.

e) Town Hall Meeting – January 2025

Request to select a date for the Town Hall Meeting in January 2025. The weeks of January 13<sup>th</sup> and January 27<sup>th</sup> were suggested, since Council Meetings take place on January 6<sup>th</sup> and 20<sup>th</sup>. Financial training dates in the month of January are the 7<sup>th</sup>, 9<sup>th</sup> and 14<sup>th</sup>. MARA meets on January 21<sup>st</sup>. An email will be forwarded to Councillors requesting three preferred dates.

## 6. Reports

a. Council Committee Reports

i. Police Advisory

Next meeting December 14, 2024.

ii. Library

Next meeting January 6, 2025.

iii. MARA

Next meeting January 21, 2025.

iv. Recreation / Culture

No meeting date set.

v. Strait Regional Housing Network

Last Thursday of every month.

vi. Eastern Region Solid Waste Management (ERSWM)

No meeting notification as of yet.

## 7. Approved Additions to the Agenda

In-Camera (Public Security)

8. **Date of Next Meeting: December 16, 2024**

9. **Gallery**

- i. Mayor Chisholm provided an update on the intersection at Auld's Cove.
- ii. Question was asked whether the home at the top of Tower Road was an Airbnb; property is being sold; previously classified as a wedding venue, not an AirBnB.
- iii. Question whether Council will be preparing the questions for the Town Hall Meeting.

10. **In-Camera**

Moved by Councillor Russell, seconded by Councillor Tate to move in camera at @ 7:03 pm. *Motion Carried*

Moved by Councillor Russell, seconded by Councillor Tate to move out of in camera at @ 7:41 pm. *Motion Carried*

**BE IT RESOLVED THAT**  
Town of Mulgrave Mayor and Council approve repairs to the Post Office Building as discussed in camera.

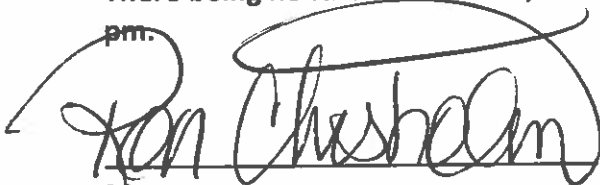
Moved by Councillor Tate, seconded by Councillor Michel. *Motion Carried*

**BE IT RESOLVED THAT**  
Town of Mulgrave Mayor and Council approve additional engineering costs associated with preparing updated cost estimates for the Wastewater Treatment Project as discussed in camera.


Moved by Councillor Russell, seconded by Deputy Mayor Maas Latimer. *Motion Carried*

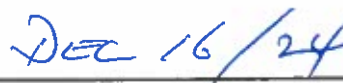
11. **Adjournment**

There being no further business, it was moved by Councillor Russell to adjourn at 7:42 pm.

  
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Mayor

  
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CAO

  
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Date

  
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Date