

# Town of Mulgrave

## Meeting Minutes

### January 6, 2025

**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 6:33 pm by Mayor Chisholm.

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

**Moved by Councillor Tate, seconded by Deputy Mayor Maas Latimer that the Agenda be approved with the following additions:**

- I. Update on properties
- II. NSFM – Municipal Code of Conduct Training
- III. Port Hawkesbury Paper Wind Farm

*Motion Carried*

**Deputy Mayor Maas Latimer** – Requested use of the term “Absent with Permission” instead of “Regrets” when a councillor advises they will not be able to attend a meeting; accepted by Council.

#### 3. Minutes – December 16, 2024

Minutes approved as presented, with additional information requested regarding response to question from Gallery re: Waste Water Treatment Project.

#### 4. Business Arising From Minutes

##### a. Council Meetings & Proceedings Policy

Recommended changes to be forwarded to CAO; revised policy will be forwarded to Council for review prior to next meeting.

##### b. Committee of the Whole

Council agreed to maintain a schedule of two Regular Council Meetings each month; possibility of implementing a Committee of the Whole Meeting to replace one Regular Council Meeting to be discussed in the future.

#### 5. New Business / Carried Forward Business

##### a. Council Meetings & Proceedings Policy

Council agreed that:

- i. Monday, a week before the Council Meeting, Agenda items will be submitted to the CAO by 12:00 noon;
- ii. Agenda submissions received after noon on Monday will be added at the Council Meeting, and any supporting material will be emailed to Council in advance of the Meeting.

iii. Wednesday, prior to the Council Meeting, CAO will forward the finalized Agenda and Package to Council by 12:00 noon;

b. Town Hall Meeting

Date: January 28, 2025 at 6:30 p.m.;

January 21, 2025: questions from residents and Council must be submitted to CAO Gray by email or drop-off at Town Office;

Length of meeting: two hours (maximum)

Location: Council Chambers (DSM Room on second floor if more than 20 attendees)

c. Strategic Planning

Municipal Affairs and Housing has offered Strategic Planning training sessions to Council; Mayor will recommend scheduling sessions in February.

d. Community First - Guysborough County Housing Association

Nancy O'Regan and Sheri Taylor, members of GHSA's Board of Directors, presented via Zoom.

Guysborough County Housing Network, formed in 2019, started informally as a group of service providers and individuals concerned about the shortage of housing in Guysborough County. The network focused on issues like affordable housing, poverty, food insecurity, and service coordination, recognizing these challenges as interconnected;

February 2024, a new organization was formed: *Community First: Guysborough County Housing Association*;

New organization is composed of two parts – a community housing network of service providers and a Board of Directors which includes both individual and organizational members;

Sheri Taylor suggested that the Town hold a Public Meeting to gather ideas on what is needed for housing in the Mulgrave area;

Mayor Chisholm will represent Mulgrave on the *Community First* committee on a go-forward basis.

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

Homeowner who had previously requested a *Proof of Compliance* letter from the Town was not granted an extension by the Province; an additional homeowner has requested a *Proof of Compliance* letter;

Council agreed to review the Land-Use By-Law; First Reading on January 20th, Public Meeting and Second Reading at a date to be determined.

f. Expense and Hospitality Policies

Revisions to the Municipal Government Act require municipalities to confirm or revise their expense and hospitality policies by January 31<sup>st</sup>;

CAO will forward *Mayor and Council Travel Policy* and *Credit Card Policy* to Council for review; policies may be confirmed or revised on January 20<sup>th</sup>.

g. Accessibility Plan

Accessibility Plan due by April 2025; Accessibility Directorate has requested an initial Plan for review; Draft Plan has been submitted and changes have been recommended; CAO will include recommendations and forward to Councillor Michel (Accessibility Committee representative) for review; Recreation & Physical Activity Coordinator will also be consulted; revised Draft Plan will then be forwarded to Council for review.

## 6. Reports

a. Council Committee Reports

i. Police Advisory

Meeting in January 2025.

ii. Library

Next meeting: second week in January.

iii. MARA

Next meeting January 21, 2025.

iv. Recreation / Culture

No meeting scheduled to date.

v. Community First – Guysborough County Housing Association

Last Thursday of the month; in-person or via Zoom.

vi. Eastern Region Solid Waste Management (ERSWM)

December 17, 2024 Meeting:

- 2025 – 2026 Budget
- “Litter Centive” Funding
- Regional Compliance Update on Residential complaints on any illegal dumping
- Waste Reduction Week -

Next Meeting - February 27, 2025 – 10:00 am

## 7. Approved Additions to the Agenda

i. PPWF Update- 24 Nordex turbines producing zero-emission, sustainable electricity generation capacity of 168 megawatts of electricity – equivalent to up to 60% of PHP’s electrical energy  
Total project cost is approximately \$450 million  
The project will create 150 jobs at the peak of construction  
Cut the power usage by half at the PHP  
Commercial operations are expected to begin in 2026  
PPWF contractor has guaranteed that roads will be left in good or better condition than when the project started.

ii. Deputy Mayor Maas Latimer received an email informing there will be Municipal Code of Conduct Training this Friday, January 10<sup>th</sup> and she would like to attend. CAO Gray will have the training set up for her.

iii. Update on Properties: Property on Church Street – owner will seek out new contractor for demolition;  
(Warning from Mayor to resident in Gallery regarding interrupting conversation between Councillors; third warning; another occurrence will result in resident being asked to leave Council Chambers)

Property on Mill Street – CAO to ask Building Inspector to review; will ask Building Inspector to contact Church Street homeowner as well.

Main Street - Letter dated December 18<sup>th</sup> issued after end of postal strike by MODG regarding commercial operation on a residential property;

Murray Street – Letter issued to homeowner; follow-up with Building Inspector.

**8. Date of Next Meeting: January 20, 2025**

**9. Gallery**

Question regarding Auld's Cove Intersection completion date; delays ongoing.

Question regarding Tower Road apartments; Building Inspector to be contacted.

Question regarding AirBnB – short term rental where guests have use of the entire building; typically, with standard Bed & Breakfasts, resident and guests are in the same dwelling.

Question regarding paving costs for highway / roads within Town.

**10. In-Camera**

- i. Alleged breaches of the municipality's code of conduct – MGA 22 (2)(da)

**Moved by Councillor Tate, seconded by Deputy Mayor Maas Latimer to move in camera at 7:50 pm.**

*Motion Carried*

**Moved by Councillor Tate, seconded by Deputy Mayor Maas Latimer to move out of in camera at 8:40 pm**

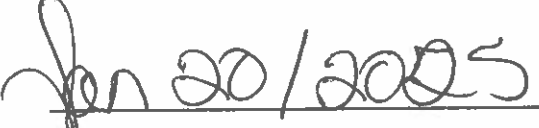
*Motion Carried*


**11. Adjournment**

**There being no further business it was moved by Councillor Russell to adjourn at 8:41 pm.**

  
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Mayor

  
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CAO

  
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Date

  
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Date