

Town of Mulgrave Meeting Minutes January 20, 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 6:30 pm by Mayor Chisholm.

2. Approval of Agenda / Addition of Agenda Items

Moved by Councillor Russell, seconded by Councillor Michel that the Agenda be approved with the following additions:

- I. Superport
- II. Public Works

Motion Carried

3. Minutes – January 6, 2025

Deputy Mayor Maas Latimer – Correction on the minutes: Requested the use of the phrase “Absent with Permission” instead of “Absent with Regrets” when a councillor advises prior to a meeting that they will miss the meeting; to be adjusted on December 16, 2024 Minutes.

Minutes accepted as presented.

**4. Business Arising From Minutes
None**

5. Presentations

Nova Scotia Coastal Action Plan

Ian Watson – Senior Partner + Planner from UPLAND Planning + Design provided information regarding Action # 8 of the Nova Scotia Coastal Action Plan.

GUIDANCE FOR INCORPORATING COASTAL PROTECTION INTO LAND USE BY-LAWS:

Support municipalities with example land use by-law content they could use to regulate coastal protection in their communities.

By providing example land use by-law text, we can offer municipalities the flexibility to take the best approach to coastal protection for their communities, with measures that reflect the concerns of their residents.

CAO Gray also mentioned should the community have any further questions regarding the Coastal Protection Action Plan, residents can forward their questions to the Administration Office on or before January 21, 2025 to be included in the Town Hall Meeting.

6. **New Business/Carry Forward Business**

a) Council Meetings & Proceedings Policy

CAO Gray indicated the revised *Council Meetings & Proceedings Policy* has been updated with the changes that were discussed during the last council meetings and via email.

Deputy Mayor Maas Latimer indicated additional revisions need to be incorporated and thanked the CAO Gray for progress to date.

b) Town Hall Meeting

Council accepted the Draft Agenda; if all questions are not answered by the end of the Meeting, CAO Gray will provide responses by email to those individuals who submitted the question. The Agenda will be posted at the Administration Building and Post Office.

c) Amendment to Land-Use By-Law n#02 – First Reading

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

MODG's Development Officer provided definitions used by Guysborough and St. Mary's within their respective Land-Use By-Laws for Short-Term Rentals, including AirBnB's; neither municipality has a definition specific to AirBnB's.

First Reading – Under *R – 1 Uses Permitted* within the Land-Use By-Law, add "Short-Term Rentals"; also, definition of "Short-Term Rentals" to be incorporated within *Definitions*.

This change will allow AirBnB's in residential zones, following registration protocols.

For consistency with *Proof of Compliance* letters, the phrase "28 consecutive days or fewer" to be added as per Councillor Michel's recommendation;

During a Public Meeting prior to Second Reading, residents have the opportunity to provide feedback to Council (e.g. potential impact on Long-Term Housing, etc.).

BE IT RESOLVED THAT:

Mayor and Council of the Town of Mulgrave accept First Reading of Amendment to By-Law #02 Land-Use By-Law regarding Short Term Rentals, with revision as discussed.

Moved by Councillor Tate, seconded by Councillor Russell

Motion Carried

d) Expense and Hospitality Policies

The *Mayor & Council Travel Policy* and *Credit Card Policy* were provided to Council with proposed revisions; only change to *Credit Card Policy* was date of approval.

Considerable changes were made to *Mayor & Council Travel Policy* to replace specific "amounts" and "per diems" with the phrases "actual and reasonable expenses" and "proof of payment"; Appendix "A" will be removed.

After discussion, *Travel Expense Claim* form will be included as an Appendix; references to Deputy Mayor position to be removed from the *Credit Card Policy*.

BE IT RESOLVED THAT:

Mayor and Council of the Town of Mulgrave approve revised *Mayor & Council Travel Policy* and revised *Credit Card Policy* as presented, with additional revisions as discussed.

Moved by Councillor Michel, seconded by Deputy Mayor Maas Latimer

Motion Carried

e) Accessibility Plan

Revised Draft Accessibility Plan 2025-2028 forwarded to Accessibility Directorate for review; after receiving feedback, will be forwarded to Councillor Michel, as Accessibility Committee representative, for review and then forwarded to Council. After Council review, forwarded to Accessibility Directorate for approval.

The approval of the Draft Accessibility Plan will be considered the foundation for the final Accessibility Plan to be approved by April 1, 2025.

7. Reports

a. Council Committee Reports

i. Police Advisory

Quarter 4 – 2024 Report provided for information.

Mayor Chisholm will request RCMP representative meet with Council to respond to questions.

ii. Library

Meeting held on January 16, 2025.

New Board Members selected.

iii. MARA

Next meeting January 21st, 2025.

iv. Recreation / Culture

No meeting scheduled.

v. Community First – Guysborough County Housing Association

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

vi. Eastern Region Solid Waste Management (ERSWM)

Next meeting February 27, 2025 – 10:00 am.

8. Approved Additions to the Agenda

i. Superport Marine Terminal Announcement

Province is investing \$750,000 for capital upgrades to the Mulgrave Marine Terminal, including installation of the bridge;

Funding will be used for the installation of a 44-metre steel bridge at the northern end of the Terminal, providing direct access to Route 344;

Bridge purchased from Zutphen Construction for \$400,000;
Other projects funded through the Community Economic Development Fund include \$2 million for the Central Nova Scotia Civic Centre Society and \$350,000 for the Pan Cape Breton Food Hub Co-operative; applications for the current funding round close January 31, 2025.

ii. Public Works

Public Works Minister Fred Tilley will be meeting with Mayor Chisholm regarding the 100 Series Highway through Mulgrave.

9. Date of Next Meeting: February 3, 2025

10. Gallery

i. Town Hall Meeting – should questions not be answered during the Meeting, CAO Gray will provide responses by email to those individuals who submitted the question.

11. In-Camera

i. Contract negotiations – MGA 22(2)(e)

Moved by Councillor Russell, seconded by Councillor Tate to move in camera at 7:20 pm.


Motion Carried

Moved by Councillor Russell, seconded by Councillor Michel to move out of in camera at 7:33 pm.

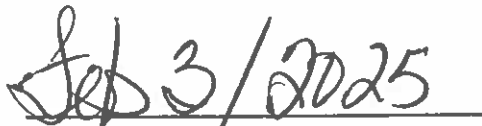
Motion Carried

12. Adjournment

There being no further business it was moved by Councillor Russell to adjourn at 7:34 pm.




Mayor



Date



CAO



Date