

**Town of Mulgrave
Meeting Minutes
February 18, 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 6:46 pm by Mayor Chisholm.

2. Approval of Agenda / Addition of Agenda Items

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

- Update on the letter sent to the Owner of Main Street Property (Green Building)
- New date for Town Hall Meeting
- Move 'Extended Producer Responsibility (EPR) for Packaging and Paper Products' to In-Camera
- Aulds Cove Intersection Update

Motion Carried

3. Minutes – February 3, 2025

Minutes accepted as presented.

4. Business Arising From Minutes

None

5. Presentations

None

6. New Business/Carry Forward Business

a) Amendment to Land Use By-Law #02 – Second Reading

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

CAO completed the second reading of the by-law amendments. Before the motion was made, Councillor Michel asked for confirmation where the suggestions regarding the potential for a registration fee and safety requirements. CAO Gray confirmed the by-law would not normally identify the administration details related to the registration fees. Mayor Chisholm advised the safety regulations should be included with the Provincial regulations during Provincial Registration.

BE IT RESOLVED that:

Mayor and Council of the Town of Mulgrave accept Second Reading of Amendment to By-Law #02 Land-Use By-Law regarding Short Term Rentals. The Amended By-Law #02 Land-Use By-Law is duly passed by the Mayor and Council of the Town of Mulgrave.

Moved by Councillor Russell, seconded by Councillor Tate

Motion Carried

b) Cost Shared Paving Program for Municipally Owned Trunks and Routes

CAO Gray advised the province has a program to share costs up to 50% for paving of highways. Our 6 km of Highway 344 would be eligible for this program. It was identified that if we pave the 3km from the edge of Town to Aulds Cove, with the passing lanes 4.5 km at \$350,000 per km, it would be approximately \$1.6 million. The 50% split on this of \$800K would put our long-term debt at \$2 million. CAO Gray advised we also need to consider the wastewater treatment plant potentially needing more funding allocated. The application needs to be submitted by the end of February, and the work can be scheduled anytime over the next 5 years. The question was mentioned if we apply and are approved under this program, are we locked in for the paving or is it dependent on financing at the time. CAO Gray advised we do not need a motion at this time, but some direction is required if we would like to apply. Deputy Mayor Maas Latimer advised she does not agree to spend the funds on the highway (if we are locked in) if the highway will be damaged by the turbines. Mayor Chisholm advised there was incorrect information regarding who would repair the roads if damage occurs due to the transportation of wind turbines from the Strait of Canso Superport Wharf, Mayor advised that the Province of NS would not be responsible for the repairs. Discussions between Council, Mayor and CAO regarding options for the highway if damage occurs. CAO Gray advised he would reach out and confirm if we apply, if are we locked in and then it would be discussed after confirmation is received.

c) Extended Producer Responsibility (EPR) for Packaging and Paper Products

Moved to In-Camera as per CAO Gray's request.

d) Resource Development within Nova Scotia

CAO referenced a letter from the Minister of Municipal Affairs asking the Town to support/agree for greater resource development within our province. Each member of Council was asked if they agree; Councillor Russell agreed, Councillor Tate agreed, Mayor Chisholm agreed, Deputy Mayor Maas Latimer agreed to a reduction in inter-provincial trade barriers but was hesitant to resource development, Councillor Michel was against supporting this due to the environmental side on the resource development. Councillor Russell asked can we agree to the inter-provincial trade barriers and not to the resource development however, the letter specifically is asking for support for greater resource development. Since we do not have a consensus on support, this item will be tabled.

e) Council Meetings & Proceedings Policy

CAO Gray referenced changes that were requested by Deputy Mayor Maas Latimer previously. He advised these changes would be made and emailed to the group, this item is completed and will not need to return to the agenda

f) Street Lights

CAO Gray spoke with Public Works Supervisor about the lights that stay on full time. Supervisor advised these are called 'day burners.' Each light has a photocell that will make the light come on at dusk and turn off at daylight. Once the photocell burns out, the light will then stay on full-time and will need to be repaired by Nova Scotia Power. These can be reported to NSP by residents or the Town. This will be mentioned in our seasonal newsletter that any light issues can be reported on the NSP Website.

7. Reports

a) Council Committee Reports

i. Police Advisory

No additional information since last report. Next meeting is in April 2025

ii. Library

No additional information since last report. Next Meeting is Thursday, Feb 20, 202

iii. MARA

Next meeting is Mar 18, 2025

iv. Recreation / Culture

Last Meeting was February 4, 2025. Councillor Michel asked if we would be receiving Recreation Reports going forward

v. Community First – Guysborough County Housing Association

No update

vi. Eastern Region Solid Waste Management (ERSWM)

Next meeting is Feb 27, 2025

8. Approved Additions to the Agenda

Update on the Letter sent to the Owner of Main Street Property (Green Building)

CAO Gray to look for an update.

New Date for the Town Hall

Discussed holding the meeting on February 27, 2025.

Aulds Cove Intersection Update:

Mayor Chisholm advised the 'magic box' that was delayed was received last week and they were installing and running wire for this. Once this box is in place, the light standards will be installed. There will be a traffic light on the Mulgrave side as a pre-warning for the train tracks. They are hopeful to have this completed by the end of February, early March.

9. Date of Next Meeting: March 3, 2025

10. Gallery

Resident advised Town Council was not having someone move and second the approval of the minutes, Mayor Chisholm advised this is no longer required, as per Rules of Order training.

Resident asked about the sewer plant project, is this a new plant or an addition to the previous plant? CAO Gray advised both situations are an option and it is still unconfirmed.

Resident asked why a vote was not had regarding the letter of support requested by Shauuna Scott for the Medical Board. Mayor Chisholm advised this was in the works and is being discussed with the Board & Shauuna.

Lorne MacDonald gave an update on the Fire Hall Accessibility project. Phase one, on the first floor, the items that were delayed have arrived. This phase should be finished in a few weeks. Phase 2, for the upstairs, the tender closes Feb 19th. Believed to be only one contractor putting in the bid, so they should have a price for this by end of day Feb 19th.

Resident mentioned 2 studies that were completed on the highway in the past. One by the Province 12 years ago for \$3 million upgraded and one by MODG, 6 years ago which was \$6 million. They asked Council to keep in mind other businesses and organizations that would be affected by changing the weight restrictions of the highway.

Resident asked about the number of pieces for each windmill on each truck load, Mayor Chisholm advised he would check on this.

Resident asked what the speed of the trucks moving the wind turbines would be, Mayor Chisholm advised they were told it would be around 20 km/hr.

11. In-Camera

Moved by Councillor Tate, seconded by Deputy Mayor Maas Latimer to move in camera at 7:37 pm.

Motion Carried

Moved by Deputy Mayor Maas Latimer, seconded by Councillor Michel to move out of in camera at 8:10 pm.

Motion Carried

BE IT RESOLVED that,

Mayor and Council of the Town of Mulgrave support the construction of a new, or revamped and expanded existing, Waste Water Treatment Plant with sufficient funding support from the Government of Canada and the Province of Nova Scotia.

Moved by Councillor Russell, seconded by Councillor Michel.

Motion Carried

12. Adjournment

There being no further business, it was moved by Councillor Tate to adjourn at 8:12 pm.

Ron Chusholm

Mayor

March 3/25

Date

[Signature]

CAO

MARCH 3/25

Date