

**Town of Mulgrave
Meeting Minutes
September 15, 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 6:40 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 Power Disconnection at 363 Murray Street
- II. Morrison Lake

Motion Carried

3. Minutes – September 2, 2025

Minutes Accepted

4. Business Arising From Minutes

Councillor Russell called Nova Scotia Power for an update regarding the disconnection of power at 363 Murray Street; disconnected on September 13, 2025.

NSP had no information on file requesting power disconnection at that location.

Councillor Russell spoke to CAO Gray who called NSP; power was disconnected in four days; future discussions required regarding the provision of building inspection services.

Question regarding the meeting schedule of Transit Association of Guysborough; Mayor Chisholm indicated TAG meets quarterly; next meeting will be September 25, 2025.

Mayor Chisholm indicated he was speaking to Municipal Affairs regarding banning a resident who had been interrupting our meetings. Municipal Affairs indicated we should follow our policy.

Council Meetings & Proceedings Policy Sections 50 & 51.

50. Persons who are not Council Members or officers or employees of the Town of Mulgrave shall observe silence and order in the Council Chambers, unless given permission to speak, for a maximum of 5 minutes. Any such persons disturbing the proceedings of Council shall be called to order by the Chair and, if they fail to comply, shall be ordered, by the Chair to be expelled and excluded from the Council Chambers, provided that a majority vote of Council shall be required to sustain the expulsion.

51. Such member of the public may, by vote of Council, later in the meeting or at a subsequent meeting be permitted to re-enter Council Chambers with or without conditions.

BE IT RESOLVED THAT:

As per Sections 50 and 51 of the Town of Mulgrave's Council Meetings & Proceedings Policy, Mike Shaw be banned from Town of Mulgrave Council Meetings for disturbing the proceedings of Council. Mr. Shaw may, by vote of Council, be permitted to re-enter Council Chambers, with or without conditions, at a subsequent meeting.

Moved by Councillor Russell, seconded by Councillor Tate

Motion Carried

5. Presentations – RCMP Representative Sergeant Lance Wood

Sergeant Wood and Council Members reviewed the RCMP Quarterly Statistical Report; Port Hawkesbury detachment has four new members finishing field training.

Concerns raised by Councillors regarding:

- Lack of RCMP presence in Mulgrave between late afternoon – early evening;
- Speeding on Main Street, continuously; Sergeant Wood will ensure there will be more presence within the town, as requested, and get back to us with more information; four members are currently on radar training that will also help with enforcing speed limits.
- Street Crime Unit is now fully staffed and we can now expect to see more drug enforcement, search warrants, etc.; Council would like to see reports and updates on these activities; RCMP rely on the community to report these types of incidents;
- Four-wheelers and side-by-side offroad vehicles are technically not allowed on roadways; however, RCMP uses discretion depending upon the circumstances (e.g. vehicle is registered and driver has insurance).

6. New Business / Carry Forward Business

a. Amendment to Land-Use-By-Law re: Special Requirements – Mini Homes – First Reading

Request received from resident to place a Mini Home on his property using a professionally prepared aggregate pad, rather than a fixed masonry or cement foundation as stipulated in the Land-Use By-Law.

CAO contacted the Municipality of the District of Guysborough to determine whether they are aware of any issues with the use of aggregate pads; no response to date.

Any new information will be brought forward at the Public Hearing / Second Reading on October 6, 2025.

PART 7 – GENERAL REQUIREMENTS FOR ALL RESIDENTIAL ZONES

Special Requirements – Mini Homes

6. Building Requirements

- a. A mini home shall be placed on a fixed masonry or cement foundation,

or professionally prepared aggregate pad, and in no instance shall the undercarriage of the mini home be visible;

BE IT RESOLVED THAT:

Mayor and Council of the Town of Mulgrave approve First Reading of Amendment to By-Law #02 Land-Use-By-Law regarding Special Requirements – Mini Homes.

Moved by Councillor Tate, seconded by Councillor Russell *Motion Carried*

b. Letter of Support for Melford International Terminal Project

Mayor Chisholm received a request for a letter of support from Richie Mann, VP Marketing, Melford International Terminal; Warden Paul Long, Municipality of the District of Guysborough provided a copy of MODG's letter of support to the Mayor.

BE IT RESOLVED THAT:

The Town of Mulgrave issue a letter of support for the Melford International Terminal Project.

Moved by Councillor Russell, seconded by Councillor Tate

c. Sound Quality in Council Chambers

CAO Gray indicated there have been some suggestions regarding moving the Council tables to improve sound quality; microphones, controller modem and speaker are estimated to cost approximately \$2,000.

Deputy Mayor Maas Latimer suggested moving the tables in a "horseshoe shaped" manner, facing the residents, on a trial basis.

d. Auld's Cove Intersection

In response to questions regarding time to completion, cones as a hazard on the highway, etc., Mayor Chisolm indicated he will contact the Province.

7. Reports

a. Council Committee Reports

i. Police Advisory

Meeting was held September 9, 2025 – recent increase in the number of "break & enters".

ii. Library

Meeting to take place September 18, 2025

iii. MARA

Meeting to take place September 16, 2025.

iv. Recreation / Culture

No meeting scheduled.

- v. Guysborough County Home Support Agency (GCHSA)
No date has been set.
- vi. Eastern Region Solid Waste Management (ERSWM)
September 25, 2025 10:00 am Guysborough.
- vii. Tourism Guysborough County
Meeting - Special Committee.
- viii. Source Water Protection Committee (SWPC)
Meeting to take place late September 2025.
- ix. Accessibility Committee
Request for members to be issued for residents with accessibility needs and representatives of outside organizations. "Call for Members" to be posted in Newsletter.
- x. Transit Association of Guysborough (TAG)
Quarterly Meetings - meeting to take place September 25, 2025.
- xi. Scotia Days Committee
Closing meeting to be scheduled.
- xii. Market-by-the-Sea Committee
Closing meeting to be scheduled.

8. Approved Additions to the Agenda

- i. Update on Power Disconnection 363 Murray Street
Update was provided by Councillor Russell during Business Arising from the Minutes.
- ii. Morrison Lake
Questions regarding water levels at Morrison Lake and whether permits are required to remove water; Mayor responded that the lake is not the responsibility of the Town of Mulgrave; the lake is located within the Municipality of the District of Guysborough; it was also indicated that Martin Marietta monitors the lake closely.

9. Date of Next Meeting: October 6, 2025

10. Gallery

Question regarding right-of-way for vehicles turning left out of Mulgrave and vehicles leaving the Auld's Cove Big Stop travelling directly across the highway towards Mulgrave; Mayor will call Sergeant Wood for a response;

Lorne MacDonald advised the Fire Hall is now 100% accessible; \$231,000 in grants were provided by the Provincial & Federal Governments, fundraising efforts and HST savings were all appreciated by the Fire Department;

Question regarding paving required in front of the Fire Hall fire door bays; requesting 50-50 cost sharing arrangement with the Town;

Question regarding patching of bridge on Donkin Street; Mayor indicated the paving project will be completed this week or next; asphalt may be available for patching.

Suggestion from resident for street lights at Auld's Cove due to hazardous conditions.

Resident expressed concern regarding the rodent issue in Mulgrave; specifically rats; suggested causes include chickens, abandoned houses, garbage, etc.; Mayor Chisholm has not had any issues brought forward to him; Mayor will review ownership of the abandoned green house on Hattie Street as mentioned by the resident.

11. In-Camera

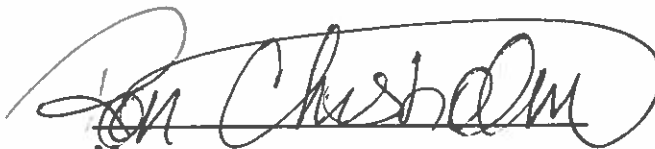
- i. Litigation or potential litigation – MGA 22(2)(f)

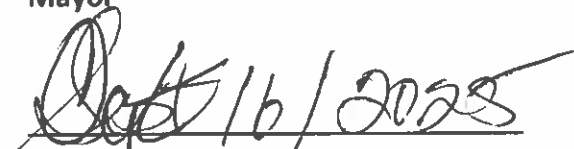
Moved by Deputy Mayor Maas Latimer, seconded by Councillor Michel to move in camera at 7:40 pm. ***Motion Carried***

Moved by Councillor Russell, seconded by Councillor Michel to move out of in camera at 8:27 pm. ***Motion Carried***


12. Adjournment

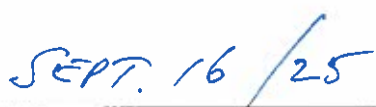
There being no further business it was moved by Councillor Tate to adjourn at 8:27 pm.



Mayor


Date



CAO


Date