

WEDNESDAY, JANUARY 18, 2023 @ 4:30 P.M.
REGULAR MONTHLY COUNCIL
GUYSBOROUGH MUNICIPAL OFFICE

Warden Pitts called the meeting to order at 4:30 p.m.

ATTENANCE

Warden Vernon Pitts
Councillor Paul Long
Councillor Mary Desmond
Councillor Neil DeCoff
Councillor Dave Hanhams

OTHERS PRESENT

Barry Carroll, CAO
Magdelyn Connolly, Municipal Clerk
Media

REGRETS

Deputy Warden Janet Peitzsche
Councillor Hudson MacLeod
Councillor Fin Armsworthy

ACKNOWLEDGEMENT

APPROVAL OF AGENDA

23-01-30282

8.b. Sunk Boat at Canso Tickle Wharf

MOVED: Councillor Mary Desmond

SECONDED: Councillor Paul Long

MOTION: **THAT** Council approve the agenda as amended.

MOTION CARRIED

APPROVAL OF MINUTES OF DECEMBER 7, 2022 REGULAR COUNCIL **23-01-30283**

MOVED: Councillor Neil Decoff

SECONDED: Councillor Dave Hanhams

MOTION: **THAT** Council approve the minutes of the December 7, 2022 Regular Council as presented with no noted errors or omissions.

MOTION CARRIED

APPROVAL OF MINUTES OF JANUARY 4, 2023 PUBLIC HEARING

23-01-30284

MOVED: Councillor Paul Long

SECONDED: Councillor Dave Hanhams

MOTION: **THAT** Council approve the minutes of the January 4, 2023 Special Council as presented with no noted errors or omissions.

MOTION CARRIED

BUSINESS ARISING FROM MINUTES

DELEGATIONS

NEW BUSINESS

PROPOSAL FOR REAL ESTATE SERVICES

23-01-30285

Mr. Carroll reviewed the Briefing Note as it was included in the meeting package, stating that MODG only received one proposal from Carmel Avery-MacDonald.

MOVED: Councillor Mary Desmond

SECONDED: Councillor Paul Long

MOTION: **THAT** the Council of the Municipality of the District of Guysborough award the Real Estate Contract for a five (5) year term to Carmel Avery-MacDonald for the sale or purchase of lands where MODG determines it is in the best interest of the MODG to sell or purchase land through real estate;

AND FURTHER THAT the rate of commission be set at 4% plus HST for properties valued above \$50,000 and a flat rate commission of \$2,000 plus HST for properties valued below \$50,000.00

MOTION CARRIED

SUNK BOAT AT CANSO TICKLE WHARF

23-01-30286

Councillor Hanhams reported that a fishing boat has sunk at the Tickle Wharf and that he would like Council to send a letter to the Coast Guard and Mike Kelloway, regarding the matter.

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Neil Decoff

MOTION: **THAT** the Council of the Municipality of the District of Guysborough send a letter expressing their concern regarding a sunk boat at the Canso Tickle Wharf to the Canadian Coast Guard and government officials.

MOTION CARRIED

COMMITTEES & BOARDS

RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE

RECOMMENDATION – AMENDMENT, POLICY F-6 TAX EXEMPTION & RELIEF PROCEDURES

23-01-30287

MOVED: Councillor Paul Long

SECONDED: Councillor Mary Desmond

MOTION: **THAT** on the recommendation of the Committee of the Whole the Council of the Municipality of the District of Guysborough accept the amendments to Policy F-6, Tax Exemption and Relief Procedures;

WHEREAS notice of motion was given at the December 7th, 2022 Committee of the Whole meeting;

AND FURTHER THAT seven days' notice has been given to Council.

MOTION CARRIED

RECOMMENDATION – REQUEST FOR REZONING, QUAD T&D HOLDINGS LTD.

23-01-30288

MOVED: Councillor Paul Long

SECONDED: Councillor Neil Decoff

MOTION: **THAT WHEREAS** the Council of the Municipality of the District of Guysborough passed a motion instructing Municipal Staff to schedule a Public Hearing in accordance with the Municipal Government Act (MGA) for the purpose of considering the rezoning of a parcel of land in Guysborough from Residential R-1 to Commercial General C-1;

AND WHEREAS the land to be rezoned is identified as PID 35042654 in Guysborough, Guysborough County;

AND WHEREAS a Public Hearing was called for Wednesday, January 4th, 2023 at 4:15 p.m. at the Municipal Building, 33 Pleasant Street, Guysborough in accordance with the MGA;

AND WHEREAS the Public was informed of the Public Hearing through advertisements in local papers in accordance with the MGA;

AND WHEREAS there were no written objections and no oral presentations with respect to this rezoning;

BE IT THEREFORE MOVED THAT the Council of the Municipality of the District of Guysborough approve the request to rezone property identified as PID #35042654 in Guysborough, Guysborough County, from Residential R-1 to Commercial General C-1 to allow for a variety of uses with include Offices & Professional Services, Electric Vehicle Charging as well as Retail and Rental Services.

MOTION CARRIED

RECOMMENDATION – PHASE II CUTLERS BROOK ESTATES SUBDIVISION, LOT PRICING **23-01-30289**

MOVED: Councillor Paul Long

SECONDED: Councillor Mary Desmond

MOTION: **THAT** on the recommendation of Committee of the Whole the Council of the Municipality of the District of Guysborough approve Option #5 and establish lot pricing for Phase II, Cutler's Brook Estates Subdivision which includes a lot subsidy consistent with the lot subsidy established in 2015 for Phase I Development as follows:

- 9 Lots @ 12, 217 square ft with no water view: \$29,999 plus HST
- 6 Lots @ 17,437 square ft with no water view: \$34,999 plus HST
- 10 Lots with water view all sizes: \$39,999 plus HST

AND FURTHER THAT the three remaining lots in the Phase I Development be adjusted to \$34,999 for Lot #5 and \$39,999 for Lots #7 & #8 plus HST;

AND FURTHER THAT it is the intent that the subsidy will be recovered from property taxes over a 4-5 year period;

AND FURTHER THAT Council approve Covenants for the Phase II Development to include Duplexes, Multiple Unit Dwellings with a maximum of four (4) units, Semi-detached Dwellings, Single Detached Dwellings and Townhouses with a maximum of four (4) units and that they be included in the legal transfer of each lot.

MOTION CARRIED

RECEOMMENDATION – PROGRESS CLAIM #2, RON CHISHOLM HYDROSEEDING LTD. **23-01-30290**

MOVED: Councillor Mary Desmond

SECONDED: Councillor Neil Decoff

MOTION: **THAT** on the recommendation of Committee of the Whole the Council of the Municipality of the District of Guysborough make payment to Ron Chisholm

Hydro Seeding Ltd. for Progress Claim #2 in the amount of \$533,141.89 including HST for work completed at Cutler's Brook Estates Subdivision.

MOTION CARRIED

ERSWM

Councillor Decoff reported that the Committee has not met, but they have a meeting scheduled.

EMERGENCY MANAGEMENT OFFICE COMMITTEE

Nothing to report.

GUYSBOROUGH ADULT LEARNING ASSOCIATION

Nothing to report.

WASTE MANAGEMENT LIAISON

Councillor Decoff reported that there is a meeting in early February to appoint a chair for the Committee.

LIBRARY BOARD

Councillor Desmond reported that the Board is meeting tomorrow and that the Chair has stepped down. Councillor Desmond stated that she would like to be replaced on the Board due to health concerns.

HOME SUPPORT BOARD

Nothing to report.

COMMUNITY HEALTH BOARD

23-01-30291

Councillor Long reported that the Board held a meeting last week. He emphasized that membership is low, and they are always looking for new members. Councillor Long stated that the unspent money left in the budget was donated to School's Plus, for them to distribute to groups in need.

Councillor Long reported that the tender is going out today for the Guysborough Childcare building renovation at the school, and that they are hopeful to be operational for September 2023.

MOVED: Councillor Mary Desmond

SECONDED: Councillor Dave Hanhams

MOTION: THAT the Council of the Municipality of the District of Guysborough accept the Community Health Board report as presented.

MOTION CARRIED

CANSO AREA STAKEHOLDER WORKING GROUP

Nothing to report.

GUYSBOROUGH AREA STAKEHOLDER WORKING GROUP

23-01-30292

Councillor Long reported that the Working Group has not met. He stated that he requested an explanation for recent emergency room closures from NSHA which received response. Councillor Long stated that the response stated that recent ER closures at Guysborough Memorial Hospital were due to lack of physician coverage.

MOVED: Councillor Neil Decoff

SECONDED: Councillor Mary Desmond

MOTION: **THAT** the Council of the Municipality of the District of Guysborough accept the Guysborough Area Stakeholder Working Group report as presented.
MOTION CARRIED

TRANSIT ASSOCIATION OF GUYSBOROUGH

Councillor Hanhams reported that the Association has hired their third Executive Director.

GUYSBOROUGH DISTRICT BUSINESS PARTNERSHIP

23-01-30293

Councillor Long reported that the monthly meeting is being held next Wednesday. He stated that partnered with Mash Up Labs, they are seeking young entrepreneurs in the area interested in their six-month Dream Business Program

Councillor Long stated that Doug Griffiths has been rescheduled to February 8th at the CLC. He stated that this event will be interactive and includes a lunch.

MOVED: Councillor Mary Desmond

SECONDED: Councillor Neil Decoff

MOTION: **THAT** the Council of the Municipality of the District of Guysborough accept the Guysborough District Business Partnership report as presented.
MOTION CARRIED

ANY OTHER COMMITTEE OR BOARD

FUTURE MEETING DATES

- Wednesday, January 26-27th @ 9:00 am – Strategic Planning Session, Truro
- Wednesday, February 1st @ 3:00 pm – Special Council Session, CLC
- Wednesday, February 1st @ 4:30 pm – Committee of the Whole
- Wednesday, February 15th @ 2:30 pm – CADA
- Wednesday, February 15th @ 3:30 pm – Dept. of PW & Infrastructure
- Wednesday, February 15th @ 4:30 pm – Regular Monthly Council
- Wednesday, February 15th @ 6:00 pm – EMO

ADJOURNMENT

23-01-30294

MOVED: Councillor Mary Desmond

MOTION: **THAT** the Regular Council Meeting of January 18, 2023 stand adjourned.
MOTION CARRIED (5:02 p.m.)

WARDEN

CHIEF ADMINISTRATIVE OFFICER

DATE