



# Municipality of the District of St. Mary's

Special Council Meeting  
Wednesday, July 20, 2022

*We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.*

## 1. Meeting, Date & Time:

The Special Council Meeting of the St. Mary's Municipal Council was called to order on Wednesday, July 20, 2022, at 7:06 pm in Council Chambers, Sherbrooke, NS.

## 2. Attending:

Warden Wier	Councillor Mailman
Deputy Warden Fuller	Councillor Malloy
Councillor Baker	Councillor Zinck

## Absent with Regrets

Councillor Harpell

## Also Attending:

Marissa Jordan, CAO  
Marian Fraser, Director of Finance  
Mallory Fraser, Municipal Clerk  
Denise Dunn, Economic Development Officer  
Ian Watson, Senior Planner – Upland Planning and Design

## 3. Additions to the Agenda

- Omit 4B. Water Treatment Plant Filter Replacement & Media Removal.

## 4. Approval of Agenda

*On motion of Councillor Baker and seconded by Councillor Mailman, Council approved the agenda with the omission.*

***Motion approved.***

## 5. Other Matters of Business

### a. Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) – Second Reading

- The Senior Planner provided context for the process of the Public Hearing and Second Reading. The second reading is intentionally set after the Public Hearing to ensure that only submissions from the hearing are considered and nothing from outside of the meetings. Following the Public Hearing there are three options. Option one is to conduct a Second Reading of the documents as drafted, this would approve the documents and they would be sent to the Province for review and approval. The second option is to approve the documents with non-substantive changes. Non-substantive changes are changes that do not change the intent of the document but make clarifications, these changes would not impact people's rights on their land. The third option if substantial changes are desired which would impact people's rights on their land, such as changing zoning or changes to the permitted uses of land, then the documents would have to go through another First Reading and Public Hearing (please see attached).

### Submission One: Whale Sanctuary Project

- The Whale Sanctuary project proposed changing the text of section 3.4.8 Whale Sanctuary (WS), paragraph two to read "The presence of the sanctuary in the region could draw visitors to the

region and the sanctuary concept is consistent with the Municipality's goals of sustainable development, conservation and environmental education." The Senior Planner advised that this is a non-substantive change. Council agreed to make this change.

#### Submission Two: Denise Sawlor

- Ms. Sawlor proposed "that that Council enhance Policy 2-12 of the MPS to place restrictions on personal yard lighting as well." The Senior Planner advised that the LUB regulates development, and this proposal does not fit within the scope.
- It was suggested that section 4.1.4 from the LUB requiring accessory building to require a main building on the lot. The Senior Planner indicated that it is a valid concern and may occur in a rare situation. In an existing situation it would be grandfathered. This would be a substantive change. Council agreed they will return to this item.
- Submission Three: Tim Sawlor
- Mr. Sawlor suggested Policy 2-10: Attract IT Related Businesses needs clear direction. Ian advised that outlining specifics in a plan does not tend to be particularly effective, that is what the strategic plan would be used for.
- It was suggested that Policy 2-6 of the MPS include "that the Municipality will actually use the feedback from these forums to guide in shaping policy." Council agreed to leave this policy as it is.
- It was proposed under Policy 2-6 to modernize the municipal website by "adding things like a full community calendar that people can subscribe to (like Google calendar) showing all the events happening in the municipality, and an annotated digital map with different layers showing things like tourist attractions, businesses, interesting natural features, etc.". The Senior Planner advised it is a good suggestion but does not need to be included in the policy.
- There was the comment that the policy numbering was confusing. The Senior Planner advised that the numbering will be fixed and that it is a non-substantive change.
- There was a comment that Policy 2-11 NSCC Satellite Campus was unrealistic. Council agreed to keep the policy.
- There was the comment that there was "no direct encouragement of public transit." The Senior Planner advised that it is rare to have public transit in rural communities.
- There was the comment that for Policy 2-18: Forest Management Plan there needs to be an articulated point for a plan. The Senior Planner advised that the policy could include more detail in the policy if desired. Council agreed to leave it as is.
- There was the comment on 'Policy 2-19: Protect the Salmon Fishery' is uninformed. Council agreed to table this comment and address this policy when reviewing the submission from the St. Mary's River Association (SMRA).
- It was proposed that 'Policy 2-22 Housing Diversity' needs to oppose suburban sprawl. The Senior Planner advised that in many ways this document is structured to demonstrate this already. Council agreed to leave the policy as is.
- There was a comment that preventing noise and light pollution should have the force of law behind it. The Senior Planner advised that these documents do not deal with noise and light levels directly, this could be dealt with by enacting a specific bylaw.
- There was a comment that section 3.3.9 of the MPS should include a policy to support a designation of 20% of parks and protected lands, not 13%. Council agreed that Policy 3-29 encompasses this request.
- There was a question as to why section of 3.3.11 of the MPS states that crown lands are listed as an issue and an indicated concern with this type of thought. The Senior Planner indicated it was his

understanding that due to the high proportion of crown lands within the Municipality. Council agreed to table this comment and address this section when reviewing the submission from SMRA.

- It was suggested that section 3.4.6 Industrial Development, should limit noise and light pollution. The Senior Planner advised that this cannot be done using these documents.
- There was the comment that section '4.11: Variances' "should include the location of accessory buildings; some properties have been divided oddly because of past surveys, building of roads, etc. "The Senior Planner advised that the Municipal Government Act (MGA) does not allow for this type of variance.

#### Submission Four: SMRA

- was received from the SMRA. There was the comment that there are no population targets in the documents. Ian advised that this is rare for these types of documents, and they do not drive population growth. Population targets are included in the strategic plan. The CAO clarified that policy 2-6 states that Council shall host citizen engagement forums periodically to solicit ideas and feedback from residents for growing the Municipality by stabilizing the current population over the next census period and growing the population by two percent over the following census. It was agreed to update the policy to reflect the wording in the strategic plan.
- There was the comment that "the data shows very low population numbers for ages 20-39 years. The MPS could comment more on job development/ retention of this age bracket or even marketing (as suggested in the priority items)." The Senior Planner advised that additional context could be provided, and it could be updated using the most recent census data. It would be a non-substantive change. Council agreed to this change.
- There was the comment that "expanded open spaces and parks was a high priority item, but this could be better reflected in the LUB zoning, given the Municipality is overwhelmingly Rural Resource." Senior Planner Ian Watson advised that proactively zoning Parks and Recreation parcels requires the Municipality to acquire the parcel within one year. There is not currently a Subdivision bylaw which would include a parkland dedication, the Municipality follows the Provincial Subdivision Regulations. The way the documents were written is if the Municipality were to adopt a subdivision bylaw it could include a parkland dedication. 5% is the norm used by many rural municipalities.
- There was the comment "Both Crown land and protected Crown land can confer benefits to nearby communities (including economic benefits) and can be challenging regarding where municipal development can happen. Policy 3-33 could be changed to better engage with the province around the multiple facets of Crown land and protected Crown land, such as: "*Council shall encourage the Province of Nova Scotia to engage with the Municipality to develop programs and strategies that explore the benefits and challenges of Crown land and protected Crown Lands in the area.*" The Senior Planner advised that this is a non-substantive change. Council agreed to make this change.
- There was the comment that "although the MPS and LUB plan to put measures in place to respond to solar and wind projects, the MPS doesn't speak to energy poverty. The Senior Planner advised that he is unaware how the MPS would speak to this. Council discussed the role of the Climate Change Action Plan. The CAO clarified that Policy 2-14 states that "Council shall consider implementing action items from the Municipal Climate Change Action Plan," which addresses energy poverty.
- There was the comment that "in the MPS there is no mention of nature-based solutions to climate adaptation." Ian advised that the preamble of Policy 2-14 could site the Climate Change Action Plan. This is a non-substantive change. This change would respond to this comment as well as the previous comment.

- There was the comment that “Complete communities is only mentioned once in the MPS, as a climate mitigation tactic. There is also no definition of complete communities and no explicit complete community policies. The absence of this definition could be a hinderance when evaluating whether development projects do contribute to complete communities.” The Senior Planner advised that adding a definition of complete communities would be helpful. Council agreed to this change.
- There was the comment that “setbacks are mentioned, including from wetlands, but no explicit wetland conservation policies were described. A municipality can develop its own wetland conservation policy upon which to based setbacks.” The Senior Planner advised that it could go into more detail but creating these specific policies require a lot of administration.
- There was the comment that “wetlands may need to be better defined for the purpose of LUB application. The Senior Planner advised that the setbacks do not apply to wetlands in the LUB. Part of the challenge is that delineating a wetland is administratively difficult. If council would like to include a wetland setback that would be a substantive change. If Council does wish to do so, the Senior Planner advised including a minimum lot size for wetland setbacks. To add a wetland setback in the LUB, the Senior Planner suggests including the provincial wetland mapping and anyone who owns property that is considered wetlands and would like to develop their land would have to complete wetland delineation as part of their development application. There are provincial standards for wetland properties over a certain size.” Council agreed to save this item for discussion during the review of the last submission.
- There was a comment that “there is no mention of adjusting for slope in the calculation of watercourse and wetland setbacks.” The Senior Planner advised that this would be an administrative ease, trying to balance protective controls. You could put rules in to adjust the set back based on the slope, it can become a burden on the development officer.
- There was the comment that “there is no mention of wetlands with regards to flood mitigation and adaptation (flood risks and mapping is discussed). In general, it would have been ideal to see wetlands and other nature-based climate solutions included in the sections around adaptation.” The Senior Planner advised that Policy 2-14 speaks to this.
- There was the comment that “in section 5.1.6 one of the exceptions of what can be built within a watercourse buffer is a public road. Roads of course are not great for the water quality of said watercourse and can also be a safety issue should flooding of that watercourse happen.” The Senior Planner advised that there may be an exception where you need to construct a road near a watercourse and is included as an exception in the understanding that the public body will only do so when needed and appropriate. Council agreed to leave this as it is.
- There was the comment that “the MPS refers to the Nova Scotia Wetland Designation Policy. This is incorrect. It’s the Nova Scotia Wetland Conservation Policy.” The Senior Planner advised that this will be corrected.
- There was the comment that “The MPS states that “The Municipality will implement coastal setbacks for developments as set out in the Coastal Protection Act (CPA) Regulations.” While its good to recognize the Coastal Protection Act (CPA), this point is a bit unnecessary, as municipalities will have to follow the coastal setback set out in the Coastal Protection Act Regulations.” The Senior Planner advised that this was included to communicate that The Municipality is aware of the CPA Regulations, will implement the regulations and will not create anything different.
- There was the comment that “two very similar policies appear in the document and may need to be combined or amended to avoid duplication. Policy 2-13 Flood Mapping and Policy 3-69 Floodplain Mapping. The Senior Planner suggested removing policy 2-13 and use policy 3-69 in the section that policy 2-13 was located. Council agreed to these changes.

- There was the comment that "St. Mary's River Provincial Park. These lands were called "St. Mary's River Corridors Lands" until they were designated as Provincial Park in 2020. There's one parcel left that wasn't part of that designation batch but could be made a part of the park in the future. And so, Policy 3-28 could be changed/corrected to: *"Council shall encourage the province in designating the remaining St. Mary's River Corridor Lands as a protected area, to add to the 3,096 hectares of land in the north of the Municipality already protected as St. Mary's River Provincial Park."* The Senior Planner suggested this is a non-substantive change. Council agreed to remit the number of remaining hectares. Council agreed to this change.
- There was the comment that "the MPS has cited the Parks & Protected Areas Plan, which did have a target of 13%. However, the government has formally committed to getting to 20% protection of land and water." The Senior Planner advised that this will be corrected.
- There was the comment that "the MPS discussions with neighbouring municipalities mention the Provincial Coordination effort and highlights the Halifax Green Network Plan as an important policy document for HRM and pointed out that natural systems do not conform to political boundaries. Planning decisions in St. Mary's should be respectful of shared natural systems, such as watersheds and wildlife corridors. A link was provided for a document created for the recovery of Mainland Moose by the province. There are corridors which pass through our and neighbouring municipalities which should be considered when planning policy." The Senior Planner advised that there is one municipality that they are aware that does this. The municipality has mainland moose corridors and have them mapped. This municipality has a map in its plan and whenever the Council is considering a rezoning or a development agreement, they would consider the impact on those corridors as one of the criteria. This would be an option for Council to consider. This would be a substantive change.
- There was the comment that "policy 2-19: Protect the Salmon Fishery is outdated. The St. Mary's River Association along with the Atlantic Salmon Federation (ASF) propose the following wording for Policy 2-19: *"Conserve, Protect, and encourage the restoration of wild Atlantic Salmon and brook trout habitat to maintain the current open sport fishery(ies) and encourage working towards reopening of others native fish sport fisheries. As part of this work Council will ensure lands surrounding the river and its tributaries are managed and developed in such a manner to protect natural functions and processes that give rise to cold, clean water that is essential for wild Atlantic Salmon, brook trout and all they represent. Council shall work with and support all relevant agencies and organizations to identify and implement best practices for the conservation, protection, and restoration of Atlantic Salmon, brook trout and their habitat within the St. Mary's watershed."* Council agreed to include *"Council shall work with and support all relevant agencies and organizations to identify and implement best practices for the conservation, protection, and restoration of Atlantic Salmon, brook trout and their habitat within the St. Mary's watershed."*

Submission Five: Kaytland Smith.

- Ms. Smith commented that "within the Approval Pathways section on page 5 of the LUB that Council considering changing development officer to the "appropriate administration", "appropriate staff member" or even "appointed administration or staff member" to ensure that the document remains as current as possible and does not lend itself to conflict if the person who ends up making the final decision does not hold the title of Development Officer. The Senior Planner advised that this is the term used within the MGA and there is a definition provided within the document.

*(Marian Fraser left the meeting at 8:17 pm)*

- There was the comment that on “page 6 within figure 1.C part 6b there is no appeal option or appeal period. Ms. Smith asked that Council consider whether and appeal is worthwhile to allow an applicant opportunity to respond. The Senior Planner advised that this is included within the documents and should add in 6b. that it is subject to appeal.
- There was the comment that “a similar issue is found on page 7, figure 1.D part 7b. & figure 1.f part 8b.” The Senior Planner advised that there is an appeal for LUB amendments, this will be added. There is no appeal for plan amendments.
- There was the comment that on “page 11, [section] 2.5 1. iv. ... refers to a change in use of building, it was unclear what is meant in this sentence. [This] change in use of building feels vague and something that could be easily argued by a development permit applicant.” The Senior Planner advised that the wording can be clarified. It is a non-substantive change.

*(Marian Fraser entered the meeting at 8:18 pm)*

- There was the comment that on “page 14, [section] 2.12.1. ... allows for entrance to a property for inspection necessary in connection with the bylaw. Is the property owner is given notice and if they are required to give notice to the property owner(s), it may be worthwhile stating that in this policy. Even if it is not a requirement. The Senior Planner advised that this was taken directly from the MGA and that a reference will be added.
- There was the comment that on “page 17 [section] 4.2.1. ... asserts that shipping containers are to be maintained in good condition. Ms. Smith asked that a definition for good condition or even some sort of visual aid be added.” The Senior Planner advised that it was intentional not to include a definition of good condition. This allows for the Development Officer to use their discretion.
- There was the comment that on “page 17 [section] 2.2.2 ... states that shipping containers must be removed within 15 days following the completion of the construction project. 15 days is a short window. Ms. Smith asked that council consider extending this to 30 days to allow for clean up and breakdown of a worksite, particularly of a large-scale construction project. The Senior Planner advised that it would be 15 days after a complaint has been received. Council agreed to leave it as it is.
- There was the comment that on “page 19 [section] 4.9.1 ... says that no more than 25% of the gross floor area of a dwelling made be devoted to a home-based business and asked there is an avenue with which a home-based business could apply to have the 25% maximum extended or could Council consider raising the 25% maximum?” The Senior Planner advised that 25 % aligns with the provincial building code regulations and that Council could allow a larger area but would have to meet the more stringent building code requirements or once a business gets big enough it could rezone to a commercial zone. Council decided to leave it as it is.
- There was the comment that on “page 23, [section] 4.21.1 ... [focus is on] the storage of motorized vehicles and parts. It only discusses the visual effects of these vehicles and parts, Ms. Smith asked Council to consider adding the environmental effects of these vehicles and parts. The Senior Planner advised that this would be a substantive change.
- There was the comment that on “page 40, [section] 11.2 1. & Page 42, [section] 12.2 1. & Page 44, [section] 13.2.1 & Page 54, [section] 18.2.1 ... each of these sections says *the following uses are permitted* however there are no uses listed. The Senior Planner commented that it was intentionally left blank to provide space for future amendments, but it will be edited.
- There was the comment that on “page 44, [section] 13.1 ... discusses the development of an agricultural zone to preserve farmland and prevent it being converted to another form of

development. Mr. Smith asked for more clarification on this section. The Senior Planner advised that this would be included in the MPS, not the bylaw. Council agreed to leave it as it is.

- There was the comment on “page 52, [section] 17.1 ... [the document states] the mission of this project is to establish a permanent seaside sanctuary where captive cetaceans can live in an environment that maximizes well-being and autonomy and is as close as possible to their natural habitat.” Ms. Smith asked that the mission of the project should be removed from the plan out of consistency and fairness to other businesses and projects.” Council agreed to remove the mission statement from the document. This is a non-substantive change.
- There was the comment that on “page 75 [the document] ... states that the documents and fees established by council shall be reviewed by council from time to time. Mr. Smith asked to see a clear timeline put in place here for accountability. The Senior Planner advised that this section could be removed. Council agreed to remove this section as fees are set and reviewed at the annual general meeting of council each year.
- There was the comment that on “page 75 under the Other – Fee Amount section, the document states the second listing surrounding rezoning, bylaw amendments etc. lists \$400 and then in brackets says for advertisements. Ms. Smith that Council consider either remove the for advertisements piece, stating \$400 or total cost for advertisements, or simply stating total cost for advertisements.” Council agreed to remove the for advertisements from this section.
- There was the comment that on “page 24, [section] 4.26.2. refers to a municipal engineer. Ms. Smith asked that the title be clarified. The Senior Planner advised that this term is derived from the MGA. Council agreed to use the term ‘Municipality’s’ Engineer.’
- There was the comment that on “page 27, [section] 5.2.1... refers to a municipal heritage committee. Ms. Smith asked that the title be clarified. The CAO confirmed that it is the Heritage Advisory Committee. The Senior Planner will make this non-substantive change.
- There was the comment that on “page 7, [section] 1.3.1 ... reads “the Mi’kmaw Nation are the descendants of this long legacy of habitation that occurred in the St. Mary’s area before European contact.” Ms. Smith asked that council changed the word contact to either European settlement or European colonization. Council agreed to use the word “colonization”.
- There was the comment that on Page 10, [there is a section that] breaks down St. Mary census information by both age and gender, based on of the 2016 census. Ms. Smith asked Council to either consider adding recommended text eliminating gendered pieces or conducting a citizen survey to present the correct information. Council agreed to note in the document that it does not reflect current data on gender.
- There was the comment that on “page 13 within the Opportunities and Challenges [section] ... it is made to ... sound like the full-time residents in the municipality should leach-off the required taxation of the part-time residents. Ms. Smith asked Council to consider how it would read to a part-time resident.” Council agreed to remove this paragraph.
- There was the comment that on “page 16, section 1.4.1 ... discusses the engagement strategy for the plan and by-law. Ms. Smith asked that section 1.4.1 be removed from the document or given an explanation as to their limited use and to state that there was no public engagement in the two years prior to the presentation of this document to Council.” Council agreed to provide context in terms of the impact of Covid-19 on drafting the plan.
- There was the comment that on “page 28, [within] policy 2-7 [they] would like to see included ... a work-from-home marketing strategy. It is noted in several other areas in the plan the potential of the work-from-home economy for the area, and Ms. Smith asked to see it explicitly stated as a

potential piece of a municipal marketing plan. Council agreed to include a work-from-home marketing strategy within the plan.

- There was the comment that on “page 29, [within] policy 2-11 [they] would like to see council list options for a satellite location. Ms. Smith asked that Council list options for a topic surrounding a satellite campus to give more weight to the idea and provide residents reading the document with a clear perspective on the goals under this idea. Council agreed to leave as it is.
- There was the comment that on “page 30, policy 2-16 ... reads “look for opportunities for renewable energy using wind or solar,” Ms. Smith asked Council to consider changing this section to eliminate using wind or solar or replace it with alternative energy. Council agreed to use the phrase “renewable energies i.e., wind or solar.”
- There was the comment that on “page 42, [section] 3.3.1 ... refers to a 50/50 cost sharing. Ms. Smith asked Council to consider either eliminating 50/50 cost sharing or expanding it to read with the possibility of .... the provincial government. This makes it clear who the cost sharing would be with and that it is not a guaranteed opportunity but rather a possibility of opportunity to cost share.” Council agreed to make this change to include with higher levels of government.
- There was the comment that on ‘page 46, [section] 3.3.5 ... discusses a plebiscite that took place in Port Bickerton in the 1990s that was voted down by the community at that time. I would like the council to consider adding a policy option surrounding the reopening or reinvestigation of expanding sewer/water/storm water in Port Bickerton. Or an additional policy option that states an intent of expansion of other communities outside of Sherbrooke. The Senior Planner advised that policy 3-13 covers this. Staff will explore what year the plebiscite occurred.
- There was the comment that on “page 49, [the] Provincial Parks ... section notes the day parks in the area and that there are no camping parks in St. Mary's other than private campgrounds. Ms. Smith asked that as a policy option under this section, council pursue and request either provincially or federally run camping area, taking advantage of the current protected and designated park lands along the St. Mary's River.” Council agreed to leave it out.
- There was the comment that on “page 54, policy 3-41 ... refers to “basic aesthetic standards” however it is unclear what those standards are. They need to be defined or the wording changed.” Council agreed to include the wording such as skirting to the policy.
- There was the comment that on “page 29, Policy 2-12 ... refers to Dark Sky Reserve which appears to either be underlined or linked is the only link or underline in the document.” Council agreed to remove the links.
- Council reviewed the remaining points for consideration that require a decision to be made.
- The Senior Planner advised that there were a few changes that would be considered substantive changes, they include the accessory buildings, the wetland setback, and the number of derelict vehicles permitted on a property. The CAO added that a decision is required on the change regarding community feedback. Council agreed to leave the section regarding community feedback as it is.
- The CAO advised that a decision was still required on Policy 2-10: Attract IT Related Businesses. Council agreed to leave it as it is.
- Council discussed accessory buildings. The Senior Planner suggested to reword the section on to “adjacent properties including properties across the street held in common ownership be permitted to be exempted from the requirement for a main building. Council agreed to this change.
- The Senior Planner suggested to leave the section on shipping containers as it is.
- Council agreed to look at removing the requirement for a main building.



- The Senior Planner suggested that if a setback for wetlands was included the provincial Wetland map would be used as the reference, but it only captures larger sized wetlands. If it's questionable how close a property is to the wetland the owner would have to complete a wetland delineation study at their cost. The setback would be measured from where it was delineated. This is beyond the required provincial requirements. The CAO advised that this creates more administrative work for the development officer and building inspector. Council agreed to make this change.
- Council agreed to add a maximum of two derelict vehicles per property within the document.
- The Senior Planner advised that the data is not available to include moose corridors within the document. Council agreed not to include moose corridor policy.
- The Senior Planner advised that there are three substantive changes including the accessory buildings section, deleting 4.1.0.4, reviewing the wetland option and limiting derelict vehicles and the non-substantive changes.

*On motion of Councillor Mailman, and seconded by Councillor Malloy, be it resolved that Council gives the second reading to the draft Municipal Planning Strategy and Land Use Bylaw as considered on July 20<sup>th</sup>, 2022.*

**Motion defeated (seven nays).**

*On motion of Councillor Baker, and Councillor Zinck, Council agreed to edit the MPS and LUB for substantive and non-substantive changes to wetlands, derelict vehicles, and accessory buildings.*

**Motion approved.**

**b. In Camera – Land Matters & Personnel**

*On motion of Councillor Malloy, and seconded by Councillor Zinck, Council moved to an in camera session at 9:03 pm.*

**Motion approved.**

*On motion of Councillor Malloy, and seconded by Councillor Mailman, Council reconvened to regular session at 9:25 pm.*

**Motion approved.**

*On motion of Councillor Mailman, and seconded by Councillor Zinck, Council agreed to write the complainant to indicate the matter has been looked into and determined not to have merit as a complaint under the code of conduct.*

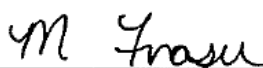
Deputy Warden Fuller declared a conflict of interest.

**Motion approved.**

**Adjournment**

*On motion of Councillor Malloy, and seconded by Councillor Zinck, there being no further matters of business, Council adjourned at 9:27 pm.*

**Motion approved.**



Recorded By  
Mallory Fraser, Municipal Clerk



Approved By  
Warden Wier