

MEETING SUMMARY
ECONOMIC DEVELOPMENT COMMITTEE

-
RURAL COMMUNITY OF FUNDY SHORES

Where: LEPREAU ANGLICAN CHURCH
When: Wednesday – APRIL 19, 2023 @ 6:00PM

Attendees:

Susan Farquharson, Chair
Lorne Montgomery
Roxanne Oliver
Greg Renton
Michael Robichaud

Regrets:

Peter Seeley
Deanna Bent, Co-Chair

Agenda and Minutes Approval

April 19th agenda and April 4th Meeting minutes: Approved by Consensus

Current business and services in area – gap/opportunities discussion

Those present were surprised by the number of businesses servicing the region.

Agreed a tremendous amount of work went into creating and maintaining the Route 790 Business Directory.

Gaps noted: Garden nursery, more restaurants noting only seasonal ones in the area and very few of those; food service options (food trucks), and tourist attraction/retention /services areas.

Action(s):

- Roxanne to see if there is a Food Truck Association
- Susan to pass this on to the Tourism Committee

Presentations – Maps Review re where to place priorities noted in April 4th minutes:

A review of the Fundy Shores Community area occurred with discussion to better understand geographic scope of the community and current land use.

Discussions focused on potential independent living, tourism and residential areas with recommendations focused on the central and western Lepreau area.

Action (s):

- Susan to capture these on a map as per discussion and share with Committee.

Recommendation of need for new subdivisions:

- These will provide family residential opportunities and drive developers and service industry investment. Acknowledged need for enough land to allow for communal waste treatment (that did not affect coastal or water systems) and potable water supply.

Build a multi-unit (20 plus) independent living facility close to current services – post office, store, Lepreau River/Falls and proposed business hub in Lepreau. Noted current land use zoning would not permit this on the land area indicated during the meeting discussion.

The tourism center should be placed on the road (utilizing land where the road was closed) where Falls are located where food trucks, crafts etc., could be set up to support visitors.

Suggestion of looking into the pros/cons of the establishment of a Fundy Shores Development Corporation to manage developments, create incentives and agreements on behalf of the Community.

Question: Is there potential for landowners to donate or lease land to Fundy Shores?

Economic Development: Reflecting on the April 4th meeting discussions, are there areas where businesses should not be permitted? Why?

- Developments should not cause unnecessary harm to current established businesses or go forth if there is strong community rejection overall (i.e., environmental risk, insurance access) while respecting the need for free enterprise and responsible development.
- Unsightly businesses should be addressed as they can negatively affect opinions regarding investment and development.

Next Meeting Date:

May 22nd @ 6PM

31 Malcolm Meehan Road

Musquash NB, E5J 2G2

For next meeting:

- Review current land use plans to understand zoning as it relates to recommended development priorities and opportunities.

Adjournment: 7:35PM