

MEETING SUMMARY
ECONOMIC DEVELOPMENT COMMITTEE
-
RURAL COMMUNITY OF FUNDY SHORES

Where: 31 Malcolm Meehan Road, Musquash
When: Tuesday – October 10, 2023 @ 6:00PM

Attendees:

Susan Farquharson, Chair
Roxanne Oliver
Michael Robichaud
Peter Seeley
Anne Laurie
Lorne Montgomery
Greg Renton
Cathy McKay

Guests:

Councilor Heather Saulnier
Councilor Lorraine Thompson

Agenda and Minutes Approval

September 7th Minutes and October 10th Agenda: Approved by Consensus

Map and Recommendations Review

As a result of a mapping review exercise and discussion the Committee clarified some areas of recommendation with respect to recommendations.

The following is a summary of the Committees recommendations to date for consideration during the development of a new rural plan for Fundy Shores and potential economic development opportunities.

SUMMARY OF ECONOMIC DEVELOPMENT RECOMMENDATIONS 2023

PRIORITIES:

- 1. Lepreau should be business hub:**
 - Maintain a rural 'feel'.
 - Centralized services although not in strip mall style.
 - Build spaces that businesses can lease i.e., chiropractor, etc.
- 2. Daycares:**
 - Need at least one facility to address demand; referenced 2 new licenses/facilities in Eastern Charlotte.
 - Build around Fundy Shores school, perhaps incorporated.
- 3. Family housing:**

- Access to housing is important for economic development.
 - Apartment buildings in residentially zoned areas (i.e., near Fundy Shores school)
 - 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.
 - Additional Recommendations for Subdivisions:
 - i. Gilmores – why are there not more homes in that area?
 - ii. Thompson – room on the western side to expand?
 - iii. Other: West of Government Garage on north side
- 4. Senior facilities (*Independent, Support and Special Care*):**
- Support and Special Care facilities centralized in business hub to allow access to and promote new services.
 - Independent facilities could range from centralized to various locations throughout the community.
 - 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
- 5. Tourism:**
- 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.
 - A 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.
 - Tourism is a provincial (and sometimes Federal) responsibility. However, for economic development purposes the Council could define a policy regarding their vision for tourism in the rural plan, document a strategy and present/propose that strategy to provincial government to support. This could lead to government-to-government cooperation and implementation of the proposed strategy.

RECOMMENDATIONS:

1. Understand what land is available to the community. Potential independent living, tourism and residential areas with recommendations focused on the central and western Lepreau area.
2. Fundy Shores should do the math to determine if assuming responsibility for the roads would be strategic for the community. Recommend that a cost benefit analysis be conducted to fully understand the value of Fundy Shores assuming responsibility for roads and bridges for future consideration vs remaining with the province.
3. Fundy Shores could draft a Development Policy that would set out its priorities for development that the new rural plan supports.
4. 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.
5. Unsightly businesses should be addressed as they can negatively affect opinions regarding investment and development.
6. Ensure wharves accommodate a percentage of usage for pleasure crafts.
7. ATV Club stops: year-round mini accommodations.

8. Incorporate seasonal mobile services on highway pull off areas with Community.

ADDITIONAL NOTES:

- ✓ All above discussions noted need to understand what incentives could be developed to support current businesses, encourage new businesses/developers.
- ✓ \$/door incentive approach to attract developers with monies provided upfront in a phased approach address water and sewage incentives.
- ✓ low tax rate can be an incentive for individuals.
- ✓ Other key incentives of value to promote are livability, education access, recreation, culture, transportation, and housing.
- ✓ Housing equity was noted indicating perhaps Habitat for Humanity could be asked to look at the Community.
- ✓ Need to develop transportation and daycare options to support families coming to the area.

Next Meeting TBD

Adjourned 7PM