

Municipal Effectiveness Advisory Committee (MEAC)
Approved Minutes
March 23, 2017

Present:, Deputy Mayor Pat Power, Alyn How, Samantha Myhre, Paul Paquette, Ruth Thorbourne, Marilyn Francis and Chris Millier (by Skype).

Administration: Recording Secretary Sandi Millett-Campbell.

Regrets: Chair Jane Nicholson, Mayor William MacDonald and Brian Bohaker

Paul Paquette agreed to chair the meeting.

1. **CALL TO ORDER:** Chair Paquette called the meeting to order at 6:03 pm.

Chair Paquette welcomed new member Marilyn Francis.

2. **APPROVAL OF AGENDA**

MOTION #MEAC-2017-MAR-23-1

It was moved by Deputy Mayor Power, seconded by Ruth Thorbourne to approve the agenda as presented. **CARRIED.**

3. **APPROVAL OF THE MINUTES – March 9, 2017**

MOTION #MEAC-2017-MAR-23-2

It was moved by Samantha Myhre, seconded by Alyn How, to approve the minutes of March 9, 2017 as presented. **CARRIED.**

4. **PUBLIC INPUT – None**

5. **BUSINESS ARISING**

- i. **Sector Review – Commercial**

Chair Paquette reviewed the revised changes on page 8 of the working documents on the commercial policies. The Committee reviewed the text in the second paragraph of the introductory and agreed to the paragraph as written. The Committee discussed changing the fourth paragraph to clearly state the two zones by switching the wording to have the zone designation first then the location; zone C1-General Commercial located on St George Street. The Committee discussed the use of the terms C1 verses CG and what identifiers are more universally understood. Planner Millier outlined that it would be the Committee choice on the style and preference of the zone identifiers. Traditionally the identifiers are the R1, R2, C1 C2, but currently more Municipalities and Towns are aligning them with the names RSU, RTU, CG, and CHW. The Committee decided to put this topic in the Parking lot for further discussion. The Committee reviewed the Commercial Highway zone and would like to see 5.3 become 5.21. Planner Millier will update the change for next meeting.

Under section 5.21 the Committee discussed the comprehensive planning provisions and would like to see residential removed and replaced with secondary or accessory residential in the

commercial zone. This would allow residential units on the second floor or in the back of buildings but not fronting on St George Street.

Under section 6 Commercial Heritage needs to include an expanded description of the area and the reasons to keep it. The main reason would be to preserve that streetscape as the oldest part in Town and to encourage to reuse of current structures. The Committee talked about the area on both sides of Lower St George Street from Drury Lane to Church Street, 204 St Anthony Street and the addition of 477 St George Street. The Committee would like to update the list of permitted uses to remove dessert shop and open it up to cafes and add Bed & Breakfast.

The Committee reviewed Part 7, Commercial Policy, introduction text on pages 10 and 11 of the working document. The Committee agreed to remove the last paragraph as it refers to amusement arcades as it is not necessary at this time. 7.3 talks about enhancing the downtown commercial area as retail, so the Committee would like to add in policy 4.3 stating the retail is at street level. Add policy 4.4 that new residential would be accepted if it wasn't fronting on St George Street; add policy 4.5 regarding signage for the commercial zones and 4.6 with off street parking.

The Committee reviewed 7.6 and 7.8 on parking, sidewalks and loading areas and if this is an area that Council is responsible for. The Committee agreed to move this to the parking lot for further discussion.

The Committee agreed to remove 7.9, 7.10, 7.11 and remove the paragraph at the top of page 13 of the working document.

Parking Lot:

- Zone identifiers R1, R2 or RSU or RTU. Preference of type.
- 7.6 – Council shall attempt to provide an effective, interconnected system of parking, loading areas, and sidewalks as funds permit.
- 7.8 – New developments shall be required and encouraged to provide a reasonable amount of off-street parking as set out in standards prescribed by the Land Use By-Law. Council may designate in the By-Law certain areas, particularly along St George Street and in the Commercial General (C1) zone, which are exempt from these requirements due to the virtual impossibility of complying with them owing to the existing pattern of development. Council shall also co-operate with property owners in the downtown to help solve parking problems, and where feasible, shall assist in the provision of public parking areas near the downtown.
- Extension of services (water and sewer) into new development in the surrounding areas in the County outside of the Town's boundaries that might affect the Town's infrastructure system and capacity.

6. **NEW BUSINESS** – None

7. **CORRESPONDENCE FOR INFORMATION** – None

Homework is to think of the current challenges of the commercial district, what's next and what if's of the commercial zone. Is it flexible enough to accommodate change in the commercial zone?

8. **ADJOURNMENT**

MOTION #MEAC-2017-MAR-23-3

It was moved by Deputy Mayor Power to adjourn the meeting at 7:45 pm. **CARRIED.**

Next Meeting: April 11, 2017 at 10:00 am.

Chair Paquette

Recording Secretary Millett-Campbell