

**Municipal Effectiveness Advisory Committee (MEAC)**  
**Approved Minutes**  
**January 24, 2019**

**Present:** Chair Jane Nicholson, Mayor William MacDonald, Deputy Mayor Pat Power, Alyn How, Paul Paquette, and Chris Millier (by Skype). Also in attendance Alan Melanson, Sally O’Grady, John Mildon, and Phil Roberts.

**Administration:** Recording Secretary Sandi Millett-Campbell

**Regrets:** Brian Bohaker

1. **CALL TO ORDER:** Chair Nicholson called the meeting to order at 6:00 pm.
2. **APPROVAL OF AGENDA**  
**MOTION #MEAC-2019-JAN-24-01**  
It was moved by Mayor MacDonald, seconded by Paul Paquette to approve the agenda as presented. **Motion Carried.**
3. **APPROVAL OF THE MINUTES**
  - i. October 25, 2018  
**MOTION #MEAC-2019-JAN-24-02**  
It was moved by Deputy Mayor Power, seconded by Paul Paquette to approve the minutes of October 25, 2018 as presented. **Motion Carried.**
4. **PUBLIC INPUT:**  
Alan Melanson updated the Committee regarding his concern that any building on the small parcels of land adjacent to Allain’s Creek would negatively impact the integrity of the gateways into the Town.
5. **PRESENTATION:** None
6. **BUSINESS ARISING**
  - i. Review of Submissions Received: Chair Nicholson and the Committee reviewed six of the submissions received. The Committee discussed the site-specific requests and the fact that spot zoning was not in the best interests of all citizens.
    - a) The Committee discussed the option of changing the title of the Waterfront Comprehensive Development District (WCDD) to remove the word “Development” as the intention is not to develop the area but to protect it. Planner Millier will check in the MGA if it is possible to change the title as the words “Comprehensive Development District” come directly out of the MGA. Chair Nicholson will include an introductory text in the strategy to outline the purpose of the WCDD.
    - b) The Committee also discussed the open space zone on Town-owned property and the sale of the current piece of land between Prince Albert Road and St Anthony Street and

whether there is a need to change 13.2.7 due to the recent sale of the property. This will be added to the agenda of the February meeting.

- c) The Committee reviewed the boundaries of the new Residential Mixed Use (RMU) Zone and discussed whether they should be changed to include Prince William Street and remove the properties on Victoria Street. The Committee decided to put this item in the parking lot for further discussion at the next meeting.
- d) The Committee discussed the issue of shared accommodations (Air BnB) and the requirement for owner-occupied in the residential zone (which is not required in the commercial zone).
- e) The Committee discussed the gateway land from Allain's Creek and which zone would be appropriate for the land on the Fort side. Given that the Town cannot legally remove development rights from private property, further discussion is needed to finalize the zoning for these lands. The Committee decided to add the PID # 05003934 to the parking lot.

Due to time restrictions, the Committee will review and discuss the two remaining submissions at the next meeting.

- ii. Review of Maps:  
Due to time constraints, the Committee will discuss at the February meeting.

**7. NEW BUSINESS:**

- i. Document Ready to Present to PHAC March 4, 2019  
Tabled to February meeting.

**8. CORRESPONDENCE FOR INFORMATION: None**

**9. ADJOURNMENT**

It was moved by Mayor MacDonald to adjourn the meeting at 8:07 pm.

**Next Meeting:** February 12, 2019 at 10 am

---

Chair Nicholson

---

Recording Secretary Millett-Campbell