

PUBLIC PARTICIPATION MEETING
(MPS AMENDMENT – Bill 177 & Commercial Development District)
Wednesday, February 14, 2018
7:00 – 7:28 PM
Council Chambers
Town Hall

Present: Chair, Deputy Mayor Laurie Murley
Vice Chair, Councillor Shelley Bibby
Mayor Anna Allen
Councillor John Bregante
Councillor Jim Ivey
Citizen Member Creelman MacArthur
Citizen Member Joanna Gould-Thorpe
Citizen Member Jamie O’Hanlon

Regrets: None

Ex-Officio Planner, Jeremy Banks
Chief Administrative Officer, Louis Coutinho

Staff: Planning Advisory Committee Recording Secretary Janet Redden

Public: 9 (including Doug Armstrong, Director of Finance)

1. **CALL TO ORDER** – Chair Murley called the meeting to order at 7 p.m. and opened the meeting with a welcome to those in attendance and an introduction of the Planning Advisory Committee Members. Citizen Member Joanna Gould-Thorpe seated herself to the gallery as she identified that she is a property owner within the district being discussed.

2. **PROPOSED AMENDMENTS AND BACKGROUND** – Planner Banks provided a PowerPoint presentation (attached) outlining the Planning document amendments being considered and relevant background information as to why this is necessary. A copy of the presentation is attached.

3. **SUBMISSIONS FROM MEMBERS OF THE PUBLIC/STAKEHOLDERS** – Secretary Redden reported that no written submissions have been received.

4. **COMMENTS/QUESTIONS FROM THE PUBLIC/STAKEHOLDERS** – The following questions, comments and concerns were raised by the Public in attendance:

- How will the tax incentive work? Planner Banks explained that any tax increases due to increase in commercial assessment as a result of development or improvements, following an approval and agreement with the Town, would be phased in over a period of ten years.
- Will this be applicable to improvements or developments prior to these amendments being in

place? It will not be retroactive.

- Will this affect residential tax rates? It was indicated that this will have no effect on residential rates.
- If you change your commercial property to a residential property will there be any incentive for this? No, this only relates to commercial properties.
- What is the timeframe? Planner Banks reported that the process to amend planning documents could take between 3 to 6 months and also requires a bylaw to be in place and an application made to the Town once everything is in place.
- If permit work is already underway, would it be considered? It was suggested that a letter be written and sent to the CAO.
- Besides a tax break, what other reason would there be for development or renovation of a property? Opportunities to rent or lease the property could improve with any improvements made.
- How will this be marketed? Planner Banks reported there will be a communications piece to follow these amendments. Private developers, real estate agents and other stakeholders will be included in these communications.
- What other Towns or Municipalities have this already in place? It was reported that the Town of Amherst and the Town of Yarmouth have already implemented this.
- Is there potential for other areas to be included in the map? Currently the designated area is as indicated. This is designed to encourage improvements and development in the downtown core and where infrastructure and density already exists.
- Is the legislation complete? It was reported this has been completed.

5. CONCLUDING REMARKS-RECAP OF DISCUSSIONS - Planner Banks provided a recap indicating this meeting has been about amendments to the planning documents allowing the creation of a Commercial Development District which will allow the Town to create a bylaw that enables tax relief on commercial property improvements. The proposed amendments to the Municipal Planning Strategy will allow the Town to consider areas beyond the areas currently identified on the map in the future. There will be a communication and marketing strategy connected to follow.

6. ADJOURNMENT

At 7:28 P.M. and with having no further matters to discuss, the Public Participation Meeting adjourned.