



Naturally Yours

414 Woodlawn Drive, PO Box 280 Shelburne, NS B0T 1W0, Phone: (902) 875-3544 - Fax: (902) 875-1278

Economic Growth Strategy Committee

Monday, June 2nd, 2025

Meeting Minutes

APPROVED

Present:

Meghan Cox, Community Member
Duane MacLellan, Community Member
Andrew Locke, Community Member
Andrea Davis, Community Member
Jill Webb, Economic Development Officer

Penny Smith, Council Member
Sherry Irvine-Thorburne, Alternate Council Member
Warren MacLeod, CAO
Val Kean, Director of Economic & Community Development

Regrets:

Dale Richardson, Council Member

Public Community Members:

1 member of the public was in attendance.

1. Call to Order

CAO, Warren MacLeod called the meeting to order at 3:00pm.

2. Approval of the Agenda

CAO asked for approval of the agenda.

It was duly moved and seconded that the agenda for June 2nd, 2025, be approved as presented.

- MOTION CARRIED

3. Introductions

CAO MacLeod and Val Kean made introductions to the committee.

4. Election of Officers

a) Chair

CAO MacLeod noted that the committee required a Chair and opened the floor for nominations. Councillor Wagner nominated Andrew Locke, with Duane MacLellan seconding the nomination. Ms. Kean provided an

Warren MacLeod, CAO

Warren.MacLeod@municipalityofshelburne.ca

www.municipalityofshelburne.ca

Penny Smith, Warden

warden@municipalityofshelburne.ca

overview of the Chair's responsibilities, and Mr. Locke accepted the nomination. Hearing no further nominations for the position:

It was duly moved and seconded that Andrew Locke be appointed Chair by acclamation.

-MOTION CARRIED

The meeting was then turned over to Mr. Locke, who assumed the position of Chair.

b) Vice Chair

Mr. Locke began chairing the meeting by calling for nominations for Vice Chair. Meghan Cox nominated Duane MacLellan, with Councillor Wagner seconding the nomination. Mr. MacLellan accepted the nomination. Hearing no further nominations for the position:

It was duly moved and seconded that Duane MacLellan be appointed Vice Chair by acclamation.

-MOTION CARRIED

5. Overview

CAO MacLeod provided an overview of the challenges municipalities face, their limitations and abilities for economic growth which included conversation regarding a declining fishery, the need for economic diversity and power grid limitations in southwest nova scotia.

6. Municipal 5-Year Strategic Plan

CAO MacLeod explained that the Municipality has engaged a company to develop its first-ever 5-year strategic plan, which will serve as a framework for future budgets by establishing clear priorities of Council. In the coming months, public engagement sessions will be held to identify community priorities and help guide Council's decision-making moving forward.

7. Properties

a) Surplus Lands Categorization

Ms. Kean reviewed the property categorization process with the committee, after which the committee began assessing individual properties. The committee recommended that each property be categorized as follows and the recommendation was made for Council declare them as surplus property:

Shore Road Property – Adjacent Landowner

Roseway Hall Loop – Adjacent Landowner

Sandy Point – Adjacent Landowner

Spa Road – Housing

Lake Road Property – Housing

Properties in Industrial Park – Economic Development

Old Weather Station Property – Regular Sale (potentially sold separately)

Jordan Bay Trail – Adjacent Landowner

Highway 3 Property – Regular Sale (sold as a single parcel)

West Green Harbour (old school) – Regular Sale

East Green Harbour Road – Regular Sale

The committee also discussed the municipally owned properties located along Highway 103. While they suggested categorizing these as Economic Development, they recommended further review before declaring them as surplus.

Ms. Kean provided additional clarification on the process, noting that the Municipality intends to negotiate a buy-back agreement as part of the property disposition.

b) Disposal of Surplus Property Policy – Review

Ms. Kean provided the committee with an overview of the policy.

c) Investment Readiness

Ms. Kean explained that \$60,000 has been allocated to conduct a market gap analysis for the Highway 103 property, aimed at identifying needs and potential uses for the site.

THAT the Committee recommends to Council to proceed with a detailed analysis of the Highway 103 property.

H. Wagner - M. Cox

-MOTION CARRIED

8. Housing Accelerator Fund

Ms. Kean provided the committee with an overview of the Housing Accelerator Fund and outlined the associated initiatives.

9. New Business

There was no new business at this time.

10. In Camera

a) MGA section 22 (2) (a) – acquisition, sale, lease, and security of municipal property

It was duly moved and seconded that the committee go in-camera at 4:37pm for discussions around MGA section 22 (2) (a) – acquisition, sale, lease and security of municipal property.

- MOTION CARRIED.

The committee came out of in-camera at 5:24pm.

Mr. Locke asked if there were any motions coming out of in-camera.

THAT the Municipality send a letter to the Town of Shelburne to initiate discussions regarding the possibility of a sewer connection for the purpose of supporting housing development at PID 80111818, Spa Road.

D. MacLellan – H. Wagner

-MOTION CARRIED

11. Next Meeting

12. Adjournment

THAT the meeting of the Economic Growth Strategy Committee be adjourned at 5:26pm.

-MOTION CARRIED