



tion of the Town of Tillsonburg

ment Advisory Committee Meeting

MINUTES

Tuesday, May 14, 2024

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

ATTENDANCE: Suzanne Renken
Dane Willson
Councillor Bob Parsons
Deb Gilvesy, Mayor
Lisa Gilvesy
Andrew Burns
Randy Thornton
Gurvir Hans
Steve Spanjers
Jesse Goossens
Kirby Heckford
Mark Renaud, Executive Director, Tillsonburg BIA

Regrets: Randi-Lee Bain

Staff: Kyle Pratt, Chief Administrative Officer
Cephas Panschow, Development Commissioner
Laura Pickersgill, Executive Assistant

1. Call to Order

The meeting was called to order at 12:02 p.m.

2. Adoption of Agenda

Resolution # 1

Moved By: Suzanne Renken

Seconded By: Dane Willson

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, May 14, 2024, be adopted.

Carried

3. Disclosures of Pecuniary Interest and the General Nature Thereof

No disclosures of pecuniary interest were declared.

4. Adoption of Minutes of Previous Meeting

Resolution # 2

Moved By: Andrew Burns

Seconded By: Randy Thornton

THAT the minutes of the Economic Development Advisory Committee of April 9, 2024, be approved.

Carried

5. General Business and Reports

5.1 Monthly Activity Update

C. Panschow provided an overview of the monthly activity update.

Opportunity was provided for members to ask questions.

The next meeting agenda to include the following in regards to Van Norman Innovation Park Phase II: review of lot configuration layout, pricing review, marketing strategies and servicing and utility capacities, etc.

5.2 Development Charges Update - Mayor Gilvesy

Mayor Gilvesy provided an overview of the new development charges that will be in effect as of June 13, 2024.

A summary of the proposed effects of Bill 185, when passed, in regards to development charges was discussed.

6. Community Strategic Plan

6.1 Health Care Committee

6.1.1 Minutes - Community Health Care Advisory Committee

There was a brief discussion regarding pending retirements of family physicians, which will impact local primary care options.

7. Boundary Adjustment

7.1 Boundary Servicing Review

7.2 Constraint Mapping

7.3 CP 2022-397 Potential Options for Increasing Residential Density

7.4 Application for Official Plan Amendment South-West Ingersoll Secondary Plan Report

7.4.1 Report CP 2024-131

7.4.2 South West Ingersoll Secondary Plan

7.4.3 Amendment No. 314

7.5 Review of Proposed Policies for a new Provincial Planning Policy Instrument

There was a discussion regarding which direction would make the most sense for pursuing boundary adjustment proposals.

The Provincial Policy Statement updates are expected to be released fall 2024 and are anticipated to include an increase of land inventory for up to a 30 year limit as well as an addition of an appeal mechanism. It was suggested that the population data being prepared by Watson Consulting be requested for review.

There was a discussion regarding consideration of an adequate truck by-pass route.

There was discussion on various different approaches that could be taken into consideration for progressing this initiative.

S. Renken left the meeting at 12:56 p.m.

Cephas will invite a representative from the Town of Ingersoll to the June or July meeting to present to the Committee on the steps they took to complete their most recent boundary adjustment.

8. Community Organization Updates

8.1 Downtown Business Improvement Association

8.1.1 Report from BIA Chair

M. Renaud presented the award of merit the BIA received from the Ontario Business Improvement Area Association.

The issues related to homelessness are increasing again in the downtown.

It was suggested that a secondary plan for expansion of the downtown be considered. The City of London recently completed a plan for the Masonville Mall area.

Opportunity was provided for members to ask questions.

8.2 Tillsonburg District Chamber of Commerce

8.2.1 Report from CEO

There were no comments on the report.

8.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors

8.3.1 Monthly Statistics

There was a brief discussion on the report and inventory levels.

9. Round Table

Building permit activity in the Town has drastically decreased compared to previous years.

Demolition of the former Maple Lane School will commence shortly.

10. Next Meeting

June 11, 2024 12:00 p.m.

11. Adjournment

Resolution # 3

Moved By: Randy Thornton

Seconded By: Andrew Burns

THAT the Economic Development Advisory Committee meeting of Tuesday, May 14, 2024 be adjourned at 1:55 p.m.

Carried