



# tion of the Town of Tillsonburg pment Advisory Committee Meeting MINUTES

Tuesday, July 9, 2024

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

ATTENDANCE: Dane Willson  
Councillor Bob Parsons  
Deb Gilvesy, Mayor  
Lisa Gilvesy  
Randy Thornton  
Randi-Lee Durham  
Steve Spanjers  
Jesse Goossens  
Mark Renaud, Executive Director, Tillsonburg BIA

Regrets: Suzanne Renken  
Andrew Burns  
Gurvir Hans  
Kirby Heckford

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

Regrets: Margaret Puhr, Administrative Assistant

## 1. Call to Order

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

## 2. Adoption of Agenda

### Resolution # 1

**Moved By:** Lisa Gilvesy

**Seconded By:** Councillor Parsons

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, July 9, 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:** Mark Renaud

**Seconded By:** Randy Thornton

THAT the minutes of the Economic Development Advisory Committee of June 11, 2024, be amended to reflect the amendment made to resolution #3.

**Carried**

**5. General Business and Reports**

**5.1 Monthly Activity Update**

**5.1.1 Revised June Report**

This report was added as the report on the June 10, 2024 Committee agenda included inaccurate information in regards to employment records.

**5.1.2 July Report**

C. Panschow provided an overview of this report.

There was a discussion regarding the growth the Town is experiencing and concerns related to the infrastructure needs to accommodate the growth and what the actual housing needs are for the Town.

**5.2 Notice of Passing DC By-Laws**

C. Panschow provided a brief overview of the development charges study that was completed through Oxford County.

### **5.3 2023 Building Activity and Anticipated Development Summary**

C. Panschow provided an overview of building activity and trends in previous years.

The Stationview Development was mistakenly included in the presentation as an approved item but it has not yet been approved and should have been reflected under the anticipated developments list.

### **5.4 VanNorman Innovation Park – Phase 2 Status Update**

C. Panschow provided an overview of the background on development of the Van Norman Innovation Park and the next steps required for Phase Two.

The Committee, at a future meeting, would like to see information on:

- Lot configuration
- Comparable land price data/pricing strategies for industrial parks in southwestern Ontario
- Potential marketing strategies including the potential for commercial zoning
- Options for commercial zoning areas
- Timing for listing, list on lot one versus wait-listing
- Lot coverage provisions of competitor municipalities

The Town needs to obtain from Oxford County confirmation of the servicing level capabilities of this site before any developments proceed.

B. Parsons left the meeting at 1:24 p.m.

## **6. Planning Items Circulation**

### **6.1 Application for Official Plan Amendment and Zone Change OP24-06-7 and ZN7-24-06 - Station View Developments Inc.**

This item to be deferred to the next meeting.

## **7. Community Strategic Plan**

### **7.1 Town Hall Update**

K. Pratt provided a summary of the decision made by Council yesterday to proceed with the option to do a complete demolition and rebuild at the 10 Lisgar Avenue site.

Report

## **7.2 Affordable and Attainable Housing Committee**

The next meeting scheduled for this Committee is July 24, 2024.

## **7.3 Health Care Committee**

A health care recruiter has been hired and has commenced his duties working out of the hospital.

## **8. Boundary Adjustment**

J. Goossens and C. Panschow are working together on a presentation to Council in August.

## **9. Community Organization Updates**

### **9.1 Downtown Business Improvement Association**

#### **9.1.1 Report from BIA Chair**

M. Renaud provided a summary of the BIA report.

Opportunity was provided for members to ask questions.

K. Pratt left the meeting at 1:36 p.m.

### **9.2 Tillsonburg District Chamber of Commerce**

A hard copy report was submitted at the meeting. This will be added to the next agenda for reference.

### **9.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors**

#### **9.3.1 Monthly Statistics**

The Committee reviewed the statistics provided.

## **10. Round Table**

Norwich Township offered 400 hectares of land to the City of Woodstock to assist with rerouting of a truck route.

The BIA Board supported the zone change proposal for the Stationview Development.

## **11. Next Meeting**

August 13, 2024 12:00 p.m.

## **12. Adjournment**

**Resolution # 3**

**Moved By:** Randy Thornton

**Seconded By:** Mark Renaud

THAT the Economic Development Advisory Committee meeting of Tuesday, July 9, 2024 be adjourned at 1:42 p.m.

**Carried**