

# The Corporation of the Town of Tillsonburg

## Economic Development Advisory Committee Meeting

### MINUTES

Tuesday, February 11, 2025

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

ATTENDANCE: Dane Willson  
Councillor Bob Parsons  
Deb Gilvesy, Mayor  
Lisa Gilvesy  
Randy Thornton  
Gurvir Hans  
Randi-Lee Durham  
Jesse Goossens  
Kirby Heckford  
Ashley Edwards, CEO, Tillsonburg District Chamber of  
Commerce

Regrets: Andrew Burns  
Steve Spanjers  
Mark Renaud, Executive Director, Tillsonburg BIA

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 12:10 p.m.

#### 2. Adoption of Agenda

##### Resolution # 1

**Moved By:** Gurvir Hans

**Seconded By:** Randy Thornton

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, February 11, 2025, 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:** Lisa Gilvesy

**Seconded By:** Gurvir Hans

THAT the minutes of the Economic Development Advisory Committee of January 14, 2025, be approved.

**Carried**

**5. General Business and Reports**

**5.1 Monthly Activity Update**

C. Panschow provided an overview of the report.

Opportunity was provided for members to ask questions.

**5.2 Delegation to Oxford County Council**

C. Panschow provided a summary of agenda items 5.2.1, 5.2.2 and 5.2.3.

**Resolution # 3**

**Moved By:** Dane Willson

**Seconded By:** Kirby Heckford

THAT the Economic Development Advisory Committee seeks Council's support to address Oxford County Council at a future meeting to speak to the impact of development charges on industrial development particularly in light of a softening industrial market, the Town's supply of industrial land coming to market and the impact of the U.S. tariffs which could further exacerbate the challenge of attracting industrial development to help the

Town of Tillsonburg maintain a more competitive position against neighbouring municipalities that do not have development charges currently.

**Carried**

**5.2.1 Oxford County Development Charges By-Law Amendment - Public Meeting Presentation**

**5.2.2 Impacts on the Calculated D.C. Charts**

**5.2.3 Municipal Comparison Chart - Industrial**

**5.3 Site Plan Approval Process Overview**

C. Panschow provided an overview of the site plan approval process.

General suggestions included: certain organizations tend to delay the process repeatedly, advocacy to expedite and streamline the process with the Ministry of Housing and Municipal Affairs and presentations to commenting agencies, implementation of firm response timelines, intake process needs to be more specific and detailed (better list to be provided on what is required right from the start), investigate what other municipalities are doing with conditional permitting.

**6. Planning Items Circulation**

**7. Community Strategic Plan**

**7.1 Affordable and Attainable Housing Committee**

K. Pratt provided an update on the latest direction from the January meeting regarding the RFP for ownership options being prepared.

**7.2 Health Care Committee**

K. Pratt provided an update on the approved funding for a temporary unattached patient clinic and hiring of a health care recruiter in the 2025 budget.

**8. Boundary Adjustment**

The final study being prepared through the County by Watson and Associates is nearing completion.

**9. Information Items**

**10. Community Organization Updates**

**10.1 Downtown Business Improvement Association****10.1.1 Report from BIA Chair**

The representative was not in attendance.

There were no questions regarding the report.

**10.2 Tillsonburg District Chamber of Commerce****10.2.1 Report from CEO**

A. Edwards provided a summary of the report.

**10.3 Woodstock, Ingersoll, Tillsonburg and Area Association of Realtors**

There was no report provided this month.

**11. Round Table**

Tillsonburg Developments Inc. will be hosting a grand opening in April for their new subdivision.

The Multi-Service Centre is hosting a health care job fair in March, an upcoming and a grow mark mini job fair. Stacked pancakes is looking to hire as they are opening soon.

**12. Next Meeting**

March 18, 2025 12:00 p.m.

**13. Adjournment****Resolution # 4**

**Moved By:** Ashley Edwards

**Seconded By:** Gurvir Hans

THAT the Economic Development Advisory Committee meeting of Tuesday, February 11, 2025 be adjourned at 1:28 p.m.

**Carried**