

# **The Corporation of the Town of Tillsonburg**

## **Economic Development Advisory Committee Meeting**

### **MINUTES**

Tuesday, April 8, 2025

12:00 PM

Thompson Goossens Accountants Boardroom

21 Oxford Street, Tillsonburg

ATTENDANCE: 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  
Ashley Edwards, CEO, Tillsonburg District Chamber of  
Commerce

Regrets: Randi-Lee Durham

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 12:06 p.m.

#### **2. Adoption of Agenda**

##### **Resolution # 1**

**Moved By:** Lisa Gilvesy

**Seconded By:** Ashley Edwards

THAT the Agenda as prepared for the Economic Development Advisory Committee meeting of Tuesday, April 8, 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:** Councillor Parsons

**Seconded By:** Dane Willson

THAT the minutes of the Economic Development Advisory Committee of February 11, 2025, be approved.

**Carried**

**5. General Business and Reports**

**5.1 Monthly Activity Update**

**5.1.1 March 2025**

C. Panschow provided an overview of the report.

Opportunity was provided for members to ask questions.

There was a discussion regarding the archaeological investigations at the VanNorman Innovation Park.

**5.1.2 2024 Year-End Report**

C. Panschow provided an overview of the 2024 Economic Development results.

Opportunity was provided for members to ask questions.

**5.2 Zoning Discussion - D. Willson**

D. Willson brought concerns forward regarding the limited allowable uses under the service commercial zoning. There was a discussion regarding

the potential to attempt to decrease property owners coming to Council for zone changes if the central commercial zoning was expanded in certain areas of the Town.

Staff will invite the Planner to the next Committee meeting to provide some greater context on this issue.

## **6. Information Items**

### **6.1 Tillsonburg Town Council - February 24, 2025 Resolution re- EDAC Recommendation**

### **6.2 Oxford County - Notice of Passing - Development Charge By-Law**

C. Panschow presented to County Council in following the direction from Town Council.

There was discussion regarding the lack of timing allowable for consultation on this process to adequately allow advisory committees to provide input.

## **7. Planning Items Circulation**

None

## **8. Community Strategic Plan**

Staff are working with the consultant to determine if the floor plan for a new Town Hall would fit within the existing footprint of the Customer Service Centre or at the stand-alone 'Greyfield' site.

The planning justification study was received today regarding the 31 Earle Street affordable housing project.

The Town is currently investigating potential partnership options to move forward with the hiring of a shared health care recruiter for the Town.

## **9. Boundary Adjustment**

None

## **10. Community Organization Updates**

### **10.1 Downtown Business Improvement Association**

#### **10.1.1 Reports from BIA ED - March and April**

Opportunity was provided for members to ask questions.

### **10.2 Tillsonburg District Chamber of Commerce**

### **10.2.1 Report from CEO**

A. Edwards provided a brief summary of the report.

Opportunity was provided for members to ask questions.

The Chamber is still looking for nominations for the Awards of Excellence. Members provided suggestions for enhancing the Awards of Excellence and creating new award categories.

D. Gilvesy left the meeting at 1:11 p.m.

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

#### **10.3.1 Monthly Statistics**

D. Willson provided a brief overview of the real estate statistics.

### **11. Round Table**

C. Panschow provided information about new businesses purchasing existing buildings and expanding into Town.

Tickets are still available for the Chamber's Mayors Luncheon scheduled for April 17th.

### **12. Next Meeting**

May 13, 2025 12:00 p.m.

### **13. Adjournment**

#### **Resolution # 3**

**Moved By:** Kirby Heckford

**Seconded By:** Dane Willson

THAT the Economic Development Advisory Committee meeting of Tuesday, April 8, 2025 be adjourned at 1:20 p.m.

**Carried**