



**MUNICIPALITY OF NORTH GRENVILLE
COMMUNITY AND ECONOMIC DEVELOPMENT
ADVISORY COMMITTEE MINUTES**

**Monday, February 3, 2025, 3:30 p.m.
Held in Meeting Room 1, 285 County Road 44**

- MEMBERS PRESENT Co-Chair Councillor Deb Wilson
Co-Chair Cholly Boland
James McNeil
Mayor Nancy Peckford
Tracy McDonald
Wayne Brown
Wendy Embleton
Andre Rancourt
Shawn Carnegie
Greg Lane
Deputy Mayor John Barclay
- MEMBERS ABSENT Rick Tachuk
Heather Currie, Tourism Coordinator
- STAFF PRESENT Amy Martin, Director of Planning & Development
Matt Gilmer, Manager of Economic Development & Tourism
Chloe Preston, Municipal Clerk
- OTHERS PRESENT Terri-Lyn McEvoy, Chamber of Commerce
Shelley Mitchell, BIA
Talia Hrlejac, BIA
Anne Weir, United County of Leeds Grenville

A. Open Meeting

Co-Chair Cholly Boland called the meeting to order at 3:33PM.

B. Land Acknowledgment

The land acknowledgement was read by Co-Chair Deb Wilson

C. Approval of the Agenda

#CEDAC-2025-04

Moved by Wayne Brown

Seconded by Greg Lane

Be it resolved that:

The Committee agenda for February 3, 2025 be approved as presented.

CARRIED

D. Disclosure of Interests

None.

E. Approve Minutes of Previous Meetings

Add James McNeil as present

#CEDAC-2025-05

Moved by Greg Lane

Seconded by James McNeil

Be it resolved that:

The following meeting minutes be approved as circulated:

1. January 13, 2025

CARRIED AS AMENDED

F. Delegations

None.

G. Decision Items

None.

H. Correspondence/Information Items/Reports

1. Downtown Kemptville Community Action Plan

John Barclay provided that it was brought forward to discuss Next Steps. However, the Official Plan process is needed to move things forward.

2. Local Development Update

Director Amy Martin provided information regarding building permit data from 2024 and upcoming projects for 2025.

Co-Chair Debbie Wilson asked if a report of findings could be circulated with the minutes.

Greg Lane asked for clarification about multi-tenant/multi-residential spaces are being proposed. Director Amy Martin provided additional context

Greg Lane asked about new term "duo" builds. Additional context was provided about the definition. Director Amy Martin spoke about projects that might meet that term definition.

General discussion about growth figures and causation. Director Amy Martin spoke to some potential reasons for growth as well as current challenges to future growth.

Mayor Nancy Peckford provided additional context around capacity and investment in the Treatment Plant

3. Homebased Businesses and Permitted Uses

Director Amy Martin provided insight into Homebased Business and permitted uses in the Zoning (Official Plan). Director Amy Martin noted the excerpt will be circulated with the minutes. Director Amy Martin acknowledged that she was not an expert in the tax implications as they relate to assessments.

Deb Wilson asked for clarification about flags for environmental impact or what factors contribute to triggering an environmental studies. Director Amy Martin provided context regarding how MPAC is provided information following a Zoning Amendment.

John Barclay asked for clarification if similar is provided to MPAC when building permits are opened/closed. Director Amy Martin provided insight on process when building permits close, severances, etc. General discussion regarding other authorities ex. Health Unit ensued.

4. Strategic Plan Discussion

Clerks to circulate update to Strategic plan & workplan update from Council Meeting January 28, 2025. **Invite Director Geneau to attend next meeting.**

Deb Wilson spoke about updates provided and that the ongoing Organization and Compensation Review which also stems from the Strategic Plan.

Nancy Peckford spoke to her recollection that the review of the STRAT plan to empower and foster more growth in economic development. How CEDAC can help provide advice to Council on an Investment Attraction Strategy.

Councillor Wilson spoke to challenges in the EcDev department and how additional staff would in turn serve the municipality and the committee more.

James McNeil spoke to additional contexts he feels should be encompassed in future iterations. Director Martin said that the growth components relayed by member James McNeil would be achieved through the Official Plan rather than the Strategic Plan. More details on this will be provided as the Official Plan is updated. Project completion is estimated in a minimum of one (1) year.

Questions about next steps on the Official Plan and the related processes the committee should expect to see occurred.

Matt Gilmer to circulate the Economic Development Plan to members for discussion.

Shawn Carnegie asked how growth for transportation is planned. Director Amy Martin provided context that it is within the Transportation Master Plan.

5. BIA Expansion Plan

John Barclay provided an overview up upcoming recommendations rising for the BIA. More information will be provided following the BIA Meeting Feb 19.

Co-Chair Cholly Boland asked about the advantages of expansion. Deputy Mayor John Barclay relayed insights.

6. Working Group Updates

- Competitive Analysis - No Update
- Workforce Challenges, *Tracy McDonald - Upcoming Tradeshow with update of workplaces.*
- Serviceable Lands and Rural Development, *Deb Wilson - No Update*
- Clean Tech Development Sustainability, *Mayor Nancy Peckford updated that the Interim Report is forthcoming.*
- Arts, Culture and Heritage, *John Barclay - Working on a number of policies and specific insights in establishment of Arts Council*

I. Other Business

Update from the Chamber - none.

Upcoming Event: AI - Feb 27 at Kemptville Brewing Co. Mayor's Address
March 20th

Update from BIA - Scavenger Hunt in Downtown Kemptville

1. Items for Next Meeting

- Strategic Plan Update - Thoughts on Economic Development Pillar - Hillary
- USA/Canada Relations & Impacts of Tariffs Decision on Local Economy (?)
- Economic Development Plan Comments
- Investment Attraction Strategy

J. Public Questions

None.

K. Adjournment

#CEDAC-2025-06

Moved by Tracy McDonald

Seconded by Andre Rancourt

Be it resolved that:

The meeting be adjourned at 5:14 p.m.

CARRIED