



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

**Monday, April 7, 2025, 3:30 p.m.
Held in Meeting Room 1, 285 County Road 44**

MEMBERS PRESENT Co-Chair Councillor Deb Wilson
Mayor Nancy Peckford
Deputy Mayor John Barclay
Wayne Brown
Shawn Carnegie
Greg Lane
James McNeil
Andre Rancourt

MEMBERS ABSENT Co-Chair Cholly Boland
Wendy Embleton
Tracy McDonald
Rick Tachuk
Heather Currie, Tourism Coordinator

STAFF PRESENT Matt Gilmer, Manager of Economic Development & Tourism
Amy Martin, Director of Planning & Development
Senterre McKenna, Committee Clerk

OTHERS PRESENT Terri-Lyn McEvoy, Chamber of Commerce
Talía Hreljac, BIA

A. Open Meeting

Co-Chair Deb Wilson called the meeting to order at 3:36p.m.

B. Land Acknowledgment

The land acknowledgement was read by Wayne Brown.

C. Approval of the Agenda

#CEDAC-2025- 10

Moved by Andre Rancourt

Seconded by Greg Lane

Be it resolved that:

The Committee agenda for April 7, 2025 be approved as presented.

CARRIED

D. Disclosure of Interests

None.

E. Approve Minutes of Previous Meetings

#CEDAC-2025- 11

Moved by James McNeil

Seconded by Andre Rancourt

Be it resolved that:

The following meeting minutes be approved as circulated:

1. March 3, 2025

CARRIED

1. Committee Meeting Minutes - March 3, 2025

F. Delegations

None.

G. Decision Items

None.

H. Correspondence/Information Items/Reports

1. Home Based Business Discussion

Amy Martin presented the by-law concerning home occupations and home-based businesses, explaining the categories designed to ensure such businesses remain non-intrusive to local neighborhoods. She noted that minor variances can be considered in special cases. In response to questions, Amy clarified that: multiple home-based businesses may be allowed within permitted space limits; the by-law applies to Additional Residential Units (ARUs); rezoning is not required unless a business license is needed—though currently, there is no

such requirement; and home-based businesses do not need to be formally declared. She added that each case can be reviewed individually, with site visits and discussions as needed.

2. Bill Thake Award

Deb Wilson led the discussion on the Bill Thake Award to explore potential nominations. Bob Bashara, known for his involvement with Class Axe and Kemptville Live, was suggested, though Deb was unsure if he qualifies, noting he was previously nominated in 2015. The committee discussed eligibility criteria, confirming nominees must be North Grenville residents and not previous award winners. The nomination deadline is September 19, 2025.

3. Planning and Development Update - Correspondence

Amy Martin presented her Planning and Development Monthly Report, noting a rise in building permit applications. She provided an update on the Bell Hall project, which is on hold until after the federal election, with additional funding requested through FCM. Project drawings are complete and awaiting approval. There was a discussion about the former North Grenville High School, where limited business occupancy exists; Amy clarified that as long as property taxes are paid, owners are not required to develop or change the building. She also mentioned a rezoning application on Prescott Street beside RB Heating for new townhouses, with a signed site plan agreement in place. Finally, the committee discussed tree clearing and future development plans for the Long Reach lands, expressing concerns about the potential direction of development and whether additional retail stores are being considered.

4. Working Groups Update

Additional Items:

Greg Lane inquired about affordable rental options for the theatre piano, as his wife is a piano teacher.

Matt Gilmer provided a high-level update on the waterfront strategy, noting it is under review, though no RFP has been issued.

Mayor Nancy Peckford offered a brief update on the provincial jail, indicating a survey will be conducted in the future, but there are no confirmed updates on the project or surrounding vacant lands at this time.

I. Other Business

1. Items for Next Meeting

1. Bill Thake Award

2. Kemptville Campus Update
3. Ferguson Forest Update
4. Sports Dome Update
5. Tourism Update

J. Public Questions

None.

K. Adjournment

#CEDAC-2025- 12

Moved by Shawn Carnegie

Seconded by James McNeil

Be it resolved that:

The meeting be adjourned at 4:56 p.m.

CARRIED