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THE CORPORATION OF THE TOWNSHIP OF KING
3rd MEETING OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (EDAC)

Planning Boardroom
2075 King Road
7:00pm

Wednesday May 23rd, 2007
Meeting Convened with Mike Lacey,
Chair presiding

ATTENDANCE

Committee

Brent King
Councillor Bill Cober
Roger Conzelmann
Gordon Craig
Cameron Fellman
Mike Lacey
Jeff Chisholm
Tom Dobson
Audrey D'Souza-Moraes

Township Staff

Scott Somerville, CAO
Stephen Kitchen, Director of Planning
Jamie Smyth, EDO

1. WELCOME

Chair Lacey commenced the meeting by welcoming committee members.

2. APPROVAL OF AGENDA

Gordon Craig requested that under New Business he have the opportunity to speak briefly about the Library's new on-line community calendar of events. A motion to approve the agenda was made by Cam Fellman and seconded by Tom Dobson.

3. APPROVAL OF MINUTES FROM APRIL 25TH MEETING

A motion to approve the minutes was made by Tom Dobson and seconded by Cam Fellman.

4. DECLARATION OF PECUNIARY INTEREST

None

5. DIPOCE INDUSTRIAL PLAN OF SUBDIVISION UPDATE

Stephen Kitchen informed the committee that a resident made a formal request to the Ministry of the Environment for a Part 2 Order (Bump up) on the Schomberg Water Supply Environmental Assessment to expand Schomberg Community water supply system. This will more than likely delay all development in Schomberg including the potential development and construction of commercial or industrial buildings in the 25 acre DiPoce Business park until the end of 2008 or early 2009.

6. COMPREHENSIVE ZONE BY-LAW REVIEW PROCESS AND ISSUES

Stephen Kitchen distributed Section 6: Commercial Zones and Section 7. Employment Zones as excerpts from the 120 page draft comprehensive zoning by-law. He informed the committee that typically they receive two types of inquiries from proponents considering a commercial or industrial business. They either have a specific property that they would like to know what land uses would be permitted, or they have a proposed land use and economic activity in mind and are looking for property that would permit this use. The new Comprehensive Zoning By-law would be significantly more user friendly in responding to these two types of inquiries. As a conformity exercise the By-law will also incorporate and update the zoning within the Community Plans, Oak Ridges Moraine Conservation Plan, The Greenbelt Plan the Village and Employment area Design Guidelines into one comprehensive document. He informed the committee that 4 public open houses have been held to date and one more additional statutory public meeting will more than likely be held in Fall of 2007 with Adoption by Council scheduled for the Spring to early Summer of 2008.

Cam Fellman was curious to know if the draft by-law had undergone any type of peer review and comparison or benchmarking to other adjacent and comparable municipalities. He emphasized that this would ensure that we were on a level playing field in terms of business attraction and expansion potential. Stephen informed the committee that the draft by-law was prepared by a consultant and benchmarking and comparisons were part of the terms of reference in preparing the By-law.

Stephen Kitchen encouraged the committee to review and provide comments and input on the draft by-law and take an active role in engaging the business and development communities in doing the same as well. It was also stressed that it is often challenging to engage business interests in the process unless it is something more site specific and a NIMBY like issue. It was suggested that the Chambers of Commerce on behalf of the broader business and commerce community could address this challenge and should be engaged in reviewing and developing an informed position on the by-law.

7. POWER/ENERGY ISSUES & OPPORTUNITIES – TRANSMISSION, DISTRIBUTION, GENERATION

Scott Somerville provided the committee with a comprehensive overview on three separate but interrelated parts namely: energy transmission, distribution and generation. Due to the existing transmission lines, gas line infrastructure, and the availability of land in the NE Quadrant of the Township, it establishes the location as favourable and advantageous over other locations in the Northern part of York Region and the southern part of Simcoe County. As it relates to the power generation part of the equation, the committee was informed that the so called "Peaker Generation" station being proposed would be owned and operated by a private corporation that would be on contract with Hydro One and/or the Ontario Power Authority.

The overriding issues are whether or not the Township is a willing host of infrastructure developments that would address one or all of the three parts of the power and energy supply needs; and what's in it for King (WIIFK) Township? Both the positive and negative economic, environmental and social cumulative impacts are unknown at this time.

It was mentioned that due to a scheduled fall provincial election, all three parts would remain in a holding pattern until post election. The Committee would be kept informed of future developments and if required would be asked to assist and support the development of an informed decision on economic development related energy supply, transmission and generation issues.

8. BUSINESS RETENTION & ATTRACTION – INQUIRIES AND OPEN FILES

Jamie distributed a copy of a table that was designed as an internal monitoring and evaluation tool on business inquiries and developments that are being proposed and pursued by individuals and companies. The committee suggested some revisions to the monitoring tool that would make it more user friendly and effective at serving its purpose and objectives.

9. 2007 VISITORS MAP & FESTIVAL AND EVENTS BROCHURE

Jamie distributed copies of the new Visitors Map and Festivals and Events brochure that was most recently created and printed. The creation and production of the brochure was done in partnership with the two Chambers of Commerce and a working group of tourism industry stakeholders. 10,000 copies were printed and to date 4500 were distributed to 29 different locations. It is also available from the Township's website homepage as two downloadable PDF version documents. The Chambers are also being encouraged to have the downloadable electronic versions placed on their website home pages. A further distribution to near market locations is planned. The purpose of the marketing tool is to cross promote export ready tourism festivals and events and highlight the Townships tourism attractions and amenities.

10. 2007 ECONOMIC DEVELOPMENT WORKPLAN

The Committee was reminded to provide feedback and comments on the Work plan that was distributed at the April meeting.

11. REMINDER: MAYOR'S NETWORKING BUSINESS BREAKFAST – MAY 29TH.

12. NEW BUSINESS

A roundtable discussion took place on the role, goals and objectives of EDAC. The committee was reminded that as a new committee of Council very much in its infancy we were still in the learning stage and these information sessions and presentations were being tabled to give committee members a broad-brush overview of the opportunities and challenges that exist. The committee was envisioned as a vehicle to help us develop a strategy on what King wants to be and where it wants to go in terms of economic sustainability and growth. Council and staff needs help, advice and support to address medium and long term goals and objectives. Notwithstanding the committee may be called on to make informed objective recommendations and positions on shorter term more specific issues and opportunities, related to business attraction, retention and expansion.

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THE CORPORATION OF THE TOWNSHIP OF KING
4th MEETING OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (EDAC)

Planning Boardroom
2075 King Road
7:00pm

Wednesday June 20th, 2007
Meeting Convened with Roger Conzelmann,
Vice Chair presiding

ATTENDANCE

Committee

Brent King
Roger Conzelmann
Gordon Craig
Cameron Fellman
Jeff Chisholm
Tom Dobson

Township Staff

Scott Somerville, CAO
Stephen Kitchen, Director of Planning
Jamie Smyth, EDO

Regrets

Audrey D'Souza-Moraes
Mike Laceby

Councillor Bill Cober

1. WELCOME

Vice Chair Conzelmann commenced the meeting by welcoming committee members.

2. APPROVAL OF AGENDA

A motion to approve the agenda was made by Dobson and seconded by Fellman

3. APPROVAL OF MINUTES FROM MAY 23RD MEETING

A motion to approve the minutes was made by Jeff Chisholm and seconded by Cam Fellman.

4. DECLARATION OF PECUNIARY INTEREST

None. The Committee requested some clarity on the definition of pecuniary interest. The CAO informed the committee that a procedural by-law and code of conduct for committees of council is being prepared and until such time as this is approved by council and in place the Council Procedural By-Law and Code of Conduct will apply to committees.

Gordon Craig asked what the process and timelines were for changing a land use designation and Kitchen confirmed that with all of the agencies, levels of government and ministries involved now it was at minimum a 4-6 month process up to a year.

The CAO emphasized that the designation of additional employment lands would have to be a conscious decision by the Council and EDAC would have to be willing to back it up.

The committee then discussed the issue of the need to define a sustainable community and the perceived threat of forced amalgamation. Cam Fellman believes that our biggest challenge is our adversity to change even though we are completely surrounded by growth and change.

7. POWER/ENERGY ISSUES & OPPORTUNITIES – TRANSMISSION, DISTRIBUTION, GENERATION

The CAO provided the committee with an update on the Minister of the Environment's 16 point conditional approval for Hydro one to proceed with the Holland Marsh transformer station. Somerville felt that although the Township's request for an Individual Environmental Assessment was denied it was successful in bringing to light some of the concerns the Township had on behalf of residents and businesses. The Minister did agree that discussions on building a distribution station concurrently with the transformer station be reopened between Hydro One and the Township. In light of this ministerial decision and the interest expressed to date by private energy generation companies anticipating an RFP for a peaker power generation facility in York Region, the committee supported the need to be proactive on assessing this energy generation opportunity. Committee members felt it was something they should support in principle and was the "Cream of the Crop" and pre-emptive in terms of potential community benefits for King Township. The committee unanimously agreed to support a recommendation to council to establish a proactive process and procedure to evaluate submissions from private energy companies. It was agreed that this recommendation should go forward ASAP for Council's consideration on July 9th. The EDO would be drafting the recommendation and report based on the committee discussions and agreement, and distributing to all committee members for review, input and approval.

8. ROUNDTABLE DISCUSSION: ROLE AND EFFECTIVENESS OF COMMITTEE

The CAO stated that although it was only the fourth meeting, it was indicated and sensed by staff that there was some frustration that members were unsure what their purpose was and not feeling like they were contributing or making any progress. Although a roundtable discussion specifically did not take place at this time it was agreed that as a result of previous agenda item discussions there was tangible outcomes and a clearer understanding of what the expectations and intent of the committee should and would evolve to be. **Extracted from Terms of Reference – Purpose of the Committee: To provide Council and staff guidance and recommendations on matters relating to the attraction, expansion and retention of business and industry in King Township, in an environmentally sustainable manner.**