

**ECONOMIC DEVELOPMENT AD HOC COMMITTEE REGULAR MEETING MINUTES  
Monday, February 6, 2017**

The Township of Rideau Lakes Economic Development Ad Hoc Committee held a Regular Meeting on Monday, February 6, 2017 at the Municipal Office in Chantry, Ontario.

The following committee members were in attendance: Councillors Arie Hoogenboom, Bob Lavoie, Claire Gunnewiek Doug Good, and Mayor Ron Holman. Michael Dwyer, CAO, was also in attendance.

The Committee asked that several items be added to the agenda. The following recommendation was duly moved and seconded:

**ADOPTION OF THE AGENDA:**

**RECOMMENDATION #1**

Moved By: Doug Good  
Seconded By: Ron Holman

To pass a Recommendation that the following items be added to the Agenda:

- 6.4 Budget
- 6.5 Natural Gas Letter
- 6.6 RED Program
- 6.7 Air B&B
- 6.8 Township Logo/Motto

Carried:

**RECOMMENDATION #2**

Moved By: Doug Good  
Seconded By: Ron Holman

That this Committee adopt the Agenda, as amended.

Carried:

**DECLARATION OF PECUNIARY INTEREST & GENERAL NATURE THEREOF:**

Chairperson Lavoie asked if anyone had a pecuniary interest and the general nature thereof regarding any of the applications and none was declared.

**ADOPTION OF THE MINUTES:**

Minutes of the Economic Development Ad Hoc Committee Meeting held January 2, 2017 were distributed to the Committee. Chairperson Lavoie asked for any errors, omissions or questions. Councillor Good stated that the Portland Boat Launch under Recommendation #6 is to be changed to MNR Class 1 wetland in order to better identify the location.

The following recommendation was duly moved and seconded:

### **RECOMMENDATION #3**

Moved By: Arie Hoogenboom  
Seconded By: Claire Gunnewiek

That this committee approve the Economic Development Ad Hoc Committee Meeting Minutes of January 2, 2017, as amended.

Carried:

### **NEW BUSINESS:**

#### **ROMA CONFERENCE**

Mayor Holman stated the ROMA Conference held in Toronto January 29 to 31 was successful and well received by attendees. Mayor Holman will provide a more in-depth account of the Conference during the February Council meeting.

Mike Dwyer, CAO stated that approximately 40 individuals attended the Decentralized Services session and therefore was standing room only. Mr. Dwyer stated that he has been contacted by several interested parties after the session, including company and Ministry representatives. He continued to state that the Ministry expressed interest in inviting him to present to the Ministry in Toronto.

After discussion, the following recommendation was duly moved and seconded:

### **RECOMMENDATION #4**

Moved By: Arie Hoogenboom  
Seconded By: Doug Good

That the Economic Development Ad Hoc Committee acknowledges the ROMA Conference update.

Carried:

### **BUSINESS ARISING:**

#### **SMALL HOME COMMUNITIES**

Tom Fehr, Associate Planner, reviewed the report concerning different models that a small home community could adopt. The models include replicating a standard subdivision where a parcel of land would be subdivided into lots that are then individually sold and developed. Another model is for freehold condo where individually sold and developed lots would share communal elements. The third option is for a leasehold condo where the lots are leased to residents and not owned, either by individual units or cluster styled of one large lot with multiple dwellings. The final model is for alternative ownership such as a co-op.

Mr. Fehr continued to state that staff are recommending a developers' guide be created detailing the potential models that may be implemented for a small home community.

Chair Lavoie asked if owners would be eligible to vote in municipal elections and who would be responsible for any lease defaults under the different models. Mike Dwyer, CAO, stated that residents may be eligible to vote as tenants should they not own the land. Any defaults would fall under the

company which leased the lands. He continued to state that the proposed developers' guide would address some of those issues.

The Committee discussed the benefits of having a guide as it would demonstrate to developers that the township is investment ready and separate the township apart from others. It would also address the growing trend of downsizing.

The Committee further discussed the relationship between small home communities and decentralized services and how the different models could promote communal systems.

After discussion, the following recommendation was duly moved and seconded:

**RECOMMENDATION #5**

Moved By: Arie Hoogenboom

Seconded By: Doug Good

That the Economic Development Ad Hoc Committee acknowledges the Small Homes report by Associate Planner Tom Fehr.

And further that a more detailed draft 'developers' guide' be developed to highlight and guide opportunities in the Township, with emphasis on servicing options.

Carried:

**BR+E**

Mike Dwyer, CAO, asked that this item be deferred to a future meeting.

**BUSINESS RECOGNITION PROGRAM**

Alison Merkley, Administrative Assistant, provided a verbal update about the Business Recognition Program. She stated that 5 nominations have been received and that nominations will be open until Friday. Ms. Merkley continued to state how information about the nominations has been publicized.

**BUDGET**

Mike Dwyer, CAO, stated that the budget has been amended and that further changes may be made depending on new developments and opportunities throughout the year.

Councillor Good inquired about promotional items that may be distributed during events or to visitors. Mr. Dwyer stated that items have been ordered on an "as need" basis and that a policy for promotional materials does not currently exist.

**NATURAL GAS**

Councillor Good presented the letter which will be discussed during the February Council meeting concerning natural gas, stating that its expansion would benefit both homeowners and businesses. Mike Dwyer, CAO, stated that the largest challenge for the township is our rural location and companies want to recover their costs for any expansions.

## **RED PROGRAM**

Mike Dwyer, CAO, stated the program has been revised and that he is currently creating funding proposals. As third parties have expressed interest in funding Phase 2 of the Decentralized Service study, Mr. Dwyer stated that the applications should focus on either the Portland Harbour or the BR+E study. He continued to state that the RED Program typically funds research projects opposed to capital ones.

## **AIR B&B**

The Committee discussed the presence of Air B&B rentals within the township and whether it should promote or regulate this type of accommodation and whether the township would be deemed liable should it formally recognize these types of rentals. Discussions about creating packages for renters with important information concerning burning and maps for example, was also considered.

Mayor Holman stated that an increase in these types of accommodations may become an issue in the future as the township currently receives some complaints about renters. He continued to state that the township should continue to address any issues on a case-by-case basis.

Mike Dwyer, CAO, stated that private rentals have occurred in the township for decades and that online rental services like Air B&B are just another method to find properties. He continued to state that the township should follow its current procedure of addressing any issues as they arise.

## **MOTTO**

Mayor Holman stated that the current township motto, "An Experience to Remember" is over ten years old. He continued to state that the Committee may want to consider revising the motto.

The Committee discussed whether the motto should be revised and the possible ways a new motto could be chosen. Staff volunteered to examine different options should the Committee decide to change the motto.

## **CORRESPONDENCE:**

### **ADVERTISING**

The Committee discussed advertising in the Rideau Valley Visitors' Guide and other travel guides as requests are presented.

Alison Merkley, Administrative Assistant recommended that a decision be deferred until closer to the deadline as additional advertising requests may be received. Ms. Merkley stated she will prepare draft advertisements should Committee decide to place an ad in any travel guides.

**GENERAL DISCUSSION OF NEXT MEETING AGENDA ITEMS:**

The Chair stated that future meetings will be audio recorded.

The Committee requested that Wendy Onstein, Manager and Lead Consultant for the Leeds Grenville Small Business Enterprise Centre be a future guest speaker.

**ADJOURNMENT:**

The Chair declared the Economic Development Ad Hoc Committee Meeting adjourned at 11:10 a.m., until the next Regular Meeting.

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Bob Lavoie  
Chairperson

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Michael Dwyer  
Secretary