



The Business Development and Planning Advisory Committee (BDAPAC) Meeting

In Person Meeting – HCAB; 53 Thorburn Street South, Haldimand Room
Monday May 16th, 2022

Present: Councillor Shirton (Substitute Chair), John Edelman, Kellie Stephan, Tauri Caputo, Adam Peet

Staff: Mike Evers, General Manager of Community & Development Services, Lidy Romanuk, Manager of Economic Development & Tourism, Jaymie Nelson, Senior Economic Development Officer

Regrets: Phil Hauser (Chair), Mike Lessard (Vice-Chair), Chris Hibbs, Trudy Parsons, Art Bluhm, John Vanderzanden

1.0 Welcome and Introduction

Meeting is called to order by Substitute Chair, Rob Shirton at 9:08 a.m.

2.0 Chair and Vice Chair Report

Chair and Vice Chair were not in attendance, update deferred to next meeting.

3.0 Council Update

R. Shirton provided the following Council updates

- Development proposal seeking high density residential housing in Dunnville.
- Mayor Hewitt's campaign for Haldimand-Norfolk MPP, and advised Councillor Corbett has taken the seat as Deputy Mayor.
- A seasonal dwelling proposal in Ward 5, which was deferred in 2021, and has since been amended. Proposal is anticipated to come forward in June 2022; and
- Shared insights regarding the official plan and discussions around lakeshore nodes.

M. Evers contributed that the community recreation study is wrapping up its public consultation noting the survey response was significant and represented approximately 15% of the population. Moving into the next phase, consultation will include select staff interviews. The strategy will cover recreation holistically and identify service gaps within the County. An update on the strategy will be brought forward to Council following summer recess, a decision on the strategy will not be made until the next term of Council.

L. Romanuk advised the Economic Development and Tourism update was provided in the BDAPAC package in advance.

R. Shirton shared that there has been an increase in property owners along the lakeshore utilizing their properties (as primary use) for short term rentals. Recently there was a

delegation, bringing forward the concerns. There is intent for Council to monitor the level of complaints over the summer in 2022.

M. Evers contributed that in their initial research there has been more prominent issues with whole home rentals. Some tools that might assist with this issue is implementation of a licensing process that includes site inspections, a set of regulations etc.

L. Romanuk shared that by implementing a licensing process, it allows EDT to support and promote this segment of accommodation. The committee provided input including:

T. Caputo added that it is very unlikely that there will be significant uptake in a licensing process, as this is primarily a side-business, and that the focus should be increasing policing or enforcement.

J. Edelman contributed that an incentive, such as promotion may encourage participation.

A. Peet suggested that staff could research what information sharing could be done between the municipality between and booking platforms (ie. Air B&B).

4.0 Approval of Minutes

Minutes will be brought forward to the next meeting, attendance did not meet quorum requirements.

5.0 BDAPAC Budget – Business Case Development

This item was not reviewed in depth. L. Romanuk advised that Council approved the \$50,000 budget, the business case will be discussed in greater detail in a future meeting.

T. Caputo suggested it might be a good use of resources to conduct “site visits” for the committee when talking about specific projects or developments. It assists the committee with context, provides inspiration for the group to consider where impacts might be made.

6.0 Homework Discussion: *What do you feel is the future of the BDAPAC Committee, and what do you want to leave as our legacy of this current committee? Where is our time best spent, where should you be focusing our efforts.*

This discussion is included in the notes of section 7.0, BDAPAC structure & terms of reference.

7.0 BDAPAC Structure & Terms of Reference

R. Shirton provided high level comments pertaining to the structure and function of the BDAPAC Committee – at one point the Mayor was the Chair, but the structure and terms were amended to have the committee led by industry. It is the intent that the committee has representation from a geographic base, as well as from various sectors, to bring a broad range of perspectives.

K. Stephens brings forward a retail perspective and shared that she is very invested in the community and believes that the BDAPAC committee serves an important function.

A. Peet inquired, is there a record of the impacts of the committee. This is meaningful to evaluate the impact between ideas voiced in committee meetings, and staff implementation. Further thoughts were brought forward to share the possibility of playing a stronger bridge between the committee and business organizations (Chambers/BIAs).

L. Romanuk responded that the committee has impacted staff work such as: development concierge team (previously the committee brought forward changes around the development process – as an outcome, select projects received this support, 13 projects have entered into this process); input from the committee shaped the broadband project; North Caledonia Lands feasibility study were influenced by committee discussion; and the committee was instrumental in launching the Covid-19 Recovery Plan and the Real. Haldimand. Marketplace as an outcome of this – among other initiatives. M. Evers added that a revamp of the commercial and industrial policies, within the draft Official Plan, was a result of committee contributions during consultations.

J. Edelman contributed that jobs are a significant focus for him. It seems that the residential investment in our community, and the economic ties to the housing market, but he wants to fight for jobs. The discussion pertaining to development charges was disheartening, but other developments in other areas will assist in moving infrastructure forward which will bring opportunity forward for industry. The committee should have a say around the commercial and industrial commercial portion of the Nanticoke development, should it move forward.

J. Edelman added that there is opportunity to teach youth entrepreneurial skills. BDAPAC could establish the business opportunity/case for businesses (a succinct concept) but and promote widely to entice investment (such as an operator on the river). A facilitated session with the committee could develop new business concepts to attract investment within the community.

L. Romanuk contributed that activating the Grand River is critical, ensuring that there are bookable experiences and offerings for tourists to access the river and experience firsthand the wonders of Haldimand County.

M. Evers contributed that from a Community Development Services perspective that the recreation survey did identify that a gap that exists in the arts offerings as well. Second to that, that a new area that Community Development and Partnerships is looking to add to its portfolio is elevating its partnerships with the arts community.

T. Caputo believes that there is immense value of this committee – specifically that the outcomes of this committee are measurable and impactful. The diversity of the committee is critical, and likely could be expanded upon the Terms of Reference. (I.e. Different industries, different communities, different cultures).

T. Caputo added that personally he has also increased his understanding of the Council relationship with staff, the functions of the County, staff workplans etc.

R. Shirton spoke to the frequency of discussions, inquiring if bi-monthly frequency is enough.

A. Peet contributed that perhaps there could be opportunities for working groups.

T. Caputo suggested that perhaps there is a role of committee members to do work outside of the meetings.

T. Caputo recommended amending the Terms of Reference to one permanent Council representative and one rotating Council seat, to ensure that there is coverage and conversation with each ward.

R. Shirton suggested the Chair of the Planning committee might be a strong alignment.

J. Edelman recommended that if the conversations became more targeted, we could invite the Councillor that represents where that discussion may be focusing on.

T. Caputo added, that a team orientation, could be beneficial to kick off some strengthened committee dynamics as part of the on-boarding process for next term. Expanding the idea to

suggest that it may be of benefit to implement as a once-per year activity to strengthen synergies.

8.0 Small Business Supports

Due to time constraints this was deferred to next meeting.

9.0 New Business

Homework for the July Meeting: Find an existing or new river experience, discuss how it could be implemented or improved, the role of the County or the BDAPAC committee.

10.0 Adjournment

Meeting was adjourned at 10:46 am

Next Meeting: July 25th, 2022