

## Community Development Committee

### AGENDA

Wednesday, June 30, 2021 at 3:00 pm

#### ZOOM LINK:

<https://us02web.zoom.us/j/87524456495?pwd=eEJnTTk2SSs4aU5MQ1hkSVJEWf5Zz09>

**Meeting ID:** 875 2445 6495 - **Passcode:** 052852

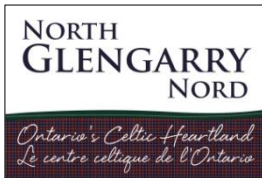
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Dial by your location: +1 647 374 4685 Canada - Find your local number:  
<https://us02web.zoom.us/j/87524456495?pwd=eEJnTTk2SSs4aU5MQ1hkSVJEWf5Zz09>

- 1) **CALL TO ORDER**
- 2) **DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**
- 3) **ADDITIONS, DELETIONS OR AMENDMENTS**
- 4) **ADOPTION OF THE AGENDA**
- 5) **ADOPTION OF PREVIOUS MINUTES**
  - a. Minutes for May 26, 2021
- 6) **BUSINESS ARISING FROM THE MINUTES**
- 7) **DELEGATIONS**

None
- 8) **AGENDA ITEMS**
  - a. Educational Reform / School Boundary Working Group – Update
  - b. Alexandria Lagoon – Update
  - c. IHA Project – Update
  - d. Development and Marketing
    - i. Development & Marketing Coordinator Update – Document attached
    - ii. Community Ambassador Draft Program Outline – Document attached
  - e. Economic Development Update – Document attached
- 9) **PENDING BUSINESS**
- 10) **CORRESPONDENCE/INFORMATION ITEMS**
- 11) **NEXT MEETING** – July 28, 2021 at 3 pm

## 12) ADJOURNMENT



## Community Development Committee

5a

### MINUTES

Wednesday, May 26, 2021 at 3:00 pm

Meeting through ZOOM

**PRESENT:** Carma Williams, Chair  
Michael Madden, Councillor  
Jeff Manley, Councillor  
Brenda Noble, Councillor  
Gina Dragone, Community Representative  
David Filion, Community Representative  
Rory Levert, Community Representative  
Sarah Huskinson, Chief Administrative Officer / Clerk  
Anne Leduc, Director – Community Services / Recording Secretary  
Natalie Charette, Economic Development and Communications Coordinator  
Darrell Cox, Development and Marketing Coordinator

**REGRETS:** Dean MacGillivray, Community Representative

#### 1) CALL TO ORDER

The meeting was called to order at 3:02 pm by Carma Williams.

#### 2) DECLARATIONS OF PECUNIARY INTEREST

There were no declarations of pecuniary interest by the members present.

#### 3) ADDITIONS, DELETIONS OR AMENDMENTS

None

#### 4) ADOPTION OF THE AGENDA

**Moved by: Jeff Manley**

**Seconded by: David Filion**

THAT the agenda for the Community Development Committee for April 28, 2021 be adopted as presented.

**Carried.**

## 5) ADOPTION OF THE PREVIOUS MINUTES

**Moved by: Brenda Noble**

**Seconded by: Rory Levert**

THAT the minutes of the April 28 2021 Community Development Committee meeting be accepted as presented.

**Carried.**

## 6) BUSINESS ARISING FROM THE MINUTES

There was no new business arising from the minutes.

## 7) DELEGATIONS

None

## 8) AGENDA ITEMS

### a. Educational Reform / School Boundary Working Group

The 3<sup>rd</sup> meeting that was held recently and the consultant, Monika Ferenczy, shared novel approaches such as contesting the constitution on the basis that students are not funded at the same level as others. There are some difficulties with this approach including a very long legal battle and pitting different cultural groups against each other. Another proposal is that schools become hubs and all of the usage is recognized as publically funded tangible assets (e.g., daycare and adult education). The last is program equity to ensure that schools have the same offerings. The consultant has stressed the lack of marketing to attract young families and new immigrants

Items that were brought forward as part of discussions, but that have been set aside are:

- The creation of new school closure guidelines to include discussions with municipalities, public consultation, and the value for students.
- Usage of space to ensure that all space options are explored before a child is bused out of their community.
- Transportation, which is a mandatorily attributed to the student.
- Quality of education which needs to be addressed including synchronicity in timetables and busing,

A letter has been shared with the SDG CAO outlining the omissions and a request that the consultant receive more guidance / assistance throughout the process to ensure its success.

**b. Alexandria Lagoon**

The new Director of Public Works will be preparing a Request for Proposal for engineering services for the lagoon upgrades.

**c. IHA Project**

The review of the site plan was performed by JL Richards and comments will be reviewed by Ms. Sarah Huskinson and Mr. Jacob Rheume. The documents were sent to EVB Engineering so that the requirements for the site are taken into consideration as they prepare the Master Servicing Plan for Alexandria. The site plan shows approximately 100 units for Phase 1 and 2.

**d. Development and Marking Coordinator Update**

Mr. Darrell Cox provided an overview of the consultations he has had on infill and development properties. Darrell indicated that the Development Advisory Team will be meeting with a developer on Thursday to discuss a property in Alexandria.

The Development Information Package is scheduled to be sent by early next week given that the Town Hall was cancelled due to COVID-19.

Staff will be contacting the owner of the property on Power Dam Road to discuss severance of the commercial property from the large residential property.

**e. Economic Development Update**

Ms. Natalie Charette shared information on work performed over the last month on Community Improvement Plan and Regional Incentive Program applications and expressions of interest, Information shared to businesses and community groups, the creation of new social media accounts on Instagram and Twitter, press releases for the municipality and the production of the monthly newsletter.

Natalie confirmed that short videos will also be produced to feature municipal employees and the work that is being done around the Township.

**9) PENDING BUSINESS**

None

**10) CORRESPONDENCE/INFORMATION ITEMS**

None

**11) NEXT MEETING June 30, 2021 at 3 pm by Zoom**

**12) ADJOURNMENT**

The meeting was adjourned at 4:12 pm by Michael Madden

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**Carma Williams**  
**Chair**



## COMMUNITY DEVELOPMENT COMMITTEE

### KEY INFORMATION REPORT

Report No: CD-2021-07

June 30, 2021

From: Darrell Cox, Development and Marketing Coordinator

RE: Monthly Update to Community Development Committee

The following is a summary of activities from May 19, 2021 onwards as they relate to the Development and Marketing Strategy's Critical Steps Table.

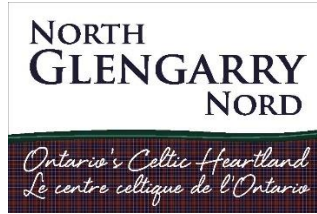
Critical Step		Activity
1a	<p><b>Confirm Interest of Maxville Landowners to Pursue Subdivision Development</b></p> <ul style="list-style-type: none"> <li>Conduct due diligence with all landowners in Maxville with "subdivision-ready" land; be clear on the Township's motivation and commitment; identify those to proceed with.</li> </ul>	<ul style="list-style-type: none"> <li>Maxville Town Hall postponed</li> <li>Information package including Step by Step Guides for the Subdivision and Consent (Severance) Processes and a Guide to the Zoning By-law Amendment Process sent to vacant residential property owners</li> <li>Contacted several property owners to confirm interest in developing</li> </ul>

Critical Step		Activity
1b	<p><b>Country estate and infill properties in Alexandria, Maxville, and other areas in North Glengarry</b></p> <ul style="list-style-type: none"> <li>Reaching out to the owners of larger vacant rural properties to gauge their interest in subdivision development.</li> </ul>	<ul style="list-style-type: none"> <li>Inquiries from: <ul style="list-style-type: none"> <li>A.J. Abraham regarding available infill lots in Maxville</li> <li>Cathy Grant regarding severing 31 Mechanic St E</li> </ul> </li> <li>Contacted Sebastien Nussbaumer to determine interest in developing CH zoned property on County Road 34</li> <li>Former Alexandria Moulding property <ul style="list-style-type: none"> <li>Met with Sarah and Anne to discuss procedure for selling property, and possible need for an environmental assessment</li> <li>Created summary of City of Cornwall and United Counties of Stormont Dundas &amp; Glengarry Housing Revitalization Plan to determine opportunity for affordable housing as part of redevelopment</li> </ul> </li> <li>Meeting June 28 with owner of former GTL Transport site to discuss development opportunity</li> <li>Ongoing discussions with: <ul style="list-style-type: none"> <li>Ali Elsayeed - McDougald St. W <ul style="list-style-type: none"> <li>Developing concept plan but requires clarification on connection to municipal infrastructure</li> </ul> </li> <li>Chris Raabe/Mike Sauve - McCormick Rd</li> <li>John Hope - MacDonald and McDougald W</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>Clarify the inventory of sellable infill properties</li> </ul>	<ul style="list-style-type: none"> <li>Finalized vacant residential property maps for Alexandria and Maxville</li> <li>Added additional layer of municipal water and sewer infrastructure.</li> </ul>
1c	<ul style="list-style-type: none"> <li>List properties on “real estate” portal (possibly at Township level if not yet possible at Counties level).</li> </ul>	<ul style="list-style-type: none"> <li>Provided with link to enable uploading of listings to SDG site selection service</li> </ul>



Critical Step		Activity
2	<p><b>Create Two Township Development Teams</b></p> <ul style="list-style-type: none"> <li>One team will consist of technical experts who will support the landowner and land developer in understanding the opportunities and challenges of the site which leads to a clear understanding of the site's development potential.</li> <li>Another team will consist of community-minded ambassadors who will be available to answer questions from potential home buyers about aspects of living in North Glengarry.</li> </ul>	<ul style="list-style-type: none"> <li>Development Advisory Team established</li> <li>Meeting with Chris Raabe/Mike Sauve May 27</li> <li>Draft Community Ambassador Program submitted for discussion</li> </ul>
3	<p><b>Develop a Prospectus and Secure Land Developer for subdivision</b></p> <ul style="list-style-type: none"> <li>Negotiate future activities and costs with landowner.</li> </ul>	
	<ul style="list-style-type: none"> <li>Develop prospectus.</li> </ul>	<ul style="list-style-type: none"> <li>Retained graphic designer and finalizing draft for brochure to market vacant residential properties</li> <li>Brochure will be downloadable from Spacelist website</li> </ul>
	<ul style="list-style-type: none"> <li>Create list of potential land developers, communicate with them, and secure land developer.</li> </ul>	<ul style="list-style-type: none"> <li>Compiling list of realtors, residential developers, and engineering firms</li> </ul>
4	<p><b>Initiate the Development Process for subdivision</b></p> <ul style="list-style-type: none"> <li>Support the completion of the Plan of Subdivision.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
	<ul style="list-style-type: none"> <li>Leverage marketing / promotions / public relations campaigns for subdivision development.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
5	<p><b>Reaching out to Home Buyers &amp; Real Estate Professionals for subdivision</b></p> <ul style="list-style-type: none"> <li>Negotiation with land developer on who does what when it comes to marketing, promotion, and public relations.</li> </ul>	

Other parallel activities
<ul style="list-style-type: none"> <li>Review of affordable housing needs documentation from Social Housing for Cornwall and Stormont, Dundas and Glengarry. The summary documentation will be submitted to consultants for the Development Charges Study.</li> </ul>



## **TOWNSHIP OF NORTH GLENGARRY**

### **COMMUNITY AMBASSADOR PROGRAM**

#### **Overview**

The COVID-19 pandemic has undoubtedly made many Canadians rethink their living and working situations. Remote work has become a standard practice in many organizations, and rural communities have a chance to attract new residents. Almost one in three Canadians say that they would love to move from an urban location to a smaller community or rural location, with the top reasons being a quieter place, more affordable housing, and more outdoor property. The Township of North Glengarry is a unique and vibrant community with an enviable quality of life and is well positioned against the vast numbers of communities competing to attract new residential growth.

#### **What is the Community Ambassador Program?**

The Community Ambassador Program is a way for residents to show their community pride and get directly involved in promoting North Glengarry as a great place to live and work. Ambassadors will participate in an information session which will provide the tools to answer common questions from potential home buyers about aspects of living in North Glengarry, and most importantly, share why the Ambassadors love it here.

Community Ambassadors will also be our team of social super stars. They will be encouraged to promote North Glengarry through social media channels such as Instagram and Twitter, and through guest blogs build a playbook of rotating content that highlights the assets of our community. These expert bloggers will lend an authenticity and personality to North Glengarry's destination marketing efforts.

#### **Who Can Participate?**

The program is open to all community members who would like to impact the municipality in a positive way. That includes residents, local business owners, and members of community organizations that serve North Glengarry residents. Our community is filled with residents who are experts in their fields and can highlight our destination's strengths.

#### **How Can I Participate?**

Those interested in becoming a Community Ambassador can fill out a short form to highlight their skills, and areas of interest. They will then be invited to attend an information session. To complete an application visit: [www.northglengarry.ca/ambassador](http://www.northglengarry.ca/ambassador).

## **APPLICATION FORM**

Thank you for your interested in becoming a North Glengarry Community Ambassador! The Economic Development Team will review your application and contact you to further discuss the program.

**Name**

**Phone number**

**Email Address**

**Tell us why you want to be a North Glengarry Community Ambassador**

**Tell us about the skills and qualities that makes you an ideal candidate**



## COMMUNITY DEVELOPMENT COMMITTEE

### KEY INFORMATION REPORT

Report No: CD-2021-08

June 30, 2021

From: Natalie Charette, Economic Development & Communications Officer and  
Anne Leduc – Director of Community Services

RE: Economic Development Update to the Community Development Committee

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The following is a summary of activities from May 19, 2021 onwards.

### **Community Improvement Plan (CIP) and SDG Regional Incentives Plan (RIP)**

- Worked with the owners of the Atlantic Pub and Eatery on their new CIP Application, submitted the report and presented to the Arts Culture and Heritage Committee. The CIP was recommended for approval by the ACHC to Council.
- Closed off the previous CIP and RIP from the Atlantic Pub.
- CIP for 33 Main Street, Maxville was approved. Residents took advantage of the Municipal Loan Program as well; all paperwork was signed, and cheque delivered, with work beginning days later.
- Continuing to work alongside the resident at 18 Catherine Street, Maxville to bring forward a CIP Application.
- Scheduled an on-site meeting with the new owner of 124/126 Main Street South, Alexandria for Wednesday, June 23, 2021.
- Spoke on the phone with Jo-Ann Trottier to speak about the eligibility of 624 Main Street, Alexandria (GIAG owned building where OPP are). After further research it was identified that the building does not qualify, however both parties are continuing to search for other funding opportunities for the needed renovations on the building.
- Scheduled an on-site meeting with the owner of Alexandria Stationery at 343 Main Street South, Alexandria. Went over their CIP Application, received quotes, application, and concept images through email. Will be working with the owner to go over the application, for which they may hold off until 2022.
- Spoke on the phone with the owner of 23 Kenyon Street East, Alexandria about applying for a CIP. Followed up with an on-site visit and began the application process. The owner sent along all documentation, I reached out to the Tax and Building Departments to ensure the property was clear of any back taxes and/or open building permits. The report will be compiled and submitted for the next ACHC Meeting.
- Had a meeting with Tara Kirkpatrick from the SDG Counties to go over existing and future CIP Files and RIP files.

## **Business Retention & Expansion**

- Provided the Maxville and Alexandria Chambers of Commerce with information related to numerous programs related to COVID-19 business supports.
- Attended a Teams Meeting with Todd Lihou to discuss a video series promoting local restaurants, following the video series South Glengarry released in the Winter/Spring months.
- Attended a Zoom meeting with the Chief Building Manager, the Development and Marketing Coordinator, the Director of Community Services and a local developer to discuss McCormick Road Concept Plan.
- Worked with staff on an advertorial article promoting local businesses in conjunction with the Maxville and District Chamber of Commerce.
- Participated in a Zoom Meeting with Doreen Wagner from the Community Futures Development Corporation to discuss available funding for local business owners from the Regional Relief and Recovery Fund. Sent the information out to both the Alexandria and District Chamber of Commerce and the Maxville and District Chamber of Commerce.

## **Youth Retention**

- Connected with GIAG on Summer Student Support for Non-Profits and Service Provider.

## **Branding Initiatives**

- Using the content collected while out with various team members for posts that have been shared on both Instagram and Twitter showcasing the work that is being done in and around North Glengarry.
- Worked alongside the By-law Enforcement Officer to create posters with important updates and information.

## **Conferences, Training and Networking**

- Registered for the Cornwall Economic Development Summer Company 2021 Launch for Wednesday, June 28 over Zoom.
- Attended EmployerOne/LLMP Review Webinar hosted by the Eastern Ontario Training Board.
- Attended the virtual AMO – Land Use Planning: Beyond the Basics Virtual Workshops
- Met with GIAG Team on-site to discuss programs currently offered and how we can work together in the future.
- Participated in Form Builder Training over Microsoft Teams.
- Participated in a Teams meeting with the Director of Public Works, Tara Clayton to discuss tree cutting question posed by the Glengarry News. Also discussed how we can use our social media platforms to promote the upcoming Public Works Week.
- Attended the ONIP Regional Immigration Pilot Session through Teams.
- Connected by phone with Bernie McDonell (from St Finnan's Basilica) to speak about the possibility of religious tourism coming to North Glengarry based on information provided on tourism to other Basilica's in North America. Spoke with Mr. McDonell about grants that could be available for accessibility upgrades to the Basilica for 2022. Will reconnect with Mr. McDonell in the fall.
- Reached out to the Alexandria and District Chamber of Commerce, the Maxville and District Chamber of Commerce, and Municipal Partners asking for information on New Residence Packages they may have. Will connect further with the Township of South Dundas who has a welcome package for new residents.

- Met with and interviewed Jason McIntee for the June Newsletter Employee Highlight.
- Agri-Tech Innovation Program Webinar – Funding for Advanced Technologies to Mitigate COVID-19 Transmission Risk in the Agri-Food Sector.
- Attended a Farmer’s Market in Maxville to connect with the volunteers and vendors.

## **Communications**

- Attended a Teams Meeting with the Director of Public Works to discuss creating future content for the department.
- Spent a morning out with the Manager of Transportation collecting content on the Roads Team. Took photos and videos of the grader, gravel trucks, the quarry, the new bridge being constructed on Creek Road in Dalkeith and cleaning up brush.
- Met Dean McDonald in Alexandria to get videos of the sewers being inspected.
- Went to the Lagoon with Dean McDonald to take photos and videos of the filtering process of one of the cells. Returned a week later to see the progress.
- Forwarded the Glengarry Pioneer Museum Press Release to various media outlets.
- Forwarded the Weed Harvesting Press Release to media outlets.
- Upon the completion of Creek Bridge in Dalkeith, in lieu of a ribbon cutting ceremony as the restrictions were strict, the EDO went to take photos of the new bridge for a future Press Release.
- Reached out to the Fire Chief and the Director of Public Works on behalf of Tara Kirkpatrick at the Counties with the request to collect information on areas with limited to no cell coverage as well as dropped calls.
- Put together the June Newsletter for the Township of North Glengarry’s website.
- Created and published various posts to the Township of North Glengarry’s Facebook page including but not limited to; the spraying of weeds on roadsides, Every Child Matters, promoting and celebrating Public Works Week.
- Reached out to the current owners of the Pronto Building in Maxville, scheduled a Zoom Meeting with the Director of Community Services and Tara Kirkpatrick to discuss various options available to the owners. Had reached out to the Chief Building Manager for background information on the Pronto file beforehand.
- Updated the R.A.R.E. page on the Township of North Glengarry’s website.

## **Varia**

- Upon receiving information on the launch of the 2021-22 Seniors Community Grant the following groups were contacted to see if they would be interested in applying for the funding; The Glengarry Pioneer Museum, The Glengarry Historical Society, The Glengarry County Archives, The Priests Mill, The Glengarry Artists Collective, Friends of the Glengarry Trails, Encore, The Lions Club, The Optimist Club, Les Trois P’tits Points, La Fraternite Alexandria, GIAG, Centre de Santé Communautaire de l’Estrie.
- Designed and sent off for publication a congratulations to all graduates (bilingual) to the Glengarry News.
- Reached out to Leo Theodore on his Future Climate Leaders Presentation for more information, will need to follow up in the coming week.

## **COMMENTS**

This report is presented for information purposes only.

