

MINUTES

**MARKSTAY – WARREN
COMMUNITY DEVELOPMENT CORPORATION**

GENERAL MEETING

WEDNESDAY AUGUST 3RD, 2005

**MAKSTAY – WARREN COMMUNITY DEVELOPMENT CORPORATION HEAD
OFFICE
21 MAIN ST., MARKSTAY, ON**

1. Opening Remarks by Chair

Chair Rheal Forgette welcomed everyone in attendance.

2. Roll Call and call meeting to order

President/Chair: Rheal Forgette

Vice-Chair: Doug Reynolds – left at 7:20 pm

Directors: Art Bast - **absent**
Helen Kempers
Nicole Lepage
Steven Reynolds
Mark Whyntott

Staff: Lorraine Demore, Secretary
Normand Roberge, Treasurer – **absent**
Michelle Chalifoux, Intern

Meeting called to order at: 6:03pm

3. Disclosure of Pecuniary Interest and General Nature Thereof

None was declared.

4. Adoption of Minutes

#2005 – 42

Moved by: Steven Reynolds
Seconded by: Mark Whynott

That the general meeting minutes dated June 8th, 2005 be adopted as circulated.

CARRIED

5. Jeff Kolibash – Director of Planning – Sudbury East Planning Board

Mr. Jeff Kolibash notified the board that there is a process that applicants must go through to develop an industrial park. This process involves the adoption of an Official Plan Amendment (OPA) in order to develop official policies such as by-laws to allow for specific land uses, zoning amendments, lot sizes, frontage, and buffering. Furthermore, the OPA must be sent to the Ministry of Municipal Affairs for final approval once council has adopted it.

Mr. Jeff Kolibash also stressed the importance of pre-consultations with the Ministries, allowing the potential developer to know what types of studies and requirements will be necessary in order to develop an industry up front. Initially one looks at the land uses of the surrounding lands to determine the types of studies required.

Mr. Jeff Kolibash also quoted by-law 4.17 of the official plan (OP), which notifies that in order to establish and industry in an area the developer must prove that it is a feasible venture. Communicating the importance of conducting pre- consultations and studies such as land sensitivity studies.

Mr. Jeff Kolibash also circulated a handout of the industrial land classes (1,2,3) as set by the Ministry of the Environment and stated that the main concern with developing and industry are the separation distances and influence areas that are different for each land class.

As an example, it was stated that a class 3 has a larger influence area than classes 1 and 2, and has a separation distance of 300metres.

Ms. Lorraine Demore inquired that if a lot is already zoned, as industrial land are studies still required in order to develop the property?

Mr. Jeff Kolibash stated that although it is still a change in land use, if it can be confirmed that the development still falls within the D-guidelines further studies are not required. However, if the new development falls outside of the requirements set out by the D-guidelines further studies will be necessary.

Mr. Jeff Kolibash also stated that if the lands are not already zoned, studies are required if development is to proceed in order to protect the interests of all parties involved.

Mr. Doug Reynolds stated that an important issue for the municipality of Markstay- Warren is that industries and business owners don't know where to go to initiate the establishment of an industry.

Mr. Jeff Kolibash replied that potential applicants could send their proposals to his office where they will be informed on the process required to develop an industry.

Mr. Doug Reynolds also voiced concerns on the limited infrastructure available for the establishment of industries in the community. He stated that despite the vast acreage of land available for development the lack of infrastructure reduces the potential sites for development to a very short list, unless massive amounts of money are put into improving and expending infrastructure. Therefore, council does not see many opportunities for development.

Mr. Jeff Kolibash responded that Markstay- Warren is more suitable for dry-industry, which is more flexible and does not required extensive infrastructure services. These industries can be located throughout the municipality, as they do not require heavy truck use.

Ms. Helen Kempers than inquired if the land use of a specific property changes after a period of vacancy?

Mr. Jeff Kolibash stated that once a piece of land is zoned for a specific use it does not change regardless of the period in which the property is vacant.

eg – industrial lands are industrial lands

That is unless new by-laws are put into place during the time the property is vacant.

Steven Reynolds inquired if it was possible to have a class 1 development on lands that are zoned for class 3 developments?

Jeff Kolibash stated this was acceptable

Mark Whynott than inquired if only a class 1 study would be required for a class 1 development that is located on a property that is zoned as class 3?

Mr. Jeff Kolibash stated that any class 3 studies would cover the requirements of a class 1 development; all that would be needed is to amend the by-law. However, if it is intended to develop a class 3 industry on lands that are zoned for class 1 or 2 developments a class 3 study is required for the development to proceed.

Mr. Jeff Kolibash than notified the board that the Ministry of Municipal Affairs requires the Municipalities to justify their land classifications, either class 1,2 or 3, and before any money is spent on studies pre-consultations are conducted to be certain everything meets the requirements listed in the OP such as if any rehabilitation of the lands would be required.

Mr. Rheal Forgette asked how the board is to determine the permitted land uses for a property and how to identify those permitted uses?

Mr. Jeff Kolibash stated that permitted land uses are determined based on infrastructure and available services, and to identify the permitted uses one has to determine what types of uses the land can sustain based on the available services.

eg – It is required that each lot of a piece of land has its own septic system, if those properties get their sources of water from a well the environment may not be able to sustain that type of development.

Mr. Doug Reynolds than inquired that if a site requires extensive rehabilitation the property own may abandon the site. In this situation does the municipality inherit the property even if it does not want to acquire it?

Ms. Lorraine Demore stated that if the property is vested the municipality is not responsible for the rehabilitation of the property. However, any potential new owner of the property will be responsible for the clean up.

Ms. Helen Kempers inquired if examples can be given of what other northern communities have done to attract economic development to their communities?

Mr. Jeff Kolibash stated that he would contact other planning boards in regards to industrial parks and relay that information to Lorraine Demore or to the CDC intern.

Mr. Mark Whynott, inquired on the tasks related to economic development that could be delegated to the CDC intern?

Mr. Jeff Kolibash stated that the intern could identify available lands for development, what type of zoning would be required and permitted.

6. Report from Chair

The Chair reported that he will be attending the Municipal council meeting on September 21, 2005.

7. Report from the Secretary

1. Introduction of Youth Intern – Michelle Chalifoux

Michelle Chalifoux introduced herself and circulated a list of her accomplishments thus far as the CDC intern. A copy of the list is attached to the minutes.

#2005-43

Moved by: Steven Reynolds
Seconded by: Helen Kempers

That the Board of Directors confirm the hiring of Michelle Chalifoux as the Youth Intern for a period of one year starting July 11th, 2005.

CARRIED

2. Report on meeting with Mr. Bedard and agencies on June 16th, 2005 to be circulated at meeting.

#2005-44

Moved by: Mark Whynott
Seconded by: Steven Reynolds

That the Board of Directors receive the Secretary's report as it relates to the meeting held with government representatives and Mr. Bedard Hardfacing Limited business owner in our municipality.

CARRIED

3. Report on Bell's Canada site selection services – call center – to be circulated at meeting.

#2005-45

Moved by: Mark Whynott

Seconded by: Steven Reynolds

That the Board of Directors receive the Secretary's report on Bell Canada's site selection services for the establishment of a potential call center in our municipality.

Further that the subject matrix be completed and submitted.

CARRIED

8. Report from Treasurer

Absent will report next meeting.

9. Business Plan – Agricultural and residential sectors

The board reviewed the strategic plan as it relates to the agricultural and residential sectors. Furthermore potential priorities to focus CDC efforts are to be outlined in the next meeting's agenda.

Agricultural	Residential	Research
<p><u>BEEF:</u> -"Gate to the Plate" -Weighing station -Training in Butchering/co-op -Slaughterhouse</p>	<p>-Health Care -Identify properties for development -Establish a bank -Groceries -Politicians -Education -Senior Residences -Optometrist/ 2 Nurses are interested in setting up.</p>	<p>-Tour of artisan -BR+E survey -Marketing -Added-Value -Volunteer to help with BR+E -Workshops -Mom and Pop shops -TAXES! -Newsletter/email (1200 newsletters = 130\$ mail out).</p>
<p><u>GOAT:</u> -Cheese farming (none in municipality) -Processing / sent out to Quebec and other</p>		

<u>Artisan type:</u> -Homemade jams etc... -Museums -Farmer's market		
<u>Pork:</u> -where to develop -Environmental Issue		

<u>BIODIESEL:</u> -Plant opening in Sudbury -Canola (rotation farming) need to contact consortium -Not enough canola product? -Market to farmers/ let them know who to contact -Newsletter, once we have contacts		
<u>By-Products of biodiesel:</u> -Bear -Pig feed -Other spin-offs		

10. Correspondence

Ms. Nicole Lepage reported that the tourism workshop held on June 22th, 2005 was very interesting, but technical.

Futhermore, she along with CDC intern Michelle Chalifoux will attend the Sudbury Nipissing Rails to Trails meeting on August 17th, 2005 at 7:00pm at the Markstay-Warren Community Centre.

11. **Adjournment and date of next meeting**

#2005-46

Moved by: Helen Kempers

Seconded by: Steven Reynolds

That the Markstay-Warren Community Development Corporation adjourn its proceedings at 8:50pm until the next meeting to be held on September 14th 2005 at 6:00pm.

CARRIED

President/Chair

Secretary

**MARKSTAY – WARREN
COMMUNITY DEVELOPMENT CORPORATION**

GENERAL MEETING

WEDNESDAY August 3rd 2005

6:00pm

**MARKSTAY – WARREN COMMUNITY DEVELOPMENT CORPORATION
HEAD OFFICE
21 MAIN ST. S., MARKSTAY, ON**

AGENDA

- 12. Opening Remarks by Chair**
- 13. Roll Call and call meeting to order**
- 14. Disclosure of Pecuniary Interest and General Nature Thereof**
- 15. Adoption of Minutes**
 1. General meeting minutes dated June 8th, 2005
- 16. Jeff Kolibash – Director of Planning – Sudbury East Planning Board**

To update the Board on our Official Plan Policies and Zoning By-law requirements as it relates to industrial parks and planning in general.
- 17. Report from Chair**
- 18. Report from the Secretary**
 1. Introduction of Youth Intern – Michelle Chalifoux
 2. Report on meeting with Mr. Bedard and agencies on June 16th, 2005 to be circulated at meeting
 3. Report on Bell's Canada site selection services – call center – to be circulated at meeting
- 19. Report from Treasurer**

20. Business Plan

Agricultural and residential sectors

21. Correspondence

22. Adjournment and date of next meeting

Markstay – Warren CDC Economic Development Priorities: Based on the information listed in the business plan section of the CDC’s meetings held on May 4th, June 8th, and August 3rd, 2005.

Agricultural	Residential	Industrial	Commercial	Tourism	Research
<p><u>Beef:</u></p> <ul style="list-style-type: none"> ▪ Gate to the plate ▪ Weighing station ▪ Training in butchering/coop ▪ Mr. Proulx’s slaughterhouse 	<p><u>Health Care:</u></p> <ul style="list-style-type: none"> ▪ Senior Residence ▪ 1 Optometrist + 2 nurse practioners are interested in setting up! 	<p><u>Preferred Sites:</u></p> <ul style="list-style-type: none"> ▪ Markstay – adjacent to Bast Manufacturing on Millichamp ▪ Hagar – adjacent to Isidore Roy Lumber ▪ Warren – beside arena, new well off of hwy 17, beside Shell station. 	<p><u>Net Central Studies:</u></p> <ul style="list-style-type: none"> ▪ Identify technology gaps ▪ Identify gaps in infrastructure 	<p><u>Marketing:</u></p> <ul style="list-style-type: none"> ▪ Center hub = 4.5hrs from T.O, Ottawa and Sault + 1/2hrs from Sudbury ▪ Newsletters/emails (1200letters = 130\$ mailout) 	<p><u>BR+E:</u></p> <ul style="list-style-type: none"> ▪ Survey ▪ Volunteer to help with survey
<p><u>Goat:</u></p> <ul style="list-style-type: none"> ▪ Cheese farming (none in town) ▪ Processing (sent out to Quebec and other) 	<p><u>Identify properties to develop:</u></p>	<p><u>Park development:</u></p>	<p><u>Call Center:</u></p> <ul style="list-style-type: none"> ▪ Complete Bell’s community survey 	<p><u>Tour of Artisan:</u></p> <ul style="list-style-type: none"> ▪ Museums ▪ Mom and Pop shops ▪ Workshops ▪ Farmer’s market (homemade jams etc..) ▪ Develop a brochure of activities + artisan tour in community 	<p><u>Taxes:</u></p> <ul style="list-style-type: none"> ▪ People may not participate in Artisan tour, fearing taxation on the goods they sell out of their homes which is currently money under the table.
<p><u>Biodiesel:</u></p> <ul style="list-style-type: none"> ▪ Canola (rotation farming) ▪ Soy Crops ▪ Not enough product? 	<p><u>Establishments:</u></p> <ul style="list-style-type: none"> ▪ Bank ▪ Grocery store ▪ Education ▪ Political/politicians 	<p><u>Infrastructure:</u></p> <ul style="list-style-type: none"> ▪ Zoning ▪ 3 phase power ▪ Water/Sewage ▪ Road access 		<p><u>Recreational:</u></p> <ul style="list-style-type: none"> ▪ HWY 17 ▪ Crown land ▪ Public access ▪ Multi-use trails (ATVs) ▪ Golf ▪ Hunting/fishing ▪ Canoeing/kayak ▪ Assemble packages 	<p><u>Bell Canada:</u></p> <ul style="list-style-type: none"> ▪ Survey for call center
<p><u>By- Products of Biodiesel:</u></p> <ul style="list-style-type: none"> ▪ Bear ▪ Pig feed ▪ Other spin-offs? 	<p><u>Infrastructure:</u></p> <ul style="list-style-type: none"> ▪ Facilities ▪ Services 			<p><u>Infrastructure:</u></p> <ul style="list-style-type: none"> ▪ Services ▪ Accomodations 	
<p><u>Infrastructure:</u></p> <ul style="list-style-type: none"> ▪ Zoning ▪ Drainage 					
