



## **Growth Planning Steering Committee**

**Thursday, April 18, 2024, 1:00 p.m.  
Council Chambers  
450 Sunset Drive  
St. Thomas ON**

Note for Members of the Public:  
Please click the link below to watch the Council Meeting:  
<https://www.facebook.com/ElginCountyAdmin/>  
Accessible formats available upon request.

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of Minutes**
- 4. Disclosure of Pecuniary Interest and the General Nature Thereof**
- 5. Delegations**
- 6. Reports/Briefings**
- 7. Other Business**
- 8. Correspondence**
- 9. Closed Meeting**
  - 9.1 Closed Meeting Minutes February 1, 2024**
  - 9.2 Director of Legal Services – Boundary Adjustment Matter (Verbal)**

Municipal Act Section 239 (2) (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose; (h)

information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them; and (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**10. Motion to Rise and Report**

**11. Date of Next Meeting**

**12. Adjournment**



## Growth Planning Steering Committee

### Minutes

February 1, 2024, 9:00 a.m.

Council Chambers

450 Sunset Drive

St. Thomas ON

Members Present: Warden Ed Ketchabaw  
Deputy Warden Grant Jones  
Councillor Dominique Giguère

Members Absent: Councillor Todd Noble

Staff Present: Blaine Parkin, Chief Administrative Officer/Clerk  
Nicholas Loeb, Director of Legal Services  
Jenna Fentie, Manager of Administrative Services/Deputy Clerk  
Brian Masschaele, Director of Community and Cultural Services (virtual)  
Peter Dutchak, Director of Engineering Services  
Amy Thomson, Director of Human Resources  
Jennifer Ford, Director of Financial Services/Treasurer  
Michele Harris, Director of Homes and Seniors Services  
Carolyn Krahn, Manger of Economic Development, Tourism & Strategic Initiatives

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#### 1. Call to Order

The meeting was called to order at 9:00 a.m. with Warden Ketchabaw in the chair.

#### 2. Approval of the Agenda

Moved by: Deputy Warden Jones  
Seconded by: Councillor Giguère

RESOLVED THAT the agenda for the February 1, 2024 meeting of the Growth Planning Steering Committee be approved as presented.

Motion Carried.

#### 3. Adoption of Minutes

Moved by: Councillor Giguère  
Seconded by: Deputy Warden Jones

RESOLVED THAT the minutes of the meeting held on January 18, 2024 be adopted.

Motion Carried.

#### 4. Disclosure of Pecuniary Interest and the General Nature Thereof

None.

#### 5. Delegations

None.

## **6. Reports/Briefings**

### **6.1 Chief Administrative Officer/Clerk - Growth Planning Steering Committee Terms of Reference**

The Chief Administrative Officer/Clerk presented a draft Terms of Reference for the Growth Planning Steering Committee's review and endorsement.

Moved by: Deputy Warden Jones

Seconded by: Councillor Giguère

RESOLVED THAT the report titled "Growth Planning Steering Committee Terms of Reference" dated February 1, 2024 from the Chief Administrative Officer/Clerk be received by the Growth Planning Steering Committee (GPSC) of the Corporation of the County of Elgin; and

THAT the GPSC adopt the recommended Terms of Reference and recommend the same to County Council for adoption.

Motion Carried.

### **6.2 Verbal Discussion in Preparation for Minister Flack's Visit**

The Chief Administrative Officer/Clerk suggested three primary focus areas for discussion with Minister Flack at the Special Meeting on February 6, 2024, which include: infrastructure planning and coordination, financial issues, and economic development challenges and opportunities. The Director of Legal Services noted that some items will need to be discussed in closed session as the nature of the discussion may prejudice the County's position in the negotiations process, and the information discussed will involve information that has been supplied in confidence by the Province. The Committee discussed the need to identify the County's immediate needs and long-term needs in order to facilitate the growth around the Volkswagen plant announcement, and that while the Province is investing in the region, it's not necessarily investing within Elgin County.

The Director of Engineering Services shared concerns regarding the lack of growth data that has been provided and the resulting challenges when planning for potential impacts to county infrastructure. The Director noted that staff foresee Highbury Avenue as the road that will be most significantly impacted by the truck traffic and workforce travelling to the area, and impacts will also be to Imperial Road, Belmont Road, Wonderland Road, Wellington Road, and possibly Putnam Road. The Director shared a map that was created to identify the regional boundaries where the City of St. Thomas limits are and the sections of road that reside within Elgin County that will be impacted by the industrial development. The map will be shared with Minister Flack at the meeting on Tuesday. The Director noted that the ten-year capital plan does not account for this potential growth. Councillor Giguère stressed the need to communicate the impacts to public safety and quality of life that will deteriorate due to increased traffic in these areas, and the potential costs associated with addressing those concerns.

The Manager of Economic Development, Tourism & Strategic Initiatives highlighted potential impacts on the business community and its limited ability to expand. The Manager noted that currently, the availability of hydro, water, and wastewater services are limiting industrial and residential growth, and that it is necessary for infrastructure development to be considered from a regional perspective.

The Director of Legal Services recommended that the financial discussion be held in closed session as it relates to the ongoing negotiations through the facilitation being lead by the Province.

**7. Other Business**

None.

**8. Correspondence**

None.

**9. Closed Meeting**

Moved by: Councillor Giguère

Seconded by: Deputy Warden Jones

RESOLVED THAT we do now move into closed meeting session in accordance with the Municipal Act to discuss the following matters under Municipal Act Section 239 (2):

Closed Meeting Item #1 - Financial Information

(h) information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them; and (k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Motion Carried.

**9.1 Financial Discussion**

**10. Motion to Rise and Report**

Moved by: Councillor Giguère

Seconded by: Deputy Warden Jones

RESOLVED THAT the Committee return to open session with a report that the Committee discussed its position and plan related to financial matters associated with negotiations carried on before the provincial facilitation table.

Motion Carried.

**11. Return to Item 6.2 - Verbal Discussion in preparation for Minister Flack's visit**

Councillor Giguère asked whether the Council should take the opportunity at the meeting with Minister Flack to table Council's concerns relating to funding of public health and recruitment of doctors. Warden Ketchabaw advised that the Budget Committee discussed recommending that Council send correspondence to the Ministry detailing concerns regarding the public health funding structure. The Committee discussed the merit of mentioning the concerns at the meeting with Minister Flack.

The Chief Administrative Officer/Clerk advised that staff will take the Committee's comments and tweak information prior to the meeting on Tuesday, and will provide to Council prior to the meeting.

**12. Date of Next Meeting**

The Growth Planning Steering Committee will meet again at the call of the Chair.

**13. Adjournment**

Moved by: Deputy Warden Jones

Seconded by: Councillor Giguère

RESOLVED THAT we do now adjourn at 10:52 a.m. to meet again at the call of the chair.

Motion Carried.

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Blaine Parkin,  
Chief Administrative Officer/Clerk.

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Warden Ed Ketchabaw,  
Chair.