

Transcript - EGC March 10, 2026 minutes

Speaker Summary

Val Kean		00:28:35 (54.4%)
CAO		00:07:13 (13.8%)
c. Dale Richardson		00:05:09 (9.8%)
Warden Penny Smith		00:04:17 (8.2%)
Megan Cox		00:03:05 (5.9%)
Drew Jacklin		00:01:25 (2.7%)
Deputy Warden Heidi Wagner		00:00:58 (1.9%)
c. Sherry Thorburn Irvine		00:00:55 (1.8%)
Jill Webb ?		00:00:49 (1.6%)
Speaker ?		00:00:00 (0%)

[00:00:13] Val Kean

Do you want to call me in the order? I'll give Councillor Wightner a few more minutes.

[00:00:28] c. Sherry Thorburn Irvine

Councillor Irvine, I believe you need to sit in the gallery.

[00:00:34] Val Kean

Councillor Wightner's here. Well, I like to call this meeting of the Economic Growth Committee in order at 5.03 p.m. and just if you want to say a regret sent from committee member, chair, Andrew Locke and committee member. Andrew Davis.

[00:01:23] Drew Jacklin

Okay. And I'd also like to and that's the Rex from Chair Andrew Locke and Committee Member Andrew Davis.

[00:01:34] Val Kean

Yep.

[00:01:34] Drew Jacklin

All right.

[00:01:35] Val Kean

We'll walk you through it.

[00:01:36] Drew Jacklin

So now move on to the approval of agenda. The agenda is insurculated. Is there any additions or changes?

[00:01:47] c. Dale Richardson

I'd like to make a short or have a short discussion of the three properties in the future. So we can add that under a new business.

[00:01:58] Val Kean

A, 6a.

[00:01:59] c. Dale Richardson

6a.

[00:01:59] Val Kean

All right.

[00:02:05] Megan Cox

I would also like to add something under new business. Just a review of how beneficial I think it was hosting the provincials here.

[00:02:32] Drew Jacklin

motion. So can I have a motion to approve the agenda? Second. All right.

[00:02:39] Val Kean

All right.

[00:02:40] c. Sherry Thorburn Irvine

All right.

[00:02:40] Drew Jacklin

All right. So the minutes from January 27th, 2026 are on the table for review. Are there any errors or emissions? Nope. Sounds good. Okay. So I have a motion to approve the minutes of presenters.

[00:03:18] Warden Penny Smith

I'll move. I'll second it.

[00:03:21] Drew Jacklin

All in favor? Opposed? All opposed? Opposed?

[00:03:29] Val Kean

Motion carries.

[00:03:30] Drew Jacklin

Motion carries.

[00:03:31] Val Kean

There you go. You're for now.

[00:03:32] Drew Jacklin

Yeah, we're here. So now we're moving on to business erudising for some of the agenda. It's the Chamber of Commerce letter. If you want to speak on this.

[00:03:42] Val Kean

Yes, so the letter from the Chamber of Commerce requesting the municipality. Support the 2026 operating season for the visitor information center in Shelburn was received and they go to council. with the corresponding staff report from myself. So council did decide to express support for the chamber and the town of Shelburne to continue their conversations to establish a operating model for the visitor information center, and then further encourage the any operating support request to come directly from the town of Shalman. We just didn't council felt it was important to respect the town's process and making sure that they figure how they want to operate it. And then they can come to us for a request through our grants to organizations program. Council also felt it very important to highlight the work that's also being done in law court through their visitor information center and that we balance that that funding approach, which we've always done historically. So we'll make sure that we do that through our grants organizations, that if there's any funding increases being recommended, that it would be balanced with law courts as well. So as of right now, I've talked to the town CAO yesterday, and they are coming up with an operation model for that. So I think that's going to the town of Shelburn Council on Monday. So, we'll wait and see how they decide to operate it. But I think she was very excited about it being operating and it's running this year in some manner. And then they'll come to us for any gap in operating support that they need. So, yeah. So, that is where that leads. So, I do suspect you'll see that service being provided this summer. So, we'll have to wait and see how they How do they decide to operate it? Yeah.

[00:05:51] c. Dale Richardson

Question of two. With the provincial cutbacks, it's really alarming. I heard an article, I think, or a newscast. So if you say you're saying, how much tourism have gone up in the last year? I think the PTI was 70%. And I think the discussion was 40 some percent. To me, it's pretty damn alarming. It was the provincial government cutting back on funding the tourism, when actually we're talking about within most of those tourist dollars are coming a lot of it within Canada, but it's shameful that we're cutting back on those services. That increase.

[00:06:41] Val Kean

They actually closed the number of AICs. Yeah, I really. Yeah. So I had the health facts there for you. I see was closed. So where you screened them into arrivals. I'd be lying if I could quote the other ones, but there was a number of them that had closed.

[00:06:58] c. Dale Richardson

And I was wondering, is that going to affect the formula for this funding?

[00:07:04] Val Kean

I didn't get any sense that the town CAO thought there was any cut to the funding that they get from the province from Tyance, but I didn't specifically ask her or talked about that item, but I didn't get the sense that that was a concern and that they were excited to see it operating in this year itself. So another CBC.

[00:07:25] c. Sherry Thorburn Irvine

It was the same broadcast, but it was just within the last two hours they were talking about for every debt dollar that's invested. 29 is generated. with that as well. Yeah. Yeah. Maybe in the formula, I'm not sure.

[00:07:49] Val Kean

But anyway, that's significant. I would like to see our shopman and the dog board, VICs coordinating more with Yarmic, VIC, because what's happening is when people come in off the ferry a lot of the times they're sent through the valley to Halifax and start along with so sure. So we've had the conversation, you know, organically over the last year, but I think I think that's a partnership for forming to make sure people coming into your month are coming along this of sure as an option. We definitely rely on those doors and dollars. And of course, now we see the Boston House slate it for that.

[00:08:31] Warden Penny Smith

closure and I think council has written an advocacy letter to the Ross Thompson House and using them in store and the barrenton wall and mill.

[00:08:46] Val Kean

So just so the public and committee are aware if you go on the municipalities website under council. And priorities, you'll find an advocacy page where all of our advocacy letters that council are writing and any responses that we're getting are all kept right there. So I do encourage everyone to go have a look because there was a couple written recently. That would probably be of interest.

[00:09:12] c. Sherry Thorburn Irvine

So if I can just jump in. So to Val's point. It was again encouraging to hear the premier rescind some of the decision making, but it sounded like they were standing firm on the cuts to take a CCTH. And yeah, so they're all partially a snake with one ear.

[00:09:39] Val Kean

Yeah, I don't know how that'll affect her about funding. We didn't budget for a whole lot because we don't usually receive a whole lot. We were hopeful we would get a little bit of an increase this year from the province. I guess we'll have to wait to see the applications are in.

[00:09:55] c. Sherry Thorburn Irvine

I sent a quick communication to Nolan as well. So after listening to that and understanding that, you know, they were sending your decision making on a portion, but, you know, not with CCTH. Oh my god, now I'm sorry.

[00:10:13] Warden Penny Smith

I've lost all of us.

[00:10:24] Val Kean

So I'll further update the committee on where that lane and any funding request that does come from town shall run, but I do suspect going forthcoming. So I'll watch to see what happens at their council and my head.

[00:10:51] Drew Jacklin

That the warden Wagner has joined us. Thank you. Any other questions?

[00:11:00] c. Sherry Thorburn Irvine

No, I'm going to see.

[00:11:01] Drew Jacklin

Do I need a motion to do that or not?

[00:11:08] Val Kean

No. No, I don't think there's any further motion. I made some notes there. We can just disregard that motion.

[00:11:15] Drew Jacklin

So next on the agenda, we have the housing you celebrate your fund. Would you like to speak on these two topics now?

[00:11:21] Val Kean

Yes, so I will speak. So the first one is a reporting requirement. So we do have reporting requirements annually for a housing accelerator fund, and then we get our installments after our reporting. So I am happy to report that all as well. have reached 38% of our targeted units over three years. So we're talking a bit ahead, a little bit behind on what we anticipated our first, second, and third year to be. But if they're spread out evenly, we're a little bit ahead upon that. So we have one initiative left to complete, and that's the inclusionary zoning. So we did do a public webinar the other day we had low engagement, of course, unfortunately. But it did give the consultant time to have a little bit of information session more with staff so moving forward and drafting the amendments. We have a little bit more direction from our planner. And it is looking like the recommendation that's going to come forth is making drafting some amendments that'll be more voluntary rather than to hinder housing development by making mandatory inclusions. So we'll lean more towards what you'll see other units doing in bridge waters. One example that I liked where they would get increased density allowances if they're doing affordable housing. So if you're allowed, you know, as a right development for five units, but you're saying so many of them are going to be affordable. We could give you seven instead of five, right? So just different allowances. It won't help us come up with those formulas and stuff, but inclusionary zoning could go the other way where it's mandatory saying in this zone, you have to give us this many affordable units. So we're doing that already with our surplus lands and affordability policies. So we have two mechanisms for those affordability. models, and we think our land use by law, not to hinder housing development would be more a voluntary incentive, instead of making it mandatory to make these inclusions.

[00:13:51] Megan Cox

I don't question about that. Is there any things to make it so the units are more, I feel like everybody's building boarding houses or batches or units? Is there anything for incentives to do two to three bedroom units?

[00:14:07] Val Kean

There isn't any type of written incentive to do that, but we are preparing as the committee talked about last time. We're preparing to go to request for proposal for our small road. And the way we're allowed to dispose of our surplus properties is by community benefits, so we don't have to sell for market value if we have proposal that has large community benefit. And those are the things that we could grade community benefit is your mixed use development because you don't want to see all one bedrooms are all bachelor's you want to see a mix of units and also a mix of like income level development.

[00:14:51] CAO

So quick question for you now that the housing designs that have that we signed up for would have. They've got a larger. They do. So what are the benefits to the developers if they use those?

[00:15:02] Val Kean

So we, we, the incentives for using those would be the waving of the development fees. And we could also score that in our, in our request for proposals if they're going to use those designs. So most of those designs were already as of right developments up to a certain amount of units. So there really wasn't any additional incentives there. However, if we go with the inclusionary zoning, the voluntary incentive, whereas if they want to put in a couple more units that are affordable, we might be able to allow more density there. You could also go heightwise. You get allowed an extra floor or something, but I'm not really sure that that fits within our rural landscape, but we'll see what the plan in our comes back at. But the benefit to those would be so you get the technical design.

[00:15:52] CAO

So you get the technical design. So they give you additional information like how much timber you're going to need.

[00:15:59] Val Kean

Yeah, you get the entire architectural design package. Yeah. So, which are quite expensive to get. So, they provide them all to you for free. And they're really nice designs. So, unfortunately, the draft eventual budget did cut all of the backyard sweet incentives and the affordability grant incentives. Yeah, they're going. So, there's, they still exist for not profit developments. It's not private developers. So, that might change more. We do we do know we have some interest in this this fall road and and you know we have the has the accelerator funds that will allow us to hopefully incentivize. So it's at our lawyers right now they they have it so I can talk to them about adding in some different scoring levels for the mix. I think if the mix uses are in there, but the use of the more bedrooms.

[00:17:07] Megan Cox

Yeah, even like I've looked at a few projects, people just said like brought recently and it's all one bedroom, one bedroom, one bedroom, one bedroom because of the funding to same amount of funding to build a one bedroom, then it is a two or three bedroom. So why would you spend more money?

[00:17:22] c. Sherry Thorburn Irvine

Yeah, yeah.

[00:17:24] Val Kean

So we can certainly do that when we score. which I believe the intent was those to come back to the committee at some level, whether it's a portion of the members or as a committee as a whole in-camera, to score those proposals once we... I think I had it May 8th, that's the deadline for submission. If we can get it out, I just get a wait for the lawyer to come back at it.

[00:17:48] c. Dale Richardson

I agree with you that I think the best use of that is next time. I think you just don't get one bedroom and that would be the way to pursue it in the future. If we have to give some incentive for that, I'm not saying you cut back on the low income, but I feel it needs to be mixed. And I think that's been our goal. Yep, so that's the statement of council. That was all the internal discussions we've had. I think it's basically agreeing to that. But we'd like to see.

[00:18:26] Val Kean

Yeah, so we can definitely make sure that that's in there. and also adding in a weighted score for using the housing design catalog, which are very nice. I do really like them. They're all very nice. They're very nice. So they will be honored. They're currently linked on our website, but we're in the process of building a splash page and then see, you may see, we'll have to look back. I think that was it with our recording. We have received our Our funding, installment, that's done. Yeah, and lots of praise from CMHC and the work that we're doing, and the enthusiasm that Shalvern has. So, yeah. That's everything. Oh, I want you to want me to move on to be.

[00:19:25] Drew Jacklin

To be to the project of our community.

[00:19:27] Val Kean

So this is just going to, I guess, bring out the topic of what we're using the Housing Accelerator Funds for. So because we get it in installments, it's not always easy to make the bigger plans because we don't have it yet. But I think with the intent and the tax sale tender bid that was successful, the intent to purchase that 27 acre property on Culver Street, We can talk about, I guess, the proposed use of funds should that, should that sale continue. And we're successful at the end of the redemption period. So that will be a large ticket item for the use of those funds. We do have, with the two installments, we do have enough already in our CMHC's aware of the project. they're aware of the costs. Of course, they're just estimated costs. I did do some further investigating and exploring to leverage our housing accelerator funds to get more funds. And we are able to use our Canadian Community Building Fund. So we are able to use that for environmental assessment and remediation work. So it is, again, more of a safeguard to ensure that we won't have to use their impact taxpayers for that project. So that's exciting. And we likely won't have to exhaust all of our housing accelerator funds either. on that project. So it does allow more flexibility to maybe offer more incentivized units for affordability grant. But that is going to take a bulk of funding. It's an exciting project. I think we've heard good response from the community. And although we respect the reduction process, we are hopeful that we are able to remediate that site one way or another. So we won't start in the month until that six months. Absolutely. We will respect that process.

[00:21:50] Warden Penny Smith

We just think we can.

[00:21:52] Val Kean

No, unless they want it to do it through the dangerous and it's like a process. There is a mechanism that you could continue with that.

[00:22:00] Megan Cox

Sorry. We'll be August, right? Yes. Yeah. And in August, during September or middle of August, yes. So if you went ahead and used the dangerous and unsightly, they would have to redeem and then pay you back for cleaning up?

[00:22:15] CAO

Yeah, the difference with the tension is that the funds have to come out of your operating reserve. You can't use that funding for that. And we don't want to use those reserves.

[00:22:28] Val Kean

Yeah, so I think we've kind of made statements or the municipality has made statements to maybe that, no, it's important to note that we don't intend on building any housing. Ms. Powell is not a housing developer, but our intent is to remediate the site and prepare it for future housing development. So if we should own it, for that case, they would have to be divested through our disposal of surplus land's property. And because we've used housing funds, we'd have to categorize that as housing land.

[00:23:03] CAO

Yeah. So we will knock on the building to remediate the site, but then we have to do some infrastructure work there. We're going to have to move one of the sewage lines And then we're going to have to evaluate the water infrastructure that's there. So we believe the water infrastructure should be good that we'll have to get an assessment done.

[00:23:22] Val Kean

So we'll do any revitalizing work, which can also we can also use our gas tax money for that type of revitalization work. So it is a really exciting project. We're able to leverage all the funds that funding opportunities that we have for

[00:23:38] Deputy Warden Heidi Wagner

for that and it's 27 acres of development ready service property, which since I was talking to an employee that had worked there right up till the last day they closed the doors and they had indicated that the voice unit that whole row of buildings that goes against is a commission street. They were actually updated with Plum and everything seven years he thought Yeah, higher to the doors closing. Yeah. So I would think that that side of the road that the city shines and all that would have been up. I actually believe it all to be upgraded.

[00:24:16] CAO

Oh, really? We saw the the town's mapping on it. Yeah. And the boy school area is the newest water infrastructure out of the entire water network. That's the water infrastructure.

[00:24:26] Val Kean

But we do believe the sewer. by just by the state of infrastructure report we've had done. Yeah, there seems to only be that link into commission street that that needed some immediate work and the rest is good. But we do have to because that one line goes right through that field, it would be difficult to develop that with a line going right under it. So we just have to to leave the ladders, but we'd reroot that down clover and up Mayflower. And that actually gives you more space because all of those vacant properties on Clover and Mayflower are now serviceable. Yeah, no good. So that works being done now with another funding that we so was fully funded as well to do that exploratory work on our on our sewer. So we're getting that done as you speak.

[00:25:17] Warden Penny Smith

So step done a lot of work was trying to find money for all of these projects. So thank you for all the good work that you've done.

[00:25:25] Val Kean

And we'll continue.

[00:25:26] Warden Penny Smith

Because I don't know how we would have been able to even start exploring opportunities like this if we didn't have those thoughts of funding and staff finding those parts of funding for us to move forward. So thank you for that.

[00:25:40] Val Kean

Yeah, and we will continue to do that work if there's money we can leverage and continue to look for ways to do that. I will say sometimes getting funding, it's challenging to spend it and to have the manpower to spend it and report on it and all that, but we're making strides and we're doing well. The great thing with the housing accelerator fund is it did allow for being able to spend money on the initiatives, but also having kind of unattached, flexible money, although it is attached to obviously housing support, we were able to build on what we wanted to do as we came to momentum with our housing work. So that's exciting. And, you know, we'll just go away to the redemption period and, you know, respect that process. see where we go. So we're in a hurry up and wait. Unfortunately, we do have some alternatives for the housing accelerator fund. We do have the 101 acres on the lake road. So with the exploratory work, we're doing down on Clover and Mayflower Street. We're also doing some exploratory work. That's fully funded to run services. So water already goes right by there. Our sewer line stops at Commission Street, but to run that sewer line, and continue it up to our 101. It's like 400 meters, I believe, and putting a road in there to support housing development. So we do have some other options. The really the only downfall with that property is it's on a dirt road. So, you know, you get lighter traffic. It's hard to do larger density developments up there, but there are a lot of columns that the road is kept up. Uh, but to prevent your standard. So we, it is still ideal for housing development because it's not too far off that. No, it's like 400 always off the, off the dirt. It's over 200 meters. It's not, it's not. It's just past the church. Uh, it's just a bit, yeah, it just a bit past the church. So yeah.

[00:27:47] Warden Penny Smith

So that's a great alternative.

[00:27:48] Val Kean

Yeah. So we do have that alternative and we also have the spa road property. where it's likely that we'll see proposals asking the municipality to support some type of infrastructure here at that property as well. So we do have a number of alternatives and being able to use the gas tax money as well helps us to leverage to fit it all in.

[00:28:12] Warden Penny Smith

Yeah, we don't want to have to give any of that.

[00:28:14] Val Kean

So right now, so right now, yeah, so right now what's budgeted and if any of you've seen the municipality's draft budget, you'll see the uh, uh, brown field redevelopment budget. Um, that was proposed in the draft budget. So the timeline for that was 26 27. Um, so as soon as the redemption period, uh, has lapsed and if we are successful, we hopefully, if the budget, uh, is approved with that project line, I know we'll be able to proceed with that.

[00:28:47] CAO

One of the things we're going to have to talk about is timing of the RFPs. It might be that you can get the RFPs out before the redemption deadline. But just make sure we have a qualification in there that if the redemption occurs, we're not proceeding, but if the redemption does not occur, then we're ready to go immediately.

[00:29:06] Val Kean

And it would still give council the information you need to proceed. Should you decide to proceed and have a dangerous one? Slightly, you'd still need that information anyway. So I think as long as we're being sensitive to our legislative process under dangerous ones, likely, or and or tax sale, then we're good to do that. That makes sense.

[00:29:26] c. Dale Richardson

So you think those are keys can be designed that way?

[00:29:30] Warden Penny Smith

Yeah.

[00:29:31] Val Kean

Yeah.

[00:29:32] c. Dale Richardson

You just have to have the language in there that you have to be.

[00:29:36] Val Kean

And we'll also have to time the environmental assessment because that'll be your first thing you do. They're pretty inexpensive to do. You just don't know what the implications are coming out.

[00:29:49] Deputy Warden Heidi Wagner

And then with the tax sale property, we want to make sure that everything is in order just to oh absolutely.

[00:29:54] Val Kean

Yeah. I don't think.

[00:29:58] CAO

I do have one question. I don't know the answer to it is we have to do an environmental assessment on it. Can we do that environmental assessment during the redemption period? I don't know why not.

[00:30:10] Val Kean

That would be, it depends on whether or not it would be because we need money you want to be part of the redemption. I don't think you'd be able to do that. But as long as it's not, they're pretty inexpensive to do.

[00:30:23] Warden Penny Smith

What do you mean by, I'm sorry, what do you mean by inexpensive?

[00:30:27] Val Kean

The ones I've seen, I don't, there may be different levels. I will make sort of this level looked early. like two three thousand dollars to complete it because they just they just go in and do a lot.

[00:30:40] CAO

So they'll be looking for asbestos. They'll be looking for where your fuel tanks are. That's all right. There's best is.

[00:30:47] Deputy Warden Heidi Wagner

And it's chemical.

[00:30:48] CAO

They'll probably do some sort of thing. Yeah. I'm only aware of one tank. There must be others there.

[00:30:56] c. Sherry Thorburn Irvine

I don't know.

[00:30:57] CAO

I bet there is.

[00:30:59] c. Dale Richardson

The there wasn't a whole lot of chemicals being used on the property, it was more for heating and what would be normal asbestos would be normally used.

[00:31:11] Deputy Warden Heidi Wagner

Oh, by the academic center where they used to call it the industrial arts or whatever might be a little bit there, but nothing that would be.

[00:31:18] Val Kean

Well, we do know that the housing development there has a drilled well and they don't have any issues.

[00:31:24] Warden Penny Smith

That's good to know.

[00:31:25] Val Kean

Yeah, and I think they're over the years, if I, you know, usually the province doesn't leave something they anticipate causing an environmental hazard in the future. So I think we don't anticipate major.

[00:31:43] c. Dale Richardson

So it may be, if it's not that expensive, maybe something we should look at is having an environmental assessment done early, rather than be waiting another week, two weeks, three weeks, or whatever the process. Yeah, I like it because we do have to have it for even if we do remediation, even if they redeem the product.

[00:32:09] CAO

It actually has to be part of the RFP. So we have to do the environmental, get the environment to report the net attached to the RFP, which I would like to go up before the redemption done. Yeah. So we get, we get the proposals back. We still have it. We select the proponents. And then if the redemption does not happen, then we go, we still have the information if you want to proceed.

[00:32:38] Val Kean

So I can get legal advice on that tomorrow and then get some timing. I mean, I can present that to Council. I can get an exact budget on what that'll cost us and where that can come from. But the research that I've done is showing \$2,000 to \$3,000. That might be per-issue. Might have to do one for as best as one for having it soil.

[00:33:04] Warden Penny Smith

I'm just thinking two of the timing. You'd be in the middle of summer and a lot of people are away. So more that we can get done ahead of time. The better to be prepared.

[00:33:15] CAO

Yeah, we'll get our ducks lined up.

[00:33:16] Warden Penny Smith

Yeah.

[00:33:19] Megan Cox

I can do that.

[00:33:21] Val Kean

So we have some options for our funding and no. no indication that we're at risk of not receiving. It is only so our fourth installment is conditional on meeting our targets within reason. So it really is just that last installment that we would have to be cognizant of maybe not receiving. We're not at risk of not receiving, but as we get closer, we'll have a better idea. I don't anticipate that becoming a problem at all, but we'll definitely keep an eye on that and make sure that we're staying within our budget of what we've currently received. So exciting all around. We've got some new items there on the agenda. Is there any other questions? Moving on.

[00:34:17] Drew Jacklin

All right. Moving on to new business. How is there any other new business?

[00:34:24] Val Kean

That's something.

[00:34:26] c. Dale Richardson

My grand dream. Hearing inquiries about the public at large, well, what are we going to do with property? And of course, they're kicking around. You don't have a plan. And I'm not suggesting we have a plan.

[00:34:41] Warden Penny Smith

And you're talking about the heart's point.

[00:34:43] c. Dale Richardson

The heart's point and three properties. Do you have a plan? Yes.

[00:34:50] Warden Penny Smith

Yes. Yes. You were very clear about that.

[00:34:53] c. Dale Richardson

I was very, very clear about that. I take that back. But it's specific to what they had when I say specifics. I mean, what I'm thinking is a Walmart or a hotel or there's specific things of probably individual members and a Christmas wish list. That's all. The problem with that is if you put it out there, it's not going to be that's where you're going because you don't have a gap analysis. And again, are they viable? So I just putting it on the table at what point you have a discussion. If we wait for the analysis to come back, which will be, In the meantime, I don't know the end date exactly for that, or I call it a Christian's wish list, whether it be like a new frills or grocery store, or a wall marathon, for instance, or whatever. But I'm just putting it in there.

[00:36:05] Warden Penny Smith

I'm going to see you all want to speak in a minute.

[00:36:10] CAO

I'm ready to put anything out there specific until we get the market gap analysis because I'd hate to mention something that the market gap analysis come back and say that's not viable for this property. I'd rather wait until they can say these are the gaps and then provide us some guidance. One of the requests that we have of the consultants is that not only to identify what the gaps are but they identify the type of development agreements that you could use for that property given that we don't have a lot of financial resources to put into infrastructure and that type of thing. There's lots of different development models that you can use and we want them to identify what examples there are in Atlanta, Canada of resource poor municipalities that have been able to leverage land to developers, we're developers supporting the bulk of the money into infrastructure as well as attracting other businesses in. So essentially we were asking them for a roadmap on what the development agreement looks like, what the examples are, and then also identifying specific developers that we need to notify that that this property exists and we will be putting out an RFP at some point in the future. So it's a step-by-step process that we'll have to go through. I would also very much expect that the 103 property will be done in phases because it is such a big property. It's not something you're going to develop all than one at one point. You'll probably start off with that first access point and start developing from there upwards. So it'll Well, I would expect that the 103 properties is very much a long-term development project. It's talking to the consultants. It is also going to get impacted by what happens on heart's point. Whatever we end up with at heart point, if you have a lot of traffic coming off the highway into heart's point, it's the developer's going to be more interested in the 103 property knowing that there's this guaranteed traffic coming through town. So the two are connected in that sense. Just talking about the one of the large point property. This notion that people have that we have no plan. We addressed that at the last meeting, but in just very high terms. We've always had a vision. This committee has always had a vision for that property. And you don't have detailed plans before you even own the property. You have a vision first, just like buying a house. You have a vision of where you want to put your kitchen and all the rest of it. When you go and look at a house that's for sale, and only after you bought the house, you go and hire an architect to do the detailed plans. It's the same with Hart's point. Right now, once this new budget goes through, we'll be putting in place a lidar study. We have to get that done. We have to do an archaeological study. We have to get that done. We have to do some GIS work with regard to looking for a right-of-way on the eastern side with DNR. We have right-of-way on the western side already. And then we'll be going to consultant to identify what potential suite of options are for that property. As we all know, there's got incredible assets to it, the geography of it, the beautiful you know, oak forest there, access to the harbor could potentially have a war for cruise liners coming in there. You could even look at an anchor talent like the Coast Guard who we know are always looking for for births at the town of Worf and aren't able to get. You've got the trail that goes through it so you could have, you know, traffic coming from that type of plant out. There's a whole suite of different uses for that property. But we have to do things one step at a time. We need to light our, we need the archeology. We need to do the mapping of the project, of the property. We need to get that report back. Before we can go to council to you guys and the council and say, here's the suite of uses. You guys say these are the ones we like. Take it to council. They agree with it. When that happens, we get the marching order then to go and find the developers.

[00:40:49] Warden Penny Smith

and the public would be a part of that process. Well, with the discussion about uses. So the one or three property and hearts point because under our land use by law, through designated as special areas, and under special areas, whatever developer comes in has to

[00:41:18] CAO

has to do community engagement. And their plans have to be subject to approval by council.

[00:41:24] Warden Penny Smith

So I agree with what the CEO was saying.

[00:41:25] CAO

I think we did have two events that the public were invited to and we didn't have huge numbers.

[00:41:46] Warden Penny Smith

for attendance, but the discussion was absolutely wonderful with our residents and what their visions were. And I mean, there was quite a bit of excitement. I would say amongst all who participated, and I know I think pretty well everyone that's around this table had participated as well. So I'm not sure if you want to add anything to that, but really great discussion and thoughts and But we really do need to see what the gap analysis tells us that we can do with those, or I guess, kind of guide us with what we can do with those properties.

[00:42:25] Val Kean

Let's have a comment. So the gap analysis works, we're expecting mid-Aid role. Almost excellent. So that is going on.

[00:42:34] CAO

That's just one of three.

[00:42:36] Val Kean

Yeah. So the archaeological assessment, I do have, communities culture, tourism and heritage. They're coordinator of special places. They are doing a screening. So in archeological screening, so they are going to screen the properties against their cultural layers. Previous work conducted in the area by archeologists for projects proximity to hydrological and ocean assets and a collection of other criteria that they use. And then what they'll do is ultimately come to us with a recommendation on what kind of permit and work we need to do there. So they are doing that. They've said 10 business days turnaround, but usually they can have it to me in a couple of days. So I was hoping to have it for this meeting, but I don't. So hopefully we'll have our screening and then they'll give us a recommendation on how we proceed. to continue that work.

[00:43:36] CAO

We also had a meeting with Wasa Holy and First Nation and they're going to provide us a map of the areas that they've identified.

[00:43:48] Warden Penny Smith

And I'm wondering about the LiDAR work. When will that be carried in?

[00:43:52] Val Kean

So the LiDAR work is actually be done within this budget. I think I can get it into this budget in 2025, 2026 budget. We did have some some dollars in land dollars there to spend. It was not as expensive as we anticipated being. So we have to light our mapping happening now on sandy point 103 and hurt point.

[00:44:19] Warden Penny Smith

So there's a lot of work happening to help guide us with all the potential opportunities that we have for those properties. That's great. Thank you.

[00:44:35] Megan Cox

Yes. So I just wanted to say how successful it was the provincials that they hosted as an accommodation person fully booked at off-season. And so as almost everyone I know that also owns one. To the point that like regular tradespeople were looking for a place to stay that they couldn't get their regular spot. Also, I only worked the canteen in there, so I just know that that made over \$3,000 in the school in three days. So I'm hoping that.

[00:45:08] Warden Penny Smith

That's wonderful.

[00:45:09] Megan Cox

It's impressive. Restaurants. Restaurants. Restaurants and stores downtown. I don't know if you guys were We're busy because you know you guys do such a great job with your events like you know our pumpkin events and all those things and imagine if we could get one or two big sporting events like that during the off season.

[00:45:37] Val Kean

a recreation space.

[00:45:39] Megan Cox

We can do games in two spots and there was 18 times. That's a lot.

[00:45:44] Val Kean

And it shows the potential that we do had the kind of that opportunity to have more space to do those types of things. And when we talked about the different uses of the properties, what continually came up was recreational space. and even like large space for hosting these types of things, and also convention center. Same idea you're bringing in a large amount of people for a specific amount of time, who we currently can't always accommodate. If that would have been a high season event, I don't want to miss those major problems where we're filling out best Western in Liverpool for people who play football. And accommodations have been saying that for years to to the municipality, you know, to be careful how much we're marketing us because we don't have the enough accommodations to house people. A lot of our accommodations get used up with traits people coming in for work and and road crews and power crews and those kinds of things. So It is challenging sometimes to heavily market to come stay during our high season tourism when we don't have the accommodations to support because they're at 100% capacity. So lots of opportunities there.

[00:47:11] Megan Cox

And the only down thing I saw because I was dealing with a lot of the younger kids and staff are, well, what can we do after the game? We have four hours of game. And one of the kids is like, I'm going to an escape room. I guess the museum had an escape room going on, so I hope they did really well.

[00:47:27] Warden Penny Smith

But you know, just to your point, what a wonderful way to partner. You know, if you know that you've got something huge, like the tournament coming in and to say to whether it's the museum or community group, Here's what a very host, what are the funds you've going to do after that?

[00:47:46] Jill Webb ?

And they're looking for things to do. What are the funds for later?

[00:47:50] Warden Penny Smith

I should have scored. Yeah. Yeah. The cost of the later was probably. It's fully supportive of the events that take place here. And I think the wildest thing actually was both.

[00:48:02] Deputy Warden Heidi Wagner

Yeah.

[00:48:03] Warden Penny Smith

Yeah. Yes, so that's a great point. Yeah, we could do. We could come along by weekly.

[00:48:09] Megan Cox

I guess you're stressed out. You're involved in it too, aren't you? Well, we were in Cape Grant for the girls, provincials.

[00:48:16] Jill Webb ?

And I will say that we are lucky in Shelburn that we have the amount of food. available like to eat because there we had very limited places we could eat so you ate the same thing like every night for four days.

[00:48:32] Megan Cox

So maybe next year we have to host the girls here.

[00:48:37] Val Kean

And now that's sporting events are always huge. They bring in so many people and they help for years. Even when our kids were there always our kids. Oh, I have something for you.

[00:52:32] Drew Jacklin

I guess I'll show that on to the pickle hole. Like you said, it came out of nowhere. And I think we only planned the journal for probably a month and a half. And we raised \$7,500 a day. and most tournaments that I go to, there are two, sometimes three days.

[00:52:51] Megan Cox

So did if we had an indoor space and you guys could do an indoor tournament in the off season.

[00:52:55] Drew Jacklin

Yeah.

[00:52:56] Warden Penny Smith

Yeah.

[00:52:58] Deputy Warden Heidi Wagner

Imagine how we got to the outdoor space in law court. Yeah. Well, how much they done and raised that. Yeah, exactly. To actually redo that in law court.

[00:53:05] Val Kean

We have to stop and it's not cheap, that's for sure. And that's why a property like the Clover Street, former Boy School property poses many more opportunities than just housing, although we, you know, housing is our main stable for you know, creating this momentum to reveal. It's, you know, it also offers lots of recreation opportunity in that space as well.

[00:53:32] Megan Cox

So I'm curious now. I'm going to reach out to Andrew and Corey to see like how much of a bulk that we can have at the golf simulator.

[00:53:39] Warden Penny Smith

You know, that would be a great thing for the Chamber of Commerce to be an initiative for the Chamber of Commerce to try to get a I guess a value for all of these events that are taking place, what it means to the community. I'm not sure how you would do it, but I think it would be great for perhaps a great project or initiative for them.

[00:54:02] CAO

Why are we going to get the data from the province on the data I'm talking about?

[00:54:09] Warden Penny Smith

Yeah, so we are going to the chamber. No, no, no, no.

[00:54:14] Val Kean

I'm hoping I just asked the other day we don't have it yet, so we are going to be able to, the province is collecting some data, some movement data and gathering data similar to what you see on like your traffic apps where they can tell when things are gathering. So we are part of a pilot project going to receive some of that data for particular sites in our community.

[00:54:42] CAO

Yeah. Yeah. We'll see where people have come from.

[00:54:47] Val Kean

Yeah. Yeah. So we'll get our events. I think the arenas are part. I don't think the school was. There was the arena, the islands park, some of our trails.

[00:54:59] Megan Cox

And how do they do that? Is that like sometimes you go shopping? They're like, what's your postal code? Is that how they do it?

[00:55:04] Val Kean

No, it's your phone.

[00:55:05] Megan Cox

No, I don't think.

[00:55:06] CAO

It's a public phone data.

[00:55:08] Val Kean

Yeah. It's the same data they get like the data is available. It's just the promises. It's created a. A pilot. You know, when you see the red and the orange on the road, I'm Google map ahead. They can tell that all the says. Yeah, traffic has been rather there. And it's congested. So it's the same. It's the same data. So worse, I believe. But it's it's not my program. It's run through the reparation departments throughout the province. I think it would be joined in extremely beneficial to have that information. So we're going to get we're going to get to work pumpkin regatta. So that'll be the only because it's only a year pilot project. So we were able to ask that we get one of all the other events, but we'll get two. So we'll get a comparative that effort for pumpkin. I really wish we could have got 2024 and 2025 because the growth in that in that span was exponential. As much as I hope we see the same amount of growth this year, just hold on to your hands.

[00:56:17] CAO

We have more bathrooms coming. How about your plans are good because you're planning to go further down the water from here? Yes, we have to extend them. Yeah, and they're going to have transplants as well, which is great.

[00:56:27] Megan Cox

Yeah, or even extending it up to water because we have some sweet little shops all coming on there now.

[00:56:32] Val Kean

Yeah, it's harder to shut down the more because that shuts down most of your traffic. parking spaces too. So we are going to, we're going to have three shuttle spots instead of just one this time. So what hopefully, I mean, we'll have to talk to the businesses, but the boxing world, the mall and the community center arena. So we're preparing for another jump in participation, but we will have some data. I think we'll even be able to tell they do some type of heat mapping. So you'll even be able to tell like how long people stood at that particular food truck area, you know, how long the lines were. I think now we haven't seen it and analyze it. But I believe there was, there was going to be some data that we'd be able to kind of, no, it's no personal that. No, who was there? What was they were doing when they were there, but we'll be able to see gathering kind of data.

[00:57:22] CAO

And if you know anyone that wants to grow pumpkin, tell them to contact her because she has dry pumpkin seeds.

[00:57:28] Megan Cox

from the winter.

[00:57:36] Val Kean

We are going to do a growing seminar as well. We've done a kind of a soil-ready seminar in the fall. Yeah, in the fall, and then we'll do. She's staring right in the green.

[00:57:46] Warden Penny Smith

I'm just going to say what can we do with the community? Well, I have a list.

[00:57:58] CAO

It is getting short. We are going to be taking a closer look at our sewage plant to see if there's some spots there we can maybe cross them.

[00:58:07] Val Kean

Don't look at me. I'm grown.

[00:58:11] Drew Jacklin

How long did they take the grow? This is how we're at. Do you get that big?

[00:58:15] Val Kean

Yeah, they actually stuck there. It's really at the end of their grow.

[00:58:18] Drew Jacklin

10 to 20 pounds a day.

[00:58:20] Val Kean

Yeah, at the end of their grow, that's why some of them split. They grow so rapidly at the end of the grow season.

[00:58:26] c. Dale Richardson

99% water so they can take in. I have grown up to a couple hundred pounds. It's phenomenal when they start to go.

[00:58:40] Val Kean

I don't believe you.

[00:58:45] CAO

the summer.

[00:58:46] Val Kean

You have to pollinate them. You have to make them, which I didn't know.

[00:58:48] c. Dale Richardson

I got one started last year or the year before, but then you read it.

[00:58:51] Val Kean

But you definitely have to, it's a process like you have to have a big spot, you have to bury the root so it doesn't break, you have to Yeah, I attended the seminar. I think you can't just put it this way because I like to see that. The growing seminar, uh, Robin, Robin's now or those things or so. So it'll be helpful.

[00:59:22] c. Dale Richardson

Every time they put something down is you have to keep the, you usually pick one or two plants and they'll take out the floor. These are both so big that if you really pursue it, they'll put down feelers and they become roots and they feed that one puncture. So you may have a room system of 50 or 60 of these there's a learning.

[00:59:45] Val Kean

It seems overwhelming but when you actually see I actually have some I've been saving some video tutorials where it's really it sounds complicated but when you actually see someone do it through the process it's like okay that's what you mean by do the deer like

[01:00:01] Deputy Warden Heidi Wagner

How can he have that name? He will have that name. He will have that name.

[01:00:03] CAO

He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name.

[01:00:13] Warden Penny Smith

He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name. He will have that name.

[01:00:24] c. Dale Richardson

He will have that name. He will have that name. He will have that name. He will have that name.

[01:00:27] Warden Penny Smith

He will have that name. He will have that name. He will have that name. He will have that name.

[01:00:30] Speaker ?

He

[01:00:31] Warden Penny Smith

And you just, yeah, I'm not good at that first.

