

**United Counties of Leeds and Grenville  
Planning Advisory Committee  
Minutes**

**Wednesday, March 5, 2025**

**9:00 a.m.**

**Council Chambers**

**25 Central Avenue West, Brockville, Ontario**

**Members Present:** Tory Deschamps, Chair  
Corinna Smith-Gatcke, Warden, Brant Burrow, Michael Cameron,  
Roger Haley, Arie Hoogenboom, Robin Jones, Bob Lavoie,  
Nancy Peckford, Herb Scott, Jeff Shaver, Julia Wills

**Staff Present:** Alison Tutak, Interim Chief Administrative Officer  
Bill Guy, Interim Director of Public Works  
Pat Huffman, Treasurer  
Cherie Mills, Manager of Planning Services  
Elaine Mallory, Planner 1  
Krystin Stitt, Project Manager Specialist  
Amrit Kaur, Municipal Climate Intern  
Andrea Bolton, Deputy Clerk (Recording Secretary)

**Others Present:** Stefan Krzeczunowicz, Hemson Consulting  
Jackie Hall, Hemson Consulting  
Patrick Barbieri, Hemson Consulting  
John Lawless, Recorder & Times  
Wilhemina Lacelle  
David Lacelle  
James Buchanan

**1. Call to Order**

Recording Timestamp 00:00:01

**1.1 Election of Chair and Vice Chair**

Recording Timestamp 00:00:02

Ms. Tutak called the meeting of the Planning Advisory Committee to order at 9:00 a.m. and called for nominations for the position of Chair.

Mr. Hoogenboom nominated Mr. Deschamps. Mr. Haley seconded the nomination. Mr. Deschamps allowed his name to stand.

Ms. Tutak called for nominations a second and third time. There were no further nominations. Ms. Jones moved the nominations be closed, seconded by Mr. Burrow.

Ms. Tutak called for nominations for the position of Vice Chair.

Ms. Jones nominated Mr. Shaver. Mr. Haley seconded the nomination. Mr. Shaver allowed his name to stand.

Ms. Tutak called for nominations a second and third time. There were no further nominations. Mr. Hoogenboom moved nominations be closed, seconded by Ms. Jones.

Mr. Deschamps took the Chair and thanked the members.

## **2. Adoption of the Agenda**

Recording Timestamp 00:02:57

**Resolution No. PAC-001-2025**

**Moved by Bob Lavoie**

**Seconded by Arie Hoogenboom**

**THAT the Agenda for the March 5, 2025 meeting of the Planning Advisory Committee be adopted as circulated.**

## **3. Disclosure of Pecuniary Interest and General Nature Thereof – Nil**

Recording Timestamp 00:03:32

## **4. Adoption of the Minutes of the Previous Meeting**

#### **4.1 Meeting Minutes Dated November 6, 2024**

Recording Timestamp 00:03:47

##### **Resolution No. PAC-002-2025**

**Moved by Julia Wills**

**Seconded by Jeff Shaver**

**THAT the Minutes of the Planning Advisory Committee meeting held on November 6, 2024 be adopted as circulated.**

**CARRIED**

#### **5. Delegations/Presentations**

##### **5.1 Stefan Krzeczunowicz, Hemson Consulting re: Growth Management Strategy Overview**

Recording Timestamp 00:04:23

Mr. Krzeczunowicz introduced the consulting team and described the process they will use to develop the Growth Management Strategy. He noted the process is highly consultative and works with a technical advisory group that includes local municipal Planners, as well as the Counties' Planning Advisory Committee that provides recommendations to Counties Council. Mr. Krzeczunowicz explained the optional Development Charges Study would begin when the Growth Management Strategy is near completion. He explained the objectives of the Growth Management Study is to prepare a Counties-wide growth forecast of population, households, and employment. He noted the study uses the Ministry of Finance population projections to 2051. He said they will undertake a land-needs assessment for community area, which is land for housing, and areas of employment focused on lands dedicated for the use by manufacturing. He noted one of these lands for employment is located in the Municipality of North Grenville at the intersection of Highway 416 and County Road 43, in the Township of Edwardsburgh Cardinal east of Prescott along the St. Lawrence River, and another in Augusta Township. He explained the study will also focus on allocating the Counties-wide growth forecast to local municipalities, including the assessment of intensification and redevelopment potential. He noted the study will also undertake consultation with local municipalities and develop applicable policies such as growth and intensification targets.

Mr. Krzeczunowicz provided background information on the Ministry of Finance population numbers, which are census based. He noted they must be used as a base, but can be modified, and said translation will be required to forecast employment and housing. Mr. Krzeczunowicz stated the number of deaths exceed births in rural areas, and migration will be the main driver of growth. He noted there are three main types of migration, immigration, interprovincial migration, and intraprovincial migration. He said intraprovincial migration is the most important in Leeds and Grenville, particularly from the National Capital Region. Mr. Krzeczunowicz reviewed the population distribution by the local municipality, noting the total population of the Counties in 2024 was estimated to be 77,700. He noted of the recent fast growth that has occurred over the last four years, most growth has occurred in the Township of Rideau Lakes and Municipality of North Grenville, although all local municipalities have experienced population growth, excepting the Village of Merrickville-Wolford.

Mr. Krzeczunowicz said, with respect to employment areas, one of the goals of the strategy is to ensure the Counties has enough land to provide a range and mix of employment opportunities and allowing people to live close to where they work if they so choose. He noted they must provide enough areas for residential development and enough for large manufacturing uses that can be kept separate. Mr. Krzeczunowicz noted the economy in Leeds and Grenville is diverse and jobs have increased in the Counties, but not at the same rate as population growth. He pointed out the 2016 census data may be more informative as it is not affected by the impacts of the pandemic.

Recording Timestamp 00:26:37

Ms. Peckford asked what data sets the consultants are using and requested a description of the purpose of the study. Mr. Krzeczunowicz said the purpose is not to limit growth, but to provide the Counties with a more realistic assessment of what the growth potential is in Leeds and Grenville over the long-term. He noted one of the key indicators is what has happened in the recent past, as the Counties is growing quickly, especially in the Municipality of North Grenville. He said they will review the work undertaken and more traditional data sources such as Statistics Canada, Canada Mortgage and Housing (CMHC), and local planning and building permit information. He said ultimately the goal is to provide independent evidence-based assessment of what the long-term growth prospects are for the Counties at both Counties and local levels for land-use

planning purposes. Ms. Mills said they are hoping for three projections; she noted they will work with each municipality to get as much information as possible and will be involving the local municipalities in all steps in the process. She said the consultants will making recommendations as to what should be changed in the Official Plan (OP) based on the study. She pointed out the 2011 census numbers are what the current OP is based on and this needs to be updated to give municipalities the land they need to build on.

Recording Timestamp 00:34:17

Ms. Hall presented the policy aspect of the study. She noted the Province has a new Provincial Policy Statement. She noted municipalities, when updating OPs, are required to have enough land designated to meet the projected needs for a time horizon of at least 30 year, but not more than 30 years, with the exception of infrastructure planning, which can be done beyond the 30-year timeframe. Ms. Hall noted Settlement area expansions can be considered at any time. She reviewed the methodology for Community Area LNA. Regarding policy considerations, the Provincial Policy Statement requires planning matters, population, housing and employment projections be based on regional market areas, although a smaller area can be defined in an OP if the regional market areas are large and sparsely populated.

Recording Timestamp 01:01:55

Ms. Hall continued the presentation by reviewing the methodology for Employment Area LNA, noting they will bring the Planning Advisory Committee their findings and confirming the preferred scenarios and a review of what is reasonable. She noted there are roles and responsibilities for the Planning Advisory Committee, the technical advisory group, the Counties planning department, and local municipalities. She said the consultation process includes indigenous communities, public stakeholders, school boards, private developers and others the Counties feels appropriate. She provided the Committee with a projected timeline, noting they will meet with the Planning Advisory Committee and local municipalities in the spring and fall and the study will be completed in October or November.

Recording Timestamp 01:09:57

Ms. Jones proposed the study be paused, noting Parliament is prorogued, the Provincial Government has not yet been stood up, and the country is facing significant tariffs from the United States, with retaliatory tariffs being put in place by Canada. She noted much of the data in this study will be collected in the April to June time period. She suggested the Counties needs to wait and see what happens in the next 90 days, saying with given the current political and economic climate, the data may not make sense.

Recording Timestamp 01:26:50

Ms. Jones moved that staff direct the consultants to pause the process for 90 days and bring the matter back to the Committee for an update and reassessment at the conclusion of the 90-day period. Mr. Shaver seconded the motion.

**Resolution No. PAC-003-2025**

**Moved by Robin Jones**

**Seconded by Jeff Shaver**

**THAT the Planning Advisory Committee recommends that staff direct the consultants to pause the Growth Management Strategy process for 90 days; and**

**THAT the matter be brought back to the Committee for an update and reassessment at the conclusion of the 90-day period.**

**CARRIED**

The delegates left the meeting at 10:34 a.m.

The Committee recessed at 10:34 a.m. and reconvened at 10:47 a.m.

Mr. Deschamps left the chair at 10:47 a.m. and Vice Chair Shaver assumed the chair.

**6. Staff Reports**

**6.1 Report No. PAC-001-2025: Supplementary Report to Report PAC-004-2024 (Options for Agricultural Mapping)**

Recording Timestamp 01:33.35

Recording Timestamp 01:34:34

Mr. Deschamps moved to defer Item 6.1, Options for Agricultural Mapping, for 90 days due to the uncertainty surrounding the United States' tariffs. He noted there is more work that needs to be done with respect to consultation in the Municipality of North Grenville and the Township of Edwardsburgh Cardinal. Ms. Peckford seconded the motion.

Recording Timestamp 01:38:03

Mr. Haley urged the members not to delay, but rather to do the work on the agricultural mapping if there is more work that needs to be done.

Recording Timestamp 01:38:50

Mr. Burrow suggested there was more work to be done on the agricultural mapping based on historical evidence. He noted every time there has been a delay the mapping has changed, which suggests to him the work is not yet complete.

Recording Timestamp 01:39:45

Mr. Hoogenboom noted the Counties has three studies underway, the aggregate study, the agricultural study, and growth management study. He suggested the Committee will have to provide direction as to which needs to be competed first. He said staff are facing challenges as a result of the delays, and expressed concerns around the impact a delay could have on the agricultural community.

**Resolution No. PAC-004-2025**

**Moved by Tory Deschamps**

**Seconded by Nancy Peckford**

**THAT Report No. PAC-001-2025: Supplementary Report to Report PAC-004-2024 (Options for Agricultural Mapping) be deferred for 90 days.**

**CARRIED**

## **7. Questions from the Media**

Recording Timestamp 01:44:18

Mr. Lawless noted the relationship with the United States is in flux at this time and there could be a new crisis arise in 90 days. He asked if these matters would be further deferred, or would work be taking place to mitigate the crisis. Warden Smith-Gatcke said work will continue with staff on the agricultural mapping, and with respect to the Growth Management Study, that is a further consideration that will be examined before bringing the agricultural mapping back for approval.

Recording Timestamp 01:45:39

Mr. Lawless asked if there are additional costs to the taxpayer; Warden Smith-Gatcke said there may be additional consultant costs, but it will not be significant.

## **8. Questions from the Public**

Recording Timestamp 01:46:06

Recording Timestamp 01:46:16

Mr. Buchanan of the Township of Leeds and the Thousand Islands asked a question of the Warden, asking what she would like to see different in the agricultural mapping. Warden Smith-Gatcke stated she is satisfied with the changes made in the Township of Leeds and the Thousand Islands, explaining she and the Township Planner went door to door evaluating the proposed changes and provided feedback to the Counties. She said the biggest concern she has is with population and growth and the impacts to the Municipality of North Grenville; as growth could be impeded by the proposed mapping.

## **9. Adjournment**

Recording Timestamp 01:48:13

**Resolution No. PAC-005-2025**

**Moved by Mike Cameron**

**Seconded by Tory Deschamps**

**THAT the Planning Advisory Committee meeting adjourn at 11:01 a.m.**

Planning Advisory Committee Meeting Minutes  
March 5, 2025

**CARRIED**

---

Tory Deschamps, Chair

---

Christina Conklin, County Clerk