

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

Thursday, June 27, 2024, 10:00 a.m.
Foothills County Administration Office - M02/M03



Pages

1. CALL TO ORDER
2. ADDITIONS OR DELETIONS TO THE AGENDA
3. MINUTES OF THE PREVIOUS MEETING 2
4. NEW BUSINESS
 - 4.1 Economic Development Update
 - 4.2 Committee Vision, Mission, Mandate and Priorities Review 5
 - 4.3 Potential Projects
 - 4.4 Highfield Investment Group Ltd. / Bramata Development Ltd. / Munro / Rowland Area Structure Plan
5. CONFIDENTIAL CLOSED SESSION
There are no Closed Session items for this agenda.
6. ROUND TABLE
7. NEXT MEETING DATE - September 26, 2024
8. ADJOURNMENT

MINUTES OF THE ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MEETING

March 28, 2024, 10:00 a.m.
Foothills County Administration Office - M02/M03

Present: Councillor Don Waldorf - Chair
Councillor Rob Siewert
Councillor RD McHugh
Councillor Barb Castell
Don Francis
Hayden Knorr
Ken Westhaver
Miquel Pavobec
Paul Taylor
Pat Stier
Barry Ehlert

Administration: Julie McLean, Deputy Director of Planning
Ryan Payne, CAO
Garity Stanley, Legislative Assistant

1. CALL TO ORDER

The Economic Development Advisory Committee meeting was called to order at 10:07 a.m.

3. MINUTES OF THE PREVIOUS MEETING

There are no minutes to adopt at this meeting.

4. NEW BUSINESS

4.3 Appointment of Committee Chair

R. Payne called for nominations for chair of the Economic Development Advisory Committee.

R.D. McHugh nominated P. Stier for the chair of the Economic Development Advisory Committee. P. Stier declined the nomination for chair.

P. Taylor nominated D. Waldorf for the chair of the Economic Development Advisory Committee. D. Waldorf accepted the nomination. There were no other nominations.

D. Waldorf was acclaimed as chair of the Economic Development Advisory Committee.

R.D. McHugh nominated P. Stier as vice-chair of the Economic Development Advisory Committee, and P. Stier accepted the nomination. There were no other nominations.

P. Stier was acclaimed as vice-chair for the Economic Development Advisory Committee.

2. ADDITIONS OR DELETIONS TO THE AGENDA

Moved by: Paul Taylor

That the Economic Development Advisory Committee adopt the agenda as presented.

4. NEW BUSINESS

4.1 Welcome and Mandate from Council

Members of the Economic Development Advisory Committee provided introductions.

R. Payne welcomed the members and explained the Committee's expectations and purpose.

4.2 Code of Conduct - Council and Committees - Bylaw 78/2021

R. Payne reviewed the Code of Conduct Council and Committees Bylaw, noting that anything not covered by the bylaw defaults to the Roberts Rules of Order. R. Payne further explained that the Council and Committee code of conduct is a requirement under the MGA, and therefore, every council and every committee of the council must have one in place and have all members sign off.

A discussion was had regarding what happens should a Committee member be unable to sign the Code of Conduct due to pecuniary interest.

4.5 Report on Economic Development Workshop

J. McLean provided an overview of the key highlights from the Economic Development Workshop held February 6, 2024.

4.6 Draft Vision, Mission, Mandate & Priorities

The Committee had a discussion on the Vision, Mission, Mandate and Priorities, providing the following suggestions:

- Remove the word corridor from the second bullet point under the Vision
- To not limit the focus to the Aldersyde corridor, not to be site-specific.
- It would be beneficial to have a member on the Committee from the feedlot.
- It was suggested that key industries such as the movie industry, equine recreation and small business be added to the vision.
- What does highly competitive mean? Do we know who our competition is, and how do our processes compare to theirs?

J. McLean and R. Payne reviewed projects that the County is working on.

- Foothills Crossing Area Structure Plan
- Highway commercial and business park
- Change in ownership of the regional airport
- Foothills Fibre
- Calgary Metropolitan Regional Board and their connection to development within Foothills County

The Committee members provided the following suggestions:

- To consider developing the airport to accommodate business deliveries

- That the general public is not aware of the projects being worked on in the County or the roadblocks
- That an information package be developed and emailed to the Committee for review. The Committee will provide feedback by the end of May. Administration will revise the draft Vision, Mission, Mandate & Priorities document.
- To name and promote industrial areas

It was requested that this item be placed on a future Economic Development Advisory agenda.

Resolution: 01

Moved by: Paul Taylor

That the Committee acknowledge the discussions on Items 4.5 and 4.6 on the agenda and the next steps.

CARRIED

6. ROUND TABLE

The Committee discussed the development permit process and staff time. Committee members expressed interest in knowing how the process at Foothills County compares to other Counties.

It was suggested that Foothills County consider a tax exemption for new non-residential applications to be more competitive with other jurisdictions.

J. McLean shared that multiple reports have been taken to Council with comparisons, noting that it is hard to compare apples to apples. Change of use permits have been put in place to help alleviate wait times, noting that Foothills County has a very large section in the Land Use Bylaw that does not require development permits. The County continues to look at ways to streamline the development process.

7. 2024 MEETING DATES

Resolution: 02

Moved by: Rob Siewert

That the Economic Development Advisory Committee meet quarterly, and that the meeting dates be scheduled Thursdays, June 27, September 26 and December 19, 2024 from 10:00 a.m. to noon.

CARRIED

8. ADJOURNMENT

That the March 28, 2024 meeting of the Economic Development Advisory Committee be adjourned at 12:02 p.m.

FOOTHILLS COUNTY ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

This revised version of the Draft Vision, Mission and 1st Year Priorities has been refined based on discussion at the March 28 Economic Development Advisory Committee meeting.

VISION

Foothills County will be:

- ~~Home to the Alberta's~~ largest, serviced, contiguous industrial land opportunity (Aldersyde) in southern Alberta.
- Capitalizing on existing infrastructure along Highway 2 to create opportunities for development with highway frontage.
- A provincial collaborator on food production ~~corridor~~ development.
- A small and medium-size ~~enterprise business~~ enabler.
- A highly competitive location for key industry sectors such as: agrifood, construction, equine sport and recreation, general manufacturing, movie industry, and transportation / logistics / distribution, ~~construction.~~
- A provider of 25% of housing supply for Aldersyde corridor employees to accommodate new workers coming to the County.
- ~~A preserver of land, vistas, and quiet way of life beyond the Aldersyde corridor.~~

Commented [JM1]: Re-ordered alphabetically

Commented [JM2]: There was some question about this point at the March meeting. I think the idea here was recognizing that ensuring that there is housing for potential workers to live in is one of the pillars of economic development. Revised wording is suggested here to reflect that intent.

Comments from March 28 meeting:

- First line – take out Alberta?
- What does the last line have to do with economic development – delete it.
- Not just the Aldersyde Corridor – need to be wholistic in our thinking – include the whole County. Has the Committee made a decision to focus on this one opportunity? The Board should determine a focus early on.
- Need to keep in mind some of the types of visionary statements that we see in the SSRP and other Provincial documents.
- Re last bullet, look at commercial solar as an example. County has concerns regarding recycling of these facilities at the end of their useful life. There is so much work to pull apart, for the amount that the materials are worth, it is not financially beneficial to actually recycle them. Likewise there are concerns about view shed or preservation of agricultural lands.
- Non Council members may not be familiar with the issues and concerns that have been occurring in the County. It is important to be cognizant of bringing as much information as possible forward to enable discussions going forward.

- If your plan is to come up with a plan then revise and then amend and then hand out a few pins - you won't accomplish anything.
- In terms of vision and mandate – get focused.
- The movie industry is also a huge economic driver in this municipality. We should not ignore it. This is one area where having some scope outside of the Aldersyde corridor would be beneficial.
- Suggestion to remove the word corridor from the 2nd bullet. It is likely to be more disbursed than that.
- County has put a lot of investment and energy into the Aldersyde Corridor, but we shouldn't limit ourselves either.
- The jewel is the Aldersyde corridor but we also need to consider other things like small business.
- Competitive - what makes us competitive?
- Foothills Crossing - should not ignore that area either.
- Also worth considering the Foothills Regional Airport – could it be expanded to facilitate development?
- Not sure if providing housing is the mandate of the committee
- Maybe not be so detailed, zoom out be a little less specific
- Competitiveness – should Foothills consider Tax incentives?

MISSION

Proactive. Legacy-making. Leadership

The mission of the Foothills County Economic Development Advisory Committee is to promote, encourage and enhance the creation of jobs and expansion of the local tax base through projects that retain, attract, and grow **employers-business** and investment.

MANDATE

As noted at the March meeting, the Committee may propose changes to the Mandate, but it is part of the Economic Development Advisory Committee Bylaw, so any changes would need to be adopted by Council by bylaw.

The Committee may undertake the following:

- a. Provide strategic advice to Council on creating a positive business climate to attract new business, retain existing business and to enable business creation and expansion.
- b. Advise Council on local, regional, and sub-regional business and economic development initiatives and directives, partnerships and partnership opportunities

- c. Advise Council on development of local business and economic development projects, programs, and strategies
- d. Assist with the creation and implementation of economic development plans, programs or projects approved by Council.
- e. Solicit proposals through an RFP process for consultants to undertake economic development studies or projects, if approved by Council.
- f. Spearhead cooperative initiatives among the business community.
- g. Act as ambassadors for business in Foothills County.
- h. Act as a liaison between Council and the Foothills County business community.
- i. Seek grants or other funding to support Council approved economic development initiatives.
- j. Propose economic development budget items to Council annually.

YEAR 1 COMMITTEE PRIORITIES:

1. ~~1. Contribute to completion of an~~ Lay the groundwork for an Economic Development Strategy by suggesting key strategies and areas of focus for Economic development in the County.
2. ~~2.~~ Serve as a sounding board and advisor for Foothills County Council re infrastructure servicing to enable investment in the Aldersyde Corridor lands, and Foothills Crossing lands
- ~~2-3.~~ Assist Foothills County Council with developing and disseminating investment messaging and communications to County residents.
- ~~3-4.~~ 3. Provide advisory advice to Foothills County Council re inter-municipal industrial land development dialogue, including water/sewer servicing, transportation, housing/recreation amenity demand, and exploration of collaborative approaches.
- ~~4-5.~~ 4. Establish baseline economic development content ~~on~~ for the Foothills County website. E.g. Canada's Premier Food Corridor - <https://www.canadapremierfoodcorridor.ca/>, District of Squamish BC - <https://investsquamish.ca/>, City of Sarnia, ON - <https://www.investsarnia.ca/> <https://investsquamish.ca/>
- ~~5-6.~~ 5. Develop a Business Resources/Incentives directory for Foothills County businesses.

6-7. ~~6~~. Complete a Phase 1 virtual familiarization tour of major industrial nodes (Alberta's Industrial Heartland, Acheson, Rocky View County, City of Calgary) focused on reading of planning and economic development documents.

7-8. ~~7~~. Establish key business contacts and relationships in the County for use in Strategy formation and future economic development initiatives.

Revised 2021