## Plan development committee to attract industry, business

BY MAGGIE PETRUSHEVSKY The New Tanner

Guelph/Eramosa plans to set up an economic development committee in early January.

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The committee will consist of two councillors, three business or entreprenurial people and a planning resource and municipal staffer. It will be their job to assess and recommend a way to at-

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~ 6:30-7:30 pm

~ 7:30-8:30 pm

tract and retain businesses.

That could include compiling data for would-be industrial purchasers, publishing an up-to-date inventory of available industrial land, developing a comprehensive report on development activity, and developing a promotional package to be available to those seeking locations for future industries.

In preparing its stategic plan some months ago, council asked its planner for recommendations on ways to improve the municipality's industrial community to offset taxes for the residential community.

Planner Bernie Hermsen said the municipality has approximately 530 acres of in-

NEW CAFE: Owner Glen Panchyshyn, right, of the sparkling new Eramosa River Café in Rockwood shows the stainless steel kitchen to Matt and Andrea. The café is located right across from the riverfront park. - photo by Maggie Petrushevsky

official plan. About 73 of

them which may not be fully utilized but the remainder is available.

Hermsen said it is more a question of what needs to be done to prepare the land for use, such as putting proper zoning in place or doing grading to put roads on the site, rather than a lack of available land to attract new industries to the municipality.

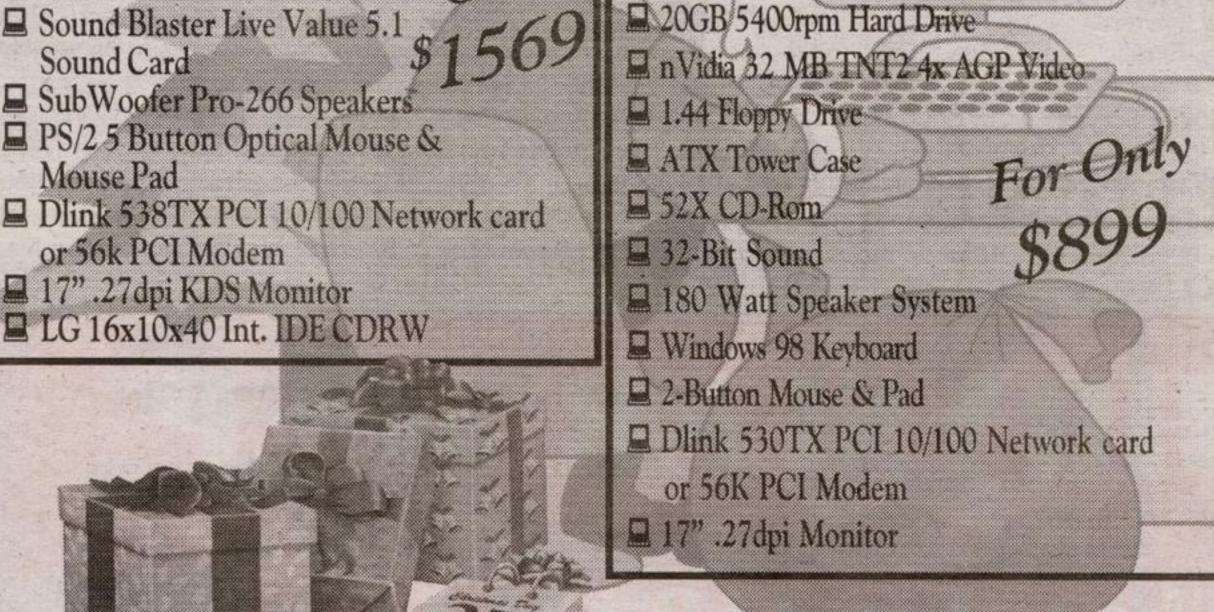
Points to be made with prospective industrial developers are the municipality's location relative to the thriving communities like Guelph, Cambridge, Kitchener, excellent transportation access by road, rail and air, proximity to Toronto and the Niagara/ Buffalo boarder, proximity to top universities and

dustrial land designated in its those acres have buildings on Conestoga College, moderate to high population growth expected in surrounding municipalities, plans for the CN Intermodal centre at Milton, availability of lifestyle amenities, sufficient residential growth to accommodate new or relocating personnel, available designated industrial land, a streamlined development process and no development charges for industrial/ commercial development in the municipality.

> Hermsen suggested the municipality needs about 15 to 18 per cent more industrial/ commercial taxes by 2010 to offset rising residential taxes. Compared to other rural municipalities in the province, he noted, Guelph/Eramosa "isn't doing too badly."

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Frown on expansion of Everton

Guelph/Eramosa council wasn't very supportive when requested to consider a proposal to expand the village of Everton.

Planner Bruce Donaldson asked council to comment on a proposal to add 27 lots on about 40 acres adjacent to the north boundary of Everton. Donaldson said the village boundary cut the Nadalin property in half and his client wants to develop the remainder of his land.

Coun. Less Foote said the County Official Plan wants to see growth happen on municipal sewers and water. That can't happen in Everton. Mayor David Adsett said past councils weren't "excited" about the plan and he could see no reason to change that attitude.

Coun. David Hindley echoed Adsett's comments that the Nadalin lots already built upon north of County Road 49 should not have been allowed, so there was no reason to increase the error.

Coun. Doug Breen said Market Street was a logical boundary and he could see no reason to change it until existing infilling lots are used up. Right now he speculated the village has sufficient infill space for the next 20 years of growth.

