



**MUNICIPALITY OF NORTH GRENVILLE
AGRICULTURE AND RURAL AFFAIRS ADVISORY
COMMITTEE MEETING AGENDA**

**Wednesday, June 4, 2025, 4:30 p.m. - 6:30 p.m.
Held in Meeting Room 1, 285 County Road 44**

Pages

A. Call to Order

B. Land Acknowledgment

The Municipality of North Grenville acknowledges that the Municipality operates on the territory of the Anishnabek.

We recognize all First Nations, Métis, and Inuit peoples who now call North Grenville their home. We respect and support the need for cultivating a strong relationship, and we commit to Indigenous-informed decision making to foster the path towards reconciliation.

C. Adoption of the Agenda

D. Declaration of Pecuniary Interest and General Nature Thereof

E. Deputations

F. Minutes of Previous Meeting

1. Committee Meeting Minutes - April 9, 2025

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G. Reports and Decision Items

1. Additional Residential Units

5

Jackie Shoemaker Holmes, Housing Accelerator Fund Program Manager

2. Extension of Meeting Duration

3. Drainage Technologist Update

Mike Finley, Director of Public Works

H. Correspondence

I. Adjournment



**MUNICIPALITY OF NORTH GRENVILLE
AGRICULTURAL AND RURAL AFFAIRS ADVISORY COMMITTEE
MINUTES**

**April 9, 2025, 4:30 p.m. - 6:30 p.m.
Held in Meeting Room 1, 285 County Road 44**

MEMBERS PRESENT Martha Bradburn

Josh Scharf

Joseph Scott

Leela Ramachandran

MEMBERS ABSENT Co-chair Shawn Carnegie

Co-Chair Councillor Kristin Strackerjan

Deb Wilson

Rachel Everett-Fry

STAFF PRESENT

Amy Martin, Director of Planning & Development

Senterre McKenna, Committee Clerk

A. Open Meeting

Co-Chair Joseph Scott called the meeting to order at 4:39 p.m.

B. Land Acknowledgment

Committee member Martha Bradburn read the land acknowledgment.

C. Approval of the Agenda

Co-Chairs are absent from the meeting, Joseph Scott has volunteered to be the acting chair this evening. All other members voted and agreed to have Joseph Scott as the Co-chair.

#ARAAC-2025- 04

Moved By Martha Bradburn

Seconded By Josh Scharf

Be it resolved:

THAT the Committee agenda for April 9, 2025 be approved as presented.

CARRIED

#ARAAC-2025- 05

Moved By Martha Bradburn

Seconded By Josh Scharf

THAT In the absence of both Co-Chairs, the ARAAC members appointed Joseph Scott to serve as Acting Co-Chair for the April 9, 2025 meeting.

CARRIED

D. Disclosure of Interest

None.

E. Approve Minutes of Previous Meeting

#ARAAC-2025- 06

Moved By Martha Bradburn

Seconded By Josh Scharf

Be it resolved:

THAT the following meeting minute be approved as circulated:

- Committee Meeting Minutes - January 15, 2025

CARRIED

F. Delegations

None.

G. Decision Items

None.

H. Correspondence/Information Items/Reports

1. Official Plan Consultation Summary Review Discussion

Amy Martin provided an overview of the Official Plan consultation held in the fall, reviewing the topics covered and highlighting key feedback received from the public. She noted that the updated Official Plan is expected to be completed in the coming months, with full adoption

anticipated within 15 to 18 months. A general discussion followed regarding the Official Plan and the potential impact of the gathered information on North Grenville.

2. Backyard Chickens

Amy Martin reviewed the new Backyard Chicken By-law, focusing on licensing requirements and provisions for keeping chickens. Further consultation with other municipalities will be conducted. Members expressed concerns about bird tagging, relocation, and disposal. The enforcement of the by-law and its integration with the AMPS system were discussed. Potential changes to zoning bylaws, including setbacks for coops and site plan reviews, were also mentioned. Provisions for care, maintenance, and biosecurity measures were discussed, along with training for license holders.

Martha Bradburn is concerned about the number of complaints By-law services may receive. Amy Martin noted they will most likely use the initial complaints as educational opportunities. Martha Bradburn also asked about the yet to be created Facts Sheet for Backyard Chicken, which should include clear regulations and educational information. The by-law will be updated and brought to Council in the next month or two, with the final version shared with members.

I. Other Business

1. Items for Next Meeting

Leela requested an update on the Rural CIP. Amy Martin mentioned that an update will be completed, followed by a public meeting, and then presented to Council. She added that all member comments have been incorporated into the CIP.

The next meeting is on June 4th.

1. Additional Residential Units
2. Drainage Technologist Update

J. Public Questions

None.

K. Adjournment

#ARAAC-2025- 07

Moved By Leela Ramachandran
Seconded By Martha Bradburn

Be it resolved:

THAT the meeting be adjourned at 5:19 p.m.

CARRIED

Additional Residential Unit (ARU) Initiative

Jackie Schoemaker Holmes
Housing Accelerator Fund
Program Manager



Overview

- Housing Accelerator Fund – HAF Program
- What is an ARU and Why Would You Want One?
- What is the ARU Initiative in North Grenville?
- Is an ARU Right for You?
- How Do You Apply?
- Where to Go for Information



HAF Program



**National Housing
Strategy:**
An \$82+ billion plan



**Enabling more
homes to be built
faster**



**\$5.2 million dollars
to help deliver 671
new homes in NG**



**Reducing barriers to
building**



**ARU Initiative is one
of seven initiatives**



ARUs in North Grenville



- Tiny homes
- Secondary suites, “granny” flats or in-law suites, laneway houses
- Up to 2 ARUs
- Servicing is important
- By-law, zoning, building code





Benefits of ARUs

- ✓ They meet a range of housing needs
- ✓ They promote intergenerational and multi-family arrangements
- ✓ They make use of existing services
- ✓ They create additional income for both cities and homeowners
- ✓ They reduce urban sprawl and foster sustainable cities

North Greenville's ARU Initiative



- The ARU Initiative offers a one-time **grant** of \$10,000 (plus applicable building permit fees) and **three shovel-ready ARU architectural designs**
- Both can be used together to help reduce some of the financial and design barriers to this kind of development on existing residential lands



One Bed



One Bed BF



Two Bed + Loft

Grant Stream

- ☐ A federal \$10,000 grant + applicable building fees that are paid to the Building Department
- ☐ No repayment required
- ☐ Funds are to be used for ARUs only and completed within one year
- ☐ No renovations or retroactive payments



Designs Stream

- ❑ The approved pre-designs are shovel-ready
- ❑ Not the only designs that can be used to create an ARU
- ❑ Property owners can submit their own designs
- ❑ Architectural designs can be obtained with or without a grant application
- ❑ Property owners can use them free of charge as the Municipality pays the licensing fee if the building permit is obtained
- ❑ Available in one-bedroom, two-bedroom, and barrier-free designs



Is an ARU Right for You?

Table: Person-Centered Affordable Rent Table for The United Counties of Leeds and Grenville,
Effective July 1, 2024 to June 30, 2025

	Bachelor	One Bedroom	Two Bedroom	Three + Bedroom
Income-Based Affordable Rent	\$910	\$1,110	\$1,330	\$1,610

Source: The United Counties of Leeds and Grenville, Community and Social Services Division

- ☐ You must own a property in North Grenville
- ☐ The property must be zoned appropriately to permit residential dwellings
- ☐ The property must be able to support an additional unit
- ☐ You must be able demonstrate financing for the ready commencement of building at the time of application
- ☐ You must demonstrate alignment with **the Best Efforts Clause for Housing Affordability**



Scoring Card

- All applications will be reviewed against a scoring rubric (available online)
- 10 grants are distributed per year



Additional Residential Unit (ARU) Eligibility Scoring Rubric

Property Address:				
Property Ownership – Do you own this property? (if no, application cannot move forward)			YES	NO
Property Status – Is the property zoned as residential? (if no, application cannot move forward)			YES	NO
Can this property support an additional unit: (if no, application cannot move forward)			YES	NO
Category	Excellent 10-15 points	Adequate 5-10 points	Needs Improvement 0-5 points	Total Points Available
Project Design	Project is well-planned and a detailed description for the specific property is provided (including the	Project described but lacking in detail. Designs are forwarded but incomplete or unfinished.	Project not clearly defined. No plans are forwarded.	15

ARU Requirements

- The construction of ARUs in North Grenville requires an application and approval process, specific design plans, building permits, financing, and adherence to all zoning by-laws, building code, and health and safety requirements



Rosalie Dawson, Architect of North Grenville's



Rosalie Dawson is an accomplished architect with over 20 years of experience in sustainable residential, multi-residential, and institutional design, blending her background in interior design and architecture to create spaces that promote healing, learning, and well-being. As the owner of [Rosalie Dawson Architect Inc.](#), she leads a seasoned team of designers and technologists, leveraging long-standing collaborations to deliver thoughtful, client-centered solutions across Ontario. Known for her work with non-profits and her dedication to affordable housing, Rosalie also serves on the boards of Habitat for Humanity Huronia and Barrie Housing, has taught design at OCAD University for 14 years, and has contributed to North Grenville's ARU initiative, advancing sustainable, community-focused projects.

Working with the Architect

When you receive your drawings, you will have up to two (2) hours of discussion time with the project architect.

Discussions can take place virtually over Zoom or Teams, or by phone.



Working with the Architect

Possible topics of discussion may include:

- Your property characteristics and advice on where to site your ARU,
- Process during construction and what to expect,
- Exterior styling and finishes,
- Decks and landscaping,
- Lighting.



Additional Architectural Services

Item #1 - Inter Material Changes



Additional Architectural Services

Tier #1 Material Changes

Tier #2 Material Changes not requiring additional engineering services



Additional Architectural Services

Tier #1 Minor Material Changes

Tier #2 Material Changes not requiring additional engineering services

Tier #3 Full scope architectural assistance through to Permit Application



Connecting with Rosalie



Rosalie Dawson Architect Inc.

T 416.209.4424

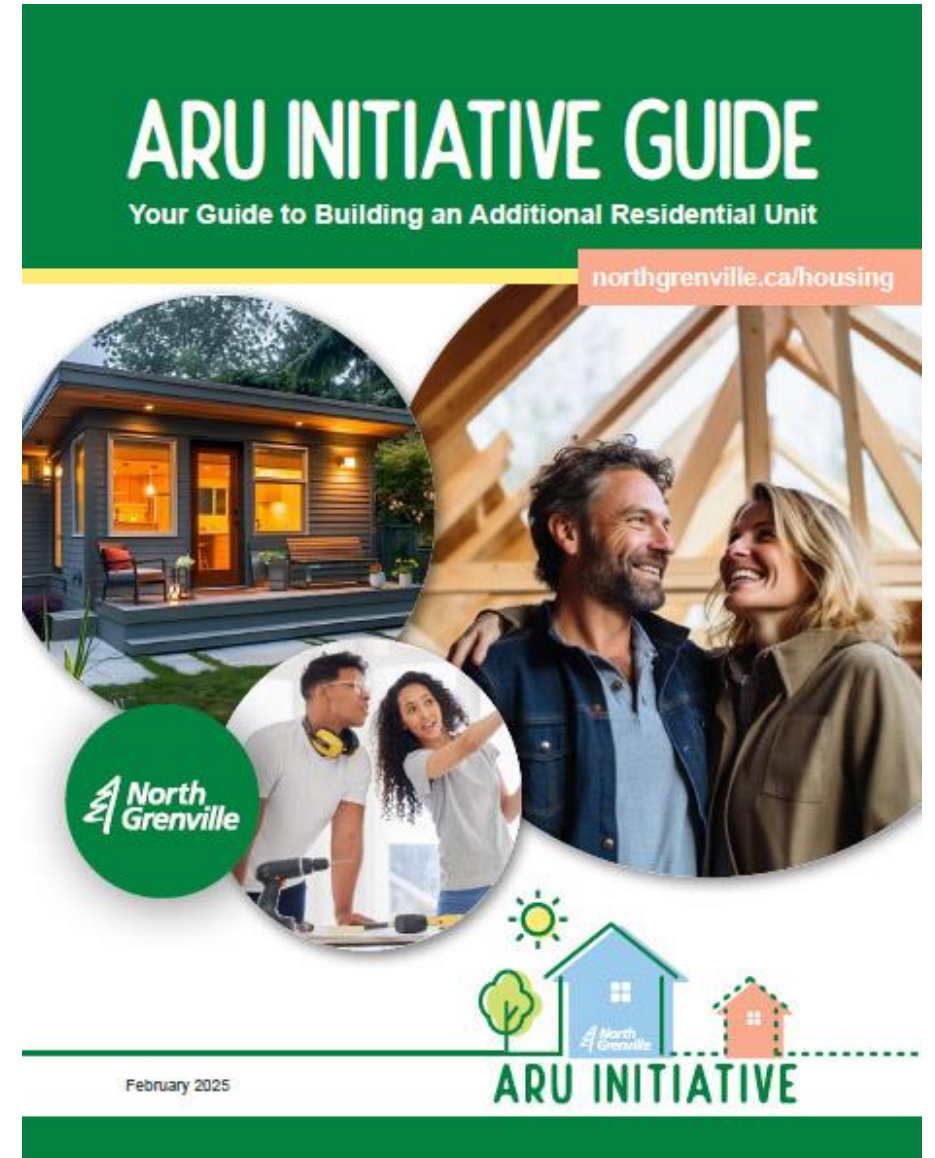
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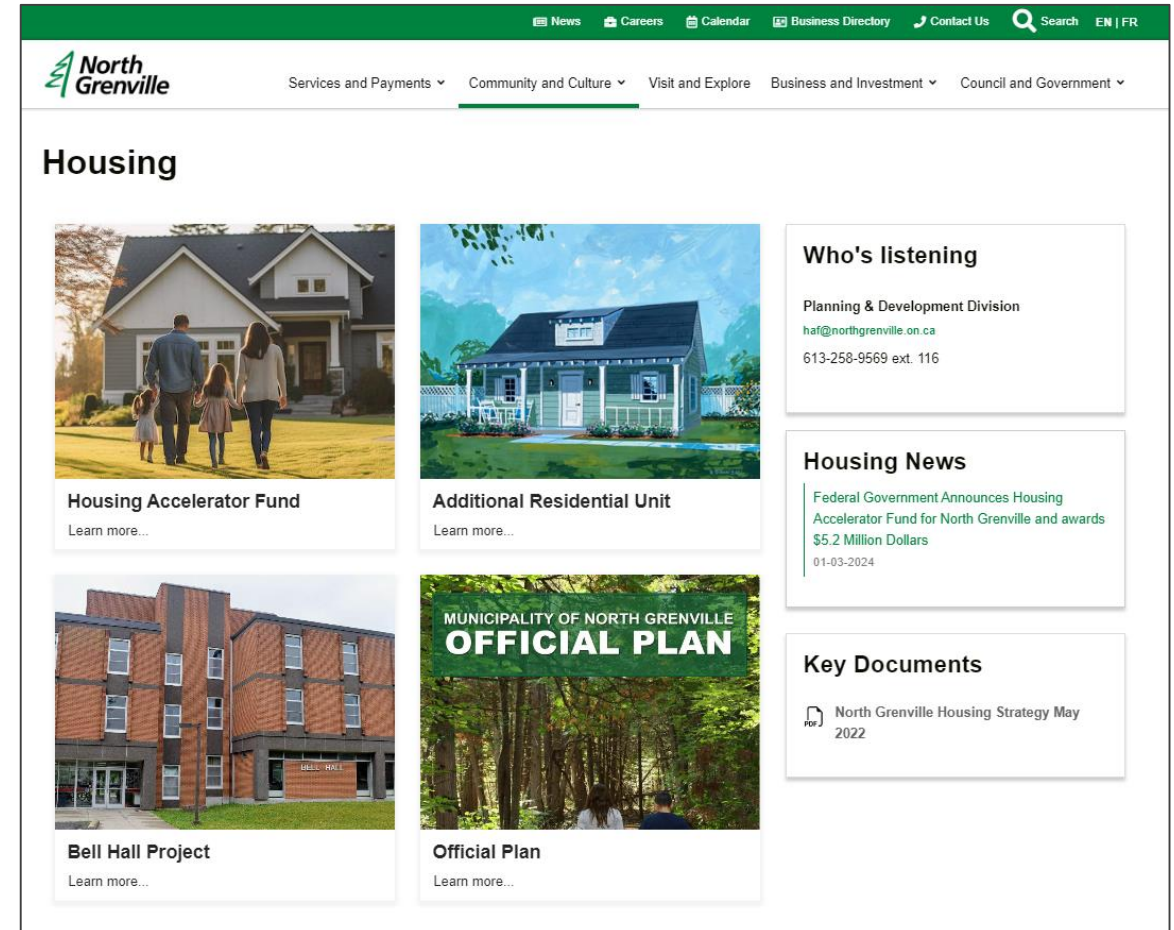


ARU Initiative Guide



More information

- www.northgrenville.ca/housing
- Contact HAF Program Manager at haf@northgrenville.on.ca or jholmes@northgrenville.on.ca
- Contact planning@northgrenville.on.ca
- Contact building@northgrenville.on.ca





Important Dates

- ❖ Second intake Window for Applications:
June 2nd to June 16th, 2025
(with more to follow quarterly)

Questions

Jackie Schoemaker Holmes MA, MPLAN, PhD
Housing Accelerator Fund Program Manager

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