



MUNICIPALITY OF NORTH GRENVILLE

HOUSING ADVISORY COMMITTEE MEETING AGENDA

Thursday, July 3, 2025, 5:00 pm - 7:00 pm

Held in Meeting Room 1, 285 County Road 44

Pages

A. Call to Order

B. Land Acknowledgement

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

1. Sustainable, Net-Zero Homes - CABN

Jackson Wyatt, Chief Executive Officer

F. Minutes of Previous Meeting

1. Committee Meeting Minutes - June 5, 2025

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G. Reports and Decision Items

1.	Terms of Reference	5
	Ardis Lerner, Alain Cayer and Nadia Diakun-Thibault	
2.	Workplan	8
	<i>Ardis Lerner, Alain Cayer and Nadia Diakun-Thibault</i>	

H. Correspondence

I. Adjournment



**MUNICIPALITY OF NORTH GRENVILLE
HOUSING ADVISORY COMMITTEE MINUTES**

June 5, 2025, 5:00 p.m. - 7:00 p.m.
Held in Meeting Room 1, 285 County Road 44

MEMBERS PRESENT Mayor Nancy Peckford
Nadia Diakun-Thibault
Councillor Kristin Strackerjan
Councillor Deb Wilson
Alain Cayer
Ardis Lerner

MEMBERS ABSENT Mitch Bloom
Manpreet Shahi
Kevin Willey

STAFF PRESENT Amy Martin, Director of Planning & Development
Senterre McKenna, Committee Clerk

OTHERS PRESENT Dawn Rodger, Executive Director Seniors' Community Services
Bill Forbes, President Seniors' Community Services
Councillor Doreen O'Sullivan

A. Call to Order

Co-Chair Nadia Diakun Thibault called the meeting to order at 5:04p.m.

B. Land Acknowledgement

The land acknowledgment was read by Nadia Diakun-Thibault.

C. Adoption of the Agenda

Item G.1. was moved after G.3.

#HAC-2025- 13

Moved By Ardis Lerner
Seconded By Deb Wilson

Be it resolved:

THAT the Committee agenda for June 5, 2025 be approved as presented.

D. Declaration of Pecuniary Interest and General Nature Thereof

None.

E. Deputations

None.

1. Seniors Community Services

Dawn Rodger and Bill Forbes provided an overview of the services offered by Seniors' Community Services in North Grenville. The organization supports approximately 820 clients annually, with a team of about 8 staff members and 116 active volunteers. Their programs include Transportation, Meals on Wheels, Footcare, Friendly Visiting, social and recreational activities, and more.

Funding is received through Ontario Health East Champlain, but this funding has not increased in recent years. Despite this, the organization has continued to deliver services, relying heavily on volunteers and strong community support.

The organization recently made a presentation at Queen's Park to a standing committee to advocate for increased funding. Looking ahead, they are seeking to expand their facility to accommodate more clients and are exploring opportunities to offer housing supports, including subsidized housing and longer-term care options for seniors.

It was noted that when seniors contact the Municipality of North Grenville (MNG) regarding recreation programs, they are often referred to Seniors' Community Services. Dawn Rodgers noted that seniors have expressed concerns about the limited availability of municipal services.

Bill Forbes highlighted that some seniors are forced to withdraw retirement savings to cover essential living expenses before becoming eligible for government supports, placing significant financial strain on them.

There are currently limited housing options available for seniors in North Grenville and surrounding rural communities. However, there is a growing focus on expanding senior housing options in future planning initiatives.

Ardis Lerner noted that some existing buildings lack accessibility features for seniors. In response, Amy Martin explained that new developments are subject to accessibility requirements under the Planning Act, which are incorporated into all current planning applications. However, older buildings, particularly in the downtown

core, present more challenges. Amy referred to a Planning Act table outlining accessibility requirements for both commercial and residential units. She also highlighted the Downtown Community Improvement Plan (CIP), which offers funding and incentives for businesses to improve accessibility, alongside specialized grants. She noted that accessibility legislation is updated frequently.

Kristin Strackerjan emphasized that Council remains committed to supporting accessibility and improving housing options for seniors within the community.

Today's presentation will be shared with members following the meeting.

F. Minutes of Previous Meeting

#HAC-2025- 14

Moved By Ardis Lerner

Seconded By Alain Cayer

Be it resolved:

THAT the following meeting minute be approved as circulated:

- Committee Meeting Minutes - April 3, 2025

CARRIED

1. Committee Meeting Minutes - April 3, 2025

Correction to the previous minutes: The name should be updated from Don Rodgers to Dawn Rodgers, and the organization should be listed as Seniors Community Services.

G. Reports and Decision Items

1. Population Growth Study

Amy Martin provided an overview of the Growth Study for North Grenville, explaining that the study was undertaken to support the development of the Housing Needs Assessment. The study incorporated census data and locally collected information to assess current and future housing needs. She also noted that the Official Plan review is currently underway.

Ardis raised questions regarding zoning standards for both residential and commercial buildings, with a particular focus on Additional Residential Units (ARUs) and multi-unit developments. Amy explained

that there are specific limitations and requirements set out by the Planning Act and the Province, which developers must adhere to.

The committee engaged in further discussion about the new housing development near Food Basics, including the installation of roundabouts in the area. Concerns were raised about the use and design of the roundabouts, particularly related to pedestrian safety and crosswalk placement. Ardis emphasized that this highlights a growing need to expand local transportation infrastructure to accommodate new development.

At 6:29 p.m., it was noted that quorum was no longer present. As a result, the meeting was adjourned and no further business was conducted.

2. Extension of Meeting Duration

Kristin left meeting at 5:53pm.

The members agreed to maintain the current two-hour meeting duration.

3. Workplan Review

Ardis Lerner expressed interest in reviewing the Terms of Reference (TOR) and suggested forming a working group to update both the TOR and the Work Plan with relevant and current information. She invited any members interested in contributing to this effort to join the group.

The Mayor Nancy Peckford voiced support for this review and brainstorming process, noting that the Housing Advisory Committee should maintain its focus on housing and community planning.

Working group members: Ardis Lerner, Alain Cayer, and Nadia Diakun-Thibault. Current TOR and Workplan email to working group members.

H. Correspondence

None.

I. Adjournment

No motion was needed to adjourn the meeting. It concluded at 6:29 p.m. due to a loss of quorum.

CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

Schedule "B-10" to By-Law No. 23-23

Housing Advisory Committee

Purpose

To identify and advise on housing related matters, including affordable and attainable housing, as well as conduct research and provide advice to Council regarding housing policies, proposals and housing matters that are from time to time referred to the Committee by Council.

The Committee shall:

- a) Work with the Municipality of North Grenville to continue to advocate to senior levels of government increasing funding under affordable housing and housing support programs.
- b) To assist in the review and development of housing policy annually and making recommendations to Council on proposed policy changes.
- c) Provide comment on housing components related to the update of the Municipality's Official Plan.
- d) Investigate the development of alternative forms of affordable and attainable housing ownership models and facilitating and promoting these housing projects.
- e) Aid in increasing the diversity and supply of housing stock within North Grenville.
- f) Act as a commenting body to review housing development projects, including providing comments to Council.
- g) Identify current and projected needs for housing, including affordable and attainable housing, within the Municipality.
- h) Determine strategies to improve Municipal access to programs and/or funding for the development of housing, including affordable and attainable housing, through the United Counties of Leeds and Grenville
- i) Research effective models of affordable housing and best practice strategies found in other municipalities, including additional residential units, redevelopment and mixed housing developments.
- j) Identify strategies to promote the conversion of non-residential and residential buildings to be used for affordable and attainable housing
- k) Identify potential partners and partnership strategies with the private, non-profit and government sectors to assist in the development of affordable and attainable housing.

The Committee shall have regard to the shared priorities of the Community Strategic Plan, Committee Handbook, and Procedural By-Law.

Membership

The Committee shall be comprised of a minimum of four (4) and a maximum of nine (9) volunteer members, the Mayor as an ex-officio member, and up to two (2) members of

Council, all of whom have voting rights. A staffperson(s) from Planning and Development may also attend meetings as a liaison(s) to the Municipality.

In considering the appointment of voting members to the Committee, Council shall consider the following criteria for members of the Committee:

- a) Influential decision makers (current and retired) from various business/industry sectors,
- b) Individual members willing to take on specific responsibilities for specific areas of the program,
- c) The individual's qualifications and commitment as they relate to the Council adopted programs/policies; and
- d) Availability of members to participate in the programs/policies and attend Committee meetings.

The Municipality of North Grenville is committed to advancing equity, diversity, and inclusion in every aspect of its work, including appointments to advisory committees. An increase in diversity can assist in promoting equal opportunities and memberships with a diversity of lived experiences. A more diverse membership will contribute to the work of each advisory committee. Each advisory committee shall endeavour to have balanced representation from various equity- and inclusion-seeking groups including, but not limited to, people with disabilities, francophones, Indigenous people, newcomers, older adults, racialized community members, rural residents, 2SLGBTQIA+, those facing socioeconomic disadvantage, women, minority faith-based and spiritual group members, and youth.

The Committee, by a majority vote of its members, may recommend to Council to remove any member of the Committee who does not fulfil their obligations under their appointment.

Committee Chair

The Committee shall elect a Co-Chair from among its volunteer members. The position will be elected by a secret ballot by a majority of the voting members of the Committee. A Member of Council will act as a Co-Chair

The Co-Chairs will have a concurrent four-year term. In the absence of the Co-Chairs, the Committee shall appoint an Acting Chair.

The Co-Chairs will present the Committee's reports and recommendations to Council, as required with staff support.

Advisory Experts

The Committee may invite additional content experts to attend regular meetings and to present at specific meetings in order to meet its mandate.

Meetings

The Committee shall meet at least six times a year - either in person or via an accessible virtual platform. Additional meetings shall be held at the call of the Co-Chairs.

Agenda packages will be sent out the week prior to the meetings and published on the Municipality's website. Draft minutes will be distributed by email to each Committee member by the Planning and Development department within one (1) week following the meeting.

Quorum

Quorum of the Committee shall be a majority of the appointed members.

Votes by the Committee will be held at regular or special meetings. Decision making of the group shall be by majority vote.

Department Jurisdiction

Planning and Development - The Director is responsible to ensure that all associated legislative responsibilities to the Committee are fulfilled.

Staff Contact

Director of Planning and Development

Administrative Support

The Clerk delegates authority to the Building Clerk to provide minute taking. Agenda preparation and distribution will be done by the Building Clerk in conjunction with the Co-Chairs and Clerk's division. The Clerk's division will post the agenda on the Municipal website and via the meeting calendar invitation.

Budget

The Committee will prepare an annual work plan including budget requests ahead of the budget cycle. The Director of Planning and Development shall bring forward budget requests of the Committee as part of the Municipal budget process.

Committee:	Housing Advisory Committee
Subject:	Committee Work Plan 2023-2024
Date:	June 27, 2024

INTRODUCTION:

On May 21, 2019, By-Law 47-19 was established by the Council of the Corporation of the Municipality of North Grenville to create eight Committees of Council. These committees were created to allow for more focused and timely investigation of a specific matter, to have members of the public add their perspectives for a specific matter, and allow additional opportunity for participation and comment on specific subjects.

Include specific committee purpose here.

GOALS:

Committee to outline Goals based on objectives noted in the terms of reference for the specific committee.

Goal: <i>Link to committee</i>	Key Action Steps:	Target Date:	Lead Committee Member:	Other Supports:
1. Quarterly update on Housing	-Residential Planning applications - -	November 2024		Amy Martin
2. Bell Hall, CadCo update	- Report to be discussed at next meeting - -	November 2024		Nancy Peckford
3. Municipal Housing Corp	-Investigation and investigate options -Legislative regulatory review -List of all Housing authorities Canada wide - Specific housing models from other municipalities		Nadia Diakun - Thibault	
4. Delegations	- FCM -Shalom Homes(Lockwood Homes) * Discuss the process of building	December 2024 Shalom Homes with Lockwood		

	<ul style="list-style-type: none"> -Other Housing Support Programs -Eastern Ontario Housing Corp -Ministry of Infrastructure - Construction unions -Canada Mortgage and Housing corp. -CABN Housing, mass timber 			
5. Municipal Lands *Identification of Appropriate a suitable use of Key Municipal Lands	<ul style="list-style-type: none"> -Ferguson Forest -Lands across from Kemptville Campus -Kemptville Campus -Lands that are available, Coop lands 			
6. Housing Accelerator Fund	<ul style="list-style-type: none"> - - - - 	January 2025		Jackie

EXPECTED OUTCOMES:

Committee to outline expected outcomes based on goals and objectives determined for the remainder of the term.

ANTICIPATED ECONOMIC IMPACT:

Committee to outline anticipated economic impact.

COMMUNICATIONS PLAN:

Committee to note the plan to communicate

APPLICABLE LEGISLATION:

How does this apply to provincial and federal mandates?

RELATION TO THE COUNCIL WORK PLAN:

How does this relate the North Grenville Council Work Plan and Strategic Plan?