



MUNICIPALITY OF NORTH GRENVILLE

HOUSING ADVISORY COMMITTEE MEETING AGENDA

Thursday, August 21, 2025, 5:00 pm - 7:00 pm

Held in Meeting Room 2, 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. Minutes of Previous Meeting

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F. Reports and Decision Items

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Ardis Lerner, Alain Cayer and Nadia Diakun-Thibault

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Ardis Lerner, Alain Cayer and Nadia Diakun-Thibault

G. Correspondence

H. Adjournment



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

**July 3, 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
Manpreet Shahi
Kevin Willey

MEMBERS ABSENT Mitch Bloom
Ardis Lerner

STAFF PRESENT Senterre McKenna, Committee Clerk

OTHERS PRESENT Jackson Wyatt, CABN
Alex Kelly, CABN
Councillor Doreen O'Sullivan

A. Call to Order

Co-Chair Nancy Peckford called the meeting to order at 5:08 p.m.

B. Land Acknowledgement

The land acknowledgment was read by Deb Wilson.

C. Adoption of the Agenda

#HAC-2025- 15

Moved By Kevin Willey
Seconded By Deb Wilson

Be it resolved:

THAT the Committee agenda for July 3, 2025 be approved as presented.

CARRIED

D. Declaration of Pecuniary Interest and General Nature Thereof

None.

E. Deputations

1. Sustainable, Net-Zero Homes - CABN

Jackson Wyatt and Alex Kelly from CABN delivered a presentation on sustainable, modular housing. CABN designs and builds net-zero-ready homes that are energy-efficient, smart-enabled, and constructed with locally sourced materials like red pine mass timber to keep costs low. Their homes use approximately 20% of the energy of traditional homes and are designed with efficiency in mind, both in terms of square footage and environmental impact.

CABN offers a wide range of customizable floorplans for different housing needs. The company also operates a non-profit foundation, led by Alex Kelly, which was established to make eco-housing more accessible, particularly for low-income and equity-seeking communities. The foundation serves as a key channel for collaboration with municipalities and works closely with organizations like the Federation of Canadian Municipalities, who have supported CABN through grants and show home initiatives.

With construction costs under \$160-240 per square foot, CABN homes are positioned as an affordable and sustainable housing solution. Their show home is located in Mallorytown, and a local development is underway in North Augusta, showcasing CABN's approach using mass timber. The group showed interest in further exploring how CABN's models and mission align with local housing and sustainability objectives.

Doreen O'Sullivan asked if these types of homes can be considered an ARU. Jackson Wyatt confirmed that this option for housing can be placed on the property. He noted CIBC can assist with financing options as a partner, as there isn't a traditional mortgage program for this prefabricated home. Nancy Peckford noted that there are some constraints when severing land. Jackson Wyatt noted that each property would need to be looked at on a case-by-case basis. Affordable housing is important to CABN and they have financing and affordability options.

F. Minutes of Previous Meeting

#HAC-2025- 16

Moved By Manpreet Shahi

Seconded By Nadia Diakun-Thibault

Be it resolved:

THAT the following meeting minute be approved as circulated:

- Committee Meeting Minutes - June 5, 2025

CARRIED

1. Committee Meeting Minutes - June 5, 2025

Nancy Peckford stepped out at 6:12pm

G. Reports and Decision Items

1. Terms of Reference

Nancy Peckford returned at 6:16pm

Nadia Diakun-Thibault gave an update on the TOR with a review. She noted that Ardis Lerner and Nadia Diakun-Thibault were able to meet, but Alain Cayer was not able to meet as a member of the working group.

They noted that there are a few changes suggested to be reworded. She read each section of the Terms of Reference and gave her feedback.

She will bring additional information to a future meeting to review.

2. Workplan

Nadia Diakun-Thibault shared her revised Workplan document that focuses on specific tools to assist the HAC.

Nancy Peckford wanted clarification about mapping public lands. Nadia confirmed all lands in North Grenville that are publicly owned to have all lands noted and recorded.

She would like to ensure the members give feedback and can share this with Nadia. She suggested reviewing this at the next meeting.

H. Correspondence

None.

I. Adjournment

Confirm August 21st meeting date works with all members.

#HAC-2025- 17

Moved By Kevin Willey

Seconded By Manpreet Shahi

Be it resolved:

THAT the meeting be adjourned at 6:40p.m.

CARRIED

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 staff person(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?