



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

**March 6, 2025, 5:00 p.m. - 7:00 p.m.
Held in Meeting Room 1, 285 County Road 44**

MEMBERS PRESENT Kevin Willey
Councillor Deb Wilson
Mayor Nancy Peckford
Mitch Bloom
Ardis Lerner
Manpreet Shahi
Nadia Diakun-Thibault

MEMBERS ABSENT Councillor Kristin Strackerjan
Alain Cayer

STAFF PRESENT Senterre McKenna, Committee Clerk
Jackie Shoemaker Holmes, Housing Accelerator Fund Program
Manager

OTHERS PRESENT Tosh Serafini , Land Seed Ontario
Tracy Lan, Land Seed Ontario
Simon Feizo-Gas, Humble Creek Homes
John Barclay, Deputy Mayor

A. Open Meeting

Co-Chair Deb Wilson called the meeting to order at 5:08 p.m.

B. Land Acknowledgement

The land acknowledgment was read by Nadia Diakun-Thibault .

C. Approval of the Agenda

Item H.2 moved to next meeting.

Moved By Manpreet Shahi
Seconded By Nadia Diakun-Thibault

Be it resolved that:

The agenda for (Month) (Day), YYYY be approved as presented.

CARRIED

D. Disclosure of Interest

None.

E. Approve Minutes of Previous Meeting

Moved By Mitch Bloom
Seconded By Ardis Lerner

Be it resolved that:

The following meeting minutes be approved as circulated:

1.

CARRIED

1. Committee Meeting Minutes - February 6, 2025

F. Delegations

1. Humble Creek

Tosh Serafini and Tracy Lan from Land Seed Ontario, and Simon Feizo-Gas from Humble Creek Homes presented their Tiny Home PowerPoint presentation. Tosh Serafini highlighted future projects, discussing the carbon footprint and the materials used in these projects.

There was a discussion about hosting a town hall with North Grenville community members to gather feedback. Members explored local opportunities for educational initiatives aimed at residents of North Grenville.

The conversation also touched on AI-integrated technologies in Dementia Villages, including productive behavior, motion lighting, architectural designs, and more.

Mitch Bloom confirmed that this approach is similar to institutional care. He noted the benefit of allowing people to remain in their homes and suggested that this topic could also be addressed at a joint town hall meeting.

John Barclay raised concerns about the limited availability of municipal land, which may affect access to projects in North Greenville.

G. Decision Items

H. Correspondence/Information Items/Reports

1. Additional Residential Units Update

Jackie Shoemaker Holmes presented on Additional Residential Units (ARUs), outlining the program features and available options for ARUs in North Greenville. There was a discussion about potential ARU options on various properties. Ardis Lerner inquired about adding an ARU to a property where the current home occupies most of the lot. Jackie Shoemaker-Homes confirmed that this has been considered, and there are regulations in place regarding the size of the ARU in relation to the size of the existing home. Simon Feizo-Gas asked whether structural changes could be made to accommodate an ARU in an attic space. Jackie Shoemaker Holmes indicated that this would be a question for the building department.

Tosh Serafini inquired about the level of interest in the program. Jackie Shoemaker Holmes noted significant interest, with a few applications already received. Tosh Serafini mentioned concerns about financing for tiny homes and highlighted Land Seed's financing options. He suggested that a discussion on funding and financing options for ARUs in North Greenville could be mutually beneficial. Deb Wilson proposed exchanging information between the two parties.

ACTION: Committee Clerk, Senterre McKenna will share contact information with both parties.

2. Bell Hall Update

Moved to next meeting.

I. Other Business

1. Items for Next Meeting

1. Bell Hall Update

J. Public Questions

None.

K. Adjournment

Moved By Ardis Lerner
Seconded By Nancy Peckford

Be it resolved that:

The meeting adjourned at 6:45p.m.

CARRIED