



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

April 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 Deb Wilson
Ardis Lerner
Manpreet Shahi
Kevin Willey

MEMBERS ABSENT Councillor Kristin Strackerjan
Mitch Bloom
Alain Cayer

STAFF PRESENT Senterre McKenna, Committee Clerk

OTHERS PRESENT Alex Popescu from Archstone Homes, Oxford Mills

A. Open Meeting

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

B. Land Acknowledgement

The land acknowledgment was read by Nancy Peckford.

C. Approval of the Agenda

A round of introductions was conducted.

#HAC-2025- 10

Moved By Manpreet Shahi
Seconded By Kevin Willey

Be it resolved that:

The agenda for April 3, 2025 be approved as presented.

CARRIED

D. Disclosure of Interest

None.

E. Approve Minutes of Previous Meeting

#HAC-2025- 11

Moved By Manpreet Shahi

Seconded By Ardis Lerner

Be it resolved that:

The following meeting minutes be approved as circulated:

1. March 6, 2025

CARRIED

F. Delegations

None.

1. Lanark, Leeds and Grenville HART Hub

Chris Curry and Kim Gifford provided an overview of the Leeds Grenville HART Hub, which offers housing and mental health support through two sites in Brockville and Smiths Falls. The program includes recovery and long-term treatment, with seven-day-a-week support for mental health and addiction.

Nancy Peckford suggested Bell Hall as a potential site for subsidized housing, which Kim Gifford confirmed could be considered on a case-by-case basis. Leeds Grenville already provides homelessness subsidies in North Grenville.

Nancy Peckford also sought clarification on mental health support for North Grenville residents. Kim Gifford explained that an onsite therapist visits North Grenville for current clients, and psychotherapy services in Kemptville currently have no waitlist.

Chris Curry noted that the primary demographic accessing services is men aged 30-45. Manpreet Shahi inquired about new resident support programs, and Curry confirmed that while none are currently in place, efforts are being made to develop them, with youth-specific supports available.

The Brockville site is expected to break ground in fall 2025, pending final approval.

G. Decision Items

H. Correspondence/Information Items/Reports

1. Bell Hall Update

Nancy Peckford provided an update on Bell Hall, noting that an application has been submitted for \$20 million in funding, with \$5 million expected from the Municipality. However, due to the upcoming elections, all applications are on hold until after the election. This election cycle is prioritizing housing issues in Canada.

The proposed project includes 62 single-bedroom apartments, with 20% designated as subsidized housing, capped at 30% of an applicant's total income. Peckford is seeking community support to raise awareness during the election period. She highlighted that CMHC was heavily involved in planning, and the application was submitted after extensive approvals. She will provide committee members with updates via email.

Meanwhile, Alex Popescu of Archstone Homes plans to build homes on seven lots in Oxford Mills, each featuring two Additional Residential Units (ARUs). The homes will start at \$850,000, and construction will begin once building permits are approved.

Kevin Willey suggested that Fergus Forest (13 acres) could be a potential site for affordable housing or a HART Hub location.

Concerns were raised about the prevalence of cannabis shops in North Grenville, particularly in Kemptville, and the potential impact on youth and mental health.

A key focus in North Grenville is the repurposing of buildings rather than new construction. CMHC has indicated that applications are more viable when buildings are reused rather than demolished. The cost of demolishing Bell Hall was estimated at \$2 million, but severable lands are already in place, requiring only minor updates.

I. Other Business

1. Items for Next Meeting

Manpreet Shahi inquired about municipal land severance restrictions and possible exceptions.

Nancy Peckford explained that agricultural lands cannot be severed, but discussions are ongoing in the Official Plan review about expanding settlement areas and revising the urban service boundary.

Ardis Lerner shared her experience of building on a severed lot, noting neighbor concerns about potential overcrowding if further severances occur.

The Additional Residential Unit (ARU) program aims to streamline development and provide more flexible housing options for landowners.

Nancy Peckford also provided an update on Kemptville Lifestyles, which has submitted an application for a long-term care facility and apartment/condo units to support affordable and accessible housing with integrated community supports.

Ardis Lerner asked about North Grenville's expected growth. Nancy Peckford projected a 16-20% increase over the next year and suggested inviting Amy Martin from the Planning Department to a future meeting to discuss the Population Growth Study.

1. Kemptville Seniors Support Centre, Don Rodgers and Bill Forbes
2. Workplan Review
3. Population Growth Study, Amy Martin

J. Public Questions

None.

K. Adjournment

#HAC-2025- 12

Moved By Manpreet Shahi
Seconded By Kevin Willey

Be it resolved that:

The meeting was adjourned at 6:49pm.

CARRIED