



**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