



# MINUTES

## Board Meeting

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**Meeting Date:** Thursday June 6, 2024  
**Meeting Time:** 2:00PM  
**Location:** Town Hall, Council Chambers  
32 Mill Street, Thornbury ON, N0H 2P0  
**Prepared by** Carrie Fairley, Secretary

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### A. Call to Order

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#### A.1 Traditional Territory Acknowledgement

We would like to begin our meeting by recognizing the First Nations, Metis, and Inuit Peoples of Canada as traditional stewards of the land. The municipality is located within the boundary of Treaty 18 region of 1818 which is the traditional land of the Anishinabek, Haudenosaunee, and Wendat-Wyandot-Wyandotte peoples.

#### A.2 Attendance

Chair Everitt called the meeting to order at 2:00 p.m. The Secretary noted that all members were present, in Council Chambers save and except for Members May and Dudley, who sent their regrets.

#### A.3 Approval of Agenda

Moved by: Shawn McKinlay    Seconded by: Cat Cooper

THAT the Agenda of June 6, 2024, be adopted as circulated including any amendments.

Yay (9): Shawn Everitt, Carrie Fairley, Nicholas Cloet, Cat Cooper, Marco Hinds, Andrea Matrosovs, Mylene McDermid, Shawn McKinlay and Carter Triana

Absent (2): Erica Dudley, and Morgan May

Carried.

#### A.4 Declaration of Pecuniary Interest and general nature thereof

In accordance with the *Municipal Conflict of Interest Act*, The Blue Mountains Attainable Housing Corporation board members must file a written statement of the interest and its general nature with the Secretary for inclusion on the Registry.

None.

## **A.5 Previous Minutes**

Moved by: Mylene McDermid                      Seconded by: Shawn McKinlay

THAT the Board Meeting Minutes of May 28, 2024, be adopted as circulated including any revisions to be made.

Yay (9): Shawn Everitt, Carrie Fairley, Nicholas Cloet, Cat Cooper, Marco Hinds, Andrea Matrosovs, Mylene McDermid, Shawn McKinlay and Carter Triana

Absent (2): Erica Dudley, and Morgan May

Carried.

## **B. Staff Reports, Deputations, and Presentations**

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### **B.1 Deputations/Presentations**

None

### **B.2 Public Comment Period**

### **B.3 Staff Reports**

None

## **C. Matters for Discussion**

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### **C.1** Discussion regarding providing comments for the June 25 Public Meeting "Considering the Potential of 171 King Street Being Declared to be Surplus to the Town's Needs".

The Board discussed the process of a public meeting and what follows the public meeting and noted that it is important to understand that the public meeting is not for the land to be sold, just to hear feedback from residents.

Member Cloet questioned the timeline should Council decide to move forward with an RFP process. Chair Everitt noted depending on how Council decides to handle the land, it would be a better part of a year to eighteen months before the RFP could be issued because rezoning the lands before the RFP process would be vital. Chair Everitt further noted that if Council moved forward with a MZO, it does not eliminate the planning process.

Moved by: Andrea Matrosovs                      Seconded by: Carter Triana

THAT The Blue Mountains Attainable Housing Corporation proceeds with forming a written statement to be submitted to the Public Meeting on June 25, 2024, for the potential of 171 King Street being declared surplus and proceed with the circulation to Board members the comments to form that written statement, to capture the points

made in discussion.

Yay (9): Shawn Everitt, Carrie Fairley, Nicholas Cloet, Cat Cooper, Marco Hinds, Andrea Matrosovs, Mylene McDermid, Shawn McKinlay and Carter Triana

Absent (2): Erica Dudley, and Morgan May

Carried.

The Board discussed the written submission that will be provided to Council in advance of the public meeting on this topic and agreed to include the following:

- Provide an understanding of the importance of public land and the potential of this property
- The considerable cost of land, especially in the Town
- Involve the County in discussions about the best uses for the land
- Land is a great location for attainable housing and should not be sold but be maintained as public land for the Town to maintain control on what happens on land
- If the land remained as public land, the options available to the Town such as, holding the land in perpetuity, community land trust, long-term land lease deals for developers, the ability to set parameters around the use of the land
- The considerable cost of planning process, which prevents development from happening
- If the land was retained, the ability to provide parameters in an RFP, prioritizing attainable housing
- The ability for the Town to champion attainable housing with this property by completing the planning process in advance, so the property is development ready. The zoning changes could be incorporated into the on-going Official Plan Review and upcoming Zoning by-law update and use tools such as an MZO (noting the MZO does not remove the planning process)
- If the land sold, there would be limited control over how the land is used

#### **D. Correspondence**

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None

## **E. New and Unfinished Business**

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Chair Everitt provided a follow-up to the discussion regarding the report brought forward for the Board's consideration at the last meeting. Chair Everitt spoke regarding some comments he has received such as whether the body of the Attainable Housing Corporation could be retained and used for another body or venue and noted there is a cost to retain the corporation and if Council chooses to retain it, they will have to decide how the operations will be funded. Chair Everitt further noted if retained, there would be considerable work needed to update the by-laws and articles.

The Board discussed the best way to bring forward the report to Council and decided to submit the report as correspondence.

Member McKinlay questioned the attainable housing rental and who would handle that moving forward. Chair Everitt noted that if the Corporation is no longer functioning, the lease would move over to the Town to manage. Chair Everitt further noted that currently a property management company manages the property and Town Staff would recommend that to continue.

The Board discussed some revisions to the report and the recommendations contained within, to provide additional clarity.

The Board discussed the composition of the proposed Attainable Housing Committee of Council noting the importance of ensuring a variety of members including those who have first-hand knowledge and experience of the housing challenges. The Board discussed using an application process to qualify members and due to the nature of the composition of members, the meetings need scheduled at a time that they can participate.

Moved by: Carrie Fairley      Seconded by: Cat Cooper

THAT The Blue Mountains Attainable Housing Corporation Board supports the recommendations contained in the June 17, 2024, correspondence, as amended, to be presented to the June 17, 2024, Committee of the Whole.

AND THAT the final version of the correspondence be circulated to the members of the Board prior to the June 17, 2024, meeting.

Yay (9): Shawn Everitt, Carrie Fairley, Nicholas Cloet, Cat Cooper, Marco Hinds, Andrea Matrosov, Mylene McDermid, Shawn McKinlay and Carter Triana

Absent (2): Erica Dudley, and Morgan May

Carried.

## **F. Notice of Meeting Dates**

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At the call of the Chair.

The Chair noted that depending on the decision of Council, a follow-up meeting may be scheduled to draft the terms of reference for the recommended committee of council.

## **G. Adjournment**

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Moved by: Shawn McKinlay    Seconded by: Nicholas Cloet

THAT The Blue Mountains Attainable Housing Corporation does now adjourn at 2:52 p.m. to meet again at the call of the Chair.

Yay (9): Shawn Everitt, Carrie Fairley, Nicholas Cloet, Cat Cooper, Marco Hinds, Andrea Matrosovs, Mylene McDermid, Shawn McKinlay and Carter Triana

Absent (2): Erica Dudley, and Morgan May

Carried.