



MINUTES

Board Meeting

Meeting Date: Friday, April 12, 2024
Meeting Time: 2:00PM
Location: Town Hall, Council Chambers
32 Mill Street, Thornbury ON, N0H 2P0
Prepared by Carrie Fairley, Secretary

A. Call to Order

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 Blue Mountains Attainable Housing Corporation meeting to Order at 2:00 p.m. Secretary Carrie Fairley noted all members were present, in Council Chambers save and except for Member McKinlay.

Member McKinlay joined the meeting at 2:10 p.m.

A.3 Approval of Agenda

Moved by: Erica Dudley Seconded by: Cat Cooper

THAT the Agenda of April 12, 2024, be adopted as circulated including any amendments.

Yay (9): Shawn Everitt, Sam Dinsmore, Carrie Fairley, Andrea Matrosovs, Nicholas Cloet, Cat Cooper, Erica Dudley, Mylene McDermid, and Carter Triana

Absent: Shawn McKinlay, Marco Hinds 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: Carter Triana

THAT the Board Meeting Minutes of March 26, 2024, be adopted as circulated including any revisions to be made.

Yay (9): Shawn Everitt, Sam Dinsmore, Carrie Fairley, Andrea Matrosovs, Nicholas Cloet, Cat Cooper, Erica Dudley, Mylene McDermid, and Carter Triana

Absent: Shawn McKinlay, Marco Hinds and Morgan May

Carried.

B. Staff Reports, Deputations, and Presentations

B.1 Deputations/Presentations

B.1.1 Shawn Everitt, Chair Re: Overview of Opportunities

Chair Everitt provided an overview of his presentation noting the difference in the rentals costs and living wage figures from 2019 to today. Chair Everitt noted these figures should be updated yearly and calculations of the living wage be calculated based on gross income. Chair Everitt spoke regarding building permits noting the Building Department pulled all the building permits issued over the last five years to determine the average size of a home in the Town of The Blue Mountains, which Chair Everitt noted is around 3,110 square feet. Chair Everitt provided an overview of the building permits by dwelling size issued for 2019, 2020, 2021, 2022 and 2023 and noted the building permits by dwelling size over a five year average are: less than 1,495 square feet = 3% of Building Permits issued, between 1,560 – 2,992 square feet = 55% of Building Permits issued, between 3,003 – 5,005 square feet = 30% of Building Permits issued and larger than 5,015 square feet = 12% of Building Permits issued. Chair Everitt noted that it is not all about square feet as a smaller home can be expensive as well. Chair Everitt spoke regarding additional opportunities noting that the province needs to set tools that protect homeownership models from re-sale increase. Chair Everitt noted the Town's Official Plan is a key component to increase stock of attainable housing options. The Chair further noted this Board could be the champions of attainable housing when developers approach Council to ensure options for attainable housing are provided. The Chair further noted the importance of increasing long-term rental stock which will allow the community members to live, work and build a future in the region. Chair Everitt further noted that the range of affordability must be realistic, and that number needs to be reviewed annually to help understand the market and the price points.

Chair Everitt spoke regarding the possibility of having a maximum square footage for homes and anything above and beyond that, there would be a surcharge applied. Chair Everitt noted there are some grey areas around that but there is potential to move forward with that idea.

Chair Everitt spoke regarding the Community Improvement Plan (CIP) and the funding of same, noting an option could be to add a 1% levy on the Town's budget that goes to the

CIP. Chair Everitt noted one reason the CIP is in place for when a developer comes and asks for a reduction in development charges, it avoids going back to the taxpayers.

The Board discussed how many new builds were built for short-term accommodations and Tim Murawsky, Chief Building Official for the Town noted that short-term accommodations are only allowed in certain areas and therefore a zoning amendment would be required outside of those permitted areas. Tim further noted he does not believe they are purposely built for short-term accommodations. The Board discussed if there was a way to determine how many new builds have accessory units. Tim noted there have not been that many, but they are seeing an increase in them now and his department is tracking these. Chair Everitt noted there are currently just over 350 short term accommodation licences and approximately 500 commercial rental units which Chair Everitt noted are different than short term accommodations. Chair Everitt noted these short-term rentals are not available for long term rentals and could be opportunities to be long term rentals, however the market drives the money to be made with short term accommodations. Chair Everitt noted if the vacation units at Blue Mountain Resort were included in these calculations there are approximately 900 units in the Town that are short term rentals only. The Board further discussed demolition permits and noted that most homes are being built bigger, to accommodate more family. The Board agreed tracking this information including if a secondary unit is being built would be helpful to have an understanding of how many secondary units are in the Town, even if only being used for family.

The Board discussed splitting the conversation around affordable housing into two, one for rental and one for homeownership. Treasurer Dinsmore noted his struggles waiving development charges to assist with affordable housing and to find out the home is being rented at a completely unaffordable amount. Treasurer Dinsmore further noted that Habitat for Humanity has the best model in place already to assist with homeownership and suggested that this Board could work with Habitat for Humanity. Treasurer Dinsmore further noted that this would allow the Board to really focus on the rental side ensuring that covenants or whatever tools are available are used to ensure rental rates are in an affordable range. The Board discussed removing the stigma around renting noting renting in other countries is completely acceptable, as long as the costs to rent are appropriate.

Chair Everitt noted that the next meetings will be critical to gather information to provide to Council about what this Board can help with and who can help with what the Board cannot.

B.2 Public Comment Period

None

B.3 Staff Reports

None

C. Matters for Discussion

C.1 Tim Murawsky, Town of The Blue Mountains Chief Building Official, Re: Obstacles with allowing different home types in the Town (Verbal)

Tim Murawsky, Chief Building Official spoke regarding tiny homes noting they are just like any other detached home, just smaller, usually 50 square meters or less. Tim further noted they can be constructed on site or in a factory and are built in accordance with the regulations in the Ontario Building Code. Tim noted tiny homes can also be moved to a different municipality and the building file would move with the home and the owner would be required to build a new suitable foundation for the home, in the new municipality. Tim further noted a tiny home is permitted anywhere a single detached dwelling is permitted, there is no minimum size requirement in the zoning by-law and Tim noted they can also be constructed as an accessory unit. Tim noted a tiny home community could be development of only tiny homes and would be similar to a subdivision. Tim spoke regarding mobile homes noting they are dwelling units designed to be mobile, have wheels and again are constructed according to Canadian standards. Tim further noted they are not a travel trailer, tent trailer or RV because these are manufactured to be occupied in the winter months, where travel trailers are not necessarily insulated properly and therefore are considered seasonal. Tim noted there is only a permit required when putting a mobile home on a parcel of land, to connect to services whether municipal services or private services. Tim noted mobile homes are permitted as an additional residential unit, as well as for farm employees. Tim noted if there are more than two, they have to go in a mobile home park, which would require a site plan and appropriate zoning. The Board discussed the obstacles that a developer would currently face if they wanted to create a mobile home park. Member Carter noted that would require a zoning by-law amendment as well as potentially obstacles with the Official Plan, in some areas of the Town. Chair Everitt questioned if having a mobile home on your property as a secondary unit would require a hook up to municipal services or private services, which Tim noted would be the case. The Board discussed existing policies stopping travel trailers, that are built in accordance with the Ontario Building Code from being permitted for year-round living. Tim spoke regarding container homes noting they are dwellings constructed from shipping containers and are considered the same as a tiny home where a building permit is required to convert a shipping container to a home to ensure compliance with the Ontario Building Code. Member Carter noted that there are so many definitions for homes, which essentially are all the same, especially since the Building Code has the same requirements for all and Member Carter further noted the importance on expanding the ability on what may be possible on any property, without being so prescriptive. The Board discussed Boarding Housing noting for zoning it is defined as a distinct use of a dwelling and the Board noted an update on the definition of a boarding house is needed but in that defining, it will be important to not try to control multi-generational families living together.

The Board discussed having an FAQ available outlining the rules and answering the common questions that are asked. Chair Everitt noted that since the Board can not direct staff, the May 10th, 2024, meeting could be where the Board decides what to ask

Council to provide direction on. Member Cooper noted there currently is information available on the Town's website about what is required and permitted and noted staff is very helpful to answer any questions.

The Board discussed how some suggestions or changes may not be popular with the public and how this Board, can assist with providing information and become the voice for attainable housing. Member McDermid noted the importance of removing the stigma around some of these types of homes, such as mobile homes.

C.2 Sam Dinsmore, Treasurer, Re: Update on Buttcom (Verbal update)

Treasurer Dinsmore spoke regarding the outstanding invoice from Buttcom noting the invoice will be paid. Member McKinlay questioned where the money to pay the invoice is coming from. Treasurer Dinsmore noted there is not sufficient funds in The Blue Mountains Attainable Housing bank account to cover the invoice so the Town will pay it out of the remaining \$850,000 that was given to the Board, by Council.

C.3 Carrie Fairley, Secretary, Re: Box Home - Potential Tour (Verbal)

Secretary Fairley spoke regarding her conversations with Terry Garbutt, who is spearheading in Grey Highlands the option of box homes, as an affordable home option. Secretary Fairley further noted that this box home came from China and the rough cost was about \$5,000 for this home however, the shipping cost was significant pushing the total cost to approximately \$20,000. Secretary Fairley noted these models are not currently built in compliance with the Ontario Building Code requirements. Secretary Fairley discussed the potential for a virtual tour and provided the Board with the photos she was provided from Mr. Garbutt. The Board decided since currently this does not meet the necessary requirements for someone to move into it today, and since the Board wants to promote safe, comfortable, and attainable homes, the Board would prefer waiting to hear from Mr. Garbutt when the box homes are able to get a building permit and start to be lived in.

D. Correspondence

None

E. New and Unfinished Business

None

F. Notice of Meeting Dates

May 1, 2024 – 10:00 a.m.
May 10, 2024 – 10:00 a.m.
May 28, 2024 – 10:00 a.m.
June 6, 2024 – 2:00 p.m.

G. Adjournment

Moved by: Andrea Matrosovs

Seconded by: Erica Dudley

THAT The Blue Mountains Attainable Housing Corporation does now adjourn at 3:36 p.m. to meet again on May 1, 2024, or at the call of the Chair.

Yay (10): Shawn Everitt, Sam Dinsmore, Carrie Fairley, Andrea Matrosovs, Nicholas Cloet, Cat Cooper, Erica Dudley, Mylene McDermid, Shawn McKinlay, and Carter Triana

Absent: Marco Hinds and Morgan May

Carried.