



**The Corporation of the County of Northumberland
County Council
Minutes**

**May 15, 2024, 9:30 a.m.
Council Chambers
555 Courthouse Road, Cobourg, ON K9A 5J6
Hybrid Meeting (In-Person and Virtual)**

Members Present: Warden Brian Ostrander
Deputy Warden Olena Hankivsky
Councillor Lucas Cleveland (*attended virtually*)
Councillor Robert Crate
Councillor Scott Jibb
Councillor John Logel
Councillor Mandy Martin

1. Notices

1.a Accessible Format

If you require this information in an alternate format, please contact the Accessibility Coordinator at accessibility@northumberland.ca or 1-800-354-7050 ext 2327.

1.b Meeting Format

This Council Meeting was held using a hybrid meeting model. The public were invited to attend in-person in Council Chambers, view the meeting via the live stream, or join online or by phone using Zoom Conference Technology.

2. Call to Order

Warden Brian Ostrander called the meeting to order at 9:31 a.m.

2.a Territorial Land Acknowledgement

3. Approval of the Agenda

3.a Agenda dated May 15, 2024

Council Resolution 2024-05-15-336

Moved by Councillor John Logel

Seconded by Councillor Scott Jibb

"**That** the County Council Agenda for Wednesday, May 15, 2024 be approved."

Carried

Council Resolution 2024-05-15-337

Moved by Councillor John Logel

Seconded by Deputy Warden Olena Hankivsky

"**Whereas** the Council Procedural By-law outlines that for Hybrid Council meetings, Council Members must attend in-person and can only participate electronically for select reasons; and

Whereas Council may choose to waive a Rule of Procedure established by the Council Procedural By-law and that requires a two-thirds majority vote;

Now Therefore Be It Resolved That Council hereby permits Councillor Cleveland to participate in the May 15, 2024 Council meeting electronically."

Carried

[Councillor Cleveland joined the meeting at 9:35 a.m.]

4. Declarations of Interest

- No declarations

5. Presentations

N/A

6. Adoption of Minutes

6.a County Council Minutes

Council Resolution 2024-05-15-338

Moved by Councillor Mandy Martin

Seconded by Councillor Robert Crate

"**That** the Minutes of the County Council Session of April 17, 2024 and the Special County Council Session of April 29, 2024 be approved as distributed and the determinations contained therein be deemed those of Council."

Carried

7. Business arising from the Minutes

N/A

8. Communications

8.a Correspondence, Minister of Housing, Infrastructure and Communities 'National Housing Strategy'

Council Resolution 2024-05-15-339

Moved by Councillor Scott Jibb

Seconded by Councillor Mandy Martin

"**That** County Council receive the correspondence from the Honourable Sean Fraser (Federal Minister of Housing, Infrastructure and Communities) regarding 'National Housing Strategy' for information."

Carried

8.b Correspondence, Minister of Municipal Affairs and Housing 'National Housing Strategy'

Council Resolution 2024-05-15-340

Moved by Councillor Robert Crate

Seconded by Councillor John Logel

"**That** County Council receive the correspondence from the Honourable Paul Calandra (Provincial Minister of Municipal Affairs and Housing) regarding 'National Housing Strategy' for information."

Carried

9. Determination of Items Requiring Separate Discussion

**9.a April 29, 30 and May 1, 2024 Standing Committees
'Recommendations to Council - Summary Chart'**

9.b Community Health Committee - Meeting Cancelled

9.c Corporate Support Committee - April 30, 2024

**9.d Economic Development, Tourism and Land Use Planning Committee
- May 1, 2024**

9.e Finance & Audit Committee - Meeting Cancelled

9.f Public Works Committee - May 1, 2024

9.g Social Services Committee - Meeting Cancelled

10. Adoption of Items Not Requiring Separate Discussion

Council Resolution 2024-05-15-341

Moved by Councillor John Logel

Seconded by Councillor Robert Crate

"**That** Council adopt all recommendations from the three Standing Committees, as contained within the Committee Minutes (meetings held April 29, 30 and May 1, 2024), with the exception of the following items (referenced from the Standing Committee Minutes), that will be held for discussion:

- Economic Development, Tourism and Land Use Planning Committee, Item 5.a, Delegation, 'Manufactured Modular Housing' (Steven Haylestrom and Matt Stearns) – **Held by Councillor Martin**

And Further That the items listed above and held for separate discussion each require a separate resolution."

Carried

11. Consideration of Items Requiring Separate Discussion

11.a Items from Standing Committees Requiring Separate Consideration

- 1. Economic Development, Tourism and Land Use Planning Committee Meeting (May 1, 2024), Closed Session Item 4.a,**

'Matters pertaining to confidential negotiations regarding broadband'

[Item was considered in Closed Session]

11.b Motion(s) for Held Item(s)

- 1. Economic Development, Tourism and Land Use Planning Committee, Item 5.a, Delegation, 'Manufactured Modular Housing' (Steven Haylestrom and Matt Stearns)**

Council Resolution 2024-05-15-342

Moved by Councillor Robert Crate

Seconded by Councillor Mandy Martin

"Whereas Item 5.a from the May 1, 2024 Economic Development, Tourism and Land Use Planning Committee was held by Council for separate discussion at this meeting, the item being Delegation, 'Manufactured Modular Housing' (Steven Haylestrom and Matt Stearns); and

Now Therefore Be It Resolved That County Council adopt the following:

- **That** County Council receive the PowerPoint presentation for information."

Carried

12. Enactment By-laws

- 12.a By-law to Amend By-Law 21-10, being a By-law to Govern the use of Northumberland County Forest**

Council Resolution 2024-05-15-343

Moved by Deputy Warden Olena Hankivsky

Seconded by Councillor Scott Jibb

"That By-law 22-2024 being a By-law to Amend By-Law 21-10, being a By-law to govern the use of Northumberland County Forest be introduced, deemed to be read a first, second and third time, passed, signed and sealed this 15th of May, 2024."

Carried

12.b By-law to Appoint Municipal Law Enforcement Officers for the County of Northumberland

Council Resolution 2024-05-15-344

Moved by Councillor Scott Jibb

Seconded by Councillor Mandy Martin

"**That** By-law 23-2024 being a By-law to Appoint Municipal Law Enforcement Officers for the County of Northumberland be introduced, deemed to be read a first, second and third time, passed, signed and sealed this 15th of May, 2024."

Carried

13. New Business

Council Resolution 2024-05-15-345

Moved by Deputy Warden Olena Hankivsky

Seconded by Councillor John Logel

"**That** County Council approve adding a New Business item regarding 'Growth Management Amendment to County Official Plan' (item 13.d)."

Carried

13.a Report 2024-063 'NCHC Annual General Meeting - June 6, 2024'

Rebecca Carman, Associate Director Housing & Homelessness

Council Resolution 2024-05-15-346

Moved by Councillor Robert Crate

Seconded by Deputy Warden Olena Hankivsky

"**That** County Council, having considered Report 2024-063 'NCHC Annual General Meeting – June 6, 2024', authorize Jennifer Moore, Chief Administrative Officer to act on behalf of the Shareholder in the confirmation of the Corporation's Directors at the Northumberland County Housing (NCHC) Annual General Meeting on June 6, 2024."

Carried

13.b Report 2024-064 'National Housing Strategy Funding Interruption'

Rebecca Carman, Associate Director Housing & Homelessness

Council Resolution 2024-05-15-347

Moved by Deputy Warden Olena Hankivsky

Seconded by Councillor Robert Crate

“Whereas there is an unprecedented national housing affordability crisis nationally; and

Whereas there is no for-profit supply-only trickle-down solution to ending the national housing affordability crisis; and

Whereas substantial investments in ensuring the use of housing for homes are required to help end the national housing affordability crisis; and

Whereas substantial investments in new affordable social housing are required to help end the national housing affordability crisis; and

Whereas substantial investments in revitalizing existing affordable social housing are required to help end the national housing affordability crisis; and

Whereas substantial investments in social support expansions are required to prevent families choosing between housing and other basic necessities of life to help end the national housing affordability crisis; and

Whereas the national housing affordability crisis is most acute in Ontario; and

Whereas unlike most Provinces and Territories in Canada, 47 Service Managers and District Social Service Administration Boards (SM/DSSAB) are responsible for delivering social supports, including housing affordability supports in Ontario; and

Whereas many of these 47 SM/DSSABs in Ontario are larger than many provinces and territories in the country; and

Whereas these 47 SM/DSSABs in Ontario lack the revenue and policy tools and powers of the Provincial and Federal governments to end the housing affordability crisis; and

Whereas any reductions in funding from the Federal and Provincial governments risks the termination of critically needed housing and social supports for some of the most vulnerable across Ontario;

Now Therefore Be It Resolved That County Council, having considered Report 2024-064 'National Housing Strategy Funding Interruption', authorize the Warden to advocate to the Federal and Provincial governments that the funding dispute must be resolved to limit mounting harms to some of Ontario's most vulnerable families; and

Further Be It Resolved That County Council authorize the Warden to send urgent correspondence to the Federal and Provincial Ministers of Housing to confirm that financial support will continue for vulnerable households across Ontario currently in receipt of the Canada-Ontario Housing Benefit prior to May 31, 2024; and

Further Be It Resolved That County Council authorize the Warden to advocate to the Federal and Provincial governments to continue to fund SMs/DSSABs an amount equivalent to the monies under the CMHC-Ontario Bilateral agreement in the National Housing Strategy until a new funding agreement can be reached; and

Further Be It Resolved That County Council authorize the Warden to advocate to the Federal and Provincial governments to establish a trilateral table including the SMs/DSSABs, to negotiate the final 3-year tranche of funding under the National Housing Strategy.”

Carried

13.c Application for Community Flag Pole 'Pride Month'

- Provided for information only
- Flag raised from May 31, 2024 to June 7, 2024

***13.d Growth Management Amendment to County Official Plan - Verbal**

Deputy Warden Hankivsky

Council Resolution 2024-05-15-348

Moved by Deputy Warden Olena Hankivsky

Seconded by Councillor Scott Jibb

“**Whereas** the County of Northumberland is updating the County Official Plan to guide growth and development in Northumberland over the next 30 years; and

Whereas County staff will be holding Public Open Houses to gather public input on land use planning priorities for Northumberland County; and

Whereas draft Amendment #2 to the Official Plan details a settlement boundary expansion that has significant impact to the urban and rural residents of the Municipality of Port Hope, including significant implications on the future development of our community; and

Whereas it is pertinent for Port Hope residents to have the opportunity to review the proposed amendment, understand its implications, ask questions and provide input;

Now Therefore Be It Resolved That the Council of the County of Northumberland direct staff to hold at least one in-person Public Open House regarding the draft Amendment #2 to the Official Plan and the proposed boundary changes in the Municipality of Port Hope.”

Carried

14. Proclamations

Council Resolution 2024-05-15-349

Moved by Councillor Robert Crate

Seconded by Deputy Warden Olena Hankivsky

That County Council proclaim the following proclamations at the May 15, 2024 County Council meeting:

- Proclamation, 'Paramedic Services Week' - May 19 to 25, 2024;
- Proclamation, 'National Public Works Week' - May 19 to 25, 2024;
- Proclamation, 'National AccessAbility Week' - May 26 to June 1, 2024;
- Proclamation, 'National Indigenous History Month' - June, 2024 and 'National Indigenous Peoples Day' - June 21, 2024;
- Proclamation, 'Pride Month' - June, 2024; and
- Proclamation, 'Seniors Month' - June, 2024."

Carried

14.a Proclamation, 'Paramedic Services Week' - May 19 to 25, 2024

Whereas one week in May of each year is recognized across North America as 'Paramedic Services Week' by municipalities, Paramedic organizations and associations, as well as other levels of government; and

Whereas the 2023 Paramedic Services Week is May 19-25, 2024; and

Whereas the theme for this year is Help Us, Help You; and

Whereas paramedics dedicate their lives to public service, and their skills often make the difference between life and death; and

Whereas the services, dedication and commitment of our highly trained Paramedics deserves to be recognized and honoured; and

Whereas Northumberland County wishes to recognize the important contribution of the 130 full-time and part-time Paramedics who work out of six bases across the County, the Community Paramedic program, as well as recognize the Paramedics across Canada;

Now Therefore Be It Resolved That I, Warden Brian Ostrander, on behalf of Northumberland County Council, do hereby proclaim May 19-25, 2024, as 'Paramedic Services Week' in Northumberland County, and urge our fellow community members to recognize the vital contributions provided by all Paramedics in Northumberland."

14.b Proclamation, 'National Public Works Week' - May 19 to 25, 2024

Whereas public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the County of Northumberland; and

Whereas these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for re-building, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

Whereas it is in the public interest for the citizens, civic leaders, and children in the County of Northumberland to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

Whereas the year 2024 marks the 64th annual National Public Works Week sponsored by the Canadian/American Public Works Association;

Now Therefore Be It Resolved That I, Warden Brian Ostrander, on behalf of Northumberland County Council, do hereby proclaim May 19 to 25, 2024 to be 'National Public Works Week' in Northumberland County, and urge all citizens to join with representatives of the Canadian Public Works Association/American Public Works Association and government agencies in paying tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life."

14.c Proclamation, 'National AccessAbility Week' - May 26 to June 1, 2024

“Whereas under the Accessible Canada Act 2019, c. 10 (Section 133), throughout Canada each year, the week starting on the last Sunday in May is to be known as National AccessAbility Week, and is an opportunity to promote accessibility and inclusion across communities and workplaces, and a time to celebrate the contributions of Canadians with disabilities and to be inspired to further break down barriers; and

Whereas a national accessibility week was first established following Paralympian Rick Hanson’s Man in Motion World Tour in 1987; and

Whereas the County of Northumberland is committed to accessibility; and

Whereas for the week of May 26 to June 1, 2024, the Northumberland Accessibility Advisory Committee (NAAC) approved a variety of awareness activities, in consultation with Communications; and

Whereas the theme of “Advocating for an inclusive Northumberland” raises awareness of that the inclusion of people with disabilities on the County’s accessibility advisory committee is essential to advocate for an inclusive Northumberland and amplify the voices of those with lived experience; and

Whereas the 7 County staff named below were honoured with a “Helping Hands Award” to recognize their efforts at embracing accessibility by going above and beyond mere compliance with accessibility legislation:

Cara Timmermans, Digital & Document Accessibility Specialist, Communications and Information Technology

- For excellence in Information and Communications demonstrated by greatly improving the accessibility of the County’s web content, training and supporting staff on accessible digital document creation, improving Council

document accessibility, and conducting regular reviews of webpages and documents.

AJ Wood, Administrative Clerk, Golden Plough Lodge (GPL)

- For excellence in Customer Service demonstrated by going above and beyond to assist GPL residents, their families and staff with resolving issues. He spends time with residents and offers a helping hand to zip up coats, assist residents to exit and enter the building, and help residents to call their family members
- For excellence in Information and Communications demonstrated by going out of his way to help residents and families find information and working to update GPL documents to an accessible format.
- For excellence in Design of Public Spaces demonstrated by ensuring all areas in the front lobby and office areas provide clear pathways for residents who use walkers and wheelchairs.

Jen Glover, Manager Ontario Works, Community and Social Services

- For excellence in Information and Communications demonstrated by supporting staff in the development of accessible documents for our public facing websites and staff reports.
- For excellence in Design of Public Spaces by playing a pivotal role in providing recommendations on design options for Community and Social Services public and staff workspaces and advocating for solutions that foster inclusivity and accessibility.
- For excellence in Customer Service demonstrated by her commitment to accessibility standards and inclusive practices.

Ashley Postma, Jackie Diminie, Jaclyn McDougall, and Kathryn Larcher, Customer Service Representatives, Community and Social Services

- For excellence in Information and Communications demonstrated by their dedication in ensuring all CSS documents and web content are accessible to people of all

abilities, actively participating in document remediation and collaborating to establish a streamlined process to manage a substantial volume of documents;

Now Therefore Be It Resolved That I, Warden Brian Ostrander, on behalf of Northumberland County Council, do hereby proclaim May 26 to June 1, 2024 to be 'National AccessAbility Week' in Northumberland County."

14.d Proclamation, 'National Indigenous History Month' - June, 2024 and 'National Indigenous Peoples Day' - June 21, 2024

Whereas Northumberland County acknowledges that it is located on the shared treaty and traditional territories of the Michi Saagiig (Mississauga Anishinaabeg) and the Williams Treaties First Nations and is home to Indigenous Peoples from across the region and Canada; and

Whereas June is recognized as Indigenous Peoples History Month in Canada as an opportunity to bring awareness and understanding of the diverse histories, resilience, and achievements of Indigenous peoples across the country; and

Whereas June 21 is National Indigenous Peoples Day, an opportunity to amplify Indigenous voices, and perspectives, enriching our understanding and appreciation of Indigenous cultures and heritage across Turtle Island; and

Whereas Northumberland County recognizes that meaningful and sustained efforts are required to enact systematic change to create an environment that upholds the rights, dignity, and well-being of Indigenous Peoples; and

Whereas we recommit our efforts, as an organization and a community, to actively building meaningful, mutually beneficial relationships with Indigenous communities based on respect and cultural understanding and reconciliation to advance inclusivity, diversity and equity on our path of reconciliation;

Now Therefore Be It Resolved That I, Warden Brian Ostrander, on behalf of Northumberland County Council, do hereby proclaim June to be National Indigenous Peoples Month and the date of June 21, 2024, as National Indigenous Peoples Day in Northumberland County."

14.e Proclamation, 'Pride Month' - June, 2024

“Whereas June is celebrated as Pride Month in Canada and globally, highlighting the importance of embracing diversity, fostering inclusion, and acknowledging the significant social, economic, and cultural contributions of 2SLGBTQI+ individuals in our communities; and

Whereas during Pride Month, we honour the remarkable courage and resilience demonstrated by 2SLGBTQI+ people across Canada and recommit our efforts to preventing discrimination and advancing inclusion and acceptance for all members of our communities; and

Whereas Pride Month is an opportunity to celebrate progress while also acknowledging the ongoing challenges in the fight against discrimination and violence based on sexual and gender identity, and reminds us of the importance of advocating for change and continued education and awareness in the fight for equality;

Now Therefore Be It Resolved That I, Warden Brian Ostrander, on behalf of Northumberland County Council, do hereby proclaim June to be ‘Pride Month’ in Northumberland County.”

14.f Proclamation, 'Seniors Month' - June, 2024

“Whereas June is recognized as Seniors Month in Ontario – an opportunity to acknowledge the contributions and wisdom of seniors in our communities; and

Whereas the contributions of seniors to the economic and social health of our communities, and the quality of life we experience in Canada today – which is recognized around the world – merit appreciation and recognition; and

Whereas seniors serve as leaders, mentors, volunteers, and important active members of Northumberland County; and

Whereas during this month, we recommit to honouring and supporting seniors, acknowledging their invaluable role in shaping our society;

Now Therefore Be It Resolved That I, Warden Brian Ostrander, on behalf of Northumberland County Council, do hereby proclaim June to be ‘Seniors Month’ in Northumberland County.”

15. Media Questions

16. Closed Session

16.a. Personal matters about an identifiable individual, including municipal or local board employees (Correspondence to Councillors involving identifiable individuals) (Item deferred from the April 17, 2024 Council meeting)

Municipal Act, Section 239.(2.b)

16.b. Litigation or potential litigation matters, advice that is subject to solicitor client privilege including communications necessary for that purpose and confidential County infrastructure negotiations (Public Works) (Item going directly to Council)

Municipal Act, Sections 239.(2.e), (2.f) and (2.k)

16.c. Economic Development, Tourism and Land Use Planning Committee Meeting (May 1, 2024), Closed Session Item 4.a, 'Matters pertaining to confidential negotiations regarding broadband' (Item from Standing Committee Requiring Separate Discussion)

Municipal Act, Sections 239.(2.k)

Council Resolution 2024-05-15-350

Moved by Councillor Scott Jibb

Seconded by Deputy Warden Olena Hankivsky

"**That** this Council proceed with the next portion of the meeting being closed to the public at 10:16 a.m.; and

Further That the meeting is closed to the public as permitted under the Municipal Act Section 239.(b) in order to address matters pertaining to personal matters about an identifiable individual, including municipal or local board employees (correspondence to Councillors involving identifiable individuals), and that Jennifer Moore, Darrell Mast, Maddison Mather and Cheryl Sanders remain present; and

Further That the meeting is closed to the public as permitted under the Municipal Act Sections 239.(2.e), (2.f) and (2.k) in order to address matters pertaining to litigation or potential litigation matters, advice that is subject to solicitor-client privilege, including communications necessary for that purpose and confidential County infrastructure negotiations (Public Works), and that Jennifer Moore, Denise Marshall, Darrell Mast, Maddison Mather and Cheryl Sanders remain present; and

Further That the meeting is closed to the public as permitted under the Municipal Act Section 239. (2.k) in order to address confidential negotiations regarding broadband, and that Jennifer Moore, Dan Borowec, Dwayne Campbell, TJ Flynn, Maddison Mather and Cheryl Sanders remain present."

Carried

17. Motion to Rise and Results from Closed Session

[Council recessed in Closed Session at 10:18 a.m. until 10:30 a.m.]

17.a Personal matters about an identifiable individual, including municipal or local board employees (correspondence to Councillors involving identifiable individuals) (Item deferred from April 17, 2024 Council)

Council Resolution 2024-05-15-351

Moved by Deputy Warden Olena Hankivsky

Seconded by Councillor Scott Jibb

"That this Council rise from Closed Session at 11:33 a.m.; and

Further That the confidential resolution moved in Closed Session regarding matters pertaining to personal matters about an identifiable individual, including municipal or local board employees (correspondence to Councillors involving identifiable individuals), is hereby referred to this open session of Council for adoption."

Carried

17.b Litigation or potential litigation matters, advice that is subject to solicitor client privilege including communications necessary for that purpose and confidential County infrastructure negotiations (Public Works) (Item going directly to Council)

Council Resolution 2024-05-15-352

Moved by Councillor John Logel

Seconded by Councillor Robert Crate

"That the confidential resolution moved in Closed Session regarding matters pertaining to litigation or potential litigation matters, advice that is subject to solicitor-client privilege, including communications necessary for that purpose and confidential County infrastructure negotiations (Public Works), is hereby referred to this open session of Council for adoption."

Carried

17.c Closed Session Items from Standing Committees Requiring Separate Discussion

- 1. Economic Development, Tourism and Land Use Planning Committee Meeting (May 1, 2024), Closed Session Item 4.a, 'Matters pertaining to confidential negotiations regarding broadband' (Item from Standing Committee Requiring Separate Discussion)**

Council Resolution 2024-05-15-353

Moved by Councillor Robert Crate

Seconded by Councillor Scott Jibb

"**That** the confidential resolution moved in Closed Session regarding confidential negotiations regarding broadband is hereby referred to this open session of Council for adoption."

Carried

18. Closed Session Business – Public Updates

N/A

19. Confirming By-law

- 19.a A By-law to confirm the proceedings of a meeting of County Council held on May 15, 2024**

Council Resolution 2024-05-15-354

Moved by Councillor Mandy Martin

Seconded by Deputy Warden Olena Hankivsky

"**That** By-law 24-2024 being a by-law to confirm the proceedings of a meeting of County Council held on May 15, 2024 be introduced, be deemed to be read a first, second and third time, be passed, signed and sealed."

Carried

20. Adjournment

Council Resolution 2024-05-15-355

Moved by Councillor Mandy Martin

Seconded by Councillor Robert Crate

"That Council adjourn at 11:36 a.m."

Brian Ostrander, Warden

Maddison Mather, Clerk

Assessing the housing crisis:

Status quo or emergency response?

CREATING HOUSING AT HIGH SPEED.

THE EVOLUTION OF MANUFACTURED HOUSING IN ONTARIO, IN CANADA + IN THE GLOBAL MARKETPLACE.

WHERE WE ARE.

FRAMING THE PROBLEM.

- With the median household income at only \$91,000 CAD, and the average home price of 1\$M, the resulting mortgage payment represents **<70% of the gross median income** of an average household.
- < 20% of Canadians spend more than 30% of their income on shelter, in Northumberland it is **18.5%**
- **1,000** people in total were on a waitlist for affordable housing in Northumberland County in 2022. - *Northumberland County Housing Corporation*
- The average wait time for NCHC subsidized housing is **7 years** in Northumberland County. - *Northumberland County Housing Corporation*
- **319** people were added to the that waitlist in 2022, and increase of **300%**. - *Northumberland County Housing Corporation*
- Cornerstone Family Violence Prevention shelter has 19 beds. Transition House has 22 beds. - *Community Foundation of Northumberland*
- Rental Vacancy Rate in 2022 in Northumberland County is **>1%**. - *Northumberland County Housing Corporation*

NORTHUMBERLAND COUNTY

A CASE STUDY:

32% of Northumberland County residents *after tax household* income is between: \$60,000 to \$99,000 -
Northumberland 2024 Vital Signs Report

- Average home price in Northumberland County, 2024: **\$701,000** -CREA as of FEB 2024
- Mortgage payment on \$600,000 @ 6.84% fixed / 25 yrs: **\$4,143.39** -TD Bank
- Approx. property tax annually: **\$11,120.00** (\$926.00 / mo at .0158631 Mill rate)
- Approx. insurance: **\$3,300.00**

RESULT

BASIC home ownership in Northumberland: **\$5,344.39 per month or \$64,132.68 per year!** After tax dollar's

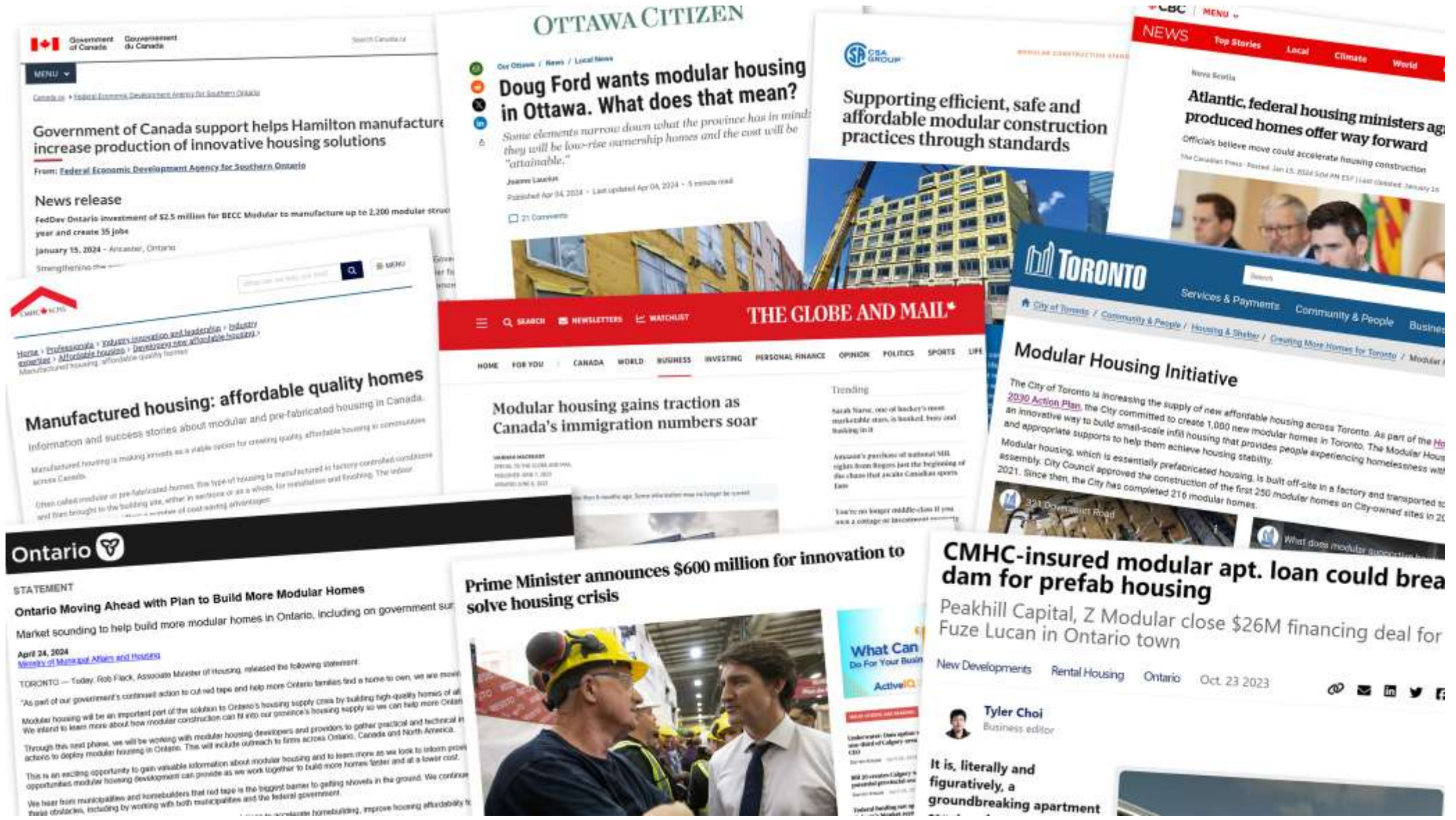
CMHC ADVISES NOT MORE THAN 32% OF GROSS INCOME BE ALLOCATED TO THE COST OF HOME OWNERSHIP.

For people living or WANTING to live in Northumberland to meet this criteria it would require an annual gross income of \$197,000.00

(32.5% of gross income.)

Currently, based on these numbers an average family in Northumberland would spend 64.7% of their income on basic shelter costs.

MOVING TOWARDS A SOLUTION. *THE FASTEST SAFEST WAY FORWARD.*



WE'RE IN AGREEMENT. GLOBALLY, FEDERALLY, PROVINCIALY.

THE PROMISE OF MANUFACTURED HOUSING:

Sept. 2020: Trudeau announces \$1B for investment in modular as part of the Rapid Housing Initiative

June 2020: CMCH collaborates with City of Toronto to fund \$18.75M in grants and loans to build its first ever 250 permanent modular units.

Oct. 2023: CMHC finances \$26M deal with Z-Modular to build 68 affordable housing units.

Nov. 2023: Ontario invests \$2M in annual funding for 57-unit modular building for people at risk of homelessness in Toronto.

Feb. 2024: FedDev /Thunder Bay Invests \$20.7M in Smart Modular.

Jan. 2024: FedDev / Southern Ont. Invests \$2.5M with BECC Modular to create 2,200 modular homes per year.

2024 Fed Budget: \$100M Homebuilding Technology & Innovation Fund for modular, pre-fab and panelized home manufacturing.

2024 Fed Budget: \$4B Housing Accelerator Fund designed to incentivize target municipalities to make transformative zoning changes to remove barriers to permitting and rezoning.

STATE OF AFFAIRS IN CANADA:

THE MODULAR INDUSTRY TODAY

- \$3.3B Industry in Canada, with a CAGR of 6.7% YOY between 2017 and 2022. *-IBIS World, 2022*
- 6% of all new construction in Canada. *-Modular Building Institute, 2023*
- Legacy modular manufacturing can be up to 40% faster than traditional construction methods and can reduce construction costs by 20%. *-Modular Building Institute, 2023*
- Construction waste is reduced by up to 46% *-BNN Bloomberg*
- Permanent modular construction market share has **tripled** since 2015. *-Modular Building Institute, 2023*
- All 5 major Canadian banks offer traditional mortgage products for factory built manufactured housing.

HEADWINDS

THE CHALLENGE FOR LEGACY CONSTRUCTED HOUSING.

- Lack of innovation and productivity in Canada cited as “an emergency...that is getting worse by the day” -*BOC Senior Deputy Governor Carolyn Rogers*
- CHBA has estimated that nearly 700,000 (25%) trades people working residential trades people are set to retire in the coming decade. -*Canadian Home Builders Assoc.*
- Lack of innovation and productivity in Canada cited as ‘an emergency...that is getting worse by the day” -*Bank of Canada Senior Deputy Governor Carolyn Rogers*
- CHBA has estimated nearly 700,000 tradespeople (nearly 1/4) working residential construction plan to retire in the next decade.-*The Canadian Home Builders Association*
- Ontario needs 55,000 new trades people to enter trade schools today to meet housing targets. -*CBC News*
- *55,000 new trades people must enter trade schools today to meet Ontario housing targets.* -*Canadian Home Builders Assoc.*
- Stick built construction can take up to 60% longer than factory built as processes are sequential rather than concurrent. -*Canadian Home Builders Association*
- Lack of climate control environment introduces uncertainty due to time delay and materials exposure as a result of inclement weather.
- Cost overruns an accepted fact of life due to unforeseen errors and omissions resulting in unplanned change orders.
- Traditional construction generates up to 57% more operational carbon emissions. - *Comparison of Carbon Emissions of Modular and Site-built Residential Construction Study, M.Kourirstami et al* and 64% more construction waste. -*BNN Bloomberg*

ADVANCED SUB-ASSEMBLY MANUFACTURING HOUSING.

A FIT FOR NORTHUMBERLAND? THE ECONOMIC OPPORTUNITY:

Proposal - To produce a “Viability” Report for the development of a Manufacturing Facility to produce Advanced Modular and Prefabricated Housing in Northumberland.

The report would be aimed at developing a detailed outline of what would be required, by way timelines, cash infusion, human resources and facility necessary to create a state-of-the-art Modular Manufacturing Facility in Northumberland County.

Project Overview:

The report will encompass an exhaustive analysis and plan covering several key areas:

- Basic Housing Market Study
- Manufacturing Facility Plan
- Design and Product Development
- Supply Chain Analysis
- Project Completion Framework
- Employment Opportunities and Challenges
- Education & Training Opportunities

The report would culminate in a 5-year operational plan, complete with financial projections and a business plan outline, designed to guide the project from inception through to sustainable operation.

AN OPPORTUNITY FOR MEANINGFUL IMPACT.

THE NUMBERS:

- 100 new jobs, scaled to +150 new jobs by year 3.
- Job types include all trades; specialist and generalist. Advanced design (Revit, AutoCAD and SketchUp). Human Resources / Admin. / Manufacturing Line Mgt. / Supply chain Mgt. / Transportation / Finance.
- Output of 750,000 to 1,000,000 sq ft of housing per year by year 3. Roughly translates to 1,000 homes per year.
- New business revenues of ~\$100M per year 1, \$225 by year 3.
- Builds on Northumberland County's reputation as forward thinking, activated and innovative place to do business.
- Leverages Northumberland County's local expertise in Fabricated Metal Product Manufacturing + strategic geo-location.
- Community Education Plan in partnership with St. Lawrence College and Fleming College to develop a 2 year 'Modular Manufacturing Specialist' certificate program.

THE TEAM



Steven Haylestrom *Principle*

Steven is a modular industry heavy weight, educator and thought leader. He acts as an SME for CSA and has advised multiple levels of government on all aspects of pre-fabricated housing. He has been responsible for the design & implementation of more than 5 million sq ft of modular projects in Canada.



Matthew Stearns *Principle*

A business owner with extensive experience in specialty manufacturing for residential construction with a focus on innovation and strategic growth. Drawing from experience in the private equity world, he applies advanced concepts of risk management and data analytics to solve real world challenges.



Jorge Castellanos Ph.D *Advanced Design Engineering*

Jorge has more than 25 years of modular design experience and has a PhD in Structural Design. Working with teams across the world, Jorge specializes in 'advanced design' for modular housing, bringing AI, virtual and augmented reality systems to the client, the manufacturing floor and the job site.



THANK YOU

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Report 2024-063

Report Title: NCHC Annual General Meeting – June 6, 2024

Prepared by: Rebecca Carman
Associate Director, Housing & Homelessness
Select from drop down

Reviewed by: Lisa Horne
Director
Community and Social Services

Approved by: Jennifer Moore, CAO

Council Meeting Date: May 15, 2024

Report Not Considered by

Standing Committee Because:

- Time-sensitive Issue (information received too late for Committee consideration)
- Urgent Matter (issue arose after this month's Committee meeting)
- Other

Strategic Plan Priorities: Innovate for Service Excellence
 Ignite Economic Opportunity
 Foster a Thriving Community
 Propel Sustainable Growth
 Champion a Vibrant Future

Recommendation

“**That** County Council, having considered Report 2024-063 ‘NCHC Annual General Meeting – June 6, 2024’, authorize Jennifer Moore, Chief Administrative Officer to act on behalf of the Shareholder in the confirmation of the Corporation’s Directors at the Northumberland County Housing (NCHC) Annual General Meeting on June 6, 2024.”

Purpose

The purpose of this report is to appoint a representative of the shareholder to act on its behalf at the Northumberland County Housing Corporation (NCHC) June 6, 2024, Annual General Meeting in the confirmation of Corporate Directors.

Background

This report builds on the notification of the June 6, 2024 Annual General Meeting (AGM) that was provided to County Council as shareholder through correspondence sent to the Warden in April 2024.

The NCHC was incorporated on December 14, 2000 pursuant to the Business Corporations Act (Ontario) (the OBCA) under the authority of the Social Housing Reform Act, 2000 (the SHRA). The Corporation's sole shareholder is the County of Northumberland and currently owns 373 units of social, affordable, and market housing.

The sixth annual NCHC Annual General Meeting has been scheduled for Wednesday, June 6, 2024 at 1:30 p.m. via videoconference. There will be 9 directors continuing in their role as Director on the Board from last year, in addition to the new County Council representative, Mandy Martin. In addition, two new directors will be formally confirmed by the Shareholder as approved in January 2024. The 11 Directors being confirmed are:

- Cathy Borowec
- Victor Fiume
- Steve Gilchrist
- Councillor John Logel
- Councillor Mandy Martin
- Maryam Mohajer-Ashjai
- Jennifer Moore
- Jacqueline Pennington
- Lindsey Reed
- Lou Rinaldi
- Anneke Russel

It is anticipated that at the AGM, the NCHC Board of Directors via resolutions will appoint an auditor for the 2024 fiscal year, confirm positions of officers of the corporation, including the election of Secretary and appointment of a new General Manager, and approve the 2023 audited financial statements.

Warden Brian Ostrander has confirmed attendance to bring remarks from the Shareholder to the NCHC Board. In addition, the 2023 NCHC Annual Report will be presented and will then be brought to County Council to receive as information, in accordance with the Shareholder Direction.

Consultations

Internal consultations have taken place with key departments including Finance, the Chief Administrative Officer, Corporate Services, and Communications. In addition, external consultations have occurred with the NCHC Board of Directors.

Legislative Authority / Risk Considerations

The NCHC was incorporated under the authority of the SHRA which gave Service Managers the ability to create local housing corporations. This authority was not included in the Housing Services Act, 2011 (the HAS). As an incorporated entity under the OBCA, the NCHC is required to remain in compliance with the Act.

Discussion / Options

Northumberland County appointed a skills-based board on June 24, 2019. Over the last four years the NCHC Board and County staff have made significant strides in supporting the County's strategic priority of affordable housing and have completed a 5-year strategic plan.

The NCHC AGM is open to the public and interested Members of Council.

Financial Impact

N/A

Member Municipality Impacts

N/A

Conclusion / Outcomes

It is recommended that County Council authorize Jennifer Moore, Chief Administrative Officer to act on its behalf in the confirmation of the Corporation's Directors at the Annual General Meeting on June 6, 2024 as outlined in the report.

Attachments

1. Notification Letter to Warden Ostrander
2. NCHC Annual General Meeting Agenda - June 6, 2024



May 14, 2024

Dear Warden Ostrander and members of County Council,

Please be advised that the Annual General Meeting for the Northumberland County Housing Corporation (NCHC) has been rescheduled to June 6, 2024, beginning at 1:30 p.m. On behalf of the NCHC, we would like to invite all members of Northumberland County Council to attend this meeting for information and would like to invite a representative of County Council to provide remarks on behalf of the Shareholder.

A fulsome report will come forward at the May County Council meeting to confirm Directors for the NCHC and to share a detailed agenda for the Annual General Meeting.

We thank you for your ongoing support of the critical work the NCHC is doing to build and maintain safe and affordable rental housing where everyone feels a sense of belonging.

Sincerely,

A handwritten signature in black ink, appearing to read "RC", with a long, horizontal flourish extending to the right.

Rebecca Carman

General Manager, Northumberland County Housing Corporation



Annual General Meeting of Board of Directors

Agenda

Wednesday, June 6, 2024

1:30 p.m. – 2:30 p.m.

Northumberland County

Zoom Video Conference

<https://us06web.zoom.us/j/83877409990?pwd=aG9KZmlRWFlpZzFWT2ZEWmg4TlljUT09>

Dial-in: (885) 703-8985

Meeting ID: 838 7740 9990

Passcode: 681158

- 1. Call to Order**
Victor Fiume, Chair
- 2. Territorial Land Acknowledgement**
- 3. Approval of the Agenda**

Recommended Motion:

“**That** the agenda for the June 6, 2024 Annual General Meeting of the Northumberland County Housing Corporation Board of Directors be approved.”

- 4. Disclosures of Interest**
- 5. Remarks from the Shareholder**
Warden Brian Ostrander, Northumberland County
- 6. Keynote Speaker (TBD)**
- 7. Confirmation of Directors (by Shareholder)**
Jennifer Moore
- 8. Election of Director Held Officer Positions (Treasurer and Secretary)**
Victor Fiume

Recommended Motion:

Election of Treasurer:

“**That** the NCHC Board of Directors elect _____ as Treasurer of the NCHC Board of Directors, effective June 6, 2024.”

9. Confirmation of Officers

Victor Fiume

Recommended Motion:

“That the following individuals are Officers of the Northumberland County Housing Corporation:

- Victor Fiume, Chair
- Steve Gilchrist, Vice-Chair
- _____, Treasurer
- Cathy Borrowec, Secretary
- Neil Ellis, General Manager.”

10. Presentation of 2023 Audited Financial Statements (attached)

Richard Steiginga, Partner, BakerTilly

11. Approval of Presented Audited Financial Statements and Recommendation to County Council

Victor Fiume

Recommended Motion:

“That the audited financial statements of the Northumberland County Housing Corporation for the 2023 fiscal year be approved as presented and recommended to County Council for consolidation in the County’s financial statements.”

12. Appointment of Auditor for the Northumberland County Housing Corporation – BakerTilly

Victor Fiume

Recommended Motion:

“That BakerTilly be appointed as the auditor for the Northumberland County Housing Corporation.”

13. Northumberland County Housing Corporation 2023 Annual Report (attached)

Rebecca Carman, General Manager

Recommended Motion:

“That the 2023 Northumberland County Housing Corporation Annual Report is received and submitted to the Shareholder for information.”



14. Adjournment

15. Move to Regular Board Meeting