



Housing Advisory Task Force Minutes

9:00 AM - Wednesday, March 11, 2026

Council Chambers

Present: Mayor Gerry Lichty (Chair); Councillor John Inglis; Councillor Wayne Good; JP Melville; Tom Hunter and Steve Sunderland.

Absent with Regret: Kelly Watkins, Dipl.M.A., Dipl.M.M., Treasurer

Also Present: Brooke Ross, Dipl.M.A., Dipl.M.M., Manager of Community Development (MCD)

1. Call to Order

The meeting was called to order by the Chair at 9:00 a.m.

2. Traditional Land Acknowledgement

3. Disclosure of Pecuniary Interest and General Nature Thereof

None.

4. Housing Advisory Task Force Notes

- a) Notes of the February 11, 2026 HATF Meeting as approved via email and were received for information at the February 27, 2026 Regular Meeting of Council.

5. Presentations

- a) Robert Lesperance, Resident - North Frontenac Small Home Business Plan

The HATF received the Presentation from Robert Lesperance, Resident and thanked him for his time spent today.

The HATF discussed:

- Potential locations for mock-up of a similar proposal (i.e. Property in the area of Plevna Waste Site or 506 Waste Site)
- Potential incentives that the Municipality could offer
- Potential changes to the Township's Zoning By-law that would assist in making a project like this more feasible
- Potential investment figure that the Municipality might be willing to invest
- Potential borrowing figures and how that might affect the Municipalities borrowing rate

The HATF will resume these conversations at the next HATF Meeting.

6. Business Arising

- a) John Inglis - Property Development Process

This item was deferred until the April HATF Meeting.

- b) 2026 Work Plan

This item was deferred until the April HATF Meeting.

7. New Business

8. Public Forum

9. Adjournment

- a) Meeting adjourned at 10:37 a.m.

Recommendations to Council

Be It Resolved That Council receives for information the March 11, 2026 Notes of the Housing Advisory Task Force (HATF).

Received by Council on March 20, 2026.

Mayor Gerry Lichty, Chair

A close-up photograph of a person's hand pointing at architectural blueprints on a desk. Another hand is holding a pen over the blueprints. In the background, a laptop is open, and the scene is lit with warm, golden light, suggesting an indoor office or workspace.

NORTH FRONTENAC SMALL HOME BUSINESS PLAN

BY: ROBERT LESPERANCE

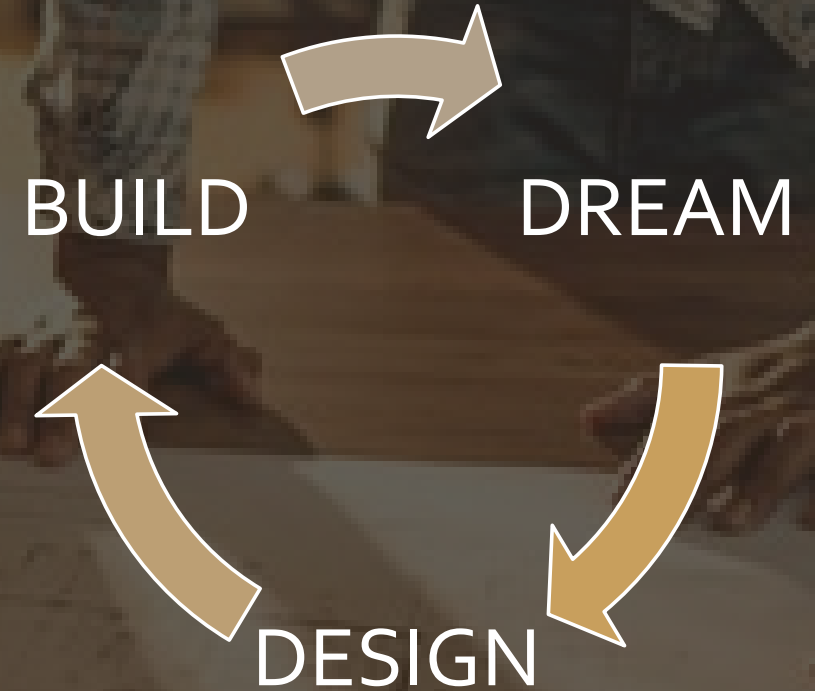
Overview:

* Addressing Affordable Housing Shortage in North Frontenac.

* Utilizing Pre-Built Small Homes for Rapid Deployment and Cost-Effectiveness.

* Communal Services Model: Shared Well & Septic Systems for Sustainability and Cost Savings.

* This focus is a 5 Unit Pilot Project





TARGET MARKET:

- MILLENIALS & YOUNG PROFESSIONALS
 - REMOTE WORKERS
 - RETIREES
 - ECO-CONSCIOUS BUYERS
 - VACATION HOME SEEKERS
-
- NORTH FRONTENAC'S MAIN FOCUS SHOULD BE THE UP-AND-COMING YOUTH INTO THE WORK FIELD AND OUR AGING COMMUNITY


WHY PRE-BUILT HOMES:

- **FASTER TURNAROUND:** Reduce construction time significantly.
- **PREDICTABLE COSTS:** Fixed pricing and eliminates budget surprises.
- **QUALITY CONSISTENCY:** Factory-built standards ensure superior quality.
- **ENERGY EFFICIENCY:** Often exceed on-site construction standards.



COMMUNAL SERVICES & SHARED BENEFITS:

- * **COST SAVINGS:** Reduced per-unit expenses for water and septic
- * **ENVIRONMENTAL IMPACT:** Efficient water and wastewater treatment and management.
- * **SCALABILITY:** Easier to expand in future phases (as this proposal is a Pilot Phase)
- * **EASIER MONITORING:** Centralized systems simplify maintenance and upkeep.

An isometric illustration of a city with various buildings, streets, green spaces, and infrastructure. The scene is viewed from an elevated perspective, showing a grid of roads and clusters of buildings. The overall color palette is muted, with greys, blues, and greens.

SITE SELECTION & INFRASTRUCTURE

- IDENTIFY SUITABLE LOCATIONS WITH MUNICIPAL ACCESS
- COMMUNAL AMENITIES: Shared Green Spaces, Parking (if applicable), Playground Amenities (optional).
- WASTE MANAGEMENT: Centralized System for efficiency.
- SECURITY: Well-Lit Areas, Potential for Community Watch Program

FINANCIAL PROJECTIONS : PRE-BUILT & COMMUNAL

* Pre-Built Home Cost (per unit):

\$100,000.00 - \$ 155,000.00 (Depending on size/features)

* Communal Well & Septic (Estimated):

$\$33,500.00 + \$113,750.00 = \$ 147,250.00 / 5 \text{ units} =$ \$
29,450.00 per unit.

* Total Investment (Estimated):

129,450.00 - \$ 184,450.00 per unit.

REVENUE MODEL

- Assumed Monthly Rent (per unit): \$ 1,200.00 - \$ 1,500.00 (market dependent).
- Average Rent per Unit: \$ 1,350.00
- Yearly Rental Income (5 Units): \$ 1,350.00 x 5 units x 12 months = \$ 81,000.00

20-Year Financial Plan:

- Net Yearly Income: \$ 81,000.00 - \$ 8,100.00 (10% for maintenance) = \$ 72,900.00
- Cumulative Rental Income (20 years): \$ 72,900.00 x 20yrs = \$ 1,458,000.00
- Estimated Property Value (20yrs): \$ 1,750,000.00 (5 units @ \$ 350,000 ea.)
- Estimated Profit: \$ 1,458,000.00 + \$ 1,750,000.00 = \$ 3,208,000.00



GRANTS & FUNDING

- **CANADIAN MORTGAGE AND HOUSING CORPORATION (CMHC) INITIATIVES**
- **ONTARIO PRIORITIES HOUSING INITIATIVE (OPHI)**
- **AFFORDABLE HOUSING DEVELOPMENT INITIATIVES**
- **REGIONAL HOMEBUILDING INNOVATION INITIATIVE for NORTHERN ONTARIO**
- **NORTH FRONTENAC COMMUNITY GRANTS PROGRAM**
- **OFFICIAL PLAN UPDATES for HOUSING FLEXIBILITY**



PARTNERSHIPS:

- * LOCAL BUILDERS AND SUPPLIERS

- * COMMUNITY ORGANIZATIONS

- * GOVERNMENT AGENCIES (MUNICIPAL, PROVINCIAL, FEDERAL)

- * FRONTENAC MUNICIPAL SERVICES CORPORATION



NEXT STEPS:

- * SECURE FUNDING & GRANTS
- * FINALIZE SITE SELECTION AND PERMITS
- * PARTNER with PRE-BUILT HOME MANUFACTURER
- * BEGIN CONSTRUCTION and IMPLEMENTATION of COMMUNAL SERVICES
- * LAUNCH MARKETING and TENANT SELECTION

QUESTIONS ?

THANK YOU FOR THIS
OPPORTUNITY TODAY!