



# Housing Advisory Task Force Minutes

9:00 AM - Wednesday, January 14, 2026

Council Chambers

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

**Absent with Regret:**

**Also Present:** Kelly Watkins, Dipl.M.A., Dipl.M.M., Treasurer and 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 December 10, 2025 HATF Meeting as approved via email and were received for information at the January 16, 2026 Regular Meeting of Council.

The HATF briefly discussed different Abbeyfield models that are present in Ontario. The February HATF meeting will include a presentation from Abbeyfield.

Rob Lesperance, Resident shared a 5 minute overview of his previous presentation to Council, of his model which looks at remote workers to seniors. It is based on annual income, what is considered to be affordable housing (\$1500/month), tiny home solutions and maximum of 650 square feet. The HATF has asked Rob to present the full presentation at a future HATF meeting.

## 5. Business Arising

- a) 2025 - 2026 Work Plan

When a developer comes, what challenges do they find. The EDTF sub group went through this exact question and came to the conclusion that this Township has similar restrictions to other communities.

Developmental Concerns that HATF see:

- Sharing Septic systems (under 10,000L), sharing well, 5-6 small homes, with one common owner: Planning mechanisms don't allow this to happen currently. Could potentially develop this concept, a process map and run it through testing mechanisms and see what road blocks are hit. Councillor Inglis and Steve Sunderland will work on a demonstration plan and bring this back to the March HATF meeting for discussion.
- It is very important to have appropriate site selection for a proposed project (i.e. potable water, near a plowed roadway, access to utilities, etc.).
- Possible Provincial/Federal Funding opportunities - one is Municipal led and one is privately led. Potential funding can support a business model that would fund this and not have the financials dependent on the Township. JP Melville will do a presentation on this at a future HATF Meeting.
- Current stock of Municipal Land - this will be included in the next HATF Meeting.
- Financing - 20% is required to be put down for a mortgage, plus \$5,000 - \$10,000 in additional costs, just to start up. Township could potentially lend money as an option, lease land, provide land with a conditional agreements on what the development would look like or provide potential tax breaks to property owners to donate land. Need to ensure we are working within bonusing regulations, there are requirements we would need to follow.
- Two different types of communities in North Frontenac, we have our seasonal residents and we have our permanent year round residents. Keep the development small which should hopefully help our year round permanent residents, but also keep the development small enough that it wont create over-development and keep our land similar to why people like to cottage here.
- Potential direction for the Township to think more about purchasing more land.
- The cost of the land is sometimes arbitrary, its more about how much it is actually going to cost to start to build (red tape, planning applications, studies, etc.)
- What does it cost to buy an existing home (cheapest \$374k, most expensive 1.3m) - average homes are \$375 - \$600k in North Frontenac on current listings.
- For information a \$332k purchase for a mobile home concept (\$422 a square foot), not always are these options any cheaper for people to obtain. This did not include any services, etc.

#### Key Takeaways:

- Rob Lesperance Presentation (Feb 11 HATF)
- Abbeyfield Presentation (Feb 11 HATF)
- JP Melville Presentation re: Funding Opportunities (Feb 11 HATF)
- Treasurer provide current tax rates (Feb 11 HATF)
- MCD to provide current Township property listing (Feb 11 HATF)
- Art Hannigan Presentation (March 11 HATF)
- John Inglis and Steve Sunderland Concepts (March 11 HATF)

This Task Force is not talking about social housing, that is dealt with through the City of Kingston. It was mentioned that we cannot tackle every problem, but we can try to sort out some.

## 6. New Business

None.

## 7. Adjournment

- a) Meeting adjourned at 10:39 a.m.

### **Recommendations to Council**

**Be It Resolved That** Council receives for information the January 14, 2026, Notes of the Housing Advisory Task Force (HATF).

Received by Council on February 6, 2026.

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Mayor Gerry Lichty, Chair