



Minutes of CARA AGM, held at The Station on the Green, July 15, 2023, at 3:00 pm

Greg Young chaired the meeting, which began at 3:05 p.m. About 20 CARA members and members of the public were present. Greg welcomed everyone and outlined how the meeting would proceed.

1. **Notice given:** The Secretary, Valerie Dyer, confirmed that notice of this meeting had been given by emailing the notice of the AGM to the current CARA membership list on June 27 and by placing two ads in The Echo at least 10 days before this meeting. Notice was duly given.
2. **2022 AGM Minutes:** These will be posted on our website, and copies were available at the door. Bill Mann moved that the meeting dispense with reading the minutes and accept the 2022 AGM minutes. Seconded by Frances Price. Passed.
3. **Treasurer's report** – Tony Fry presented the 2021 financial report. CARA's 2021 and 2022 financial statements were prepared by Ramona Greer and copies were available at the door. Major expenses were reviewed. Income is from membership fees and donations. Net ordinary income for the 2021 FY was \$711.16. (Note: For 2022 financial year it was \$898.75.) Val noted that as of October 31, 2022 CARA had \$14,374 in the bank and some membership renewals and donations had been received since then. Joe Nagy made a motion to receive the 2022 financial statements; seconded by Tim Price. Passed.
4. **Election of Directors:** Valerie gave a report as Nominating Committee Chair. Names of those nominated as directors for 2023-24 are: Valerie Dyer, Tony Fry, Bill Mann, Rene Petitjean, and Greg Young. Valerie asked for other nominations from the floor. None received. Moved by: Bill Mann, seconded by: Anne Arrell, that the nominees be elected as Directors for the next year. Unanimously approved.
5. **Introduction of 2023-24 executive:** Greg Young–President, Valerie Dyer –Secretary/Treasurer, Tony Fry-Asst. Treasurer and Special Events Coordinator.
6. **President's Report for 2022-23.** Greg Young briefly summarized CARA's recent work and offered to take questions. Recent activities were: hosting a Thank You party for Thom Patterson, the campaign against allowing ATVs on Creemore roads, meet with Tribute and a make written and oral presentations to the Special Council Meeting on the tribute Development, and continue to monitor other local land developments. A copy of the President's remarks will be posted on the CARA website.
7. **Tribute Development.** Valerie Dyer gave a brief overview of the Tribute developments. Highlights:

- a. Alliance or its owners (Alex Troop and others) sold the development to Tribute Homes, a large, well-respected developer and home builder in the GTA.
- b. Tribute filed a new development plan and plan of subdivision in May 2023.
- c. CARA board met with Tribute and made presentations to Tribute and at the Special Public Meeting of Council. Although Tribute initially was amenable to talking directly to CARA, it later said (and its current position is) that it will only answer our issues and comments through the public meeting process.
- d. Full Submission to Council is on our website. Some key items reviewed:
 - 1. Only about 22 Building Permits are presently available due to sewage treatment plant (STP) capacity issue.
 - 2. Upgrades to STP expected in 18-24 months: Who pays? Press local councillors: NOT current Clearview taxpayers! MAKE Developers pay
 - 3. Public Meeting on Creemore Drainage Study later this summer
 - 4. Tribute current timing forecast is:
 - a. **NEXT YEAR FALL 2024** Earthworks (excavation and levelling of elevations, temporary roads for same);
 - b. **SPRING 2025**; roads and servicing (water, sewage, electricity etc.)
 - c. **Summer/Fall 2025**: Seek building permits.
- 5. Seniors Housing in Condo Block
 - a. Not shown yet on Development Concept
 - b. Added for Public Meeting presentation and stated 3 times that Tribute would be providing a seniors housing block
 - c. CARA asked Council to include expressly in the Official Plan Amendment and in the Conditions for Draft Subdivision Plan approval
 - d. Tribute is not talking about “affordable” or “attainable” senior housing- our Guest Speaker at this meeting will be

8. **Questions and Answers:** followed the Tribute presentation

9. **Guest Speaker Ed Starr-** Introduced by Greg Young. Ed is a founding partner of SHS Consulting. He has 45 years’ experience in the housing and planning sectors. He was formerly a Municipal Housing Policy Planner with the City of Toronto and Region of Peel, followed by 40 years in consulting in the housing sector. He has worked with a larger number of affordable housing projects for municipalities, non-profits, cooperative and private sector housing providers as well as acted as project manager on these developments.

In his remarks, Ed outlined several types of seniors’ housing projects run by municipalities, not-for-profits and the private sector concentrating on affordable housing solutions and discussing some possible approaches that Creemore might consider including the roles of the federal and County governments. Simcoe County Housing Corporation owns and operates about 1,600 rent-geared-to-income (RGI) units. It currently has a waitlist for rent-geared-to-income housing. Recent County owned and managed affordable housing projects have been built in Collingwood, Wasaga Beach and Barrie.

Across the County there are about 4,100 social housing units including 2,800 RGI units. However, funding supply is limited. Unfortunately, the current high interest rate environment makes it very challenging for proponents or developers to build affordable housing units.

Ed then answered several questions.

Greg thanked Ed for his interesting comments and gave him a thank you present of Creemore Beer and cookies! Subsequently to the AGM, Ed offered to meet with Council to discuss affordable housing issues in Clearview.

10. **The End:** Val Dyer moved that the 2023 AGM be ended and declared the AGM had ended at 4:30 pm.