

**Township of South-West Oxford
Minutes
SWOX Housing Opportunities Committee
March 5, 2024**

In Attendance: Mayor David Mayberry, Councillor Peter Ypma (Ward 2),
Councillor Craig Gillis (Ward 6) and Paula Beckett
(community representative)

Staff: Clerk Julie Middleton

Regrets: Clerk's Assistant Nicole Chambers and CBO Howard Leaver

Call Meeting to Order

The meeting was called to order at 2:30 p.m. by Mayor David Mayberry and a quorum was present.

Motion to Accept Agenda

Resolution No. 1 Moved by Peter Ypma
Seconded by Paula Beckett

RESOLVED that the agenda for the meeting of the March 5, 2024 SWOX Housing Opportunities Committee be approved, as amended (report on property in Brownsville – Tiny Homes Show July, 2024).

DISPOSITON: Motion Carried

Minutes

Resolution No. 2 Moved by Craig Gillis
Seconded by Paula Beckett

RESOLVED that the minutes of the February 6, 2024 SWOX Housing Opportunities Committee meeting be approved.

DISPOSITON: Motion Carried

Appointments

1:05 p.m. Kamalpreet Singh re: Multi-Residential Development Proposal (Beachville Road and East Hill Line)

To be rescheduled to April, 2024 meeting.

Business Arising from the Minutes

Land Development Potential

At the previous meeting, Mayor David Mayberry and Councillor Peter Ypma had agreed to contact landowners where the Committee could see development potential for tiny home communities (or other affordable housing models).

Parcel in Sweaburg (by the Lions Park): County water is available at road/house on site. There appears to be some interest with the property owners to explore development options (section of land immediately to the West of Sweaburg Park). David will reach out again to see if they can connect about what development options may be available (i.e. Tiny Homes?) and set up discussion with the County of Oxford re: servicing. Hope to have a further update at the April meeting.

Parcel in Brownsville: Councillor Ypma spoke with the landowner – the property owner has a current application for severance. They are going to discuss and will contact Councillor Ypma if they want to discuss further – not anticipating further interest.

Mayor Mayberry spoke with Kirby Heckford recently. Discussion regarding wastewater availability in Mount Elgin. He is going to look into this further and will get back to him – low priority for Mr. Heckford at this time.

Tiny Homes Show – staff to register David Mayberry and confirm if Howard Leaver would like to attend in July, 2024.

Correspondence

Market Update

The Committee reviewed the January, 2024 market reported and noted the following:

- Sold listings: no change
- Available inventory: down 38.5%
- New listings: down 38.5%
- Average price: up 18% (YTD average is \$763,000)

Directives

- Assist the Township and provide recommendation on taking a leadership role with respect to the consideration of various housing options within the Township and the County of Oxford;
- The SWOX Housing Opportunities Committee acts as a resource, information gathering and advisory body to Township Council on housing needs within the community;
- Monitor and obtain information on the local housing market and identify trends and emerging housing needs in the community and recommend action where appropriate;

