



# AGENDA

## ECONOMIC DEVELOPMENT COMMITTEE MEETING

February 26 2026

9:00 a.m.

Council Chambers

Municipal Office

7 Third Avenue

Whitney, Ontario

**And ZOOM and livestreamed to You Tube Channel: South Algonquin Council**

1. Open Meeting/Call to order

2. Roll Call

3. Land Acknowledgement

We acknowledge that we are gathered on the unceded Traditional Territory of the Algonquin Anishinaabeg people, specifically the Matouweskarini (people of the Madawaska River). We further acknowledge that the Algonquin People have been stewards of this land since time immemorial and we strive to treat the land along with the flora and fauna it supports, the people, their customs and traditions, with honor and respect. Today, this area is home to people of all walks of life, and we acknowledge the shared opportunities and responsibilities to live, work and survive within this beautiful territory. Chi-miigwetch, All my relations

4. Additions/Amendments to the Agenda

5. Adoption of the Agenda

6. Disclosure of Pecuniary Interest or a General Nature Thereof

7. Petitions, Delegations, and/or Presentations: None

8. Unfinished Business

Update – Key Initiatives

- Branding
- Trails - ATV/Snowmobile and Trestle Trail
- Housing Development
- South Algonquin Business Alliance – Park bus/ Shuttle service within South Algonquin
- Use of Spectacle Lake Road for snowmobiles
- Facebook page /RTO 12
- Updating the business directory/website

New Business

- Stephanie Russell, Community Development Intern: Affordable Housing in South Algonquin Presentation
- Draft Brochure – to be circulated
- Strategic Focus Areas/ Actions
- Advertising in Zine

Next meeting

Adjournment



# **Affordable Housing in South Algonquin**

# Agenda

3. Why affordable housing matters

4. Why I chose affordable housing

5. Short term Plan (0-1 year)

6. Long term (1-3 years)

7. Long term (1-3 years)

8. How this benefits the community as a whole

9. Funding options

10. Current Challenges

11. Housing ideas

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## Why affordable housing matters

WITH NO AFFORDABLE HOUSING AVAILABLE, OUR FAMILIES AND WORKERS STRUGGLE TO STAY IN THE COMMUNITY.

IF WE HAD STABLE HOUSING, IT WOULD SUPPORT HEALTH, EDUCATION AND LOCAL GROWTH.

OUR AVERAGE AGE OF POPULATION IS 54.1 YEARS. THIS MEANS SOON THE AVERAGE WILL BE RETIRED . ALL OUR WORKERS AND BUSINESS WILL BE COMING FROM PEOPLE WHO DO NOT RESIDE IN SOUTH ALGONQUIN.



## Why I chose affordable local housing

AS A NEW RESIDENT TO THE COMMUNITY AND A SMALL BUSINESS OWNER, I QUICKLY WAS FACED WITH THE STRUGGLES OF OUR LACK OF HOUSING AS WELL AS THE ABILITY TO GROW A NEW BUSINESS IN A COMMUNITY WHO HAVE ALREADY CREATED ROOTS AND HAVE FOUND THEIR PREFERENCES.

FOR EXAMPLE, MOST RESIDENTS ALREADY HAVE THEIR CLEANING COMPANIES THAT THEY HAVE HAD LONG TERM AND HAVE GROWN TO LOVE AND TRUST.

ALSO COMING FROM SEASONAL WORK, I WAS FORTUNATE ENOUGH TO WORK FOR A COMPANY THAT PROVIDED STAFF HOUSING BUT IF I HADN'T OF FOUND HOUSING AFTER THAT, I WOULD BE FORCED TO MOVE OUT OF THE COMMUNITY AND HAVE TO COMMUTE OR JUST FIND A JOB ELSEWHERE ALL TOGETHER.

## Short term Plan (0-1 year)

### **Assessing Local Housing needs**

- Distribute Housing target results and Nipissing housing need and supply study to the Committee
- reach out to DSSAB to have them reach out and present housing presentation to the Committee

### **Identify land / buildings**

- enquire about land adjacent to township office
  - enquire about land behind day care
  - stay up to date on houses/lots available for rent/purchase
- determine size needed , as this helps determine the type of funding to go for

### **Meet with key partners**

- reaching out to as many resources as needed to get the word out and create a strong team to ensure this plan becomes successful
  - determine needs vs viability and long-term sustainability
- create estimates for a phased plan for senior living units



## Long term (1-3 years)

- Launch Pilot project. Determine size and time frame
- determine if we want a new build or if we want to start with already standing buildings to renovate into rentals
- Determine proper funding programs based on the scale of our project
- local residency priority

Designed as the first phase of a larger master planned site





## Who is most affected

THE PEOPLE WHO ARE  
MOST AFFECTED BY THE  
AFFORDABLE HOUSING  
WILL BE

- ❖ SENIORS ON FIXED INCOMES
- ❖ SINGLE PARENTS AND YOUNG FAMILIES
- ❖ SEASONAL AND ENTRY LEVEL WORKERS
- ❖ PEOPLE WITH DISABILITIES OR LIMITED INCOME



How this benefits the  
community as a whole

**THIS PROGRAM WILL  
ALLOW US TO KEEP  
FAMILIES ROOTED LOCALLY.**

**IT SUPPORTS EMPLOYERS  
WHO NEED NEARBY  
WORKERS**

**WE WILL BE ABLE TO  
CREATE STRONGER  
SCHOOL AND COMMUNITY  
ORGANIZATIONS**

**IMPROVED QUALITY OF LIFE  
AND STABILITY OVERALL .**

# Funding options

Municipal land contributions or incentives

Partnership with a nonprofit housing provider

CMHC low interest financing

Collaboration with DSSAB where applicable

Local mills partnering together contributing land and resources

Local homeowners

# Current Challenges

- Funding
- Land available
- Housing meeting financial needs of target audience
- Anything we want to build is 1 hectar minimal ( approx. 3 acres) anything less will require an environmental study

# Housing Ideas

- USING OUR LOCAL LUMBER MILLS AND SEEING WHAT TYPES OF THINGS WE COULD COME TOGETHER AND BUILD.
- FOR EXAMPLE , LAND OR RESOURCES
- PURCHASING PREEXISTING HOMES AND RENTING THEM OUT ALONG SIDE DSSAB WITH A RENTAL SUBSIDY
- OFFERING INCENTIVES TO HOMEOWNERS FOR RENOVATING AND CREATING APARTMENTS IN THEIR HOMES
- USING AVAILABLE LAND TO BUILD



Thank you





SOUTH  
ALGONQUIN  
BUSINESS  
ALLIANCE

Feb 18, 2026

Shawn Pigeon, Economic Development Chair  
Township of South Algonquin  
7 Third Avenue  
Whitney, ON, K0J 2M0

Dear Economic Development Committee,

We understand that you are considering printing a flyer for distribution to promote South Algonquin.

With the closure of the Ontario Travel Information Centre in Barrie last October, Destination Ontario has moved to a mainly digital delivery model to better match and meet traveller needs. While we understand and agree that most travel decisions are digital-first now, we believe there is still a need for print material in local settings.

To save costs and staff time, may we suggest that you consider taking out a one or two-page advertisement in our zine, One Fine Day, instead of printing your own flyers? We can take care of layout if you are not able to do it in-house, and of course printing and distribution. All of this protects both your budget and staff time. One Fine Day is also archived with Library and Archives Canada, which maintains a permanent record of our uniquely local, and Canadian, content.

We deliver 5000 copies annually to advertisers, the East/West gates of the park, the Algonquin Visitor's Centre and locations in Ottawa, Toronto and Southern Ontario. You can preorder additional boxes to distribute as you wish. We can also provide a digital proof of your page(s) for you to use and print at any time if you like.

I am attaching a copy of our rate sheet for 2026. The cost of a full-page advertisement ranges from \$575 to \$680 per page, no tax applicable.

Thank you,

Angela Pollak, PhD  
Chair, South Algonquin Business Alliance

# One Fine Day

## In South Algonquin

### Distribution

Minimum 5000 copies

### Publication

May 2026

### Size

~56 pages

- **DEADLINE is April 15, 2026.**
- Questions or submissions to [zine@mysouthalgonquin.ca](mailto:zine@mysouthalgonquin.ca)
- Contact: Loretta Neil (705-787-5654) or Angela Pollak (613) 637-2000
- Content is produced by and for 'locals' (South Algonquin, Madawaska Valley, Maynooth, Algonquin Park and neighbouring communities)
- Publication is on deposit at Library and Archives Canada
- 5000 copies distributed to advertisers and Information centres between Toronto and Barrie, at Outdoors Shows in Toronto, at the gates of Algonquin Park and Visitor Centre, and in South Algonquin between May and December.
- **New this year:** We will add a \$5 cover price, to allow advertisers who wish to sell copies of the zine to recoup some of their costs.

## 2026 Highlights

- All rates include design work if you need assistance.
- Content features South Algonquin's "Pillars of Tourism" (trails, night sky, mindful nature and photography)
- Spotlight on Accessibility in our region
- Rates include membership in SABA (SA businesses receive a supportive membership (value \$25), all others receive our complimentary 'friends from away' membership.)
- All advertisers are added to our SABA Bulletin mailing list (published electronically as-needed throughout the year) which contains local information of interest to businesses, including grant opportunities
- SA Businesses are added to our SA Business Directory
- Zine will be distributed in print, AND on our website

# Rates:

<b>Advertising</b>			
<b>Quantity</b>	<b>Location/Type</b>	<b>Cost</b>	<b>Status</b>
1	Back Cover	\$680 (\$555+\$125)	Available
4	Inside Covers	\$575 (\$450+\$125)	Available
4	½ page	\$435 (\$310+\$125)	Available
4	¼ page	\$325 (\$200+\$125)	Available
56	Banners	\$225 (\$100+\$125)	Available
56	Personal Pages	\$13	Available
56	Advertorial	\$238 (\$113+\$125)	Available
<b>Preorder a full box of zines for your business</b>			
Unlimited	~90 copies	\$125	Available

*50% deposit will hold your spot, with balance due by March 31, 2026*

*If payment in full is received before December 31, 2025, a 5% discount applies*