



Housing Services Department

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Cathcart Boulevard Housing FAQ

What is the approved use of the property?

The Cathcart property is planned for new affordable housing. This follows the County of Lambton's long-term plan to create more affordable and supportive housing. For this project, County Council has decided it will include **affordable housing only**.

The building is designed for this purpose. It does not include the special programs or spaces needed for supportive housing. No other uses have been approved. If anything were to change in the future, Council would need to give new directions.

How will the property be staffed and operated?

The County of Lambton will own and operate the building. The Housing Services Department will manage it day-to-day. This management will be like the existing building on site, Jubilee Gardens.

A team of staff, like those working in other County buildings, will look after maintenance, tenant support, and community services. There will be maintenance staff on site during business hours, along with a key attendant. An on-call service will respond to emergencies at any time of day.

Tenants will sign a standard lease under Ontario's Residential Tenancies Act. People who live there must meet provincial rules for rent-g geared-to-income affordable housing, and like Jubilee Gardens, the tenants will be adults above the age of 16. Tenants must have their own insurance. Pets are allowed. Any issue involving tenancy, including eviction, must follow provincial law.

How did the County decide this site and building design were suitable?

Several independent planning and engineering studies were completed, as required by the City of Sarnia. These studies show that the existing infrastructure can support the new development.

Most units will be one-bedroom because this matches current local demand. The planned number of parking spaces is higher than what is needed at similar County buildings.

The site is close to a bus route and nearby services. Safe walking access will continue to be reviewed through the site plan process.

The neighbourhood already includes other affordable housing. Past feedback from residents shows that transportation and access to services have not been problems.

What happens next?

County Council reviewed the results of public engagement sessions and confirmed the direction of the project as rent-geared-to-income affordable housing at its meeting on Wednesday, March 4, 2026.

A rezoning application has already been submitted to the City of Sarnia. The City's process will include more opportunities for the public to comment.

After Council gives its direction and the City completes its approvals, County staff will return to Council to request permission to move forward with the next steps of the project.