

**The Municipality of Grey Highlands
Public Planning Hearing - 5 pm Minutes
Monday, February 27, 2023**

Council Members Present:

Chair Paul Allen, Paul McQueen, Dane Nielsen, Tom Allwood, Nadia Dubyk, Joel Loughhead, and Dan Wickens

Council Members Absent:

Staff:

Manager Matt Rapke, Municipal Clerk Raylene Martell, and Jr. Planner Abdullah Pasha

1 Call to Order

Chair Allen called the meeting to order with all members in attendance. After verifying there were no declaration of pecuniary interest with the members, Chair Allen read the regulations.

2 Declaration of Pecuniary Interest

None.

3 Applications

3.1 Z01.2023 Tumber

Registered Owner: Carol Tumber

Applicant: Loft Planning Inc.

Legal Description: CON 11 S PT LOT 11; MUNICIPALITY OF GREY HIGHLANDS; COUNTY OF GREY

Civic Address: 075644 Grey Road 12

Planning Report: 2023-338

Planning Report 2023-338

Chair Allen advised that the notice of this Public Meeting was mailed by standard mail on the 13th day of January 2023 to the property owner and to all property owners within 120 metres of the subject property, in addition to all agencies and persons identified in the Planning Act.

Applicant or their agent: The agent Claire de Souza was in attendance and gave a brief overview of the application.

The effect of this By-law is to rezone the subject property from Rural, Agriculture and Hazard to Rural with an exception and Hazard (RU-467, RU-468). The -467 exception will permit the existing accessory structure prior to a primary structure on the property. The -468 exception will permit a minimum interior side yard setback of 6 m. The zoning amendment will also place a holding provision on the subject lands due to the presence of a Natural Heritage System Core Area. The removal of the holding provisions will require an Environmental Impact Study to demonstrate that there will be no natural heritage impacts on the subject lands from any form of further development

Municipal Planner: Planner Pasha clarified that the agricultural portion of the property will be included in the rezoning to rural, contrary to the indication of the agent.

Planner Pasha advised that comments were received from Grey County Planning and Development, Saugeen Valley Conservation Authority and Grey Highlands Transportation, Environmental Services, Building Services, and Emergency Services.

Public Comments: None.

Questions or further discussion from Council: None.

Chair Allen advised that this application will be forwarded to a future council meeting for consideration.

This portion of the meeting concluded at 5:13 pm.

[Z01.2023 Tumber - Pdf](#)

- 3.2 Z06.2022 GH1 Developments (Looncall)
Registered Owner: GH1 Development Inc.
Applicant: List Planning Ltd., Robert List
Legal Description: Part Lots 95, 96, and 97, Concession 1 NETSR,
Geographic Township of Artemesia, Grey Highlands, Part 1, Plan 16R-
11402
Civic Address: 775309 Highway 10
Planning Report: 2023-339

Planning Report 2023-339

Chair Allen advised that the notice of this Public Meeting was mailed by standard mail on the 31st day of January 2023 to the property owner and to all property owners within 120 metres of the subject property, in addition to all agencies and persons identified in the Planning Act.

Applicant or their agent: The Planner for the application Bob List was in attendance and gave an overview of the application noting that this was an additional Public Planning Hearing that was being held in order to address some changes that were made since the previous meeting was held.

Municipal Planner: Planner Rapke indicated that the County OP has passed with no appeals and the lower tier Official Plan Amendment (OPA) will be presented to Council in the near future to increase the settlement area. Following the OPA, a zoning By-law amendment and Subdivision Agreement will be considered.

Council Comments:

Councillor Dubyk inquired how they define the term attainable units. Suresh Singh indicated that the terms attainable and low cost do not equate to a low cost approach, and that they are built to the same standards as market cost homes. He clarified that the economics of the overall development allow them to be able to provide some units that most fully employed families would be able to afford based on average family income in the area. He also provides an overview of the "locally employed" rates they were able to offer in other developments.

Councillor Dubyk requested information on the updated traffic counts for the subdivision. John Northcote clarified that the original counts were done in 2021, with comparators to 2016 pre-covid counts and that they recently

had counts re-done post-covid and there were no changes to the requirements based on the updated counts.

County Director of Planning Scott Taylor was in attendance and verified that the County OP was now in full force and effect. He noted that as the development included both local and County approvals, staff at both levels were working very closely.

Councillor Wickens inquired when the shovels would be in the ground. Suresh Singh indicated that the intention is for Spring of 2024 with move in Spring of 2025.

Councillor Allwood inquired on full build-out time of the subdivision. Suresh Singh indicated that they build approximately 50 homes per year and full build-out would be at least 7-8 years

Mayor McQueen inquired about roadway parking and snow storage. Suresh Singh indicated that the townhomes are on longer lots to allow for longer driveways and garages to reduce the need for on-street parking requirements.

Public Comments:

Jeffrey Charles of 525060 Artemesia-Euphrasia Townline inquired on the process moving forward and indicated he would reach out to staff to inquire further. He inquired how does density allocations for this relate to the broader Municipality and the County.

Suresh Singh noted that the development fits within the unit density for the area in order to utilize the lands within the urban boundary in the most efficient manner possible and within the infrastructure boundaries. Planner Rapke further clarified that development such as this is directed to settlement areas and provided information on the need to have higher density development to lower taxes in a municipality. He clarified that this development is not particularly high density and is pretty low in comparison to other developments.

Mr Charles inquired about local employment that may arise from this development. Suresh Singh indicated that LCD typically utilizes local contractors for all under ground services, however once the work moves above grade it will be a mix of local and further away based on availability of workers to meet timelines of volumes.

Chair Allen advised that this application will be forwarded to a future council meeting for consideration.

The meeting adjourned 6:17 pm.

[Z06.2022 GH1 Developments \(Looncall\) - Pdf](#)