



Minutes  
West Grey Economic Development Advisory Committee  
Monday, January 10, 2022  
Virtual meeting, via Zoom

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Members present:

Steven Morel, Chair, Elizabeth MacKenzie, Vice-Chair, Kerri Eady, Paul McDonald, Michelle Patey, Darrin Patey

Mayor Christine Robinson, Deputy Mayor Tom Hutchinson, Councillor Stephen Townsend, Councillor Doug Hutchison,

Staff present:

Laura Johnston CAO, Kodey Hewlett, Officer, Corporate and Community Initiatives, Lorelie Spencer, Manager, Planning and Development, Alison Theodore, Economic Development Officer, Grey County

Members absent:

Hazel Pratt-Paige, Rob Sisolak, Jackie Gingerich, Andrew Lawrence

1. Call to order – 8:08 a.m.
2. Introductions
  - a. New members were welcomed and invited to provide a brief introduction of themselves and their interest in the committee.
3. Approval of agenda
  - a. Two additional items requested: update on the economic development strategic plan and West Grey's growth

Moved by D. Patey, seconded by P. McDonald. CARRIED.

4. Declarations of pecuniary interest and general nature thereof. – none
5. Delegations: Oak & Stone Development

Ritesh Malik and Anmol Mehta presented information regarding a new, proposed development for Durham: The Roseate. Mr. Malik outlined the goal of the development project: develop 200 affordable housing townhomes, 25 detached and 75 rental housing condos. Mr. Malik noted these are approximate numbers and preliminary plans.

Additionally, Mr. Malik provided an update on the project status including work completed to date.

Mr. Malik concluded by noting that Oak and Stone developments are quite interested in

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working with communities to determine housing options that work for the community. A copy of the presentation is attached to the minutes.

6. Guest: Jamie Doherty (invited). In Mr. Doherty's absence, Kodey Hewlett, Officer, Corporate and Community Initiatives, provided an update that Saugeen Connects is working on their 2022 workplan and more information will be available for the next meeting.
7. Approval of previous minutes, moved by E. MacKenzie, seconded by M. Patey.  
CARRIED.
8. Business arising from the minutes – none.
9. Staff reports and information
  - a. Hydro One  
L. Spencer, municipal planner, noted that West Grey planning staff are in regular contact with Hydro One staff.  
L. Johnston, CAO, advised that a specific staff team has been established by Hydro One and regular meetings (proposed quarterly) are being planned for information sharing and planning for West Grey's future needs.
  - b. West Grey 2022 Community Improvement Plan  
L. Johnston reported that West Grey council, at the November 30, 2021 budget meeting has tentatively allocated \$100,000 for the 2022 CIP program, comprised of \$75,000 from reserves and \$25,000 from the tax levy. Grey County will be transferring \$20,000 as part of their commitment to CIP programs, giving the 2022 West Grey CIP program a total of \$120,000 in grant funding.
  - c. West Grey Economic Development Strategic Plan update  
K. Hewlett advised that the business mix analysis for Durham and Neustadt is complete and Grey County planning staff are reviewing. Work will continue for Ayton and Elmwood.  
Committee members enquired about other sectors being involved in the strategy development. K. Hewlett advised that he is in contact with several relevant groups (health care, service groups, community groups) and will engage as the project proceeds.
  - d. West Grey growth  
L. Johnston confirmed that West Grey, Grey Highlands and Grey County are working collaboratively and jointly on the Chapman's Ice Cream expansion project.  
L. Spencer noted that a growth management strategy for West Grey is a council priority and will be undertaken. Part of that work will also address the boundary opportunities for West Grey.
10. New business
  - a. Membership attendance  
L. Johnston advised the committee of the Terms of Reference regarding attendance of members and the impact of not making quorum. L. Johnston also thanked the new members for their commitment to the committee and commented that, in respect of their commitment, the committee can consider

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enforcing the Terms of Reference which permits the Chair to recommend removal of members who have missed three consecutive meetings. Committee members presented the following motion:

That council approves amending the appointment by-law for the Economic Development Advisory Committee to remove members R. Sisolak and J. Gingerich. CARRIED.

CAO Johnston confirmed that this motion will be presented to council at the February 1, 2022 regular meeting of council.

11. Correspondence: Hawk's Nest

Committee members reviewed the sponsorship package and request for support. L. Johnston will provide details on previous sponsorship at the February meeting and invite Saugeen Economic Development to provide information on the 2022 event.

12. Closed session – none

13. Report from closed session – not applicable

14. Next meeting date: Monday, February 14, 2022, 8 – 9:30 a.m., via zoom

15. Adjournment

- a. Moved by E. MacKenzie, seconded by M. Patey to adjourn at 9:38 a.m. CARRIED.

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, Chair

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, Secretary



# ***The Roseate***

***- At West Grey***

OAK & STONE  
DEVELOPMENTS INC.





# Agenda

- **Our Goal**
- **Some Data Points**
- **Our Approach**
- **Next Steps**





# Introduction

**We at Oak and Stone Developments Inc. plan to build a healthy and happy community named “The Roseate” in the beautiful town of West Grey.**

**Land parcel is located opposite to Municipal office and adjoining South Bruce Grey Health Care.**

**Our objective is to develop 200 affordable housing townhomes, 25 detached and 75 rental housing condos (*These are approximate nos.*) in phase 1. Our projections are that this project shall bring around \$145 million investment into Durham**



# Some Data Points

**Number of Units      300 (Detached, Townhouses & Rental Condos)**

## ANNUAL REVENUE PROJECTIONS FOR WEST GREY

Water Revenue	<b>\$300,000 @ \$1,000/household</b>
Sewage Revenue	<b>\$360,000 @ \$1,200/household</b>
Capital & Financing Charge	<b>\$ 97,200 @ \$ 324/household</b>

## DEVELOPMENT REVENUE

Development Charge **\$1.26 Million @ \$4,200/household**

## ANNUAL PROPERTY TAXES

Development Cost of Project **\$145 Million**

## OTHERS

Economic Development  
Spinoff to Local Economy **\$7.5 Million/year**

- Each new house owner will spend approx.. \$25k initially towards the house



## ADVANTAGES OF THIS DEVELOPMENT:

1. New Products always attracts new people from other nearby places, and will increase the growth and development of West Grey
2. Advantage of this township is that it will be a great community for seniors due to near by Hospitals. We propose to build 4-6 story apartment buildings with elevators for comfort living of seniors and also growing families.
3. Affordable housing will attract employees and work force in the nearby area to move to West Grey.
4. Economic Vitality of the Community.
5. This development will fulfill future growth, for both county and municipality.
6. There is an increase in demand as people are moving from GTA (being unaffordable) to nearby developing economies.

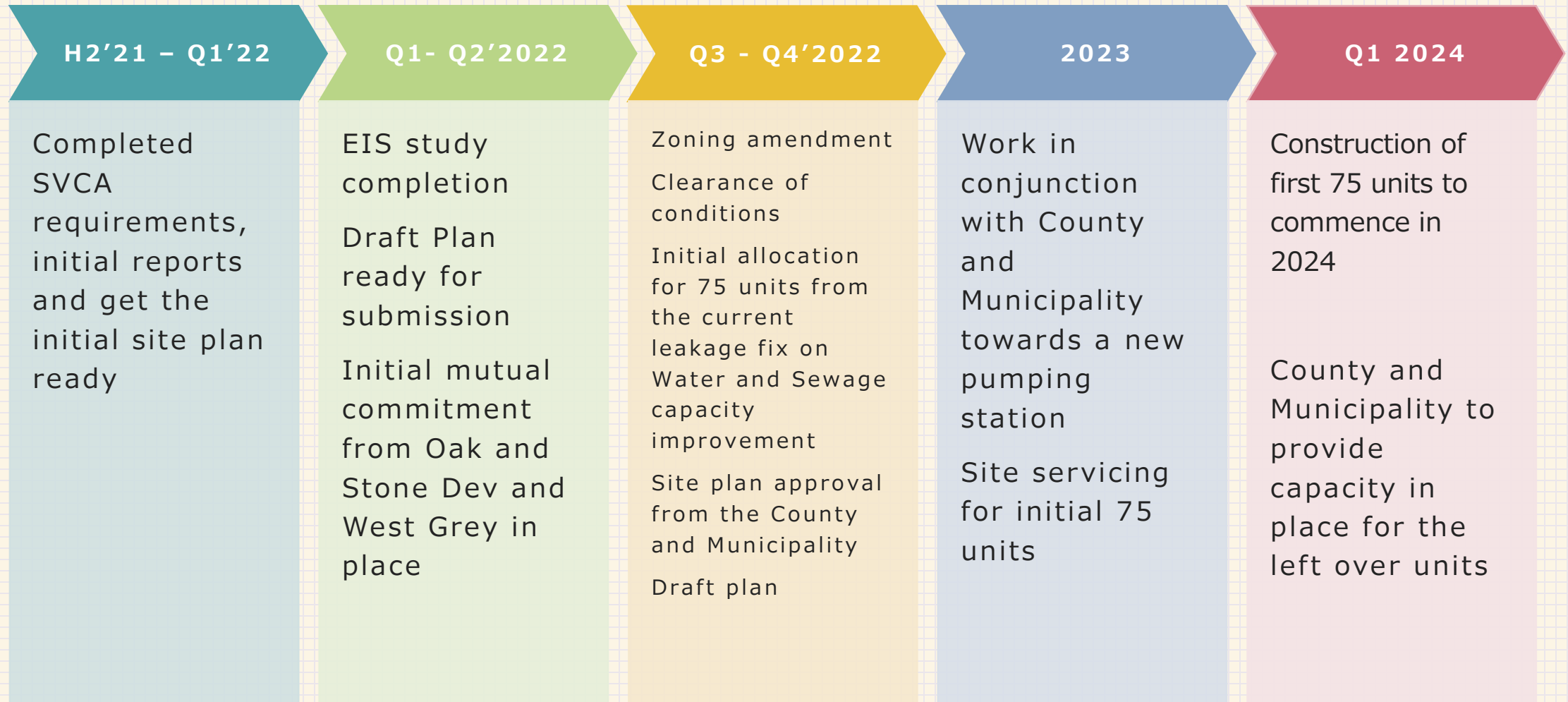


# **Our Approach and Commitment**



- Topography of the Property is Completed
- Geotechnical is Completed
- Flood Plain Mapping and Report is being finalised
- Archeological Report and Assessment is Completed
- Planner is initiating the concept plans and layouts
- Affordable Housing
- Giving first right for seniors to buy the condos in apartment building
- Making a Healthy and Happy Community for West Grey

# Projected Timelines





# Our Risks

- It is pertinent to add that new home buyers, Municipal and County Governments strongly express a desire to offer attainable housing within communities across Ontario.
- Construction costs have seen an increase of approximately 35% over the past 3 years.
- Servicing costs have increased approximately 40% over the past 3 years.
- Inflationary pressure is forecasted to cause mortgage rate increases
- The reality is that delays measured in months have substantial impact on affordability of residential housing. This reality clearly demonstrates the critical importance that elected councillors and staff prioritize expansion of the municipality's servicing capacity, assuming they are commitment to support attainable housing.
- This approach needs Council and staff to include setting out a work plan with above mentioned time lines to ensure functioning towards achieving our mutual objective of attainable housing.

# Summary

**We at Oak & Stone Developments are committed towards this development, and expect the same commitment from the Municipality of West Grey and County of Grey to use a phased approach which will help us mitigate these risks and deliver this project in a timely manner.**





# Thank you

RITESH MALIK / ANMOL MEHTA |

RITESHM@OAKANDSTONEDEVELOPMENTS.COM (+1 647 548 5215)