



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: April 29, 2025
Report Number: PBS.25.024
Title: Request for Draft Plan Extension – Matesa Enterprises
Prepared by: Diksha Marwaha, Senior Planner, Planning & Development Services

A. Recommendations

THAT Council receive Staff Report PBS.25.024, entitled “Request for Draft Plan Extension – Matesa Enterprises”;

AND THAT Council support a three (3) year extension to the Matesa Draft Plan Approval, located at Town Plot Lots 37, 38, 39, and Part of Lot 36, King Street E/S, Town of The Blue Mountains, extending the current expiry date of June 12, 2025, to a new draft approval lapse date of June 12, 2028.

B. Overview

The purpose of this report is to receive a decision of Council on the requested extension of Draft Plan Approval for the Matesa Development. In accordance with the Town of The Blue Mountains Delegation By-law 2021-61, as amended, the Director of Planning and Development Services has the authority to consider Draft Plan Extensions only when the Draft Plan Approval is less than 10 years old. Draft Plan Approvals older than 10 years must be considered by Council.

Originally, the draft plan of subdivision was approved in June 2013 by the Ontario Land Tribunal (formerly the Ontario Municipal Board). The project has been progressing slowly but is now nearing completion of the Subdivision Agreement. The Matesa Draft Plan is now in its 12th year since its original approval date and is set to expire on June 12, 2025. Planning staff recommend that, based on Official Plan policy and the current status of the project, Council approve a three (3) year extension to bring the project closer to completion.

C. Background

The Matesa Development consists of a 17-unit townhouse development with detached garages and a private internal laneway off Lansdowne Street. The townhouse units are accessed via walk-up entrances from King Street, with vehicle access through the internal laneway. The development received zoning and draft plan approval in June 2013 by the the Ontario Land

Tribunal (formerly the Ontario Municipal Board). Following the original draft approval expiry in 2016, the plan has been granted annual extensions by the Ontario Land Tribunal (OLT). Since then, the owner and development team have been continually working on fulfilling the conditions.

In 2022, the Draft Plan Conditions were updated to align with current Town standards with the addition of a number of new conditions related to construction communications and the provision of municipal services. The table below provides an update on the progress made toward fulfilling the draft approval conditions, as provided by the applicant.

Table1: Clearance Status of Draft Plan Conditions

Condition	Status
Draft Plan	Ready to proceed with M-Plan
Civil Engineering Design	Clearance received from Town engineering
DFO Permit	Obtained
Phase 1 Environmental Assessment	Completed
Phase 2 Environmental Assessment	Completed
Soil Remediation	Completed
Record of Site Condition	Completed
D4 Study	Completed
Landscape Plan	Submitted
Canada Post Confirmation	Clearance received
Grey Sauble Conservation Authority (GSCA)	Clearance received
Drafting and/or execution of a municipal agreement	Subdivision Agreement in Process with Town

The OLT remains the approval authority for this project and requires confirmation of support or non-support by the Town of The Blue Mountains and the County of Grey before considering a Draft Plan Extension.

D. Analysis

Draft Plan Extension requests are evaluated against the Official Plan and whether the development remains in conformity with current Official Plan policy and is reasonably progressing towards final approval and ultimately construction.

The Official Plan designates the lands as Community Living Area, which anticipates a wide range of residential uses, including the Draft Approved 17-unit townhouse proposal. The form of development continues to comply with the policies of the Official Plan. The draft approval continues to have merit and aligns with the policies outlined in the Town's Official Plan.

Municipal water and sewer services are essential for the development, and plant reservation is being held to facilitate the future connection of this site to municipal services. The site is proposed to be serviced through connections to the existing municipal services along its frontage on King Street West and Lansdowne Street North. Plant and conveyance allocation

must be confirmed prior to the final execution of a Development Agreement, and construction cannot begin until this is confirmed. At this time, the Town continues to monitor available allocation and does not provide allocation until the Subdivision Agreement is signed and construction is imminent. At present, conveyance constraints in the Mill Street Pumping Station are preventing the finalization of the Development Agreement, and are currently not anticipated to be available until 2027. Draft Plan Conditions are already in place to ensure that available capacity is confirmed prior to registration.

Planning staff have reviewed the Official Plan and the status of the development, and are satisfied that the Draft Plan Approval and associated Draft Plan Conditions remain relevant for the orderly development of the lands. It is understood that the Mill Street Pumping Station will require updates to accommodate future development, and these upgrades are anticipated to be completed by 2027. As such, Planning Staff recommend that Council support a three (3) year extension to this Draft Plan.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

There are no adverse environmental impacts anticipated as a result of the recommendations contained in this report.

G. Financial Impacts

In the absence of a resolution from Council supporting the extension, the applicant may choose to appeal the file once again to the OLT. In doing so, there will be legal and other third-party costs for the municipality to participate in a hearing and/or settlement negotiations.

H. In Consultation With

Shawn Postma, Manager of Community Planning

Tim Murawsky, Acting Director of Planning and Building Services

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Shawn Postma, planning@thebluemountains.ca

J. Attached

1. March 10, 2025, Letter Requesting Draft Plan Approval Extension.

Respectfully submitted,

Diksha Marwaha
Senior Planner, Planning & Development Services

For more information, please contact:
Shawn Postma, Manager of Community Planning
planning@thebluemountains.ca
519-599-3131 extension 248

Report Approval Details

Document Title:	PBS.25.024 Request for Draft Plan Extension - Matesa Enterprises.docx
Attachments:	- Attachment 1 Request Letter.Matesa Extension.pdf
Final Approval Date:	Apr 16, 2025

This report and all of its attachments were approved and signed as outlined below:

Shawn Postma - Apr 15, 2025 - 2:45 PM

No Signature - Task assigned to Adam Smith was completed by delegate Tim Murawsky

Adam Smith - Apr 16, 2025 - 10:22 AM



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PBS.25.024
Attachment 1

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March 10, 2025

Mr. Scott Taylor
Manager of Planning
County of Grey
595 9th Ave East
Owen Sound Ontario
N4K 3E3

Mr. Adam Smith
Town of the Blue Mountains
32 Mill Street, PO Box 310
Thornbury, Ontario
N0H 2P0

Mr. Taylor and Mr. Smith:

**RE: Request for Draft Plan Approval Extension – Matesa Enterprises Inc.
File No. 42T-2006-04 LPAT File No. PL100598 & PL100677
Lots 37, 38, 39 and Part of Lot 36 Northeast of King Street and Part of Lots 36, 37, 38 and 39
Southwest of Huron Street, Town of the Blue Mountains, County of Grey.**

We represent Matesa Enterprises Incorporated regarding the draft Plan of Subdivision approved by the Ontario Municipal Board for the above noted property (the Subject Lands). The OMB approved the draft plan of subdivision for the seventeen-unit townhouse development in the Town of the Blue Mountains (Thornbury) which is set to expire on June 12, 2025. The purpose of this letter is to request an extension to June 12, 2026 and, accordingly, to satisfy "Extensions of Draft Approval" criteria in Section 9.13.1 of the County of Grey Official Plan as requested.

We have reviewed the criteria in Section 9.13.1 and can confirm that the draft Plan of Subdivision sufficiently addresses the criteria as follows:

1) *The proposal is within an identified designated settlement area land use type in the County and municipal official plans.*

✓ Confirmed.

2) *The proposal can be serviced with municipal services.*

✓ The site is proposed to be serviced through connection to the existing municipal services along its frontage on King Street West and Lansdowne Street North. We understand that current capacity is not available until such time as further study and upgrades are completed with regard to wastewater collection system and this is causing a delay in the finalization of the Subdivision Agreement.



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3) The proposal provides a lot density which meets any applicable County or municipal official plan targets.

- ✓ The Plan of Subdivision will create a density that is in conformity with the County of Grey and the Town of Blue Mountains Official Plans.

4) The proposal provides a mix of housing types.

- ✓ The draft Plan of Subdivision proposes townhouse units which are most appropriate for the lot size.

5) The proposal provides rental housing.

- ✓ The units will be freehold units fronting onto a municipal road. The units are townhouses and may be rented out by the owner with no restrictions related to a condominium corporation.

6) The proposal provides affordable housing as per section 4.2 of this Plan.

- ✓ While the proposed units technically do not meet the definition of affordable housing, the townhouse units will provide a more affordable option than a single detached unit which is more typical of this area.

7) The proposal provides for a mix of land uses, including more than just residential uses, but which may also include commercial, employment, or recreational uses.

- ✓ The draft Plan of Subdivision proposes a small, infill development that will create residential units on lands that are designated for residential purposes.

8) The proposal represents infilling, redevelopment of an underutilized property, and/or intensification within or immediately adjacent to a built-up area.

- ✓ The development represents infilling on a municipal road, within the built-up area and within close proximity to the downtown area of Thornbury. Full municipal services are available. The lands abut residential on the north and east boundaries. To the south is a transformer station and Georgian Trail. Lands to the west are currently vacant.

9) Earlier phases of the same development have already been registered, and the draft approval extension represents development in accordance with an approved phasing plan, or master development agreement.

- ✓ Not applicable.



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10) Substantial progress towards clearance of conditions of draft approval, including at least one of the following actions have been demonstrated since the date of draft approval or previously granted extension of draft approval:

a) Completion of a supporting study as required by the conditions of draft approval;

- ✓ The following studies have been completed:
 - Draft Plan prepared by Mak Survey, in a position to move forward with MPlan.
 - Civil Engineering Design – Clearance received from Town engineering.
 - DFO Permit – Obtained.
 - Phase 1 Environmental Assessment – Completed.
 - Phase 2 Environment Assessment – Completed.
 - Soil remediation – Completed.
 - Record of Site Condition – Completed.
 - Lift of Hold for D4 Study – Lifted as part of Housekeeping By-law.
 - Landscape Plan – Submitted.
 - Parkland Payment – Requirement of Subdivision Agreement.
 - Canada Post confirmation – Clearance received.
 - GSCA – Clearance received.

b) Submission and/or acceptance of final servicing drawings;

- ✓ Clearance received from Town engineering on February 6, 2024.

c) Drafting and/or execution of a municipal agreement;

- ✓ **Subdivision Agreement – In Process with Town**

d) Zoning by-law amendment or site plan applications have been submitted and/or completed;

- ✓ OMB approved ZBA, no further ZBA application.
- ✓ Condominium Exemption requirement moving forward.

e) Clearance letter received from a municipality or agency.

- ✓ Clearance received from Town engineering on February 6, 2024 and now awaiting final Subdivision Agreement preparation. Received updated Agreement on March 18, 2024. With Matesa lawyers now for review and subject to servicing availability

We trust that this letter sufficiently addresses the requirements under Section 9.13.1 of the Grey County Official Plan and that the request for extension of draft approval can be extended to June 12, 2026.



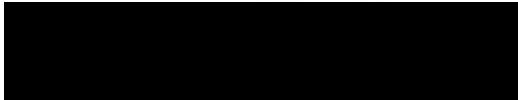
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If you have any questions or require further clarification regarding this request, please contact the undersigned.

Yours truly,



Kristine A. Loft BES BAA MCIP RPP
Principal

Copy:
Annie Bailey, Robson Carpenter LLP
Z. Matesa, Client