



**Home Farm Project
Town of the Blue Mountains
Development Timeline**

February 2023

June 2013	MacPherson Builders acquires Home Farm from the Weider family
2013-2015	MacPherson completes over 20 studies to satisfy the Town and other approval agencies in support of its pending draft plan application and consults with six different First Nations on the protection and disposition of Plater-Martin
November 2014	MacPherson and the Town enter into an MOU to transfer the Plater-Martin site to the Town in exchange for a transfer of the 10 acre Town block to MacPherson
2015	MacPherson is deemed by the Town to have submitted a completed application for a 277 unit draft plan of subdivision including the 10 acre Town block. A ZBLA application is made at the same time by MacPherson
2017	The Town cancels the MOU with MacPherson
March 2018	MacPherson revises the draft plan to remove the 10-acre Town block from its application, reduces the unit count to 215 units, and appeals the draft plan and zoning to LPAT for non-decision
2018-2020	Further environmental work is undertaken to satisfy agency concerns
October 2020	A settlement is reached with the Town and LPAT grants draft approval to the MacPherson plan and approves the zoning for Home Farm
December 2021	Crozier completes first detailed engineering submission and sends to Town
April 2022	Crozier completes second detailed engineering submission and sends to Town
December 2022	Crozier completes third detailed engineering submission and sends to Town

Projected Timelines

<i>February 2023</i>	<i>Execution of Pre-Servicing Agreement with the Town</i>
<i>March 2023</i>	<i>Removal of trees to allow for construction of new creek through Home Farm (prior to April bird nesting deadline)</i>
<i>Summer 2023</i>	<i>Tree stump removal, topsoil stripping, earthworks and building of new creek</i>
<i>Summer 2024</i>	<i>Servicing of Phase 1 of Home Farm, including sanitary pump station and provision of services to the limit of the 10 acre Town block</i>
<i>Spring 2025</i>	<i>Commencement of home construction on Home Farm</i> <i>Commencement of site servicing on Town 10 acre block and MacPherson rental housing project (subject to planning approvals having been received)</i>
<i>Fall 2025</i>	<i>Commencement of EMS station/Fire Hall buildings on Town lands</i>
<i>Spring 2026</i>	<i>First home occupancies on Home Farm</i>
<i>Winter 2026-2027</i>	<i>Commissioning of EMS/Fire Hall</i>