



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: April 30, 2024
Report Number: PDS.24.073
Title: Draft Plan Extension for Matesa
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PDS.24.073, entitled “Draft Plan Extension for Matea”;

AND THAT Council support a one (1) year extension to the Matesa Draft Plan Approval (County File 42T-2006-06 and OMB File PL100598) located at Part 17 and Part 18, Plan 16R-1777 Town of The Blue Mountains.

B. Overview

The purpose of this report is to receive a decision of Council on a request for Draft Plan Approval Extension for the Matesa Development. Originally approved in June 2013, the project has been slowly progressing to its current state which is nearing completion of engineering design and Subdivision Agreement. Draft Plan Extensions have been granted by the Director of Planning and Development Services on an annual basis under the authority of the Delegated Authority By-law 2021-61. The Delegated Authority for the Director to grant Draft Plan Extensions is no longer valid as this Draft Plan Approval is more than 10 years old. The Matesa Draft Plan is now in its 11th year since its original approval date, and is set to expire on June 12, 2024.

The Matesa Development has continually progressed towards final approval at a slow pace since the original approval date and is now nearing completion of the engineering design and Subdivision Agreement. Planning Staff recommend that based on Official Plan policy and the current status of the project that Council support a further 1 year extension to bring this project closer to construction.

C. Background

The Matesa Development consists of 17 townhomes with detached garages and an internal driveway located at the north-east corner of King Street and Lansdowne Street in Thornbury. The development received Zoning and Draft Plan approval in June 2013 by the Ontario Municipal Board (now the Ontario Land Tribunal) and since the original Draft Plan expiry date in

2016, the Plan has been subject to annual draft plan extensions issued by the Ontario Land Tribunal.

The Ontario Land Tribunal (OLT) remains the approval authority for this project and requires confirmation of support or no-support by the Town of The Blue Mountains and the County of Grey before considering a Draft Plan Extension. Draft Plan Approval is set to expire on June 12, 2024.

Draft Plan Extension requests are evaluated against the Official Plan and whether or not the development is reasonably progressing towards final approval and ultimately construction.

In 2022, the Draft Plan Conditions were updated to current Town standards with the addition of a number of new conditions related to construction communications and the provision of municipal services.

The Official Plan designates the lands as Community Living Area and 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 Plan.

Municipal water and sewer services are required for the development. Plant reservation is being held to allow for the future connection of this site to municipal services. Plant allocation which is required prior to final execution of a Development Agreement must be confirmed before construction can begin. At this time, the Town continues to monitor available allocation and does not provide allocation until such time as the Subdivision Agreement is signed and construction of the project is imminent. Currently, there exists conveyance constraints in the sanitary system that is preventing clearance of this condition. Draft Plan Conditions are already in place to ensure that the confirmation of 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. As such, Planning Staff recommend that Council support a 1 year extension to this Draft Plan.

D. Strategic Priorities

1. Communication and Engagement

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

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.

E. Environmental Impacts

Nil

F. Financial Impacts

Nil

G. In Consultation With

Adam Smith, Director of Planning and Development Services

H. 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

I. Attached

1. Nil

Respectfully submitted,

Shawn Postma
Manager of Community Planning

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

Report Approval Details

Document Title:	PDS.24.073 Draft Plan Extension for Matesa.docx
Attachments:	
Final Approval Date:	Apr 19, 2024

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

Adam Smith - Apr 19, 2024 - 10:13 AM