



## LOFT PLANNING

P.O. Box 246, STN MAIN  
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April 24, 2024

Council  
Town of the Blue Mountains  
32 Mill Street, PO Box 310  
Thornbury, Ontario  
N0H 2P0

Madame Worship:

**RE: Request for Delegation  
Draft Plan Approval Extension – Zdravko Matesa (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.**

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We represent Matesa Enterprises Inc. regarding the Draft Plan of Subdivision approved by the Ontario Municipal Board for the above noted property. The Ontario Land Tribunal (OLT) 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, 2024.

We have had the opportunity to review Staff Report PDS.24.073 for a Draft Plan Extension for the Matesa Enterprises Inc. Draft Approval and we wish to provide support of the staff recommendation.

While the draft approval has been in place for some time, the owner and development team have been continuously working on fulfillment of conditions. The draft conditions of approval established by the Ontario Land Tribunal (Formerly the OMB) were extensive and included several conditions that took extended amounts of time to complete including Phase 1 and 2 Environmental Assessment, soil remediation and obtaining a record of site condition, among others. In addition, the engineering design requirements were also extensive.

The clearance letter from Town Engineering was received on February 6, 2024, and we are now awaiting the final subdivision agreement. This has also taken some time, the last version we received was March 18, 2024. We have provided comments back to the Town on the March version and are awaiting comments.

Once the subdivision agreement is signed, we are in a position to obtain final clearance letters from agencies/Town and can submit for Final Approval.

As per the staff report, the extension of the draft approval is held by the Ontario Land Tribunal. As such, following Council's decision, and receiving the County's support – we would forward the request onto the OLT for the Extension of Draft Approval to be issued.



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We would request that Council support Staff's request for extension as per Staff Report PDS.24-073 requesting an extension until June 12, 2025.

Yours truly,

  
Kristine A. Loft BES BAA MCIP RPP  
Principal

Copy:  
Robson Carpenter LLP, Solicitor  
Z. Matesa, Client