



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 by 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:
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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