



LOFT PLANNING

PBS.25.024
Attachment 1

P.O. Box 246, STN MAIN
Collingwood, Ontario
L9Y 3Z5

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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