



Town of The Blue Mountains

32 Mill Street East
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THORNBURY, ON N0H 2P0
www.thebluемountains.ca

March 10, 2022

VIA E-MAIL ONLY

Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, ON M5G 1E5
Email: OLT.Registrar@ontario.ca

RE: Request for Draft Plan Extension
Matesa Enterprises Inc. (Town File No. P288; County File No. 42T-2006-06)
OMB File No. PL100598
Part 17 and Part 18, Plan 16R-1777
Town of The Blue Mountains

In accordance with Town Policy POL.COR.07.04 and By-law 2021-61, Subsection 14 "Delegation by Council of Powers and Duties", please be advised that the Town of The Blue Mountains has no objections to a one (1) year extension of the subject Draft Plan Approval from the current date of expiry being June 12, 2022 (i.e. extension to June 12, 2023), subject to the inclusion of the additional Draft Plan Conditions outlined below. The additional Draft Plan Conditions are required to ensure that the approval remains consistent with current Town Standards.

The following additions to the draft plan conditions are to be included:

1. That Condition 24 be updated to state "*Prior to entering into a Pre-Servicing or Subdivision Agreement with the Town, the applicant shall complete a Landscape Plan to the satisfaction of the Town.*"
2. That the Owner shall not commence any work on the Lands, including filling, grading, removing trees, removing topsoil, installing any works or constructing any buildings or structures, until it has entered into a Subdivision Agreement, Pre-Servicing Agreement and/or Other Agreement with the Town, in a form satisfactory to the Town.
3. That the Owner shall agree that all vacant lots shall be rough graded such that best efforts are taken to ensure there is no standing water and maintained in general conformance with the approved comprehensive grading plan. Efforts will be made to maintain the existing tree cover where applicable until such time as building envelopes have been established. The Owner shall further agree in the Subdivision Agreement to topsoil and seed any rough graded area not proceeding to construction in a timely manner, to the satisfaction of the Town.

4. Should previously unknown or unassessed deeply buried archaeological resources be uncovered during the development, such resources may be a new archaeological site and therefore subject to Section 48(1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed archaeologist to carry out archaeological fieldwork, in compliance with sec. 48(1) of the Ontario Heritage Act.
5. That anyone working on the subject lands who uncovers a burial site containing human remains shall cease fieldwork or construction activities and immediately report the discovery to the police or coroner in accordance with the Funeral, Burial and Cremation Services Act.
6. The Owner acknowledges that this Draft Plan Approval provides water plant and sanitary sewer plant reservation. Draft Plan Approval does not constitute a commitment by the Town to provide servicing access to the Town's water or wastewater treatment plants or allocation of associated built capacity. Prior to execution of a Pre-Servicing Agreement and/or Subdivision Agreement with the Town, sufficient water and sanitary sewer capacity shall be confirmed as available and allocated by the Town.

Yours truly,

TOWN OF THE BLUE MOUNTAINS



Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

cc - Kristine Loft, Loft Planning Inc. (email: kristine@loftplanning.com)
Randy Scherzer, County of Grey (email: rscherzer@grey.ca)