



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: October 7, 2025
Report Number: PBS.25.079
Title: Request to acquire Town Owned Lands – Alta Phase 2
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PBS.25.079, entitled “Request to acquire Town Owned Lands – Alta Phase 2”;

AND THAT Council authorize Staff to proceed through the Sale and Disposition of Town Owned Lands policy process to consider the request from Alta Phase 2 to acquire the unopened Road Allowance located within the Development Lands.

B. Overview

Requests to acquire Town Owned Lands are required to be considered through the approved Sale and Disposition of Town Owned Lands policy. Council must first pass a resolution to consider the request, and if approved, Staff can proceed to provide Public Notice, hold a Public Meeting, and prepare a recommendation report for Council consideration. If the request is not supported, notice will be provided to the requestor that the lands are not considered available to be acquired.

C. Background

Council approved [Policy POL.COR.07.02](#) in January 2008 which sets out the process requirements when considering a request to acquire public lands from the municipality. The policy is in place to provide accountability and transparency in the municipal decision making process.

The process for the sale of land by Council, subject to the Municipal Act, 2001, requires several structured steps. Initially, Council must declare the land as surplus to the Corporation's needs during a regularly scheduled meeting. They must also obtain at least one appraisal of fair market value, potentially considering public benefits in certain exchanges or transfers. Notification of the proposed sale must be given to the public through a two-week consecutive advertisement in a local newspaper, on the Town's website, and via e-mail to individuals requesting such notices. Following this, Council has the discretion to choose the method of sale,

which could include requesting sealed tenders, hiring real estate professionals, or selecting another suitable method. Additionally, they may decide to adjust the sale price by adding or subtracting any costs incurred during the sale process.

Certain exclusions to the above requirements are outlined in the policy including ability to waive the requirement for an appraisal on certain classes of land, or if the lands are being transferred to another public body.

Alta Phase 2 is located north of the Alta Phase 1 lands and south of Hidden Lake Road. Through the approval of Alta Phase 1 the existing road allowance was dedicated to the Town for the future extension of Alta Road (See Figure 1)

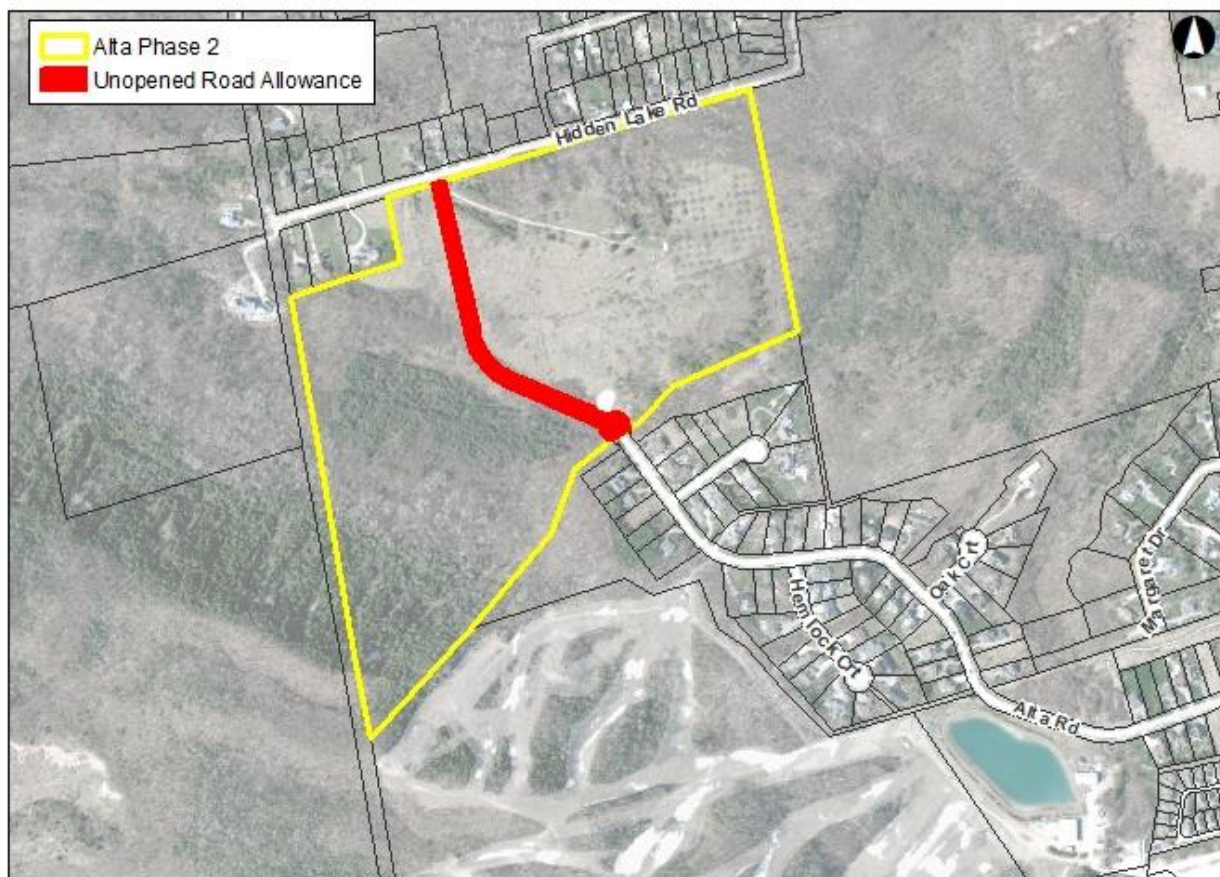


Figure 1: Alta Phase 2 Lands and Existing Town Owned Road Allowance

Through the Ontario Land Tribunal Decision dated December 19, 2022, the Town, County of Grey, Niagara Escarpment Commission and Tabera Limited reached a settlement regarding the development of the Alta Phase 2 lands. This development will provide for the second Phase residential subdivision through the extension of Alta Road to the north from its current terminus.

The approved Draft Plan of Subdivision, as shown in Figure 2 below, will re-align the existing Alta Rd. road allowance to the north-east. Conditions to the approved Draft Plan also requires

the Developer to acquire necessary portions of the Alta Rd. allowance prior to final approval of the Draft Plan. The Developer is requesting the transfer of the Town Owned Road Allowance at this time to be able to amalgamate the lands into one parcel and then register the Plan of Subdivision including the dedication of all new Road Allowances to the Town.

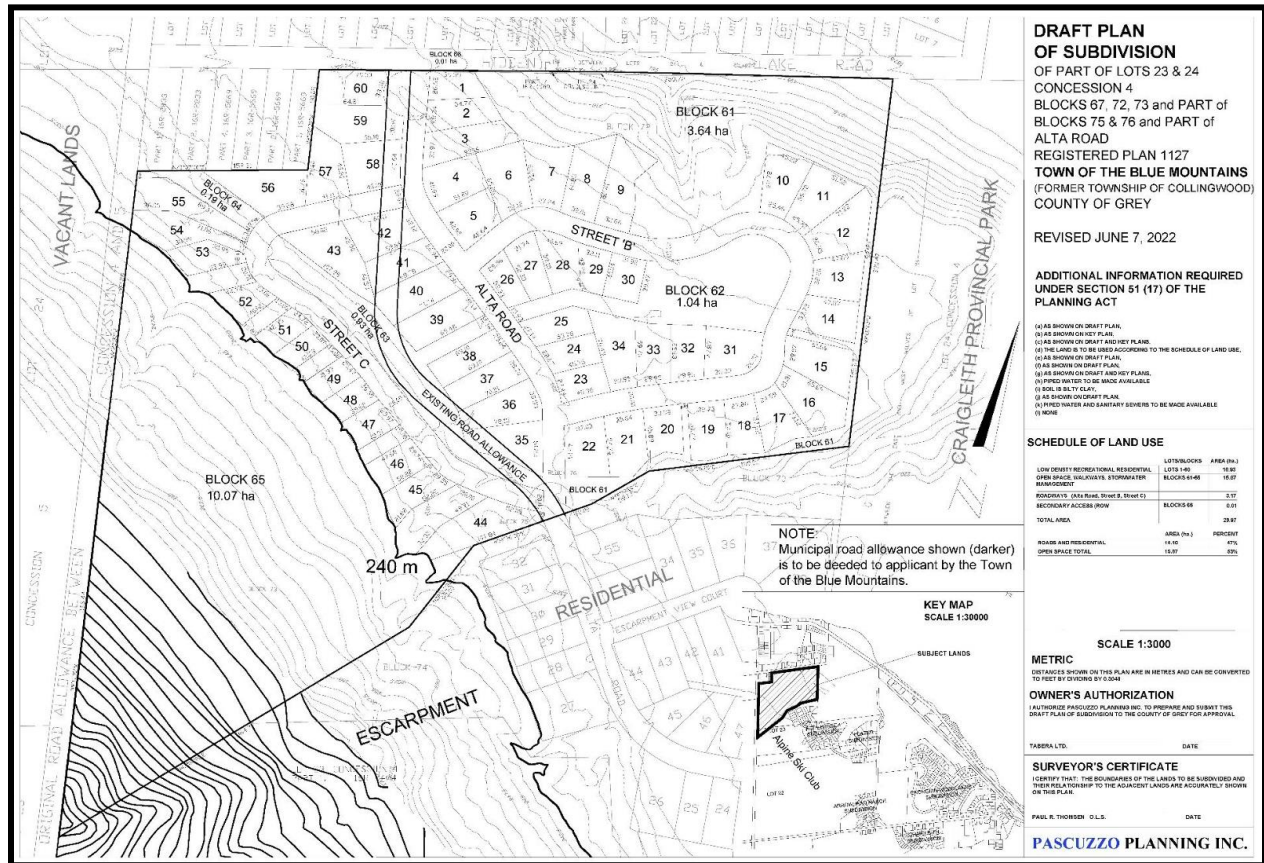


Figure 2: Draft Plan Approved Plan of Subdivision (Alta Phase 2)

The process to transfer the Road Allowance to the developer has been reviewed internally by Staff and the Town Solicitor who support the transfer of Town Lands to the Developer. It is also noted that Council can consider waiving the requirement for an appraisal as per the exclusion provisions of Section 5(b) to the policy. It is noted that the existing Road Allowance was dedicated to the Town with Alta Phase 1 and that the new location of the Road Allowance will be established through the registration of the Plan of Subdivision.

Based on the above, Staff have no further objections or concerns with the proposed request to acquire Town Owned Lands through the Sale and Disposition of Town Lands policy.

D. Strategic Priorities

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

Environmental Impacts related to the Road Allowance Lands have been reviewed through the Plan of Subdivision file review.

F. Financial Impacts

Costs regarding the transfer of lands would be the responsibility of the developer.

G. In Consultation With

Tim Murawsky, CBO and Acting Director of Planning and Building Services
Town Solicitor

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. If Council supports the request, a future Notice of Public Meeting will be circulated in the local newspaper and Town Website. Any comments regarding this report should be submitted to Shawn Postma, planning@thebluemountains.ca

I. Attached

Nil

Respectfully submitted,

Shawn Postma
Manager of Community Planning

For more information, please contact:
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Report Approval Details

Document Title:	PBS.25.079 Request to acquire Town Owned Lands - Alta Phase 2.docx
Attachments:	
Final Approval Date:	Sep 18, 2025

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

No Signature - Task assigned to Adam Smith was completed by delegate Tim Murawsky

Adam Smith - Sep 18, 2025 - 3:03 PM