



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: January 13, 2026
Report Number: PBS.26.010
Title: Recommendation Report – 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.26.010, entitled “Recommendation Report – Request to acquire Town Owned Lands – Alta Phase 2”;

AND THAT Council stop up and close a portion of the Alta Road unopened road allowance and transfer the lands to Tabera Limited for inclusion in a future registration of a Plan of Subdivision for Alta Phase 2;

AND THAT Council accept a \$25,000 contribution from Tabera Limited in exchange for the transfer of lands and that the funds be transferred to the Town Community Improvement Plan reserve for future Community Improvement projects;

AND THAT Council authorize the Mayor and Clerk to execute the necessary agreements for the transfer of a portion of the Alta Road unopened road allowance from the Town to Tabera Limited in a form to the satisfaction of the Director of Planning and Building Services.

B. Overview

The purpose of this report is to provide an update on the Public Meeting process and to provide a recommendation to Council on a request to purchase Town owned lands.

C. Background

Tabera Limited is seeking final approval of a Draft Plan of Subdivision for Alta Phase 2. Tabera Limited was also the owner/developer of Alta Phase 1. 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 unopened road allowance was dedicated to the Town for the future extension of Alta Road (See Figure 1). At the time, the Town required the dedication of the unopened road allowance in case the road needed to be constructed prior to Phase 2 starting, or as a town owned corridor for other uses such as emergency access, trail connection, infrastructure, etc.

To date, this road allowance remains in its original state when it was dedicated to the Town in November 2022 through the registration of Subdivision Plan 1127.

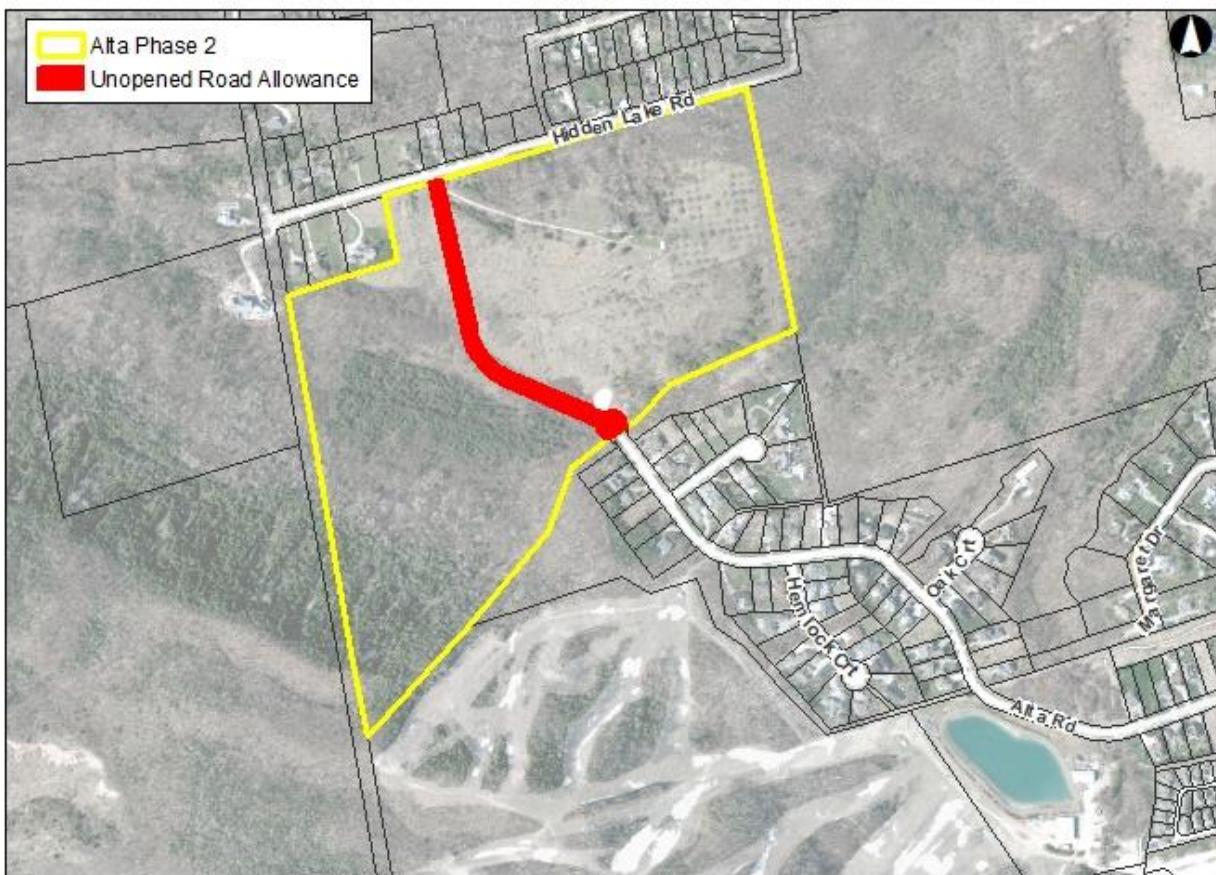


Figure 1: Alta Phase 2 Lands and Existing Town Owned Road Allowance

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.

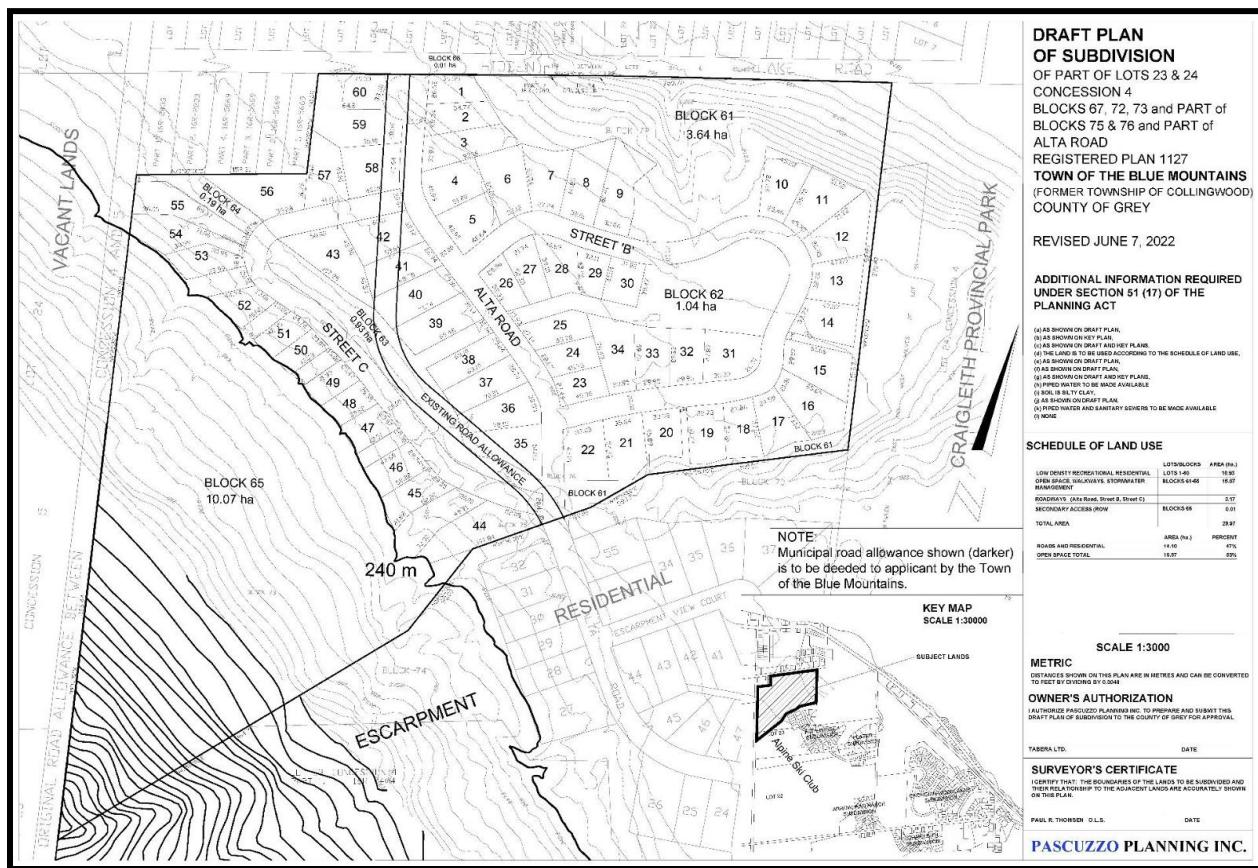


Figure 2: Draft Plan Approved Plan of Subdivision (Alta Phase 2)

The Town has a formal process under [Policy POL.COR.07.02](#) which sets out the necessary steps and 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 including:

- 1) Council must declare the land as surplus to the Corporation's needs during a regularly scheduled meeting.
 - This occurred on October 13, 2025 (See also Staff Report PBS.25.079)
- 2) Council must obtain at least one appraisal of fair market value, or to waive the requirement for an appraisal in consideration of public benefits in certain exchanges or transfers.
 - No appraisal completed. In lieu of a formal appraisal Tabera Limited is providing a \$25,000 contribution to the Community Improvement Plan reserve for Town Wide Revitalization and/or Housing within Reach programs. It is noted that the appraisal process comes at a cost, and based on other appraisals completed for the Town on unopened road allowances, it is anticipated that the \$25,000 contribution is greater than the appraised value

of the land. Council has the authority to waive a formal appraisal in lieu of gaining public benefit, and in this case the public benefit represents a contribution to the Town Community Improvement program.

- 3) 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.
 - Notice was provided in the Blue Mountain Review (monthly newsletter), on the Town Website and via email to the Town subscribers list.

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.

A Public Meeting was held on December 2, 2025 and no comments were received in support or against the proposed land transfer.

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. Planning Staff recommends that Council accept the \$25,000 Community Improvement Plan contribution, support the land transfer request, and provide authorization for the execution of the necessary transfer and/or agreements to complete the transfer. It is noted that the costs associated with the creation of any required survey plans or other legal documents to complete the process will be the responsibility of Tabera Limited.

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

Council support of the proposed recommendation will result in a \$25,000 contribution to the Town Community Improvement Plan reserve. The Town has two community improvement plans in place 'Housing within Reach' provides grant and incentive programs to achieve more affordable and attainable housing in the Town. 'Town Wide Revitalization' provides grant and

incentive programs related to building and streetscape improvements. A \$25,000 contribution can provide incentives for 1 to 2+ community projects within the Town.

G. In Consultation With

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

H. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **December 2, 2025**. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. 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.26.010 Recommendation Report - Request to acquire Town Owned Lands - Alta Phase 2.docx
Attachments:	
Final Approval Date:	Dec 18, 2025

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

Tim Murawsky - Dec 18, 2025 - 8:20 AM