

June 25, 2025

Council of the Town of The Blue Mountains  
The Town of The Blue Mountains  
P.O. Box 310, 32 Mill Street  
Thornbury, ON N0H 2P0

Honorable Members of Council,

**RE: Town File P2784 Towns of Thornbury – Request for Council Resolution in Support of Condominium Exemption**

Dunncap is the authorized agent of the registered Owners of 25 Lansdowne Street South (formerly 10 Louisa Street South), generally referred to as the “Towns of Thornbury”. The purpose of this deputation is to request a resolution from Council in support of proceeding to register a plan of condominium for the Subject Lands through the County of Grey’s Condominium Exemption process.

**Background**

Section 9(2) of *Condominium Act* requires condominium plans to follow the same approval process as a plan of subdivision under Section 51 of the *Planning Act*. This ensures that key aspects of orderly development, such as servicing, grading, and stormwater management, are addressed through draft plan conditions before final approval and registration.

Section 9(6) of the *Condominium Act* permits exemption from the full planning approval process where matters normally addressed through draft plan conditions have already been secured through an alternative process, such as site plan approval and a registered Development Agreement. In such cases, plans may proceed directly to final approval and registration, bypassing the draft plan approval stage.

In accordance with County policy, developments are eligible for exemption if *Planning Act* approvals and a development agreement were obtained within the past three years. If that timeframe has elapsed, municipal support via a Council resolution is required in order to be considered.

As over three years have elapsed since planning approvals were granted for the Subject Lands, the Owners are respectfully requesting Council’s formal support to proceed via the condominium exemption process.

**Development Status**

As a brief overview of the status of the Development, it is noted that:

- A site-specific Zoning By-law Amendment and Site Plan Approval were granted in 2018 and 2020, respectively.

- A Site Plan Agreement was entered into with the previous owners and registered on-title to secure all development matters including required securities.
- Site works, including site servicing, grading, and stormwater management, are substantially completed, with remaining works, such as fine grading and landscaping, to be finalized this summer.
- Building construction is substantially complete, with occupancy anticipated as early as August, including correction of deficiencies and Stop Work Orders as were issued during previous ownership.
- The proposed condominium plan pertains to ownership tenure only and does not propose or permit further development. All site development remains governed by the registered Site Plan Agreement.

### Request

Dunncap has submitted an application for Condominium Exemption comments to Town Staff, including a planning opinion outlining its appropriateness under the *Condominium Act* and *Planning Act*. While this process is typically handled at the staff level, Council support is now required due to the lapse of the three year window.

It is my professional opinion that the application meets the criteria for exemption, as all aspects of orderly development are addressed in the registered Site Plan Agreement. There is no clear public interest in requiring the full draft plan approval process under Section 51 of the *Planning Act*.

We respectfully request that Council pass a resolution of support at its July 14 meeting, enabling the project to continue to proceed to registration without delay over the summer break.

My Very Best Regards,



Travis Sandberg, RPP, MCIP  
Manager – Land Development and Planning

Cc: Max Miller, Foremost Financial Corporation  
Brandon Prest, Dunncap Construction Management Inc.