



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: August 26, 2025
Report Number: PBS.25.061
Title: Report in response of deputation of Richard Lamperstorfer
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PBS.25.061, entitled “Report in response of deputation of Richard Lamperstorfer” for information purposes;

B. Overview

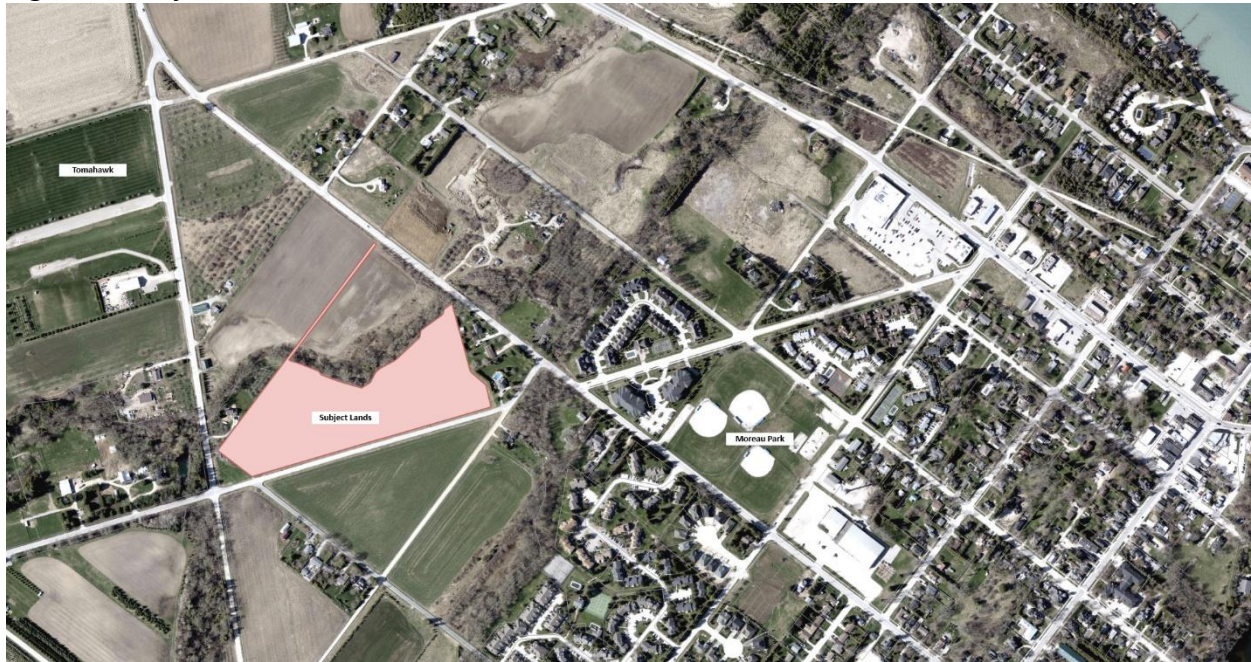
The purpose of this report is to provide a follow-up to the Deputation of Richard Lamperstorfer from May 15, 2025 and the direction from Council to prepare a Staff Report in response to the deputation with options.

C. Background

At the May 15, 2025 Special Meeting of Council, Mr. Lamperstorfer provided a written and verbal deputation to Council requesting further investigation into what can be done on the subject lands which are described as TOWN PLOT PARK PT LOT 13 TO PT LOT 15 ALFRED PARK PT LOT 15 NAPIER RP 16R503 PART 3 LESS PARK OF PT LT 13 RP16R 2744, and located on the north side of Beaver Street South between the 10th Line and Alfred Street West (see figure 1).

The subject lands are currently vacant with a portion of the lands used for agricultural purposes. The lands are bound by a watercourse to the north and associated hazard lands. Surrounding land uses include a mix of agricultural uses and large estate residential lots. The area is currently unserviced with surrounding homes utilizing private well water supply and on-site private septic sewage systems. It is noted that the nearest municipal watermain and municipal sewer system is approximately 250 metres away at the Far Hills condominium development on Beaver Street or the Applejack Townhomes on Alfred Street. Stormwater Management is provided by open ditches along the open public streets.

Figure 1: Subject Lands



The Blue Mountains Official Plan

The lands are located within the Thornbury/Clarksburg Community which is within the urban settlement boundaries of both the County of Grey Official Plan and Town of The Blue Mountains Official Plan. The lands are designated Future Secondary Plan (Shown in Grey) which applies to most parcels of land in Thornbury between the Little Beaver River, the 10th Line and Highway 26. (See figure 2)

Figure 2: Official Plan Designations (2016 Town of The Blue Mountains Official Plan)



The subject lands are designated Future Secondary Plan (FSP) within the Town of The Blue Mountains Official Plan. The intent of the FSP policies are to retain all FSP lands in their original state until such time as a comprehensive review can be completed for the entire FSP designated area. Only limited small scale development under strict control (such as an individual lot severance) can be considered where it can be demonstrated that a proposal would not create any long term impacts on future development of the area.

Future land use needs for FSP lands are not known at this time and the designation has strict policy controls in place to ensure that the maximum amount of flexibility is in place to allow for future uses when lands are required for development. FSP lands should be considered in their entirety in order to establish a development concept for required land uses, infrastructure needs, anticipated population and employment targets, determine the location and amount of land use mix for the area, review environmental and natural resources in the area, transportation, parks, water/wastewater servicing, development charges, utilities, and connections to the remainder of the Thornbury community. It is noted that the majority of Town Studies (such as Transportation Plans, Water Supply Modelling and Monitoring studies, Sanitary Sewer Modelling and Monitoring studies have only provided basic assumptions for development in the FSP area and that significant work would be required to determine servicing options for the area.

Consideration for development should only occur after these further studies and a comprehensive review is completed. This can be done by way of an Official Plan update or through a detailed Secondary Planning exercise. A Secondary Plan must consider all FSP parcels in the area and must also meet the criteria outlined in Sections E3.1 and E7 of the Official Plan. Prior to starting a secondary planning exercise, it must be demonstrated that additional lands are needed for development. The Town has confirmed through the Official Plan 5-Year Review process (Plan has been adopted but not yet approved by the County) that sufficient lands are already available to accommodate growth out until 2046 and that the redesignation of any FSP Area is not required.

Based on the above, Planning Staff have previously not supported the initiation of an Official Plan Amendment, the initiation of a Secondary Planning exercise, or a site specific change to the Future Secondary Plan land use designation. If Council is supportive of a proposal, Planning Staff can provide recommendations on approval options which at a minimum would include a Local Official Plan Amendment, Zoning By-law Amendment and supporting applications such as a Plan of Subdivision / Plan of Condominium and/or Site Plan Approval. It is noted at this time that the above information is provided by Planning Staff and that we have not consulted with other Town Departments or external agencies with any additional comments they may have. Should a proposal be considered, Planning Staff recommend that the Applicant submit a formal proposal through the formal pre-consultation process in order to receive more comprehensive feedback.

[Blue Mountains Zoning By-law 2018-65 / Town of Thornbury Zoning By-law 10-77](#)

The subject lands are zoned Development 'D' and Hazard 'H' within the Blue Mountains Zoning By-law 2018-65. Section 1.5(g) to the By-law indicates that for all lands in the Development 'D' Zone, that the previous requirements of the former Town of Thornbury Zoning By-law 10-77

(and the former Township of Collingwood By-law 83-40) shall apply. Council has directed Staff to apply the former zone regulations from each of these former By-laws to the new Zoning By-law, a task that will be completed by Staff with the next Comprehensive Zoning By-law update.

Under the Town of Thornbury By-law 10-77, the subject lands are zoned Development 'D' and Hazard 'H'. The boundary limits between the two zones remains in effect with the Hazard 'H' Zone recognizing the hazards associated with the watercourse, floodplain and/or steep slopes. The Development 'D' Zone permits one single detached dwelling on a lot that existed on the date of passing of the By-law (1977). Minimum lot area and frontage requirements are set as what existed on the date of passing of the By-law (1977). Minimum Front/Side/Rear yard requirements are 9m/6m/12m respectively, and the maximum permitted height for the 'D' Zone is 2.5 storeys. It was noted that a July 16, 2019 OLT Decision (formerly LPAT) permitted an increase in height to 3 storeys and 11 metres subject to a number of conditions listed in the Tribunal Order.

Based on the above and under the Development 'D' Zone, the subject lands are permitted for one single detached dwelling, and a home occupation use. Section 6.10 to By-law 10-77 lists permitted uses in ALL zones, which states that nothing in the By-law can prevent the use of any land for a public street, public park, and other facilities/buildings/structures essential to the operation of public utilities. Any other use proposed for the subject lands would be required to obtain a Zoning By-law Amendment to permit a new use. It is noted that any Zoning By-law Amendment enacted by Council must conform to the Town of The Blue Mountains Official Plan and therefore may be limited in terms of any new proposed use for the subject lands.

Through the May 15 deputation, Mr. Lamperstorfer provided a list of ideas for his lands beyond a housing project to also consider the lands for a future school site, park, arts centre, urban forest, green space, and Town recreation centre site. It is noted that these ideas are important community amenities, and are currently directed to those lands in Thornbury (and the rest of The Blue Mountains) that are already designated for development and where required infrastructure is already in place or planned to be put in place. Of the list provided, Planning Staff are of the opinion that a public park (which can also include an urban forest/green space) is a permitted use and can be created without amendments to the Official Plan or Zoning By-law. It is noted that the public park may be considered an interim use until such time as the Future Secondary Plan exercise is completed and the ultimate land uses may be decided on for those lands.

Conclusion

Based on the foregoing, Planning Staff recognize the need to protect the subject lands as well as all other Future Secondary Plan (FSP) Area lands for the maximum amount of flexibility for future land uses and community needs when additional lands are required for development. Interim uses such as one single detached dwelling or a public park could be considered until such time as Council authorizes the initiation of the larger Secondary Plan planning exercise for all of the FSP lands in the area.

Should Council see merit in considering a development proposal on these lands prior to the Secondary Plan, a site specific Official Plan Amendment and Zoning By-law Amendment will be

required. It is noted that Planning Staff will require a significant number of background studies and reports to demonstrate that any proposed development will be able to minimize any future impacts on the remaining FSP Area in order to maintain the most amount of flexibility in the future for when those lands are developed.

Planning Staff do not have any recommendations on what form(s) of development may be permitted on the subject lands. It is the position of Planning Staff that these lands should remain vacant with one dwelling and/or a public park being permitted.

Should an applicant have a development concept, Planning Staff suggest that at a minimum, the development concept can be presented to Council for consideration and reviewed through the Pre-Consultation Application process by all Town Departments and Outside Agencies for detailed comment. After the Pre-Consultation process is completed, an applicant can decide if they wish to submit formal planning applications and supporting materials to proceed to public notice, public meeting and ultimately a Council Decision.

Options

- 1) Do Nothing. This is the baseline option to maintain the current situation or take no action rather than implementing a specific plan or project.
- 2) Prepare a Development Concept. This can be one or more of the ideas presented and formalized into a site plan drawing and project proposal. The Development Concept can be shared with Council and be reviewed through the Town Pre-Consultation Application Review process.
- 3) Initiate a site specific Official Plan Amendment and Zoning By-law Amendment. An applicant has the right to request an amendment to the Official Plan and/or Zoning Bylaw. Minimum application requirements must be met in order to deem an application complete and proceed through the application process and gain a decision of Council. For efficiency it is recommended that a Pre-Consultation Application be completed first.
- 4) Other Options. Other options that do not require planning approvals are also available such as holding on to the property and participating in a future Secondary Planning Process.

D. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

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 are to be reviewed through a Planning Application submission, supported by applicant studies and reviewed by appropriate town departments and external agencies.

F. Financial Impacts

Environmental Impacts are to be reviewed through a Planning Application submission, supported by applicant studies and reviewed by appropriate town departments and external agencies.

G. In Consultation With

Tim Murawsky, Acting Director of Planning and Building Services

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. However, any comments regarding this report should be submitted to Shawn Postma, planning@thebluemountains.ca

I. Attached

1. Council Resolution
2. May 15, 2025 Deputation Materials

Respectfully submitted,

Shawn Postma
Manager of Community Planning

For more information, please contact:
Shawn Postma, Manager of Community Planning
planning@thebluemountains.ca
519-599-3131 extension 248

Report Approval Details

Document Title:	PBS.25.061 Report in response of deputation of Richard Lamperstorfer.docx
Attachments:	- PBS-25-061-Attachment- 1.pdf - PBS-25-061-Attachment- 2.pdf
Final Approval Date:	Aug 13, 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 - Aug 13, 2025 - 4:03 PM