

**To:** Mayor and Members of Council

**Date:** September 8, 2025

**Re:** Response to Staff Report “PBS.25.061 Report in Response of Deputation of Richard Lamperstorfer”

**Dear Madame Mayor and Councillors:**

Thornbury West is identified in the Official Plan as a Future Secondary Plan Area. Yet, despite significant servicing studies and multiple development proposals, no Secondary Plan has been initiated.

**Why a Secondary Plan Is Needed Now**

**1. The Town Is Already Prepared to Develop**

The Campus of Care and Peel Street servicing options proceeded under a Minister’s Zoning Order and showed that infrastructure was being advanced without a Secondary Plan. Now, the Town is looking once again at 125 Peel Street South for affordable workforce housing. The Official Plan is clear: Secondary Plans are required before development in these areas.

**2. Thornbury West Has No Policy Framework**

As a Future Secondary Plan Area, Thornbury West currently has no policies to guide density, land use, or infrastructure. Development without this framework risks poor alignment with the Town’s long-term goals.

**3. Aligns Infrastructure with Growth**

Servicing studies have already contemplated extensions into Thornbury West. A Secondary Plan ensures that infrastructure investments follow a coordinated land-use strategy. That means planning schools, parkland, trails, and community facilities alongside water, wastewater, and roads.

**4. Addresses Traffic and Road Planning**

Peel Street was proposed as a collector road without a comprehensive transportation study. A Secondary Plan would integrate road classifications, traffic, and active transportation planning across the whole area.

**5. Protects Green Space and Environment**

Some servicing options would have removed significant trees and created drainage risks. A Secondary Plan requires environmental and subwatershed studies before development proceeds.

**6. Guarantees Public Consultation**

The Campus of Care advanced with minimal engagement. Secondary Plans mandate extensive public consultation, ensuring residents shape Thornbury West's future.

**7. Avoids Piecemeal Development**

Without a plan, Thornbury West is vulnerable to *ad hoc* proposals. A Secondary Plan ensures growth is coordinated, transparent, and consistent with community expectations.

Thornbury West is at a crossroads. Development pressure is already here, but the proper planning framework is not. By initiating a Secondary Plan, Council can provide clarity for residents, certainty for developers, and accountability for the Town's long-term vision.

**I respectfully request that Council direct staff to include a Thornbury West Secondary Plan in the 2026 budget cycle and bring forward a work plan and consultation timeline for Council's review.**

Sincerely,

Paul Reale