



# Staff Report

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## Planning & Building Services – Planning Division

**Report To:** COW - Operations, Planning and Building Services  
**Meeting Date:** April 28, 2026  
**Report Number:** PBS.26.027  
**Title:** Report in Response to January 13, 2026 deputation of Richard Lamperstorfer - Land Swap  
**Prepared by:** Diksha Marwaha, Senior Planner

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### A. Recommendations

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THAT Council receive Staff Report PBS.26.027, entitled “Report in Response to January 13, 2026 deputation of Richard Lamperstorfer - Land Swap”.

AND THAT Council direct staff to proceed with Option 2b, being to initiate the process to declare the Napier Street West Road Allowance surplus to the needs of the Municipality, and to undertake steps to stop up and close the road allowance and pursue a land exchange with the applicant.

### B. Overview

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The purpose of this report is to provide a follow-up to the January 13, 2026 deputation by Mr. Richard Lamperstorfer, who requested that Council consider a potential land exchange involving the unopened Napier Street West Road allowance and a portion of lands owned by Mr. Lamperstorfer at the corner of 10th Line and Beaver Street South.

Planning staff have examined a number of options for the road allowance lands, including:

1. Retain the lands as an unopened road allowance for potential future use.
2. Stop up and close the road allowance and:
  - a. exchange the road allowance based on appraisals; or
  - b. exchange on a straight land-for-land basis.

### C. Background

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The applicant has also submitted an application for the proposed land exchange, which remains under review and is being processed through the Town’s standard procedures. The applicant’s property, highlighted in red in Figure 1, is located at the northwest corner of 10th Line and Beaver Street South, extending north to Alfred Street West. The unopened portion of the

Napier Street West Road allowance runs through the property, separating the applicant's triangular parcel, located south of the road allowance, from the larger portion to the north. The triangular parcel has an approximate area of 0.04 ha (402.48 m<sup>2</sup>). The applicant has requested to exchange this triangular parcel with the Napier Street West Road allowance and indicated that the requested land exchange would assist in preparing the site plan required for Minor Variance A20-2025.



**Figure 1: Subject Property (in red) and Unopened Road Allowance (in blue hatch)**

The Napier Street West Road allowance has a standard width of 66 feet and an approximate area of 0.12 ha (1,178.73 m<sup>2</sup>). The Town has held ownership of the road allowance since the original land survey for the former Town of Thornbury. Road allowances of this nature were typically established through original Crown surveys in an organized grid pattern to provide for future road access.

These road allowances are generally intended to support future growth and development when additional lands are required. While some have been opened and developed as municipal roads, others remain unopened. The Town typically retains road allowance lands for long-term consideration, as they may support future road infrastructure, trails, or utility corridors.

The process to consider the transfer of a Town owned road allowance is guided by Town Policy POL.COR.07.02, being the Sale and Other Disposition of Land. This policy outlines the required process for considering the sale of Town owned lands. The first step is to obtain a resolution of Council in support of proceeding through the Sale and Disposition of Lands process which then includes requirements for public notice, a public meeting, staff report and then a decision of Council.

## D. Analysis

The triangular corner parcel is zoned Open Space (OS) and designated Future Secondary Plan. The larger parcel to the north of the road allowance is zoned Hazard (H) and Development (D), with a Holding Provision (h4a) applying to lands within Source Water Protection Areas and is also designated Future Secondary Plan.

The Development (D) zone does not permit new development and recognizes only existing uses. Future Secondary Plan (FSP) areas are lands identified in the Official Plan for long term development and require more detailed planning and comprehensive review prior to any future development occurring.



**Zoning: OS, D, H, H4a**



**Official Plan Designation: FSP, H**

The applicant's property is subject to Minor Variance A20-2025, which has been approved with conditions. One of these conditions requires that a site plan sketch, illustrating the location of the proposed dwelling and its associated driveway access to Beaver Street South, be submitted with a future building permit application, to the satisfaction of the Town of The Blue Mountains Building Services Division. The minor variance application is not related to the proposed transfer of the road allowance to the applicant.

Staff have considered following options regarding the applicant's request for a land exchange:

### **Option 1: Retain the Napier Street West Road Allowance as an Unopened Road Allowance**

Retaining the Road Allowance in municipal ownership maintains flexibility for potential future uses, including road construction, trails, or utility corridors.

At this time, there are no identified immediate development or operational needs that require the use or transfer of the road allowance. Retaining the road allowance keeps the lands under Town ownership while preserving flexibility for future planning decisions, including potential land disposition or swap at a later stage if warranted.

## **Option 2: Initiate Process to Stop Up and Close Road Allowance and Pursue Land Exchange**

Closing the road allowance would remove its status as a public highway and enable the Town to consider its disposition. This option would allow the Town to pursue a land exchange with the applicant to secure the triangular portion of land located at the corner of 10th Line and Beaver Street South.

As identified by the Town's Roads and Operations Division, the 10th line and beaver street intersection may provide benefit for future intersection improvements, including accommodating larger vehicle turning movements and potential intersection widening as the intersection forms part of a truck route serving agricultural operations in the area.

While no immediate improvements are planned, proceeding with a land exchange at this time provides an opportunity for the Town to secure a strategically located parcel that may support long-term operational needs. The land exchange would enable the Town to obtain lands that may be more beneficial for future use, rather than depending on future purchase or negotiation.

To stop up and close the road allowance there are further two sub-options:

### **a. Exchange the Road Allowance Based on Appraisal Values**

Under this option, the Town would stop up and close the road allowance and proceed with an exchange of lands based on appraisal values. The applicant would be responsible for obtaining independent appraisals for both the road allowance and the triangular parcel to determine their respective market values, to the satisfaction of the Town.

Any difference in appraised values would be addressed through financial compensation to ensure the exchange reflects fair market value.

### **b. Exchange the Road Allowance on a Straight Land for Land Basis**

This option would involve a direct exchange of lands for the triangular portion of the applicant's property without monetary compensation. The proposed exchange is considered to provide a reasonable public benefit to the Town by securing a parcel that may support future intersection improvements. The Town's Sale and Other Disposition of Land Policy permits Council discretion to waive the requirement for an appraisal where closed highway lands are conveyed to an abutting property owner, which may be applicable following the closure of the road allowance. This approach may simplify the process and reduce costs associated with obtaining appraisals and represents a more straightforward means of implementing the land exchange.

### **Conclusion:**

Based on the analysis of the options outlined above, Planning Staff recommend that Council proceed with Option 2b., to stop up and close the Napier Street West Road Allowance and pursue a land exchange with the applicant.

The proposed exchange provides an opportunity for the Town to secure a strategically located parcel that may support future intersection improvements at 10th Line and Beaver Street South. While there are no immediate operational requirements, acquiring the triangular portion of land at this time supports long-term planning considerations and may improve the Town's ability to address future transportation needs.

If Council supports Option 2b, the following steps would be undertaken:

- A by-law would be brought forward to declare the Napier Street West Road Allowance surplus to the needs of the Municipality;
- Council would be requested to authorize the initiation of the road closure process, including the stopping up and closing of the road allowance;
- Public notice of the proposed road closure and potential disposition would be provided in accordance with the Town's Sale and Other Disposition of Land Policy;
- A reference plan (survey) would be provided to the Town by the applicant to legally define the lands to be exchanged, to the satisfaction of the Town;
- Following completion of the closure process, staff would finalize the terms of the land exchange agreement, including allocation of costs, with the applicant typically responsible for all associated expenses (e.g., survey, legal, registration);
- A subsequent report and by-law would be brought forward for Council's consideration to authorize the land exchange and conveyance of lands;
- Upon Council approval, the transaction would be completed and registered on title.

## **E. Strategic Priorities**

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### **1. Communication and Engagement**

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

### **2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

### **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.

## **F. Environmental Impacts**

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There are no anticipated Environmental Impacts related to this Staff Report.

## **G. Financial Impacts**

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There are no adverse financial impacts anticipated from the observations contained within this report.

## **H. In Consultation With**

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Municipal staff through the Town's standard internal circulation process as part of the review of the application.

## **I. Public Engagement**

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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 Diksha Marwaha, [planning@thebluemountains.ca](mailto:planning@thebluemountains.ca)

## **J. Attached**

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1. Attachment 1: Richard Lamperstorfer Deputation: Land Swap Request

Respectfully submitted,

Diksha Marwaha  
Senior Planner

For more information, please contact:  
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**Report Approval Details**

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|----------------------|--|
| Document Title:      | PBS.26.027 Report in Response to January 13, 2026 deputation of Richard Lamperstorfer - Land Swap.docx |
| Attachments:         | - Attachment 1 Richard Lamperstorfer Deputation Land Swap Request.pdf                                  |
| Final Approval Date: | Apr 15, 2026   |

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

**Shawn Postma - Apr 15, 2026 - 1:06 PM**

**Tim Murawsky - Apr 15, 2026 - 2:08 PM**