

**Carrie Fairley**

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**Subject:** RE: Request to swap 10th Line & Beaver St S corner lot for Napier St W town-owned road allowance, Deputation COW Jan 13/26, Planning section

Clerk, Council,

Further to my Committee of Adjustment approval A20-2025 I would like the Town to consider swapping the end of Napier St W for my corner lot at 10th Line and Beaver St S, (named CORNER)

The CORNER would allow best future use to the Town for the existing Truck Route turning radius and allow a future sidewalk or bike path pedestrian use for walking or rolling to Tomahawk Rec Centre, or to future 25 Peel St S Rec or Campus lands.

The other option the Town presently has for widening the existing Truck Route is to expropriate my CORNER and/or the property currently with an EFL sign, along a short stretch of 10th Line.

My 'conditional approval' A20-2025 as drawn is a legal entrance from 10th Line. I cannot prepare a required site plan with any level of comfort without status. (of entrance)

This site plan I cannot prepare with any comfort level without knowing where Council stands on the legal and permanent use of the proposed 10th Line entrance.

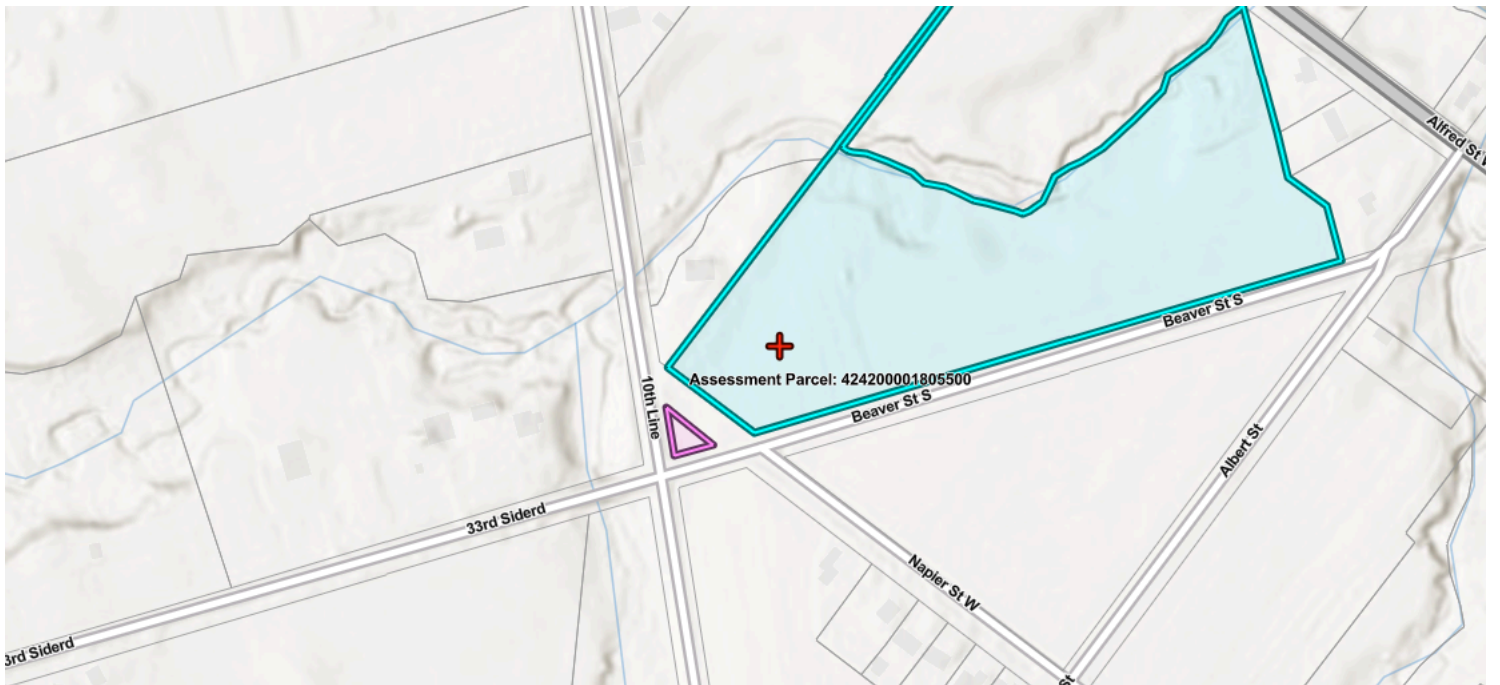
Further, based on my previous attempts brought to councils I just don't want to waste my two year CoA aka "peoples' approval" which expires October 2027, just to hear a firm Council "NO", or "we'll have to check with the Napier St tree huggers & the public- "small-town look and feel" BM Residents' associated Director ship. (dictator ship)

attachments; for my verbal presentation

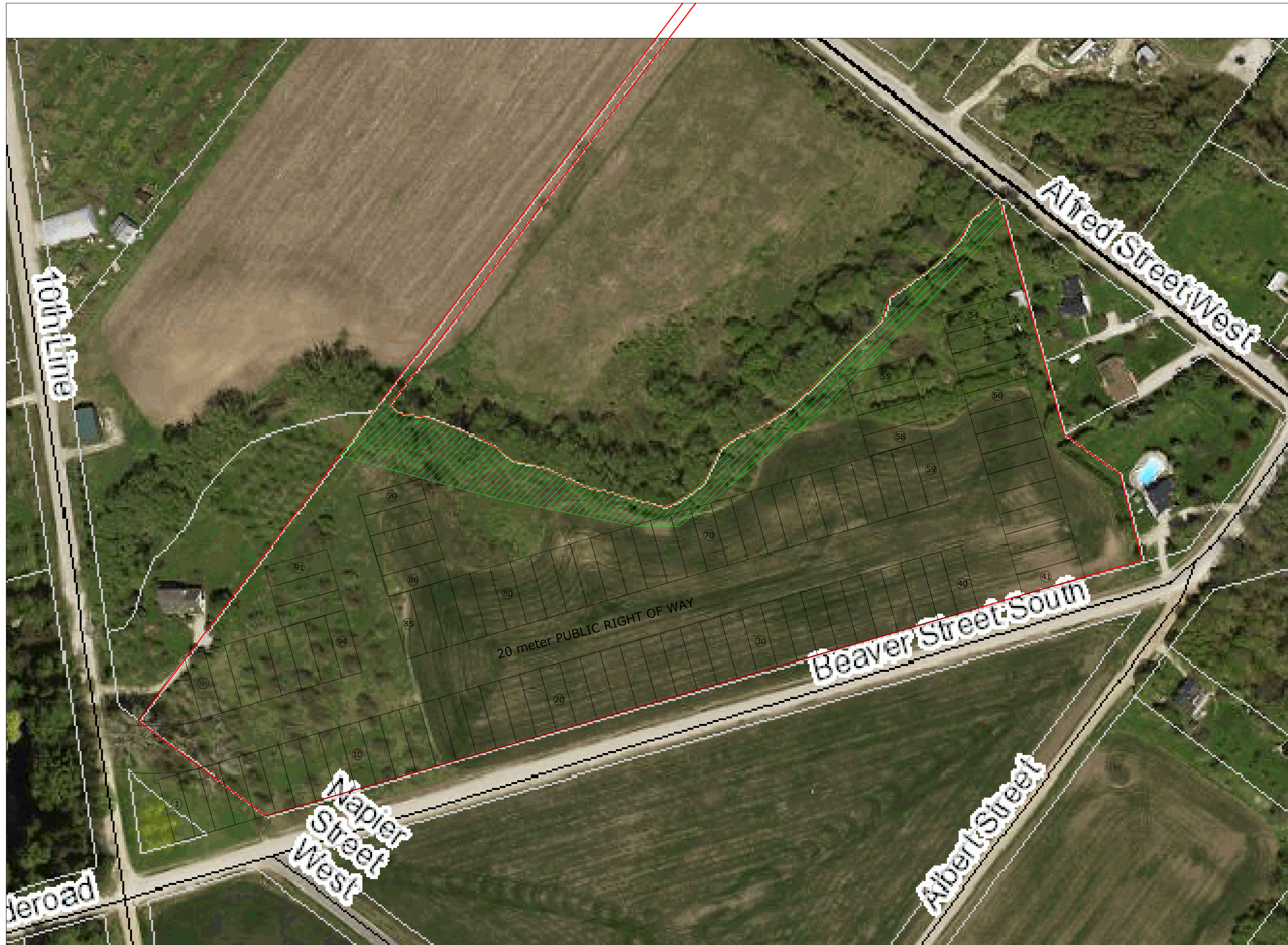
Thank you,

Richard Lamperstorfer  
Thornbury









Key Map  
Scale: NTS

**CONCEPT PLAN**

Area 4.87 ha  
12 acres

 EXISTING HAZARD (H) ZONE

101 lots - Townhouses

Lot Frontage minimum - 9 m  
Depth 28 m (90 feet)

Lot Area minimum - 250 m<sup>2</sup>

101 lots on 4.4 ha = 22.9 units/ha

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY  
DIVIDING BY 0.3048  
PROJECT: 891-17      DRAWN: AP      DATE: DECEMBER 22 2017

**DWG: 851-15-DP1**

**DCS** D.C. Slade Consultants inc.  
Planning & Development  
243 Hurontario Street, Collingwood, ON      Phone: 705.4441830



# Notice of Decision and Right to Appeal

**This is a notice about the decisions from the October 22<sup>nd</sup>, 2025, Committee of Adjustment Meeting.**

A certified copy of the Committee of Adjustment's decision is attached to this notice.

**If you disagree with this decision, you may file an appeal with the Ontario Land Tribunal (OLT).** An appeal must include the required Appellant Form and the required Fees made out to the Minister of Finance. The Appellant Form must also set out the objection to the decision and the reasons in support of the objection. Please note, only the applicant, public bodies with an interest in the matter, the Minister of Municipal Affairs and Housing, and 'specified persons', as defined by the Planning Act, are permitted to appeal decisions related to minor variance applications. These are recent changes that have been made to the Planning Act by the province.

The Appellant Form and fees must be delivered in person or by registered mail to the Secretary-Treasurer of the Committee of Adjustment:

Secretary-Treasurer  
Committee of Adjustment  
Town of The Blue Mountains  
32 Mill Street, P.O. Box 310  
Thornbury, ON, N0H 2P0

**The last date for filing an appeal is November 11, 2025, by 4:30 pm.**

More information about how to file an appeal, including the forms and fees, is available on the Ontario Land Tribunal website at <https://olt.gov.on.ca/>.

If there is an appeal to the Ontario Land Tribunal, except where all appeals are withdrawn, a hearing will be held and notice will be given to the Applicant, the Appellant, the Secretary-Treasurer of the Committee, and to anyone else as determined by the Ontario Land Tribunal.

If no appeal on this decision is received within twenty days of the decision, the decision of the Committee is final and binding. The Secretary-Treasurer will notify the Applicant and file a certified copy of the decision with the Clerk of the Town of The Blue Mountains.



Town of The Blue Mountains  
Committee of Adjustment  
Decision

In the matter of application for File No. **A20 - 2025** to consider a variance to the Town of Thornbury Zoning By-law 10-77, as amended.

**Date of Hearing:** October 22, 2025  
**Property Location:** Part Lot 13-15 Alfred Street and Part Lot 15 Napier Street  
**Owner/ Applicant:** Lamperstorfer  
**Purpose of Application:**

The effect of this application is to request a minor variance from Sections 6.3 (a), 6.20, 6.20 (b) (iii), 6.20 (b) (vi) and 6.20 (b)(vii) of the Zoning by-law:

- 1. Increase the maximum permitted height of the primary dwelling to 11 m, whereas Section 6.3(a) permits a maximum of 10.5 m;
- 2. Permit two (2) detached accessory apartments, whereas Section 6.20 permits a maximum of one (1) in the Development 'D' zone;
- 3. Increase the maximum number of bedrooms per accessory apartment to three (3), whereas Section 6.20(b)(iii) permits a maximum of two (2) bedrooms;
- 4. Permit the accessory apartments to be located a maximum of 90 metres from the primary dwelling, whereas Section 6.20(b)(vi) permits a maximum distance of 50 m; and
- 5. Increase the maximum permitted height of the accessory apartments to 5.5 m, whereas Section 6.20(b)(vii) permits a maximum of 4.5 m.

**DECISION:**

THAT the Committee of Adjustment GRANT Application **A20 - 2025** so as to permit the construction of a 1,600 m<sup>2</sup> single detached dwelling, with a proposed height of 11 m to accommodate an indoor tennis court as part of the residence. In addition, two (2) detached accessory apartments, up to a maximum of 120 m<sup>2</sup> in size, 5.5 m in height, and three (3) bedrooms shall be permitted with one accessory apartment located a maximum of 50 metres from the primary dwelling and the second accessory apartment located a maximum of 90 metres from the primary dwelling.

Conditions and Reasons For Decision:

*See Attached Schedule "A"*



Robert B. Waind

Jim Oliver  
Chairman

Michael Martin

Jan Pratt

Duncan McKinlay  
Vice Chairman

**Date of Decision:** October 22, 2025

**\*The last date for filing an appeal to the decision is November 11, 2025\***

**CERTIFICATION**

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Carrie Fairley, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.



Carrie Fairley, Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment

32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: October 22, 2025



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER PART II OF THE REGISTRY ACT  
DATE: OCTOBER 25, 1974

*D. M. Foreht*  
D. M. Foreht, O.L.S.

RECEIVED AND DEPOSITED AS  
**PLAN 16R-503**  
DATE: November 19, 1974

**CAUTION**  
This plan is not a plan of subdivision within the meaning of section 29, 32 or 33 of The Planning Act

*Lois Ward*  
Deputy LAND REGISTRAR FOR THE REGISTRY DIVISION OF GREY NORTH (Nº 16)

INDEX OF PART OF  
LOTS 13, 14 & 15 SOUTHWEST OF ALFRED STREET,  
K LOT 15 NORTHEAST OF NAPIER STREET  
ON THE PLAN OF THE TOWN OF THORNBURY  
CITY OF COLLINGWOOD · COUNTY OF GREY  
LAXTON LIMITED - 1974 -

**SURVEYOR'S CERTIFICATE**

- I HEREBY CERTIFY THAT
1. This survey and plan are correct and in accordance with The Surveys Act and The Registry Act and the regulations made thereunder
  2. The survey was completed on the 25<sup>th</sup> day of October, 1974

Date: October 25, 1974

*D. M. Foreht*  
D. M. Foreht, Ontario Land Surveyor

**NOTES :**

Bearings shown hereon are astronomic and are referred to the N52° 49' 00" W of the southwesterly limit of Alfred Street according to Ministry of Transportation and Communication plan Nº P-1671-1 registered on plan Nº 701

STREET

52° 49' 00" W 293.00 540.84 (Meas.) 539.88 (Plan 16R-353) 100.00 125.84 66.00

FRAME DWELLING

PART 1  
0.757 AC.

PART 2  
0.517 AC.

15° 17' 40" W

369.42

N 37° 11' 00" E 225.00

N 37° 11' 00" E 225.00

N 52° 49' 00" W  
100.00

N 37° 07' 00" E 234.00

Wjt (15' W)  
15.00

191.89 (Mackey, O.L.S.)  
190.09 (Meas.)

Fd. (M.T.C.)

LINE

PARK LOT 13

STREET )

Fd (1063)

PLAN OF SUBDIVISION  
PARK LOT 13  
AND PARK LOT 14  
AS SHOWN ON  
TOWNSHIP

WILLIAM J. PLANN  
SCALE: 1" = 100'

LOT

1364.20

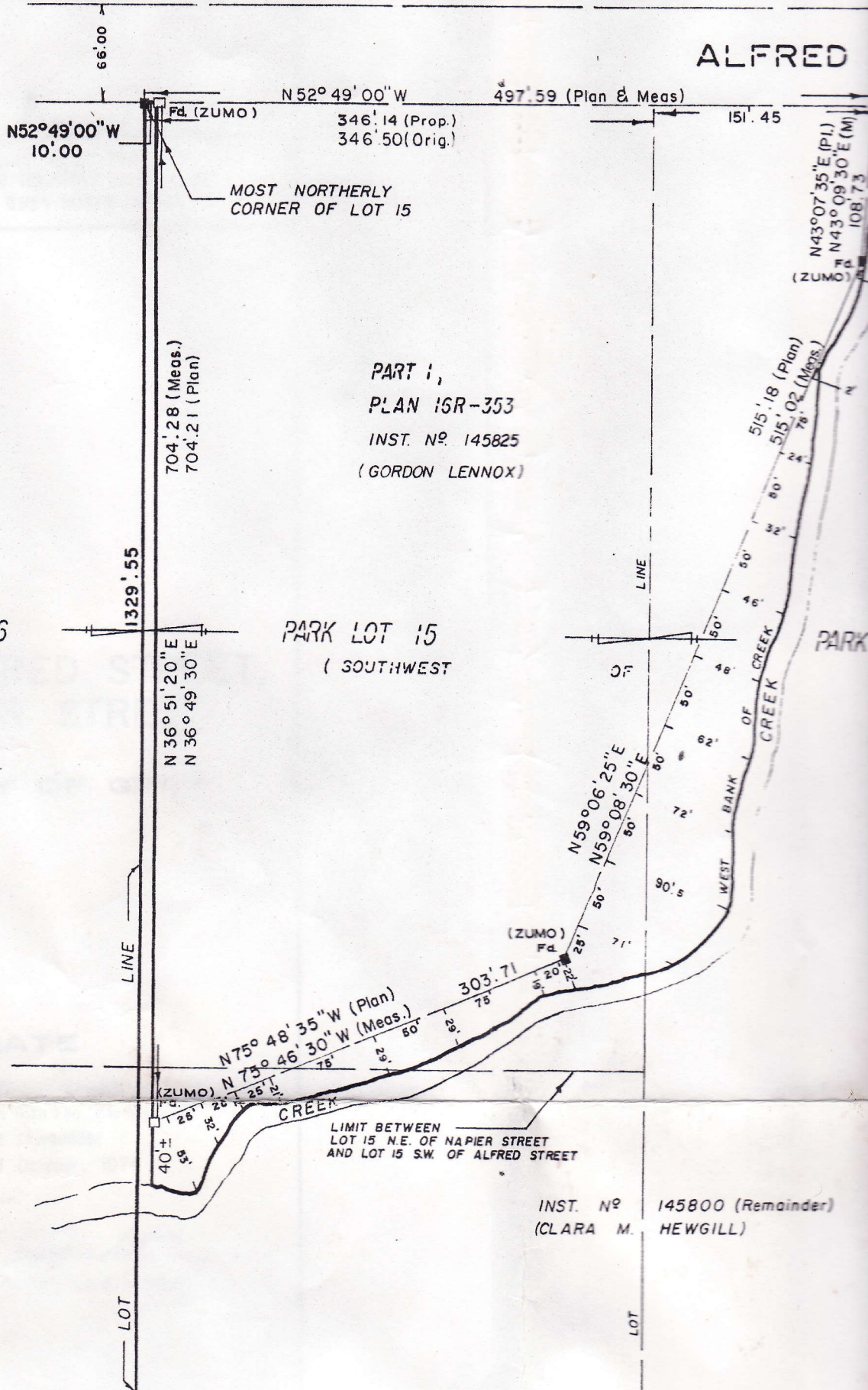
ALBERT STREET

STREET

66.00

66.00

ALFRED



PART I,  
 PLAN ISR-353  
 INST. NO. 145825  
 (GORDON LENNOX)

PARK LOT 16

PARK LOT 15  
 (SOUTHWEST)

INST. NO. 97478  
 (CHARLES C. BROWN)

INST. NO. 145800 (Remainder)  
 (CLARA M. HEWGILL)



AS TO  
WILL  
SCAL

PART 3  
13.66 AC. ±

LOT

1364'.20

BEAVER STREET  
LINE  
STREET

ALBERT STREET

PARK LOT 14  
(NORTHEAST

OF

PARK LOT 13  
(NAPIER STREET)

INST. N<sup>o</sup> 145801  
(FRANK ZAHNT)

STREET

66'.00

Fd. (1161)

66'.00

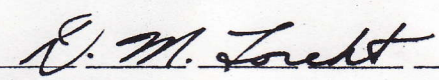
WILLIAM J. PLAXTON LIMITED - 1974 -  
SCALE: 1" = 100'

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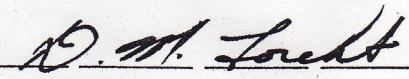
  
D. M. Foreht, Ontario Land Surveyor

### NOTES :

Bearings shown hereon are astronomic and are referred to the N52° 49' 00" W of the southwesterly limit of Alfred Street according to Ministry of Transportation and Communication plan N<sup>o</sup>. P-1671-1, registered as plan N<sup>o</sup>. 321

- Denotes Set standard iron bar (1" sq. x 48" long) unless otherwise shown
- " Set iron bar (5/8" sq. x 24" long) " " "
- FD. " Found
- MEAS, M " Measured
- PROP. " Proportioned
- PL. " Plan
- WIT. " Witness
- M.T.C. " Ministry of Transportation and Communication
- ZUMO " Zubec & Emo, O.L.S.

All hanging lines shown on this plan have been verified

<b>WILLIAM J. PLAXTON LIMITED</b>	
<b>ONTARIO LAND SURVEYORS</b>	
3259 YONGE STREET TORONTO, ONTARIO M4N 2L5 416-483-0550	
 Ontario Land Surveyor	
DATE: OCT. 25, 1974	
FOR: Mr. Allen Blott (Hewgill)	JOB N <sup>o</sup> . 74-168