

RECEIVED VIA EMAIL

From: richard lamperstorfer [REDACTED]

Sent: November-28-18 7:59 AM

To: Krista Royal <kroyal@thebluemountains.ca>

Cc: Corrina Giles <cgiles@thebluemountains.ca>; CAO <cao@thebluemountains.ca>; Shawn Everitt <severitt@thebluemountains.ca>

Subject: my email to serve as my DEPUTATION: Objection to Removal of MY 'as of right to build a single house' in the D zone of Thornbury

I object to the removal of my as of right to build a single house in the D zone of Thornbury.

I purchased this property with the clear intention to build a HOUSE for my father (since deceased) and myself, and have email records of that.

With the newish secondary suite by-law (Ontario mandated) and approved over 2 years ago by the Town I had the intention and had preliminary contact with Planning for a house and coach house and variance. I feel I was improperly lead as to LOCATION I would be allowed to build on the property.

The coach house was intended to be for my mother in B.C., the main house intended for myself.

February 2017 the Town's Director of Planning made me an OFFER with a Planner CHART (attached). As a real estate agent for A.E. Lepage in The Beach, Toronto in 1980,

I had/have NO reason to believe this was/is not a firm offer. The Director offer was email copied to the Deputy-Mayor, one Councillor, one Planner, who are still at the Town on this date.

I requested and had a meeting with the Director of Planning and the Interim CAO mid-2018 the Director stated that the Town was NOT going take away rights to build a HOUSE in D Zones due the number of objections from owners. The Director when requested by me claimed he would send me an email confirming that.... and i then sent to other parties by email that conversation, including my Victoria lawyer (working on another case for me at the time)

The Senior Planner (on a Town Video meeting (I viewed) at a later date to Director/CAO meeting) SURPRISINGLY contradicted what the Director/Interim CAO meeting direction/directive I had received on the D zones.

Early September at my request I attended a Pre-Consult meeting with the Senior Planner (since the Town had NO Director), my Planner, the Interim CAO.

At that meeting was presented one DC Slade preliminary drawing (1 of 3 drawings from Slade i own) that I felt represented the highest and best use (at that date) for my land and what I perceived as 'attainable housing' (which I attach the 1 drawing)

At this meeting the Senior Planner indicated a period of 1 to 2 decades away as (perhaps) the Town's estimate to support Slade's drawing for my lot.

Further, at the end of the meeting my planner suggested that the client (me) be allowed to build a single house using a 'Slade drawing' to retain the highest and best future-use for the property and town.... the Senior Planner rejected this idea.

Monday November 26, 2018 (after a waiting period) I met with the Town's New Director of Planning Nathan Westendorp at my request for 1.5 hours at the Town... and though it is the first time I believe a Director may provide VISION to the job, I believe that may not translate into housing (in Thornbury specially) as the New Council likely faces the newest dread 'Social Media NIMBY's.

Today (Wednesday), I appear to have several options to build a single house pursue the 'OFFER' from the previous Town Director, that option for me being LAW wait 10 to 20 years per the Senior Planner,

waste my time and money and RISK coming back to the Town (and Grey) after November 29th PASSING with some amendment stuff to the Comprehensive By-Law D zone of my as of right to build (which I have previously sent emails to the Town and confirm "I will not do that"), TO DO the same thing I have already attempted-- to place my house within a Slade drawing to retain highest and best future-use of the Thornbury property.

sell my property and buy a 'Lora Bay Area' ('pheasant run' lot offered for \$499,000, IT being the least expensive ML S lot in or near Thornbury on this date)

go to LPAT which I know little about since it replace the OMB in 2018 which i did understand.

wait 10 years from the 2016/2018 for a New Official Plan and Comprehensive By-Laws.

abandon the property, not maintain, not pay my taxes, resulting in eventual sale by the Town under their right to sell for unpaid taxes

APPLY for a Building Permit today, November 28, 2018 for a single house. YES, I WILL DO THIS!!!

and failing getting a B.P. in a timely manner I will consider legal action.

I will get to work on this NOW (including preparing a cheque) and attend TBM building Department counter TODAY.

I will likely attend the meeting, but will unlikely speak, it's not my thing, and more so not my thing on video.

Richard Lamperstorfer

note:I will send attachments separately, not with this email.



Michael Benner <mbenner@thebluemountains.ca>

Fri, Feb 3, 2017, 11:50 AM

to me, Gall, John, Denise

Hello Mr. Lamperstorfer,

I have been following the email thread between yourself and Denise, and after discussing the matter further with her, there appears to be a couple of different paths we can follow to facilitate a build on your property. I am thinking that it may be best to meet to go over your ideas as email can get a bit long winded after a bit. I also understand that you have developed a mistrust with the Town's planning department in the past and I would very much like to take the opportunity to change that perception.

I am also gathering that you are still in the planning stages, and having personally built a couple of houses myself, I know the importance of getting as much information as possible in the early stages to avoid surprises later. As such, Denise has put together the following table describing the Town and County Development Charges that would be payable at the building permit stage. Councillor McGee suggested, and we agree, that this would be better provided up front rather than at the time of building permit issuance.

Property at Roll 18-141-01 is subject to Roads and Soft Services Costs. The County charges are based on Detached Residential - it has not been confirmed if a detach accessory unit would be an apartment or the detached charge.

	Dwelling Size	Town Charges 2017*	Grey County Charges 2017*	Total
"Coach House" residential unit	100 sq m Is Residential "C"	\$11,685	\$5,425 (detached unit - all one fee)	\$17,110
Main House	332 sq m Is Residential "A"	\$17,528	\$5,425 (detached unit - all one fee)	\$22,953
			TOTAL	\$40,063

*Fees based on 2017 by-law and subject to change. Grey County fees for 2018 are posted on their website.

Looking forward to chatting with you and please do not hesitate to contact me should you require anything further.

Regards,

Michael

Michael Benner, MCIP RPP
Director, Planning and Development Services

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RECEIVED VIA EMAIL

----- Forwarded message -----

From: **richard lamperstorfer** [REDACTED]

Date: Mon, Nov 26, 2018 at 1:22 PM

Subject: sept 05/18 'Pre-Consult 8 meter Townhouse', and earlier drawings by David Slade

To: <nwestendorp@thebluemountains.ca>

Cc: lamperstorfer <[REDACTED]>

Nathan Westendorp,

Attached are the original Singles and Townhouse plans by DC Slade that I forgot to bring to the meeting this morning.

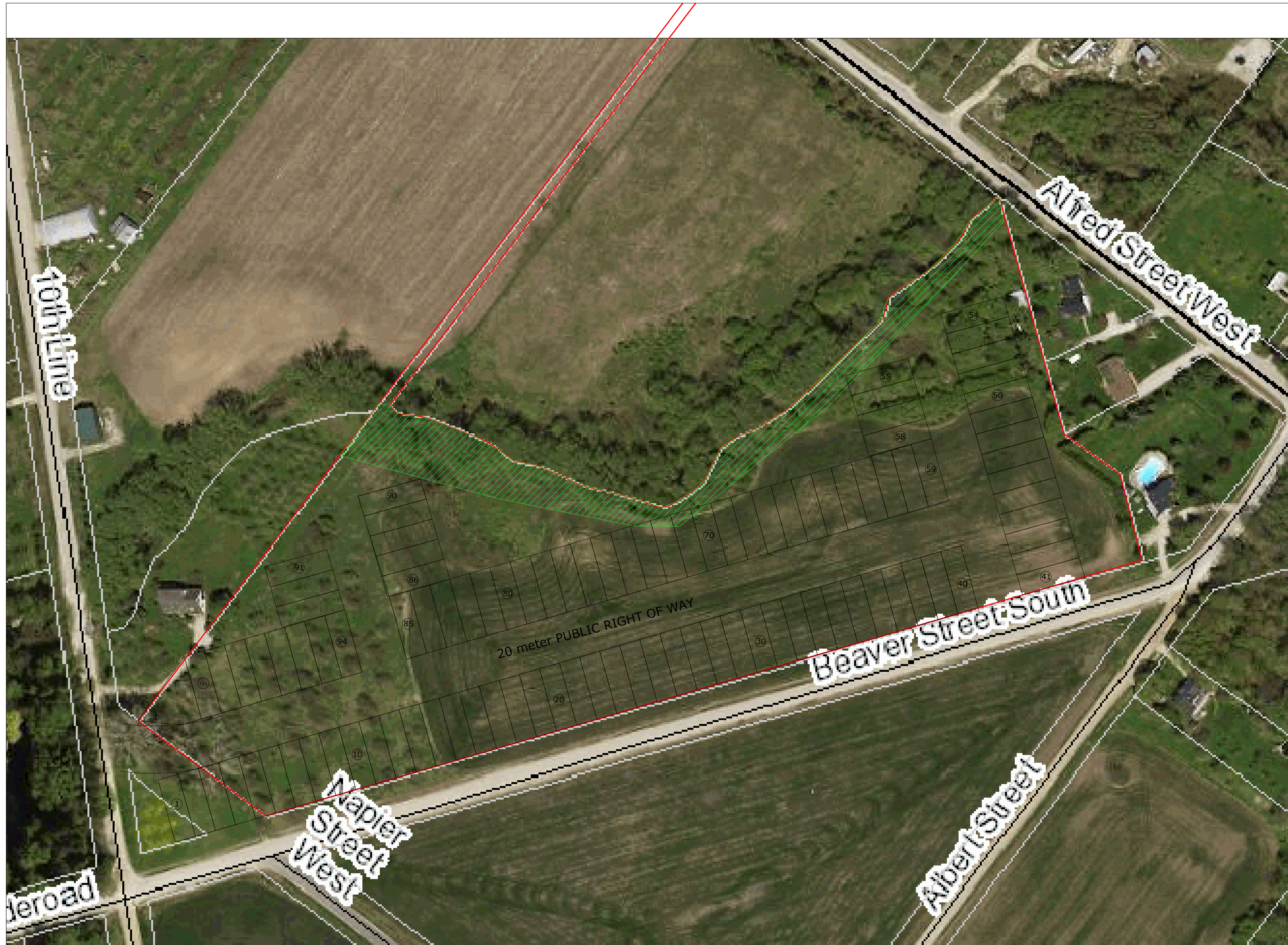
The 8 m Townhouse Plan was done later, with my input/request to Andrew, to tweak the entrances and frontage from 9m to 8m, though it did not increase units much I thought it better (though I am less sure today if that is true)

Only the 8 m Plan was presented at the Pre-Consult Meeting attended by Shawn Postma, Pascuzzo Planning (Andrew), Interim CAO (Shawn Everitt), and myself September 5, 2018 at the Town.

Yesterday using basic math only if estimated '6 meter Towns' increased the Units to approx 150 (using the 9 m drawing of 101 units)

Thanks,

Richard Lamperstorfer



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 m²

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



Key Map
Scale: NTS

CONCEPT PLAN

Area 4.87 ha
12 acres

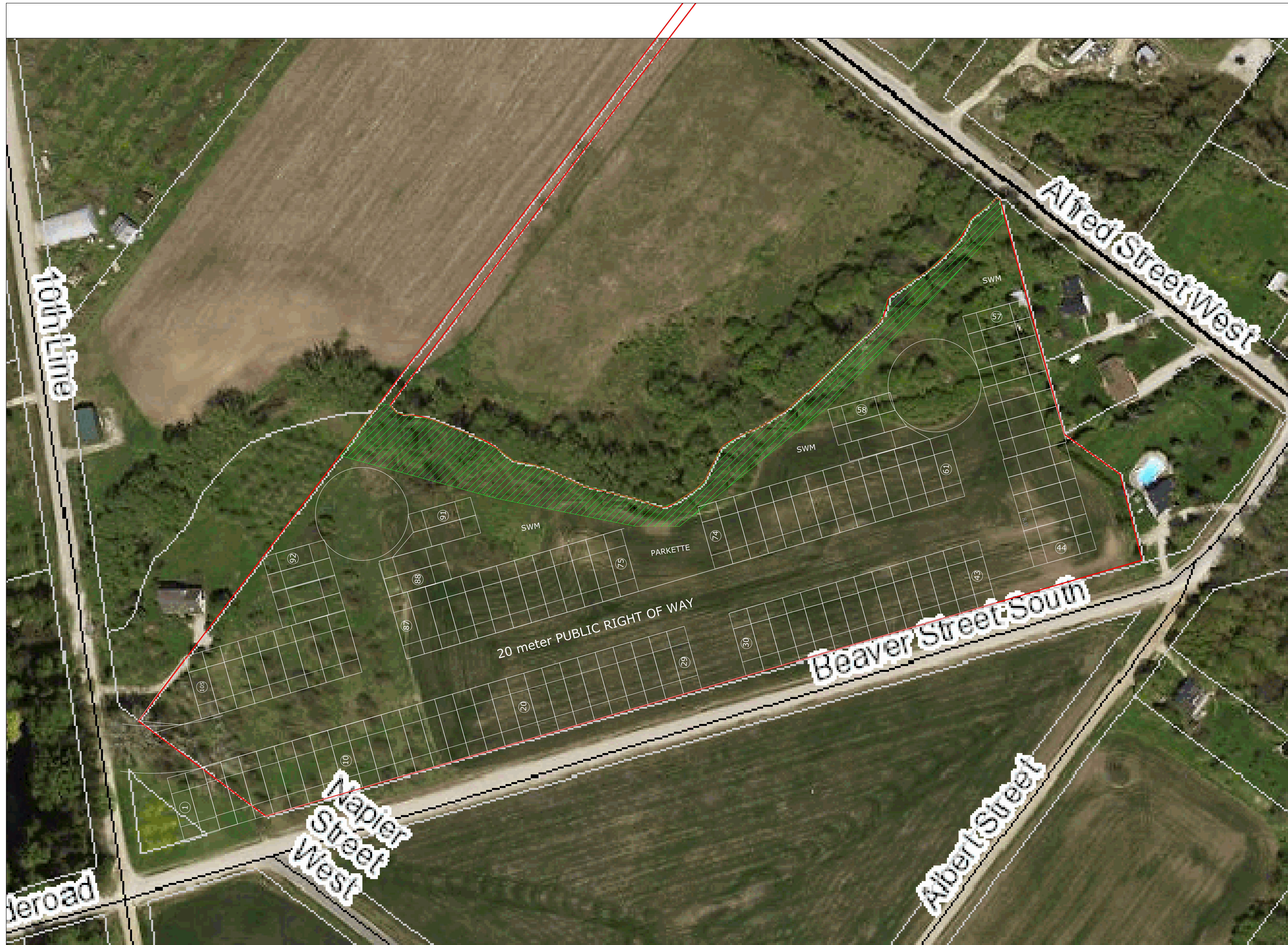
 EXISTING HAZARD (H) ZONE

- 56 lots - single family homes
- Lot Frontage minimum - 15 m (50 feet)
Depth 28 m (90 feet)
- Lot Area minimum - 410 m² bylaw requires 460 and 600 on corner lots
- 56 lots on 4.4 ha = 12.8 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

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Key Map
Scale: NTS

CONCEPT PLAN

Area 4.87 ha
12 acres

 EXISTING HAZARD (H) ZONE

105 lots - Townhouses

Lot Frontage minimum - 8 m (26 feet)
Depth 28 m (90 feet)

Approximately 1200 ft² first floor
building envelopes
6 m front yard setback
7 m rear yard setback

Lot Area minimum - 220 m²

Density
105 lots on 4.4 ha = 23.9 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: AUGUST 2018

DWG: 851-15-DP3

DCS D.C. Slade Consultants inc.
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