



Staff Report

Planning & Building Services – Planning Division

Report To: COW - Operations, Planning and Building Services
Meeting Date: August 26, 2025
Report Number: PBS.25.060
Title: Report in response of deputation of Travis Sandberg of Dunncap re: Towns of Thornbury request for condo exemption
Prepared by: Shawn Postma, Manager of Community Planning

A. Recommendations

THAT Council receive Staff Report PBS.25.060, entitled "Report in response of Travis Sandberg of Dunncap re: Towns of Thornbury request for condo exemption";

AND THAT Council of the Town of The Blue Mountains has no objections to the request from The Towns of Thornbury for Condominium Exemption in order to register a Plan of Condominium on Town Plot Part Lot 10 Louisa W/S RP 16R1213 Part 4.

B. Overview

Dunncap on behalf of Louisa GP Inc owners of the Towns of Thornbury has requested Council support for Condominium Exemption in order to register a Standard Plan of Condominium on the subject lands. Condominium Exemptions are at the discretion of the County of Grey and are generally used where a development has proceeded through a Planning Act process and public meeting within 3 years of the request for Condominium approval. If the request is made after 3 years, the County may consider a Condominium Exemption if supported by the Municipal Council. Without Condominium Exemption support, the owner would be required to apply for the traditional Draft Plan of Condominium, fulfill conditions, and then register the Condominium. In this case, Site Plan Approval has been issued and a Site Plan Agreement has been executed detailing development requirements including collection of Town Fees and Securities. Based on the above, Planning Staff are of the opinion that the Condominium Exemption process is appropriate and recommend that Council pass a motion in support of the Condominium Exemption. County Staff can then issue a final decision.

C. Background

The Towns of Thornbury Townhome development was originally approved through a Zoning By-law Amendment in 2018 and Site Plan Approval in 2020. Construction started and proceeded slowly with the project ultimately stalling out in 2022 and restarted again by Dunncap in 2024. The project is nearing final completion, and Dunncap has now requested Council support to

proceed to Condominium registration by way of Condominium Exemption. In support of this request Dunncap provided a deputation to Council in June 2025.

The Towns of Thornbury was always considered to become a future Condominium Corporation. The Condominium was intended to be established after construction is substantially completed by way of Condominium Exemption. If construction had been substantially completed within 3 years of the application, the County of Grey has the staff delegated approval authority and policies in place to grant the exemption. Because the 3 year timeline has lapsed, County policy requires support from the local municipality before they would consider the exemption request. The 3 year timeline is in place to ensure that other residential developments (such as a rental apartment building) cannot automatically request to convert from rental units to Condo units without support of the local municipality. In the case of the Towns of Thornbury, the future condominium ownership was anticipated from the start.

The proposed condominium plan pertains to ownership tenure and does not change the use of the project, does not permit any further development, or alter the project in any further way. The fully executed Site Plan Agreement will remain in effect and will continue to govern the site in perpetuity.

The Dunncap deputation outlined the status of the development and historical overview. It is noted that the building construction is now substantially complete and that occupancy will be available shortly. Condominium Exemption is required in order to complete final transactions for the new residents.

Based on the above, Planning Staff has no objections to the Towns of Thornbury to proceed by way of Condominium Exemption.

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

There are no adverse environmental impacts anticipated.

F. Financial Impacts

There are no adverse financial impacts anticipated.

G. In Consultation With

Tim Murawsky, Acting Director of Planning and Building Services

H. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting which took place in October 2018. A new public meeting is not recommended as those who provided comments at the Public Meeting were addressed as part of the Zoning By-law Amendment process and Site Plan Approval. A fresh public meeting to collect comments on the Condominium Exemption process is not required or recommended. Any comments regarding this report should be submitted to Shawn Postma, planning@thebluemountains.ca

I. Attached

1. Nil

Respectfully submitted,

Shawn Postma
Manager of Community Planning

For more information, please contact:
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Report Approval Details

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Attachments:	
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 - 12:23 PM