



Staff Report

Planning & Development Services – Planning

Report To:	Committee of the Whole
Meeting Date:	April 24, 2017
Report Number:	PDS.17.33
Subject:	Planning Applications – March, 2017
Prepared by:	Lori Carscadden – Agreement Co-ordinator and Secretary/Treasurer Committee of Adjustment

A. Recommendations

THAT Council receive Staff Report PDS.17.33 “Planning Applications – March, 2017” for information purposes.

B. Overview

This reports outlines all planning applications for the month of March, 2017.

C. Background

1. Robert & Vicki Clarke – deeming by-law – 119 & 121 Lake Drive – File #P2473
2. Clarksbury Lands Corporation (Sorichetti/Georgian Glen) – Planning rezoning & draft plan of subdivision & securities, Engineering rezoning & draft plan of subdivision & securities – File #'s P2474 & P2475E
3. Second Nature Phase 2 – zoning by-law amendment & redline revision – File #'s P2476 & P2477E
4. Jeff & Heather Gamble – triplex securities, Lot 1, Plan 733 – File #P1838
5. Neighbourhoods of Delphi Point – draft plan extension request 42-CDM-2007-15 – File #P1620
6. Blevins Developments (#1382491 OntLtd/Cottages of Lora Bay) – zoning by-law amendment and redline revision – File #P2482
7. Trevor & Jan Temple – minor variance fence – 151 Bay St.W. – File #P2483
8. Parkbridge Lifestyle Communities – site plan review, part lot control, removal of holding symbol, agreement preparation – File #'s P2433 & P2433E
9. Beaver Valley Outreach (BVO) – zoning by-law amendment, 64 Bruce St.S. – File #P2485
10. Sherri Hedd – correction of title – part Lot 20, Concession 10, Hwy26 – File #2486

D. Analysis: n/a

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

F. Environmental Impacts: n/a

G. Financial Impact

Applicant	Planning Fees & Securities	Agreement Preparation & Security Fees	Engineering Fees	Total Fees
Clarke	\$535.00	0	0	\$535.00
Clarksbury	\$4,400.00 \$13,730.00	\$5,000.00 \$5,000.00 \$5,000.00	\$1,000.00	\$34,130.00
Second Nature Ph2	1,640.00 810.00		\$7,500.00	\$9,950.00
J&H Gamble	0	\$107,047.00	0	\$107,047.00
Neighbourhoods of Delphi Point	\$810.00	0	0	\$810.00
Blevins	\$9,140.00	0	0	\$9,140.00
Temple	\$990.00	0	0	\$990.00
Parkbridge	\$16,470.00	\$14,000.00	\$15,000.00	\$45,470.00
BVO	\$1640.00	0	0	\$1,640.00
Hedd	\$1610.00	0	0	\$1,610.00
TOTAL	\$51,775.00	\$136,047.00	\$23,500.00	\$211,322.00

H. In consultation with: n/a

I. Attached: Development Applications Process Chart

Respectfully submitted,

Michael Benner
Director of Planning and Development Services

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED March 31, 2017 "APPENDIX A"
		ACTIVE				
1	MB	Craileith Resort Park	P486		10/16/2009	
		Site Plan				Conditional approval
	BW/TG	Site Plan	P486E			
		Agreement				Awaiting securities
2	SP/DW	McPherson Builders (Home Farm)	P2067		06/25/2015	
		Official Plan Amendment				New OP appealed to OMB
		Official Plan Amendment				New OP appealed to OMB
		Subdivision				Working with GSCA & Crozier
		Subdivision	P2067E			Working with GSCA & Crozier
		Zoning By-law Amendment				Complete application
3	MB	Tyrolean Village Phase 3 (Arlberg)	P1597		02/11/2013	
		Subdivision				Drawings accepted
		Agreement				John Metras working on agreement
		Subdivision	P1597E			PRV to SMT
4	SP	Gibraltar Mills (Ice River Springs Water Co. Inc., #1359629 Ontario Inc.)	P1960		08/21/2014	
		Zoning By-law Amendment				Full force & effect
		Site Plan				In place with conditions
		Agreement				Applicant reviewing agreement
5	SP	Windfall (Medium Density Block)	P1902		08/04/2014	
		Official Plan Amendment				Approved by OMB
		Zoning By-law Amendment				Approved by OMB
		Site Plan				Approved by OMB, pending AFC & Agreement
	BW/TG	Site Plan	P1904E			Awaiting another submission
		Agreement				Working on agreement
6	SP/JM	Windfall Phase 2C - Sub Agree.	P2457		20/01/2017	New agreement req'd
	BW/TG	Sub.Agree	P2457E		20/01/2017	Comments due to applicant
7	MB	Blueview Chateaux	P1933		10/31/2014	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board
		Ontario Municipal Board			08/14/2015	Appeal filed
		Official Plan Amendment	P2368		09/14/2015	Council refused application
		Site Plan Approval	P2369		08/08/2016	Appealed to Ontario Municipal Board
		Site Plan Approval	P2369E		08/08/2016	
		Ontario Municipal Board	P2435		12/30/2016	OPA Appeal
8	SP	Sleepy Hollow Development Inc. East (Streetcar Developments, Mallins)	P1794		05/13/2013	
		Official Plan Amendment				Approved
		Plan of Subdivision				Awaiting information
		Zoning By-law Amendment				Approved
		Removal of Holding 'h'				New application

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED March 31, 2017 "APPENDIX A"
		ACTIVE				
		Plan of Subdivision Agreement	P1795E		04/30/15	Next submission received - Engineering review Required
9	DW	2223117 Ontario Inc.(Gibraltar Sand & Gravel)	P2262		08-Feb-16	
		Official Plan Amendment				Report to COW required
		Zoning By-law Amendment	P2263		08-Feb-16	
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
10	SP	Millpond Homes Phase 5	P2299		04/04/2016	
		Amendment to Agreement				Awaiting agreement from John Metras
	BW/TG	Millpond Homes Phase 5	P2295E			AFC approval received
11	MB	Peaks Bay	P2300		04/04/2016	
		Removal of Holding 'h'				Complete
	JM	Mods to Development Agreement	P645		09/05/2016	Working on agreement
12	SP	Matesa Enterprises	P2337		30/05/2016	
		Condominium				New design submitted
	BW/TG	Condominium	P2337E			Awaiting second submission
13	MB	Blue Trails (Eden Oak)	P1907		05/15/2012	
		Subdivision				OMB Prehearing 08/11/2016
		Subdivision	P1907E		09/11/2015	Forwarded to Crozier's for review
		Official Plan Amendment				OMB Hearing April 3-7, 2017
		Zoning By-law Amendment				OMB Hearing April 3-7, 2017
		Ontario Municipal Board Hearing	P2277		03-Sep-16	OMB Hearing April 3-7, 2017
		Agreement				Brian W to look at agreement
14	SP/DW	Second Nature - Skyline Blue Mtn.	P2		27-May-16	
		Subdivision	P2			
	BW/TG	Subdivision	P2358E			Second submission received
		Subdivision - Red Line Revision	P2358		29-Jun-16	Awaiting County approval
		Agreement				
15	SP	Second Nature Phase 2 - Skyline				
		Zoning By-law Amendment	P2476		March 07/2017	Incomplete application
	SP/BW	Redline Revision	P2477/ P2477E		March 07/2017	Incomplete application
16	MB	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	
		Agreement				Hensall preparing Environmental Report - working on preservicing agreement
	BW/TG	Agreement	P2104E			AFC's ready, agreement required
	BW/TG	Claims By Municipality	P2409E		13/10/2016	In progress
17	SP	Sleepy Hollow Development Inc. West	P1860		06/05/2014	
		Subdivision				Draft Plan approved
		Zoning By-law Amendment				Draft Plan approved

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED March 31, 2017 "APPENDIX A"
		ACTIVE				
		Ontario Municipal Board Appeal Agreement	P1989			Minutes of Settlement accepted, decision given Required
	BW/TG	Subdivision	P1860E		06-May-15	Awaiting SWM plan
18	SP	Parkbridge	P2433		12/23/2016	
		Subdivision				Public Meeting Required
	TG/BW	Subdivision	P2433E			
		Zoning	P2434			
19	SP	Blue Mountain Storage Inc.	P2445		23/12/2016	
		Site Plan				Under review
		Site Plan	P2446E			Under review
20	SP	Timberwolf	P2461		30/01/2017	
		Zoning By-law Amendment	P2461			Public Meeting - 04/03/2017
	BW	Zoning By-law Amendment	P2461E			
21	DW	Robert & Vicki Clarke	P2473		Mar02/17	
		Deeming By-law				New application
22	SP	Clarksbury Lands Corp				
		Zoning By-law Amendment	P2474		13/02/2017	Incomplete application
		Draft Plan of Subdivision	P2475		13/02/2017	Incomplete application
	BW	Zoning Review & DP Subdivision	P2475E		13/02/2017	Incomplete application
		Agreement				Required
23	DW	Adams (Branch property)	P2464		24/02/2017	
		Redline Revision				New application, awaiting fees
	BW	Adams (Branch property)	P2464E		02/03/2017	1st Eng.submission, awaiting fees
24	MB	Trailwoods Phase 3			12/18/2013	
		Draft Plan	P2484			Draft Plan extended for 3 years; agreement signed
25	DW	2399494 Ont Inc (Peaks Meadows)	P2351		24-Jun-16	
		Zoning By-law Amendment	P2351		24-Jun-16	Incomplete application
		Subdivision	P2352		24-Jun-16	Incomplete application
	BW/TG	Subdivision	P2352E		24-Jun-16	Incomplete application, fees received
26	SP	Windfall Phase 2b	P2349		23-Jun-16	
		Subdivision Agreement				
		Removal of Holding 'h'	P2397			
		Subdivision	P2367			Clearance forwarded to County of Grey
27	MB	Blevins (Cottages @ Lora Bay)				
		Zoning By-law Amendment	P2481		10-Mar-17	Public Meeting 04/25/2017
		Redline Revision	P2482		10-Mar-17	Public Meeting 04/25/2017
	BW	Redline Revision	P2482E			Public Meeting 04/25/2017
		ENGINEERING				
28	TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
		Engineering Review				Received final drawings

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		ACTIVE				PDS.17.33 - Attachment #1
29	TG/BW	Windfall Phase 2A	P1998E			Security Reduction request in progress
30	TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued
31	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
32	TG/BW	King & Brookeast	P1530E			Site Plan Agreement - requires registration
33	TG/BW	Blue Horizons	P1712E			Security Reduction, Certificate of Basis Services
34	TG/BW	Thornbury Meadows (Telfer)	P79E			Under construction, security reduction request
35	TG/BW	Ridgeview (Hillside, St. Anton)	P251E			Awaiting application & fees
		CONSENTS				
36	SP	David Rose				
		Consent B13-2016	P2427		05/12/2016	Report to 04/03/2017 COW
		Rezoning	P2428		05/12/2016	
37	SP	William Carty - B01-2017	P2443		02/01/2017	Appeal period
38	DW	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	On hold
39	DW	RSV Investments Inc - B03-2017	P2451		10/01/2017	Report to COW 04/24/2017
40	DW	Lindsey Young & Richard Skinner			16/01/2017	
		Zoning By-law Amendment	P2454			Approved
		Site Plan Review	P2455			
42	DW	Suleman / Wessinger - 2 easements	P2459		30/01/2017	Public Meeting 04/03/2017
43	DW	Tyrolean Village Resorts B06-2017	P2465		Feb07/17	Public Meeting 04/24/2017
44	DW	Susan Harvie (Bruce Trail Conservancy)	P2470		23/02/2017	Public Meeting 04/24/2017
45	DW	Sherri Head - B08-2017	P2486		28/03/2017	New application
		MINOR VARIANCES				
46	DW	Denise Swartz A02-2017	P2350		27-Jan-17	Appeal period
47	DW	Doug Adams A04-2017	P2463		02-Feb-17	Appeal period
48	DW	T&J Temple A05-2017	P2483		13-Mar-17	PubMtg Apr18-17
		PRE-CONSULTATION				
49	MB	Mark Rotundo	P2449		01/09/2017	Letter required
50	DW	Lesiak & Lehmann	P2478		09/03/2017	New application
51	MB/DW	Lora Bay Phase 4	P2480		03/10/2017	New application
52	SP	Parvinder Parmvir (Full Stop Services)	P2487		03/30/2017	New application
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				
53		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
54		Chasson			05/09/2007	DPA - clearing conditions

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		ACTIVE				PDS.17.33 - Attachment #1
55		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
56		Tyrolean Lowlands				No status, OMB in 90's
57		Taberra				No status, OMB in 2000's
58		Intrawest - Trillium House				DPA - clearing conditions
59		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
60		Terrasas (Meridian Credit Union/Craigeith Development)			09/14/2012	Ct. Council decision received
61		2220740 Ontario Inc (Romspen)			19/04/2010	
		Official Plan Amendment	P299			Premature application until new Official Plan complete
		Zoning By-law Amendment	P301			Premature application until new Official Plan complete
		Draft Plan	P300			Premature application until new Official Plan complete
62	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
63	SP	2341040 Ontario Ltd. (Thornbury Gas Station)	P1664		05/23/2013	
		Zoning By-law Amendment				Approved
		Site Plan				Conditional approval
		Agreement				Final draft to applicant
		Site Plan	P1666E			Complete
64	SP	Skyline Blue Mountain Develop (Village) Building "F"				
		Draft Plan of Condo	P2419		16-Nov-16	Incomplete application
	TG/BW	Draft Plan of Condo	P2419E			Incomplete application
		SPECIAL PROJECTS				
1		Site Plan Approval Guidelines				
2	SP	Community Design Guidelines				
3	SP/MB	Zoning By-law				In process
4	SP/MB	Official Plan				4 appeals resolved
5		Community Improvement Plan				
6	MB/AR	Active Transportation Study - Thornbury				Interim Report received
7	MB	Development Services Fees Review				Report to COW 04/03/2017
8	MB	Development Manual				
9	BW/TG	Engineering Standards				
10	BW/TG	Stormwater Master Plan Study				
11	BW/TG	Assumption of Legacy Subdivisions				
12	BW/TG	Security Policy				Report to COW required
13	BW/MB	Clarksburg Holding Tanks				
14	MB	Wind Turbines				Report to COW required

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		ACTIVE				PDS.17.33 - Attachment #1
15	MB	Filing - hard copy vs digital				
16	MB	Landing strip on temporary Slabtown Road				Letter to neighbour required
17	GM/MB	Septic Systems under the OBC				
		Projects in bold mean they are actively being worked on				