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Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: June 26, 2017
Report Number: PDS.17.52
Subject: Planning Applications – Month of May, 2017
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.17.52 “Planning Applications – Month of May, 2017” for information purposes.

B. Overview

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

C. Background

1. Anna Aagaard & Darrell Noseworthy – rezoning for Bed & Breakfast - 138 Bayview Avenue – File #P2503
2. Roxanne McEwan – minor variance for privacy fence - 315 Sunset Blvd – File #2505
3. Skyline Blue Mountain (Second Nature Phase 1) – removal of holding ‘h’, pre-servicing agreement & subdivision agreement – File #'s P2510, P2511, P2512
4. Parkbridge Lifestyle Communities – minor variance for sales centre – Part Lot 161, Plan 529, Grey Road 19 – File #P2516
5. Deborah D’Arcy & Daniel McNevin – severance – 361 Sunset Blvd – File #P2517
6. Peter Firstbrook & Christine Morrad – site plan review – 415916 10th Line – File #P2518
7. David Inch – minor variance for garage – Part Lot 26, Plan 16M-23, Ellis Drive – File #P2524
8. Suzanne Blasdale & Jamie Holland – minor variance to allow for pool & shed – Lot 1, Plan 1023, Napier Street – File #P2528

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
Aagaard/Noseworthy	\$1,705.00	0	0	\$1,705.00
McEwan	\$1,030.00	0	0	\$1,030.00
Skyline Blue Mtn (Second Nature Ph1)	\$895.00	\$2,720.00 \$8,945.00	0	\$12,560.00
Parkbridge	\$1,030.00	0	0	\$1,030.00
D'Arcy & McNevin	\$1,675.00	0	0	\$1,675.00
Firstbrook/Morrad	\$270.00	0	0	\$270.00
Inc	\$1,030.00	0	0	\$1,030.00
Blasdale/Holland	\$1,030.00	0	0	\$1,030.00
TOTAL	\$8,665.00	\$11,665.00	0	\$20,330.00

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 May 31, 2017 "APPENDIX A"
		ACTIVE				
1	SP/DW	McPherson Builders (Home Farm)	P2067		06/25/2015	
		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
2	MB	Tyrolean Village Phase 3 (Arlberg)	P1597		02/11/2013	
		Subdivision				Drawings accepted
		Agreement				Awaiting securities
		Subdivision	P1597E			PRV to SMT
	DW	Site plan review Lot 3	P2502		27/04/2017	New application
3	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
4	SP/JM	Windfall Phase 2C - Sub Agree.	P2457		20/01/2017	
		Subdivision Agreement				New agreement required
	BW/TG	Subdivision Agreement	P2457E		20/01/2017	2nd submission drwngs rec'd May29/17
5	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
6	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
		Plan of Subdivision	P1795E		04/30/15	Awaiting cost estimate & updated drawing
		Agreement				Required
7	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
8	MB	Peaks Bay	P2300		04/04/2016	
		Removal of Holding 'h'				Complete

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED May 31, 2017 "APPENDIX A"
		ACTIVE				
	JM	Mods to Development Agreement	P645		09/05/2016	Working on agreement
9	SP	Matesa Enterprises	P2337		30/05/2016	
		Condominium				Considering redesign
	BW/TG	Condominium	P2337E			Awaiting second submission
10	MB	Blue Trails (Eden Oak)	P1907		05/15/2012	
		Subdivision				Awaiting decision
		Subdivision	P1907E		09/11/2015	Forwarded to Crozier's for review
		Official Plan Amendment				Awaiting decision
		Zoning By-law Amendment				Awaiting decision
		Ontario Municipal Board Hearing	P2277		03-Sep-16	Awaiting decision
		Agreement				Brian W to look at agreement
11	SP/DW	Second Nature - Skyline Blue Mtn.	P2		27-May-16	
		Subdivision	P2			
	BW/TG	Subdivision - Red Line Revision	P2358E			Second submission received - Fourth submission rec'd May30/17
		Subdivision - Red Line Revision	P2358		29-Jun-16	Awaiting County approval
		Preservicing Agreement	P2511		12-May-17	New application
		Subdivision Agreement	P2512		12-May-17	New application
		Removal of Holding 'h'	P2510		12-May-17	New application
12	MB	Second Nature Phase 2 - Skyline				
		Zoning By-law Amendment	P2476		03/07/2017	Incomplete application
	BW	Redline Revision	P2477/ P2477E		03/07/2017	Public Meeting 06/26/2017
13	MB	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	
		Agreement				Finalizing preservicing agreement
	BW/TG	Agreement	P2104E			AFC's ready for crossing, condo drawings being reviewed, agreement required
		Claims By Municipality	P2409E		13/10/2016	In progress
14	SP	Sleepy Hollow Development Inc. West	P1860		06/05/2014	
		Subdivision				Draft Plan approved
		Zoning By-law Amendment				Draft Plan approved
		Ontario Municipal Board Appeal	P1989			Minutes of Settlement accepted, decision given
	BW/TG	Agreement				Required
		Subdivision	P1860E		06-May-15	SWM received and sent back for minor edits
15	SP	Parkbridge	P2433		12/23/2016	
	TG/BW	Subdivision				Follow up meeting with developer required prior to scheduling Public Meeting
		Subdivision	P2433E			Awaiting submission
		Zoning	P2434			
16	SP	Blue Mountain Storage Inc.	P2445		23/12/2016	
		Site Plan				First submission comments sent
		Site Plan	P2446E			2nd submission rec'd May5/17
17	SP	Timberwolf	P2461		30/01/2017	

PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED May 31, 2017 "APPENDIX A"
	ACTIVE				
BW	Zoning By-law Amendment	P2461			In appeal period
	Zoning By-law Amendment	P2461E			
18 SP	Clarksbury Lands Corp				
	Zoning By-law Amendment	P2474		13/02/2017	Report to COW - MOU on 06/26/2017
BW	Draft Plan of Subdivision	P2475		13/02/2017	Under review for completeness
	Zoning Review & DP Subdivision Agreement	P2475E		13/02/2017	Incomplete application Required
19 DW	Adams (Branch property)	P2464		24/02/2017	
BW	Redline Revision				Reviewing application
	Adams (Branch property)	P2464E		02/03/2017	1st Eng.submission comments sent
20 MB	Trailwoods Phase 3			12/18/2013	
	Draft Plan	P2484			Draft Plan extended for 3 years
	Agreement				Agreement signed, awaiting securities
21 DW	2399494 Ont Inc (Peaks Meadows)	P2351		24-Jun-16	
	Zoning By-law Amendment	P2351		24-Jun-16	Incomplete application
BW/TG	Subdivision	P2352		24-Jun-16	Incomplete application
	Subdivision	P2352E		24-Jun-16	Incomplete application, fees received
22 MB	Blevins (Cottages @ Lora Bay)				
	Zoning By-law Amendment	P2481		10-Mar-17	Open House required
BW	Redline Revision	P2482		10-Mar-17	Open House required
	Redline Revision	P2482E			Open House required
23 DW	Beaver Valley Outreach	P2485		22/03/2017	
	Zoning By-law Amendment				Report to COW 06/26/2017
24 DW	Heinrich	P2468		25/02/2017	
	Stop Up & Close of Beaver Street				Awaiting survey
25 DW	Tammy Abbotts	P2422		02/05/2016	
	Stop Up & Close of Lansdowne Street				Report to COW 06/26/2017
26 DW	Anna Aagaard	P2503		09/05/2016	
	Zoning By-law Amendment				Public Meeting 06/05/2017
27 SP	Sonia Fabbri	P2513		12/05/2017	
	Deeming By-law				Report to COW 06/26/2017
28 DW	Firstbrook/Morrad	P2518		24/05/2017	
	Site Plan Review				Incomplete application
	ENGINEERING				
29 TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
	Engineering Review				AFC's issued on 11/05/2017, working on agreement, awaiting securities
30 TG/BW	Windfall Phase 1	P1998E			Assumption process
31	Windfall Phase 2A				Security reduction #1 was released April 5, 2017.
32 TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED May 31, 2017 "APPENDIX A"
		ACTIVE				
33	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
34	TG/BW	Georgian Woodlands Phase 4 Stage 1				Security Release
35	TG/BW	King & Brookeast	P1530E			Final deficiencies being completed
36	TG/BW	Blue Horizons (Back 9)	P1712E			Security Reduction, Certificate of Basis Services
37	TG/BW	Thornbury Meadows (Telfer)	P79E			Final deficiencies being completed for security release
38	TG/BW	Ridgeview (Hillside, St. Anton)	P251E		23-Mar-17	Awaiting top up of fees
		CONSENTS				
39	SP	David Rose				
		Consent B13-2016	P2427		05/12/2016	Awaiting Council decision
	SP	Rezoning	P2428		05/12/2016	
40	DW	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	On hold
41	DW	RSV Investments Inc - B03-2017	P2451		10/01/2017	Appeal period
42	DW	Tyrolean Village Resorts B06-2017	P2465		07/02/2017	Appeal period
43	DW	Sherri Hesd - B08-2017	P2486		28/03/2017	Report to COW 06/05/2017
44	DW	D'Arcy/McNevin B09/2017	P2517		18/05/2017	New application
		MINOR VARIANCES				
45	DW	T&J Temple A05-2017	P2483		13-Mar-17	Awaiting more info
46	DW	Arlene Dickinson B07-2017	P2500		24-Apr-17	In appeal period
47	DW	Roxanne McEwan B06-2017	P2505		09-May-17	Public meeting 06/21/17
48	DW	Parkbridge Lifestyle Communities	P2516		18-May-17	Public meeting 06/21/17
49	DW	David Inch A09-2017	P2524		May29-17	Public mtg 07/19/17
50	DW	Blasdale/Holland A10-2017	P2528		30-May-17	Public mtg 07/19/17
		PRE-CONSULTATION				
51	DW	Mountainside Developments Inc.	P2499		04/24/2017	Meeting 03/05/2017 - Ellen Richter-Winer - new application expected
52	DW	Beacon Ridge Homes Ltd.	P2504		09/05/2017	Meeting 23/05/2017 - letter required
53	SP	Solcorp Developments	P2514		12/05/2017	Meeting set up
54	SP	Solcorp Developments	P2515		12/05/2017	Meeting set up
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				
55		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
56		Chasson			05/09/2007	DPA - clearing conditions
57		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
58		Tyrolean Lowlands				No status, OMB in 90's
59		Taberra				No status, OMB in 2000's
60		Intrawest - Trillium House				DPA - clearing conditions

PDS.17.52 - Attachment #1

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED May 31, 2017 "APPENDIX A"
						PDS.17.52 - Attachment #1
		ACTIVE				
61		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
62		Terrasas (Meridian Credit Union/Craigleith Development)			09/14/2012	Ct. Council decision received
63		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
64		Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
65		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
66	SP	Skyline Blue Mountain Develop (Village) Building "F"				
	TG/BW	Draft Plan of Condo	P2419		16-Nov-16	Incomplete application
		Draft Plan of Condo	P2419E			Incomplete application
67	MB	Craigleith Resort Park	P486		10/16/2009	
		Site Plan				Conditional approval
	BW/TG	Site Plan	P486E			
		Agreement				Agreement signed May26/17
		SPECIAL PROJECTS				
1	SP	Site Plan Approval Guidelines				
2	SP/MB	Community Design Guidelines				
3	SP/MB	Zoning By-law				In process
4	SP	Official Plan				4 appeals resolved
5	MB/AR	Community Improvement Plan				
6	BW/TG	Development Manual				
7	BW/TG	Stormwater Master Plan Study				
8	BW/TG	Assumption of Legacy Subdivisions				Crozier submitting trees estimate
9	BW/MB	Security Policy				Report to COW required
10	BW/DV	Engineering Standards Review	P2506E		11/05/2017	In process with consultant
11	BW/DV	Peel Street Pumping Station Upgrade	P2529E		31/05/2017	
		Projects in bold mean they are actively being worked on				