



Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: August 21, 2017
Report Number: PDS.17.67
Subject: Planning Applications – Month of June, 2017
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.17.67 “Planning Applications – Month of June, 2017” for information purposes.

B. Overview

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

1. Trail Woods Corporation – draft plan extension Phase 3 – File #P2484
2. Trail Woods Corporation – amending subdivision agreement DC’s – File #P2484
3. Blue Mountain Resorts (Scenic Caves Road – top of the hill) – zoning by-law for parking lot – File #P2535
4. Timberwolf (Polferr) – amendment to the site plan agreement, site plan review fee, engineering review fee – File #'s P2543 & P2543E

C. Background

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
Trail Woods	\$845.00	0	0	\$845.00
Trail Woods	\$1,429,794.00	0	0	\$1,429,794.00
Blue Mtn Resorts	\$3,465.00	\$2,500.00	\$520.00	\$6,485.00
Timberwolf	\$1,717.50	\$7,280.00	\$2,600.00	\$11,597.50
TOTAL	\$1,435,821.50	\$9,780.00	\$3,120.00	\$1,448,721.50

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 June 30, 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; awaiting AFC's
		Agreement				agreement signed June19/17
		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/DV	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/DV	Subdivision Agreement	P2457E		20/01/2017	2nd submission drwngs rec'd & Town comments made
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
	BW/DV	Plan of Subdivision	P1795E		04/30/15	Awaiting cost estimate; updated drwngs rec'd June23-17 & Town comments prepared
		Agreement				Required
7	DW	2223117 Ontario Inc.(Gibraltar Sand & Gravel)	P2262		08-Feb-16	
		Official Plan Amendment				Report to COW Aug21/17
		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	

PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED June 30, 2017 "APPENDIX A"
					PDS.17.67 - Attachment #1
	ACTIVE				
	Removal of Holding 'h'				Complete
JM	Mods to Development Agreement	P645		09/05/2016	Working on agreement
BW/DV	subdivision file	P2540E		19/06/2017	
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
BW/DV	Agreement				reviewing agreement
11 SP/DW	Second Nature - Skyline Blue Mtn.	P2		27-May-16	
	Subdivision	P2			
BW/TG	Subdivision - Red Line Revision	P2358E			Fourth submission rec'd May30/17; Town comments being prepared
	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	report to COW req'd
BW	Redline Revision	P2477/ P2477E		03/07/2017	report to COW req'd
13 MB	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	
	Agreement				Finalizing preservicing agreement
BW/TG	Agreement	P2104E			AFC's awaiting revision, 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/DV	Agreement				Required
	Subdivision	P1860E		06-May-15	SWM received and sent back for minor edits/3rd submission rec'd Jun13/17 in review
15 SP	Parkbridge	P2433		12/23/2016	
BW/DV	Subdivision				Public Meeting completed
	Subdivision	P2433E			Awaiting submission
	Zoning	P2434			
16 SP	Blue Mountain Storage Inc.	P2445		23/12/2016	
	Site Plan				First submission comments sent

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	ACTIVE				
	BW/DV	Site Plan	P2445E		Final submission rec'd Jun20/17 & being reviewed
17	SP	Timberwolf	P2461	30/01/2017	
	BW	Zoning By-law Amendment	P2461E		
	SP/JM	Amending Site Plan Agreement	P2543	28/06/2017	new application for four additional units
	BW/DV	Site Plan Review to ASPA	P2543E	28/06/2017	new application for four additional units
18	SP	Clarksbury Lands Corp			
		Zoning By-law Amendment	P2474	13/02/2017	report to COW Aug21/17
	BW	Draft Plan of Subdivision	P2475	13/02/2017	complete application
		Zoning Review & DP Subdivision Agreement	P2475E	13/02/2017	complete application Required
19	DW	Artisans @ Lora Bay	P2464	24/02/2017	report to COW Aug21/17
	BW	Redline Revision	P2464E	02/03/2017	awaiting revised drwngs
20	MB	Trailwoods Phase 3		12/18/2013	
		Draft Plan	P2484		Draft Plan extended for 3 years
		Agreement			Agreement signed; awaiting registration
		Removal of Holding 'h'	P2539	19-Jun-17	new application
21	DW	2399494 Ont Inc (Peaks Meadows)	P2351	24-Jun-16	
		Zoning By-law Amendment	P2351	24-Jun-16	Incomplete application
	BW/DV	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 held; June 26th report deferred
	BW	Redline Revision	P2482	10-Mar-17	
		Redline Revision	P2482E		
23	DW	Beaver Valley Outreach - Bruce St.	P2485	22/03/2017	
		Zoning By-law Amendment			Report to Council July 10/17
	BW/DV	Beaver Valley Outreach - Hwy.26	P2523E		resolving deficiencies, possible site plan amendment req'd
24	DW	Heinrich	P2468	25/02/2017	
		Stop Up & Close of Beaver Street			survey rec'd, report to COW Aug21/17, zba to Council req'd
25	DW	Tammy Abbotts	P2422	02/05/2016	
		Stop Up & Close of Lansdowne Street			Report to COW req'd
26	DW	Anna Aagaard	P2503	09/05/2016	
		Zoning By-law Amendment			report to Council July 10/17
27	SP	Sonia Fabbri	P2513	12/05/2017	
		Deeming By-law			by-law to Council July 10/17
28	DW	Firstbrook/Morrad	P2518	24/05/2017	
		Site Plan Review			Incomplete application
29	SP	Blue Mtn Resorts (Scenic Cave Rd)	P2535	08/06/2017	Public Meeting July 10/17
		(parking lot)			
	BW/DV	Zoning By-law Amendment			
		ENGINEERING			

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		ACTIVE				
30	BW/DV	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
	BW/DV	Engineering Review				AFC's issued on 11/05/2017, working on agreement, awaiting securities
31	BW/DV	Windfall Phase 1	P1998E			Assumption process
32	BW/DV	Windfall Phase 2A				Security reduction #1 was released April 5, 2017.
33	BW/DV	Windfall Phase 2b	P2349E			under construction
34	BW/DV	Bill Bannerman	P263E			Certificate of Basic Services issued
35	BW/DV	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued, security release issued
36	BW/DV	Georgian Woodlands Phase 4 Stage 1				final Security Release issued
37	BW/DV	King & Brookeast	P1530E			Final deficiencies completed, awaiting registration, final security pending ownership transfer details
38	BW/DV	Blue Horizons (Back 9)	P1712E			Security Reduction, Certificate of Basis Services
39	BW/DV	Thornbury Meadows (Telfer)	P79E			deficiencies completed; interim security released
40	BW/DV	Ridgeview (Hillside, St. Anton)	P251E		23-Mar-17	Awaiting top up of fees
41	BW/DV	Orchards @ Craigeleith	P142E			in process of releasing securities
42	BW/DV	Delphi Crossing	P2104E			pre-construction mtg on-site July10/17
43	BW/DV	Delphi Court	P2104E		08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo; confirmation of ownership
44	BW/DV	Craigeleith Resort Park - NRV Craigeleith Acquisitions	P486E		10/16/2009	securities rec'd & agreement signed May26/17; AFC drawings
		CONSENTS				
45	SP	David Rose				
		Consent B13-2016	P2427		05/12/2016	Awaiting Council decision
	SP	Rezoning	P2428		05/12/2016	
46	DW	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	On hold
47	DW	Sherri Hesd - B08-2017	P2486		28/03/2017	in appeal period
48	DW	D'Arcy/McNevin B09/2017	P2517		18/05/2017	new application - on hold
49	BWDV	Delphi Court (Neighbourhoods)	P21			
		MINOR VARIANCES				
50	DW	Roxanne McEwan B06-2017	P2505		09-May-17	Appeal period July11/17
51	DW	Parkbridge Lifestyle Communities	P2516		18-May-17	deferred decision - September mtg if req'd
52	DW	David Inch A09-2017	P2524		May29-17	Public mtg 07/19/17
53	DW	Blasdale/Holland A10-2017	P2528		30-May-17	Public mtg 07/19/17
54	DW	Chartier A11-2017	P2537		21-Jun-17	Public mtg 07/19/17
55	DW	Gerald/Joanne Cornfield A12-2017	P2541		23-Jun-17	Public mtg 07/19/17
		PRE-CONSULTATION				
56	DW	Beacon Ridge Homes Ltd.	P2504		09/05/2017	Meeting 23/05/2017 - letter required

PDS.17.67 - Attachment #1

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	ACTIVE				
	INACTIVE/DRAFT PLAN APPROVALS-NO APP.				
57	Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
58	Chasson			05/09/2007	DPA - clearing conditions
59	Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
60	Tyrolean Lowlands				No status, OMB in 90's
61	Taberra				No status, OMB in 2000's
62	Intrawest - Trillium House				DPA - clearing conditions
63	Terrasan (Meridian Credit Union/Craigleith Development)			09/14/2012	Ct. Council decision received
64	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
65	Campbell (Lillypad Spa)			17/12/2013	
	Site Plan	P1762			Awaiting new Zoning By-law - Council direction
	Agreement				Execution required
66	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
67	SP Skyline Blue Mountain Develop (Village) Building "F"				
	BW/DV Draft Plan of Condo	P2419		16-Nov-16	Incomplete application
	Draft Plan of Condo	P2419E			Incomplete application
	Site Plan				Conditional approval
	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 fees estimate
9	BW/MB Security Policy				Report to COW required
10	BW/DV Engineering Standards Review	P2506E		11/05/2017	In process with consultant; mtg held with B.M. Ross, completion Fall 2017

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED June 30, 2017 "APPENDIX A"
		ACTIVE				
11	BW/DV	Peel Street Pumping Station Upgrade	P2529E		31/05/2017	rec'd COW approval June 26/17
12	BW/DV	Northwinds Multi-Use Path	P2532E		05/06/2017	in progress with consultant
13	MB	Ontario Municipal Board Reform	P2533		05/06/2017	Report to COW required
		Projects in bold mean they are actively being worked on				

PDS.17.67 - Attachment #1