



Staff Report

Planning & Development Services – Planning

Report to: Committee of the Whole
Meeting Date: September 11, 2017
Report Number: PDS.17.81
Subject: Planning Applications – Month of August, 2017
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.17.81 “Planning Applications – Month of August, 2017” for information purposes.

B. Overview

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

C. Background

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

1. Solcorp Developments (Peaks Ridge) Inc. – two severances & rezoning – Block 37, Plan 16M-24 – File #'s P2554, P2555, P2556
2. Osler Bluff Ski Club – modification to Site Plan Agreement – File #P2552
3. Gerald & Joanne Cornfield – revision to Minor Variance application A12-2017 – File #P2541
4. Michael Cairns – zoning by-law amendment, 111 Interlaken Court – File #P2560
5. Patrick & Helena Johnson – minor variance for gazebo – 416476 10th Line – File #P2563

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	Other Fees (development charges, parkland dedication)	Total Fees
Solcorp (Peaks Ridge)	\$3,265.00 \$3,465.00	0	\$520.00	0	\$7,250.00
Osler Bluff Ski Club	0	\$4,472.50	0	0	\$4,472.50
Cornfield	\$515.00	0	0	0	\$515.00
Cairns	\$1,705.00	0	0	0	\$1,705.00
Johnson	\$1,030.00	0	0	0	\$1,030.00
TOTAL	\$9,980.00	\$4,472.50	\$520.00	0	\$14,972.50

H. In consultation with: n/a

I. Attachment(s):

1. 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 August 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	SP	Windfall (Medium Density Block) (Mountain House)	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
3	SP/JM	Windfall Phase 2C - Sub Agree.	P2457		20/01/2017	
		Subdivision Agreement				New agreement required
	BW/DV	Subdivision Agreement	P2457E		20/01/2017	3rd submission rec'd July07/17
4	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
5	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
6	DW	2223117 Ontario Inc.(Gibraltar Sand & Gravel)	P2262		08-Feb-16	
		Official Plan Amendment				awaiting comments from GSCA; possible report to COW Oct02/17
		Zoning By-law Amendment	P2263		08-Feb-16	
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
7	MB	Peaks Bay	P2300		04/04/2016	
	BW/DV	subdivision file	P2540E		19/06/2017	
8	SP	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

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PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED August 31, 2017 "APPENDIX A"
	ACTIVE				
	Zoning By-law Amendment				Awaiting decision
	Ontario Municipal Board Hearing	P2277		03-Sep-16	Awaiting decision
BW/DV	Agreement				reviewing agreement
9 SP/DW	Second Nature - Skyline Blue Mtn.Ph1			27-May-16	
	Subdivision Ph1				
BW/TG	Subdivision - Red Line Revision	P2358E			Fifth submission rec'd July13/17; Town reviewing for comments
	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
10 MB	Second Nature Phase 2 - Skyline				
	Zoning By-law Amendment	P2476		03/07/2017	to County for approval
BW	Redline Revision	P2477/ P2477E		03/07/2017	
11 MB	Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay)	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
	Phase 2 Pre-servicing	P2104E		12/07/2017	pre-servicing Ph2 drwns rec'd Aug29-17; traffic barrier
12 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
13 SP	Parkbridge	P2433		12/23/2016	
BW/DV	Subdivision				Public Meeting completed
	Subdivision	P2433E			Awaiting submission
	Zoning	P2434			
14 SP	Blue Mountain Storage Inc.	P2445		23/12/2016	
	Site Plan				First submission comments sent
BW/DV	Site Plan	P2445E			Final submission rec'd Jun20/17 & being reviewed
15 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 - comments to developer by Sept01/17
16 SP	Clarksbury Lands Corp				
	Zoning By-law Amendment	P2474		13/02/2017	mtg with SMT; possible Public Meeting required; report to COW Oct02/17
BW	Draft Plan of Subdivision	P2475		13/02/2017	complete application

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PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED August 31, 2017 "APPENDIX A"
	ACTIVE				
	Zoning Review & DP Subdivision Agreement	P2475E		13/02/2017	complete application Required
17	DW Artisans @ Lora Bay	P2464		24/02/2017	report to COW Oct02/17
	BW Redline Revision	P2464E		02/03/2017	awaiting revised drwngs
18	MB Trailwoods Phase 3			12/18/2013	
	Draft Plan Agreement	P2484			Draft Plan extended for 3 years Agreement signed & registered
	Removal of Holding 'h'	P2539		19-Jun-17	By-law to Council Sept06/17
19	DW 2399494 Ont Inc (Peaks Meadows)	P2351		24-Jun-16	EIS Aug/17 rec'd
	Zoning By-law Amendment	P2351		24-Jun-16	complete application
	BW/DV Subdivision	P2352		24-Jun-16	Incomplete application
	Subdivision	P2352E		24-Jun-16	Incomplete application, fees received
20	MB Blevins (Cottages @ Lora Bay)				
	Zoning By-law Amendment	P2481		10-Mar-17	2nd Public Hearing held; report & by-law to Council Sept06/17
	BW Redline Revision	P2482		10-Mar-17	
	Redline Revision	P2482E			
21	BW/DV Beaver Valley Outreach - Hwy.26	P2523E			possible site plan amendment req'd
22	DW Heinrich	P2468		25/02/2017	
	Stop Up & Close of Beaver Street				survey rec'd, by-law req'd
23	DW Tammy Abbotts	P2422		02/05/2016	
	Stop Up & Close of Lansdowne Street				Report to COW req'd
24	SP Blue Mtn Resorts (Scenic Cave Rd)	P2535		08/06/2017	by-law Sept06/17
	(parking lot) ZBA				
	BW/DV Zoning By-law Amendment				
25	DW Osler Bluff Ski Club - site plan review	P2552		24/07/2017	new application
	BW/DV Osler Bluff Ski Club - site plan review	P2552E		24/07/2017	new application
	JM modification to SPA	L108		14/08/2017	
26	DW Weir B10-2017	P2544		06/07/2017	new application under review
	McLaren ZBA	P2545		06/07/2017	new application under review
27	SP Solcorp (Peaks Ridge) B11 & B12/2017	P2554		09-Aug-17	two new severance applications
	Solcorp (Peaks Ridge) rezoning	P2556		09-Aug-17	new application
	BW/DV Solcorp (Peaks Ridge)	P2557E		09-Aug-17	review of grading & servicing design
28	Michael Cairns ZBA	P2560		18/08/2017	new application
	TS/DW Chris Wood	P2553		25/07/2017	
	ENGINEERING				
29	BW/DV 2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	pre-construction mtg Aug30/17
30	BW/DV Engineering Review				AFC's issued on 11/05/2017, agreement ready for Town signatures once all securities rec'd
31	BW/DV Windfall Phase 1	P1998E			Assumption process
32	BW/DV Windfall Phase 2A				Security reduction #1 was released April 5, 2017.

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		ACTIVE				
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	Blue Horizons (Back 9)	P1712E			Security Reduction, Certificate of Basis Services
37	BW/DV	Thornbury Meadows (Telfer)	P79E			deficiencies completed; interim security released
38	BW/DV	Ridgeview (Hillside, St. Anton)	P251E		23-Mar-17	revisions req'd
39	BW/DV	Orchards @ Craigleith	P142E			
40	BW/DV	Delphi Crossing	P2104E			ready for construction; awaiting info on traffic barrier
41	BW/DV	Delphi Court (Neighbourhoods)	P2104E		08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo; confirmation of ownership
42	BW/DV	Craigleith Resort Park - NRV Craigleith Acquisitions	P486E		10/16/2009	AFC's issued
43	BW/DV	Alpine Hills SW Channel Retrofit (Sleepy Hollow)	P2547E		10/07/2017	awaiting new drawings
44	BW/DV	Plateau East	P2087E		01/08/2015	revised cul-de-sac grading drwns rec'd July14/17; AFC's issued
45	BW/DV	Timberwolf				under construction
		CONSENTS				
46	SP	David Rose				
		Consent B13-2016	P2427		05/12/2016	Awaiting Council decision; Planner to speak to Agent
	SP	Rezoning	P2428		05/12/2016	Planner to speak to Agent
47	DW	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	On hold
48	DW	D'Arcy/McNevin B09/2017	P2517		18/05/2017	On hold
		MINOR VARIANCES				
49	DW	Parkbridge Lifestyle Communities	P2516		18-May-17	deferred decision - September mtg if req'd
50	DW	Gerald/Joanne Cornfield A12-2017	P2541		23-Jun-17	revised application 2nd Public Mtg Sept20/17
51	DW/TS	Patrick & Helena Johnson A13-2017	P2563		28-Aug-17	Public Mtg Sept20/17
		PRE-CONSULTATION				
52	TS	Black Angus Meats				to be re-scheduled
		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
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

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	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED August 31, 2017 "APPENDIX A"
		ACTIVE				
59		Terrasan (Meridian Credit Union/Craigeleith Development)			09/14/2012	Ct. Council decision received
60		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
61		Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
62		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
63	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
64	SP	Matesa Enterprises	P2337		30/05/2016	
		Condominium				Considering redesign
	BW/TG	Condominium	P2337E			
		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/DV	Development Manual				
7	BW/DV	Stormwater Master Plan Study				
8	BW/DV	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
11	BW/DV	Peel Street Pumping Station Upgrade	P2529E		31/05/2017	rec'd COW approval June 26/17; mtg with consultants Sept07/17
12	BW/DV	Northwinds Multi-Use Path	P2532E		05/06/2017	to MTO for approval
13	MB	Ontario Municipal Board Reform	P2533		05/06/2017	Report to COW required
		Projects in bold mean they are actively being worked on				

