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Staff Report

Planning & Development Services – Planning

Report to: Committee of the Whole
Meeting Date: October 23, 2017
Report Number: PDS.17.93
Subject: Planning Applications – Month of September, 2017
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.17.93 “Planning Applications – Month of September, 2017” for information purposes.

B. Overview

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

C. Background

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

1. Windfall Phase 2B – Part Lot Control By-law – File #P2565
2. Two Appeals received – David Rose consent #B13-2016 and zoning by-law amendment – Grey Road 21 – submitted to the Ontario Municipal Board September 27, 2017

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
Windfall Ph2B	\$600.00	0	0	0	\$600.00
Appeals – David Rose	0	0	0	0	0
TOTAL	\$600.00	0	0	0	\$600.00

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 September 29, 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			submission rec'd
		Agreement				Working on site plan agreement
3	SP/JM	Windfall Phase 2C - Sub Agree.	P2457		20/01/2017	
		Subdivision Agreement				draft agreement prepared
	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 - Hearing scheduled for three days (Oct25-27th)
		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 new submission & cost estimate; updated drwns 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 Oct23/17
		Zoning By-law Amendment	P2263		08-Feb-16	
7	MB	Peaks Bay	P2300		04/04/2016	
	BW/DV	subdivision file	P2540E		19/06/2017	asphalting early October; crossing complete end of October
8	SP	Blue Trails (Eden Oak)	P1907		05/15/2012	
		Subdivision				report to COW Oct02/17
		Official Plan Amendment				is in place
		Zoning By-law Amendment				zoning & site plan approval in principal

PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED September 29, 2017 "APPENDIX A"	
	ACTIVE					
	Ontario Municipal Board Hearing	P2277		03-Sep-16	decision rec'd	
BW/DV	Agreement				reviewing agreement	
9	Subdivision	P1907E			Forwarded to Crozier's for review	
SP/DW	Second Nature - Skyline Blue Mtn.Ph1			27-May-16		
	Subdivision Ph1				agreement forwarded to developer for signing	
BW/DV	Subdivision - Red Line Revision	P2358E			Awaiting County approval	
	Subdivision - Red Line Revision	P2358		29-Jun-16	drwns rec'd for Ph2 & multi block; crossing req'd	
	Preservicing Agreement	P2511		12-May-17		
	Subdivision Agreement	P2512		12-May-17		
	Removal of Holding 'h'	P2510		12-May-17		
10	MB	Second Nature Phase 2 - Skyline				
	Zoning By-law Amendment	P2476		03/07/2017	By-law to Council Oct16-17	
BW	Redline Revision	P2477/ P2477E		03/07/2017	rec'd County approval	
11	MB	Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay)	P2104		31/08/2015	Finalizing preservicing agreement
	Agreement				AFC's awaiting revision, condo drawings being reviewed, agreement required	
BW/TG	Agreement	P2104E			In progress	
	Claims By Municipality	P2409E		13/10/2016	pre-servicing Ph2 drwns rec'd Aug29-17; traffic barrier	
	Phase 2 Pre-servicing	P2104E		12/07/2017		
12	SP	Sleepy Hollow Development Inc. West	P1860		06/05/2014	Draft Plan approved
	Subdivision				Draft Plan approved	
	Zoning By-law Amendment				approved	
	Ontario Municipal Board Appeal	P1989			Minutes of Settlement accepted, decision given	
BW/DV	Agreement				SWM received and sent back for minor edits/3rd submission rec'd Jun13/17 in review	
	Subdivision	P1860E		06-May-15	awaiting new submission	
13	SP	Parkbridge	P2433		12/23/2016	awaiting MTO comments
BW/DV	Subdivision				Awaiting submission	
	Subdivision	P2433E				
	Zoning	P2434				
14	SP	Blue Mountain Storage Inc.	P2445		23/12/2016	
	Site Plan				agreement req'd	
BW/DV	Site Plan	P2445E			AFC circulation	
15	SP	Timberwolf	P2461		30/01/2017	
BW	Zoning By-law Amendment	P2461E			zoning in effect for four additional units	
SP/JM	Amending Site Plan Agreement	P2543		28/06/2017	awaiting AFC drawings; site plan amendment rec'd for Block 5	
BW/DV	Site Plan Review to ASPA	P2543E		28/06/2017		
16	SP	Clarksbury Lands Corp				mtg held with SMT; appraisal req'd
	Zoning By-law Amendment	P2474		13/02/2017	report to COW Oct02/17	
BW	Draft Plan of Subdivision	P2475		13/02/2017	Public Mtg req'd	

PDS.17.93 - Attachment #1

PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED September 29, 2017 "APPENDIX A"
	ACTIVE				
	Zoning Review & DP Subdivision Agreement	P2475E		13/02/2017	MTO requires connection; required
17	DW Artisans @ Lora Bay (Lake Drive)	P2464		24/02/2017	GSCA comments rec'd; report to COW Oct23-17
	BW Redline Revision	P2464E		02/03/2017	awaiting revised drwngs
18	MB Trailwoods Phase 3			12/18/2013	
	Draft Plan Agreement	P2484			extended for 3 years Agreement signed & registered
	Removal of Holding 'h'	P2539		19-Jun-17	By-law passed; in appeal period
19	DW 2399494 Ont Inc (Peaks Meadows)	P2351		24-Jun-16	
	Zoning By-law Amendment	P2351		24-Jun-16	report to COW Nov15-17
	BW/DV Subdivision	P2352		24-Jun-16	Incomplete application, fees received
	MB Blevins (Cottages @ Lora Bay)				
	Zoning By-law Amendment	P2481		10-Mar-17	by-law passed; in appeal period; amending agreement in draft form
	BW Redline Revision	P2482		10-Mar-17	
	Redline Revision	P2482E			possible site plan amendment req'd
20	DW Heinrich	P2468		25/02/2017	survey rec'd, by-law req'd
	Stop Up & Close of Beaver Street				
21	DW Tammy Abbotts	P2422		02/05/2016	
	Stop Up & Close of Lansdowne Street				Report to COW req'd
22	SP Blue Mtn Resorts (Scenic Cave Rd)	P2535		08/06/2017	
	(parking lot) ZBA				
	Zoning By-law Amendment				by-law passed; in appeal period
23	DW Osler Bluff Ski Club - site plan review	P2552		24/07/2017	
	BW/DV Osler Bluff Ski Club - site plan review	P2552E		24/07/2017	
	JM modification to SPA	L108		14/08/2017	under review
24	DW Weir B10-2017	P2544		06/07/2017	Public Mtg Oct02-17
	McLaren ZBA	P2545		06/07/2017	severance applications; Public Mtg Oct02-17
25	SP Solcorp (Peaks Ridge) B11 & B12/2017	P2554		09-Aug-17	two severances; Public Mtg Oct02-17
	Solcorp (Peaks Ridge) rezoning	P2556		09-Aug-17	review of grading & servicing design
	BW/DV Solcorp (Peaks Ridge)	P2557E		09-Aug-17	new application
26	SP Michael Cairns ZBA	P2560		18/08/2017	Public Mtg Oct02-17
27	TS/DW Chris Wood	P2553		25/07/2017	by-law passed; in appeal period
	ENGINEERING				
28	BW/DV 2467686 Ontario Inc. (Applevalle, Ashbury Court)	P1900E		06-Nov-15	
29	BW/DV Engineering Review				AFC's issued on 11/05/2017, agreement signed; regn req'd
30	BW/DV Windfall Phase 1	P1998E			Assumption process
31	BW/DV Windfall Phase 2A				security reduction #1 was released April 5-17
32	BW/DV Windfall Phase 2b	P2349E			under construction
33	BW/DV Bill Bannerman	P263E			Certificate of Basic Services issued,

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		ACTIVE				
34	BW/DV	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basis Services; security release issued; request for top asphalt
35	BW/DV	Blue Horizons (Back 9)	P1712E			security reduction; certificate of basis services
36	BW/DV	Thornbury Meadows (Telfer)	P79E			deficiencies completed; interim security released
37	BW/DV	Ridgeview (Hillside, St. Anton)	P251E		23-Mar-17	1st Eng. Revisions reviewed; awaiting 2nd submission
38	BW/DV	Delphi Crossing	P2104E			ready for construction; awaiting info on traffic barrier
39	BW/DV	Delphi Court (Neighbourhoods)	P2104E		08/03/2013	AFC's awaiting revision; condo drwngs being reviewed; pre-servicing Ph2 drawings rec'd Aug29-17; traffic barrie
40	BW/DV	Craigleith Resort Park - NRV Craigleith Acquisitions	P486E		10/16/2009	AFC's issued
41	BW/DV	Alpine Hills SW Channel Retrofit (Sleepy Hollow)	P2547E		10/07/2017	awaiting new drawings
42	BW/DV	Plateau East	P2087E		01/08/2015	AFC's issued; reconstruction of cul-de-sac
43	BW/DV	Timberwolf				under construction
44	BW/DV	145 Jozo Weider (Gamble Triplex)				sent comments to Plng on site plan review
45	BW/DV	Tyrolean Ph3 (Arlberg Cres)				under construction; asphalt down late Sept; reviewing sewer video
		CONSENTS				
46	SP	David Rose				
		Consent B13-2016	P2427		05/12/2016	Awaiting Council decision; Applicant appealed to OMB rec'd Sept15-17 - pkg sent to OMB Sept27-17
	SP	Rezoning	P2428		05/12/2016	Applicant appealed to OMB rec'd Sept15-17 - pkg sent to OMB Sept27-17
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 - going back to COA Oct18-17
50	DW	Gerald/Joanne Cornfield A12-2017	P2541		23-Jun-17	appeal period Oct10-17
51	DW/TS	Patrick & Helena Johnson A13-2017	P2563		28-Aug-17	appeal period Oct10-17
52	DW/TS	Gary Duke & Chantal Brault A14-2017	P2336		Sept26-17	Public Mtg Oct18-17
		PRE-CONSULTATION				
53	TS	Black Angus Meats				to be re-scheduled (applicant to provide additional information)
54	TS	155 Craigmore	P2567		18-Sep-17	pre-consult held
55	TS	417197 10th Line	P2568		18-Sep-17	pre-consult held
56	TS	137 Jozo Weider Boulevard	P2569		19-Sep-17	pre-consult held
57	TS	122 Arrowhead Road	P2570		27-Sep-17	pre-consult scheduled
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED September 29, 2017 "APPENDIX A"
		ACTIVE				
58		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions
59		Chasson			05/09/2007	DPA - clearing conditions, serviced but not registered
60		Peaks Bay West			04/27/1995	No status, OMB in 90's
61		Tyrolean Lowlands				No status, OMB in 2000's
62		Taberra				DPA - clearing conditions
63		Intrawest - Trillium House				Ct. Council decision received
64		Terrasan (Meridian Credit Union/Craigeith Development)			09/14/2012	
65		2220740 Ontario Inc (Romspen)			19/04/2010	Premature application until new Official Plan complete
		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			
66		Campbell (Lillypad Spa)			17/12/2013	Awaiting new Zoning By-law - Council direction
		Site Plan	P1762			Execution required
		Agreement				
67		2341040 Ontario Ltd. (Thornbury Gas Station)	P1664		05/23/2013	Approved
		Zoning By-law Amendment				Conditional approval
		Site Plan				Final draft to applicant
		Agreement				Complete
		Site Plan	P1666E			
68	SP	Skyline Blue Mountain Develop (Village) Building "F"				Incomplete application
	BW/DV	Draft Plan of Condo	P2419		16-Nov-16	Incomplete application
		Draft Plan of Condo	P2419E			Conditional approval
		Site Plan				
69	SP	Matesa Enterprises	P2337		30/05/2016	Considering redesign
		Condominium				
	BW/TG	Condominium	P2337E			
1		SPECIAL PROJECTS				
2	SP	Site Plan Approval Guidelines				
3	SP/MB	Community Design Guidelines				In process
4	SP/MB	Zoning By-law				4 appeals resolved
5	SP	Official Plan				
6	MB/AR	Community Improvement Plan				
7	BW/DV	Development Manual				
8	BW/DV	Stormwater Master Plan Study				Crozier submitting fees estimate
9	BW/DV	Assumption of Legacy Subdivisions				Report to COW required
10	BW/MB	Security Policy				In process with consultant; mtg held with B.M. Ross, completion Fall 2017
11	BW/DV	Engineering Standards Review	P2506E		11/05/2017	rec'd COW approval June 26/17; mtg with consultants Sept07/17

