



Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: August 21, 2017
Report Number: PDS.17.74
Subject: Planning Applications – Month of July, 2017
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.17.74 “Planning Applications – Month of July, 2017” for information purposes.

B. Overview

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

C. Background

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

1. Blue Mountain Resorts – top of hill parking lot – Niagara Escarpment Review – File #P2535
2. Chris Hodgson – site plan review – 595793 4th Line – File #P2548
3. Peaks Bay Holdings (West) – modification to subdivision agreement – File #P2300
4. Osler Bluff Ski Club – site plan review – File #'s P2552 & P2552E
5. Chris & Pauline Wood – zoning by-law amendment – 135 King Street E. – File #P2553
6. 2467686 Ontario Inc (Ashbury Court) – development charges, parkland, works fee, security and agreement preparation fees – PIng File #P1900

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
Blue Mountain Resorts	\$270.00	0	0		\$270.00
Hodgson	\$270.00	0	0		\$270.00
P.B. Holdings West	\$1892.50	0	0		\$1,892.50
Osler Bluff Ski Club	\$8,630.00 \$5,000.00		\$7,800.00		\$21,430.00
Wood	\$1,705.00	0	0		\$1,705.00
2467686 Ontario Inc	0	\$13,600.00	\$7,500.00	\$375,188.00 \$10,500.00	\$406,788.00
TOTAL	\$17,767.50	\$13,600.00	\$15,300.00	\$385,688.00	\$432,355.50

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 July 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; awaiting AFC's
		Agreement				agreement signed June19/17
		Subdivision	P1597E			
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	3rd submission rec'd July07/17
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
	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 Sept11/17
		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	
	BW/DV	subdivision file	P2540E		19/06/2017	
9	SP	Matesa Enterprises	P2337		30/05/2016	

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	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED July 31, 2017 "APPENDIX A"
		ACTIVE				
		Condominium				Considering redesign
	BW/TG	Condominium	P2337E			Town preparing comments to developer
10	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
		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.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
12	MB	Second Nature Phase 2 - Skyline				
		Zoning By-law Amendment	P2476		03/07/2017	report to COW Aug21/17
	BW	Redline Revision	P2477/ P2477E		03/07/2017	
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
		Phase 2 Pre-servicing	P2104E		12/07/2017	Town comments re: traffic barrier
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
	BW/DV	Site Plan	P2445E			Final submission rec'd Jun20/17 & being reviewed
17	SP	Timberwolf	P2461		30/01/2017	

PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED July 31, 2017 "APPENDIX A"
	ACTIVE				
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 - Town comments req'd to developer
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 Agreement	P2484			Draft Plan extended for 3 years Agreement signed; awaiting registration
	Removal of Holding 'h'	P2539		19-Jun-17	COW Aug21/17
21 DW	2399494 Ont Inc (Peaks Meadows)	P2351		24-Jun-16	
	Zoning By-law Amendment	P2351		24-Jun-16	Incomplete application - Town to discuss with applicant
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	2nd Public Hearing & Report to COW Aug21/17
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				By-law passed July10/17 - appeal period
24 BW/DV	Beaver Valley Outreach - Hwy.26	P2523E			resolving deficiencies, possible site plan amendment req'd
25 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
26 DW	Tammy Abbotts	P2422		02/05/2016	
	Stop Up & Close of Lansdowne Street				Report to COW req'd
27 DW	Anna Aagaard	P2503		09/05/2016	
	Zoning By-law Amendment				By-law passed July10/17 - appeal period
28 SP	Blue Mtn Resorts (Scenic Cave Rd)	P2535		08/06/2017	report to COW Aug21/17
	(parking lot) ZBA				
BW/DV	Zoning By-law Amendment				
29 DW	Chris Hodgson - site plan review	P2548		11/07/2017	new application
30 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
31 DW	Weir B10-2017	P2544		06/07/2017	new application
	McLaren ZBA	P2545		06/07/2017	new application
	ENGINEERING				

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		ACTIVE				
32	BW/DV	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
	BW/DV	Engineering Review				AFC's issued on 11/05/2017, agreement ready for Town signatures once all securities rec'd
33	BW/DV	Windfall Phase 1	P1998E			Assumption process
34	BW/DV	Windfall Phase 2A				Security reduction #1 was released April 5, 2017.
35	BW/DV	Windfall Phase 2b	P2349E			under construction
36	BW/DV	Bill Bannerman	P263E			Certificate of Basic Services issued
37	BW/DV	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued, security release issued
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 @ Craigleith	P142E			in process of releasing securities
42	BW/DV	Delphi Crossing	P2104E			awaiting AFC drawings
43	BW/DV	Delphi Court (Neighbourhoods)	P2104E		08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo; confirmation of ownership
44	BW/DV	Craigleith Resort Park - NRV Craigleith Acquisitions	P486E		10/16/2009	awaiting AFC drawings
45	BW/DV	Alpine Hills SW Channel Retrofit (Sleepy Hollow)	P2547E		10/07/2017	
46	BW/DV	Plateau East	P2087E		01/08/2015	revised cul-de-sac grading drwns rec'd July14/17; awaiting AFC drawings
47	DW	Chris & Pauline Wood	P2553		25/07/2017	new rezoning application
		CONSENTS				
48	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
49	DW	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	On hold
50	DW	D'Arcy/McNevin B09/2017	P2517		18/05/2017	new application - on hold
		MINOR VARIANCES				
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	appeal period
53	DW	Blasdale/Holland A10-2017	P2528		30-May-17	appeal period
54	DW	Gerald/Joanne Cornfield A12-2017	P2541		23-Jun-17	appeal period
		PRE-CONSULTATION				
55	DW	Beacon Ridge Homes Ltd.	P2504		09/05/2017	mtg held July26/17
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				
56		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance

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		ACTIVE				
57		Chasson			05/09/2007	DPA - clearing conditions
58		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
59		Tyrolean Lowlands				No status, OMB in 90's
60		Taberra				No status, OMB in 2000's
61		Intrawest - Trillium House				DPA - clearing conditions
62		Terrasan (Meridian Credit Union/Craigeleith 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"				
	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/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; awaiting proposal
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

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