



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: December 10, 2018
Report Number: PDS.18.129
Subject: Planning & Development Applications – October 2018 Status Update
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.18.129, entitled “Planning & Development Applications – October 2018 Status Update” for information purposes.

B. Overview

This report outlines all planning and development engineering applications for the month of October, 2018.

C. Background

1. Rezoning & draft plan of subdivision – Peaks Ridge, Block 38 – File #'s P2675, P2676 & P2676E
2. Engineering Works and Security fees – Hwy.26 and Elma Street – File #P1664
3. Clearance letter request to County – 42-CDM-2006-11 – File #P2481
4. Rezoning & draft plan of subdivision – Long Point Road – File #P2677 & P2677E
5. Development Charges, Agreement Preparation and Engineering Security – Villages at Peaks Bay – File #P1620
6. Windfall Phase 3 – removal of 'h' – File #P2682
7. Windfall Phase 3 – part lot control by-law– File #P2683
8. Minor Variance – garage in front yard - Lakewood Drive – File #P2466
9. Windfall Phase 3 - Development Charges & Engineering Works Fee – File #P2586

D. Analysis

Planning & Development Services staff continue to coordinate the review and analysis of numerous development applications across the Town. To ensure a proper review is done in the interests of the public and the municipality requires a significant investment of time and coordination amongst various authorities, agencies, and stakeholders. Based on preliminary pre-development meetings department staff have had, it is expected that there will be an increase in the number of complex development applications in the future. Town staff will continue to provide an update on these matters as they come forward.

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

- Objective #1 Promote the Town as a Healthy Community

F. Environmental Impacts

Not applicable

G. Financial Impact

Not applicable

H. In consultation with

Director of Planning and Development Services
Manager of Development Engineering

I. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to planning@thebluemountains.ca or 519-599-3131 ext.263

J. Attached

1. Attachment #1 – Development Applications Process Chart

Respectfully submitted,

Lori Carscadden
Administrative Assistant

Nathan Westendorp
Director of Planning and Development Services

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED October 31, 2018	AGREEMENT STATUS
		ACTIVE					
1	SP/DW	McPherson Builders (Home Farm)	P2067		06/25/2015		
		Official Plan Amendment				appealed to OMB; appeal does not include Town owned lands; report to COW May14/18; LPAT Hearing Jan23/19 for non-decision	
		Subdivision				Working with GSCA & Crozier; mtg scheduled with County	
	BW/MB	Subdivision	P2067E			Working on Master Drainage Plan between three subdivisions	
	JM	Agreement					site plan agreement signed by developer; awaiting final securities & preparing for internal circulation
2	JM	Windfall Phase 3 – sub.agreement	P2586		15/12/2017	DC's and Engineering Works fees rec'd Oct25/18	Internal comments rec'd; agreement sent for execution
	DS/MB	Windfall Phase 3	P2586E			AFC's received	
	TS	Part lot control by-law	P2682		18/10/2018	New application – report to COW January 2019; By-law to Council January 2019	
	TS	Removal of 'h'	P2683		18/10/2018	New application – same as for part lot control above	
3	SP	Sleepy Hollow Development Inc – East (Streetcar Develop, Mallins)	P1794		05/13/2013		
		Official Plan Amendment				Approved	
		Plan of subdivision				draft plan extension approved; AFC's issued	
		Zoning by-law amendment				Approved	
		Removal of holding 'h'				New application	
	JM	Agreement					joint agreement with Sleepy Hollow W; draft agreement being sent to developer for review
4	SP	Sleepy Hollow Development Inc. West					
		subdivision	P1860	Dec16/2020	06/05/14	Approval of 3 year draft plan extension	
	BW	subdivision	P1860E		06/05/15	SWM rec'd & sent back for minor edits; awaiting sign of from IPW on form 1; AFC's issued; awaiting next cost estimate	joint agreement with Sleepy Hollow E; as above P1794
5	DW	2223117 Ontario Inc (Gibraltar Sand & Gravel)	P2262		08/02/16		
		Official plan amendment				County Pre-hearing Nov27/18 (OPA#135)	
		Zoning by-law amendment	P2263			Pre-hearing Nov20/18	
6	BW/JM	Peaks Bay West					

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED October 31, 2018	AGREEMENT STATUS
		Plan of subdivision	P2540E		19/06/17	site mtg is scheduled; contractor has remobilized; deficiency list prepared	Agreement signed; document sent to County & awaiting registration
7	TS/JM	Manorwood Block 153 (Second Nature)	P2477		30/11/17		AFC's rec'd & agreement being prepared; securities received
8	BW/JM	Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay/Delphi Court)	P2104E	May 19, 2020	31/08/15	Site works reactivated; subdivision drawings rec'd; pre-servicing obligations not satisfied; waiting on revised drawings; rec'd County draft plan approval; securities rec'd Oct15-18	AFC's complete & agreement signed; awaiting registration
9	SP	Parkbridge					
		subdivision	P2433	September 13, 2023	12/23/16	Draft plan approved; LPAT received appeal; awaiting LPAT's review	
		Rezoning				By-law #2018-42 passed	
	BW/MB	subdivision	P2433E			Digital copies required for review; multi-group regional stormwater management study being prepared; received 1 st submission	
10	SP	Clarksbury Lands Corp.					
		Zoning by-law amendment	P2474		13/02/17	By-law passed May28/18	
		Draft plan of subdivision	P2475	Jun14/2021	13/02/17	County draft plan approval rec'd; awaiting submission & finalization of land transfer; report to Council req'd; 1 st Eng. submission rec'd Sept5/18; before Tech Review Sept27/18	
	JM	agreement					Is required but awaiting approvals
11	DW	Artisans @ Lora Bay (Lake Drive) – Doug Adams	P2464	Jan11/2021	24/02/17	Rec'd County draft plan approval; awaiting sign-off from GSCA on draft plan conditions	
	BW	Redline revision	P2464E		02/03/17	2 nd submission comments prepared;	
	JM	Agreement preparation	P2464		02/09/17		Agreement in progress
12	DW	2399494 Ont.Inc. (Peaks Meadows)					
		Zoning by-law amendment	P2351		24/06/16	comments rec'd from GSCA; revisions rec'd Aug28/18 & under review; waiting to hear back from developer;	
	BW/DS		P2352E		24/06/16		
13	SP	636697 Ont.Inc. (Scenic Caves parking lot)					
		Official Plan Amendment #1	P2582		01/12/17	resolving issues with area residents; report to COW Nov05/18	
		Zoning by-law amendment				report to Council Nov29/18	
14	TS	Skyline Blue Mountain (Monterra Phase 2)					
		Zoning by-law amendment	P2584		07/12/17	Awaiting stormwater management issues to be resolved; awaiting GSCA comments; future report to COW	

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED October 31, 2018	AGREEMENT STATUS
		Redline revision	P2584		07/12/17	Same as above	
	BW	Redline revision	P2585E			Awaiting revised submission & additional info from consultant	
15	DW	2521311 Ont.Inc. “Towns of Thornbury” (Louisa St.)					
		Zoning by-law amendment	P2600		19/01/18	By-law #2018-54 passed, no appeals	
	BW/MB	Rezoning & plan of condo	P2601E			Preliminary engineering reviewed	
16	DW	Mountainside Developments - rezoning	P2611		12/02/18	Comments sent to developer; revised drawings rec'd Aug28/18; report to COW TBD; discussions ongoing re: 20 m. turning radius with IPW; applicant addressing Town and County comments	
17	SP/DW/TS	2533827 Ontario Ltd – Wakeboard and Waterski Cable Park (former Cedar Run)					
		Official Plan Amendment	P2619		23/02/18	First submission comments sent out for developers review	
		Zoning By-law Amendment	P2620		23/02/18		
		Site Plan Review	P2621		23/02/18		
	BW/MB	OPA/ZBA/ Site Plan Review	P2619E			GSCA comments received	
18	SP	Skyline Blue Mountain (Village) Building “F”	P2419		30/04/18	incomplete application	
19	SP	Matesa Enterprises (Blue Mountain Villas)				17 townhouses	
	SP/BW	Plan of condo	P2337/ P2337E		30/05/16	Considering redesign; Engineering resubmission received; comments rec'd from Eng & response req'd from developer; request for redline revision pending;	
20	TS	Site Plan Review – Condo Peel Street (Lora Bay Heights)	P2646		07/06/18	2 nd submission under review. Minto Street Land swap is complete and registered.	
21	SP/DS	Windfall - The Shed	P2627		20/06/18	Site plan review; waiting on Eng.submission; bldg. permit already submitted; require sign off on SWM	Site Plan agreement req'd
22	TS	104 Farmgate Road (Epstein)					
		Official Plan	P2652		10/07/18	PM TBD: awaiting outcome of STA project	
		Rezoning	P2653		10/07/18	As above	
23	TS	Arrowhead Cres. (Schroeder)					
		Rezoning	P2651		10/07/18	Public meeting Aug27th; NEC comments req'd; report to COW TBD; SWM and landscape plans being prepared for review at next Tech Review mtg; awaiting submission of SWM reports	
24	DW	2220740 Ontario Inc (Romspen)					

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED October 31, 2018	AGREEMENT STATUS
		Plan of Subdivision	P2655		12/07/18	Complete application by County and Town	
	BW		P2655E				
25	DW/TS	Hwy.26E (Thornbury Gas)	P1666		29/11/17	Site Triangle transfer complete. Agreement executed and registered on-title. Final review of file before closing.	Agreement registered on-title.
26	DW	Central Development Lora Bay Block 24 Plan 16M-49	P2660		Aug7/18	Comments sent for review; awaiting 2 nd submission	
	BW		P2660E		Aug7/18	New application	
27	TS	Lora Bay Phase 4					
		Zoning By-law	P2673		Sept11/18	36 single family; reviewed at Planning Review Committee's October mtg; PM Jan14/19	
		Draft plan of subdivision	P2674		Sept11/18		
	BW	Zoning & draft plan of sub.	P2673E		Sept11/18		
28	SP	Solcorp (Peaks Ridge Blk 38)			Oct01/18		
		Rezoning & draft plan of sub.	P2675			Planning Review Committee's Nov mtg.	
	BW	Rezoning & draft plan of sub.	P2676E				
29	SP	Long Point Road					
		Rezoning & draft plan of sub	P2677		Oct10/18	Planning Review Committee's Nov mtg	
	BW	Rezoning & draft plan of sub	P2677E		Oct10/18		
		ENGINEERING					
30	DS	Second Nature – Skyline Blue Mtn Phase 1	P2510		27/05/16	Plan of subdivision – preliminary acceptance of basic services issued Apr20/18;	Awaiting registration
31	BW/DS	2467686 Ont.Inc. (Applevale/ Ashbury Court)	P1900E		06/11/15	Curb & asphalt complete; basic services to be submitted early spring; AFC's issued Nov05/17; basic services have been issued; security reduction in progress; awaiting street lighting	
32	BW/DS	Windfall Ph1	P630E			Assumption process underway;	
33	BW/DS	Windfall Ph2A	P1998E			Security reduction #1 was released Apr05/17; outstanding deficiencies; security releases being issued	
34	BW/DS	Windfall Ph2B	P2349E			security reduction released; road failure; certificate of preliminary acceptance for basic services given; security releases being issued	
35	BW/DS	Windfall Ph2C	P2457E			Servicing construction complete; water inspection completed; basic services to be completed in spring; certificate of preliminary acceptance for basic services given; security releases being issued	

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED October 31, 2018	AGREEMENT STATUS
36	BW/MDB	Georgian Woodlands Ph4, Stage2	P1315E			top asphalt in 2018; curb issues still outstanding; curb & top asphalt in; working thro deficiencies	
37	BW/DS	Ridgeview (Hillside, St.Anton)	P251E		23/03/17	1 st Eng. Revisions reviewed; 2 nd submission rec'd & being reviewed	
38	BW/MDB	Delphi Crossing	P2104E			crossing substantially complete, road opened, sidewalk and lighting outstanding	
39	BW/MDB	Plateau East	P2087E		01/08/15	LID testing postponed due to weather;	
40	BW/DS	Tyrolean Phase 3 (Arlberg Cres)	P1597E			Under construction; asphalt complete; security reduction request rec'd; basic services issued; paving complete	
41	BW/DS	Trailwoods Phase 1 & 2				In assumption process; working thro deficiencies	
42	BW/DS	Trailwoods Phase 3	P1763E			basic services issued; road grading complete; security reduction processed; deficiency list being provided; awaiting legal surveys; Trailwoods Phase 1 & 2 are in assumption process	
43	BW/DS	Westridge Drive (Lora Bay Phase 3)				developer working thro' deficiencies to make subdivision adoptable.	
44	BW/DS	Second Nature Phase 2 - St."F"				Watermain commissioning; connection Jun28/18; working thro deficiencies	
45	BW/MDB	Second Nature Phase 3				Complete comments prepared & mtg with consultant; redline revision regarding pond sizing; outstanding issues on stormwater management pond; awaiting AFC's	Agreement req'd
		CONSENTS					
46	TS	B09-2018 (Kadwell)	P2663			PM Oct1/18; Applicant reviewing County comments.	
		Rezoning	P2664			in conjunction with B09-2018 – PM Oct1/18.	
		MINOR VARIANCES					
47	TS	A17-2018	P2650		25/06/18	Public Meeting TBD – more info req'd	
48	TS	A27-2018	P2466		25/10/18	New application – PM TBD	
		PRE-CONSULTATIONS					
49	TS	Scandia Lane (Lot 2)				Awaiting to hear back	
50	TS	Block 152 – 2 nd Nature				59 townhomes; plan of condo	
		INACTIVE/DRAFT PLAN APPROVALS – NO APPLICATION					

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51		Ken Havens (960121 Ontario Inc)		22/06/18 extension given on May24/18 to June 22, 2021	28/10/08	DPA – clearing conditions – by OMB Order DP extension given to June 22, 2018 – request for 3 yr extension (2021) – tree clearance	
52		Chasson			05/09/07	DPA – clearing conditions	
53		Taberra				DPA – clearing conditions	
54		Intrawest – Trillium House		13/10/2021		Approval of draft plan extension (Oct13/18); request for three year extension given by Cty.	
55		Campbell (Lillypad Spa)					
		Site plan and agreement	P1762		17/12/13	Awaiting new zoning by-law & Council direction; agreement execution req'd	
56		Craigeith Village (Terrasan)	P1509		12/06/17	Rec'd one year draft plan extension	
57		Blue Trails (Eden Oak)	P1907/ P1907E		15/05/12	Zoning & site plan approved in principal; awaiting response from OMB Order	
		SPECIAL PROJECTS					
1	SP	Site Plan Approval Guidelines					
2		Community Design Guidelines					
3		Community Improvement Plan					
4	SP/AR	Comprehensive Zoning By-law				Council Workshop May7th, Public Open House May 28 th , Public Meeting June 4 th – reviewing comments & making any relevant changes to wording & mapping; report back to COW Sept17/18; unanimous approval given from COW Oct10/18; by-law to Council Nov19/18	
5	BW	Lora Bay Drainage				report to COW Jan14/19; application for 88 k. NDMP funding with Federal Gov't. NDMP	
6	BW	Craigeith SWM Plan					
7	SP	Official Plan				One appeal remaining	
8	BW	Stormwater Master Plan Study – Data Collection				funding obtained, LIDAR awaiting melt;	
9	BW	Assumption of Legacy Subdivisions				Crozier submitting fees estimate for Camperdown subdivisions; developer in default; collecting securities	
10	BW	Peel Street Pumping Station Upgrade	P2529E		31/05/17	preliminary design completed; detail design 2019; construction 2020 at 650 k.	

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED October 31, 2018	AGREEMENT STATUS
11	BW	Townwide Servicing Master Plan EA				Working with IPW on Townwide Master Plan EA Water Study; review report & provide comments back to IPW	
12		Townwide Sanitary Collection Model				Working with IPW on Townwide Master Plan EA Sanitary Study; training session had by staff	
13	TS	Planning Application Forms				Minor Variance requires 2 nd review; Zoning By-law & Official Plan applications have been drafted; continuing to work on Site Plan/Subdivision applications for the new website	
14	AR	Active Transportation Plan					
15	SP/KR	Short Term Accommodation				Public Meeting May 28/18; reviewing public comments; report to COW Sept17/18; before Council Nov19/18	
16	DW	Official Plan - Housekeeping				review started and report to COW Winter 2018/2019	
		Applications Under Appeal					
1		Gibraltar Pit				Hearing date scheduled Nov20/18 (1 day)	
2		Home Farm				Hearing date scheduled Jan23/19 (1 day)	
3		Parkbridge				Awaiting Hearing date	
		Projects in “bold” mean they are actively being worked on					