



# Staff Report

---

## Planning and Development Services – Planning Division

**Report To:** Committee of the Whole  
**Meeting Date:** December 10, 2018  
**Report Number:** PDS.18.140  
**Subject:** Planning & Development Applications – November 2018 Status Update  
**Prepared by:** Lori Carscadden – Planning Administrative Assistant

---

### A. Recommendations

---

THAT Council receive Staff Report PDS.18.140, entitled “Planning & Development Applications – November 2018 Status Update” for information purposes.

### B. Overview

---

This report outlines all planning applications for the month of November, 2018.

### C. Background

---

1. Windfall Phase 3 – removal of ‘h’, part lot control – File #P2586
2. Craigleith Village – draft plan extension – File #P1509
3. Rezoning & site plan review – B&B 116 Campbell Cres – File #P2688

### 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](mailto: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 November 30, 2018	AGREEMENT STATUS
		<b>ACTIVE</b>					
<b>1</b>	<b>SP/DW</b>	<b>McPherson Builders (Home Farm)</b>	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 Jul18/18	
	<b>BW/MB</b>	Subdivision	P2067E			Working on Master Drainage Plan between three subdivisions	
	<b>JM</b>	Agreement					site plan agreement signed by developer; awaiting final securities & preparing for internal circulation
<b>2</b>	<b>JM</b>	<b>Windfall Phase 3 – sub.agreement</b>	P2586		15/12/2017	DC's and Engineering Works fees rec'd Oct25/18	Internal comments rec'd; agreement signed and awaiting registration
	<b>DS/MB</b>	<b>Windfall Phase 3</b>	P2586E			AFC's received	
	<b>TS</b>	<b>Part lot control by-law</b>	P2682		18/10/2018	report to COW January 2019; By-law to Council January 2019	
	<b>TS</b>	<b>Removal of 'h'</b>	P2683		18/10/2018	By-law 2018-57 passed Nov7/18	
<b>3</b>	<b>SP</b>	<b>Sleepy Hollow Development Inc – East (Streetcar Develop, Mallins)</b>	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	
	<b>JM</b>	Agreement					joint agreement with S.H.West being sent to developer
<b>4</b>	<b>SP</b>	<b>Sleepy Hollow Development Inc. West</b>					
		subdivision	P1860	Dec16/2020	06/05/14	Approval of 3 year draft plan extension	
	<b>BW</b>	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	Same comment as S.H.East above
<b>5</b>	<b>DW</b>	<b>2223117 Ontario Inc (Gibraltar Sand &amp; Gravel)</b>	P2262		08/02/16		
		Official plan amendment				Non-decision appeal received Jun4/18 – appeal pkg sent to LPAT Jun15-18; LPAT accepted appeal; pre-hearing in November/2018	
		Zoning by-law amendment	P2263			Non-decision appeal received Jun4/18 – appeal pkg sent to LPAT Jun15-18	
<b>6</b>	<b>BW/JM</b>	<b>Peaks Bay West</b> Plan of subdivision	P2540E		19/06/17	site mtg is scheduled; contractor has remobilized; deficiency list prepared; consultants following up on deficiency list with contractor	Agreement signed; document sent to County & awaiting registration

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED November 30, 2018	AGREEMENT STATUS
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	Contractor preparing final connections to municipal services	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 CMC (Case Management Conference) date	
		Rezoning				By-law #2018-42 passed; LPAT rec'd appeal; CMC scheduled March5/19	
	BW/MB	subdivision	P2433E			1 <sup>st</sup> submission reviewed and Tech Review mtg completed	
10	SP	Clarksbury Lands Corp.					
		Zoning by-law amendment	P2474		13/02/17	By-law passed May28/18	
	MB	Draft plan of subdivision	P2475	Jun14/2021	13/02/17	Town working through 1 <sup>st</sup> submission comments	
	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 <sup>nd</sup> 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	staff report to be considered Nov29/18	
		Zoning by-law amendment				Same as above	
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	
		Redline revision	P2584		07/12/17	Same as above	
	BW	Redline revision	P2585E			Awaiting revised submission & additional info from consultant	
15	DW	Mountainside Developments - rezoning	P2611		12/02/18	Comments sent to developer; revised drwns rec'd Aug28/18; report to COW TBD; discussions ongoing re: 20 m. turning radius with IPW; applicants review Town and County comments;	

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED November 30, 2018	AGREEMENT STATUS
16	SP/DW/TS	<b>2533827 Ontario Ltd – Wakeboard and Waterski Cable Park (former Cedar Run)</b>					
		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	
17	SP	<b>Skyline Blue Mountain (Village) Building “F”</b>	P2419		30/04/18	31 townhouses; developer looking to review MDA; looking at entire Village to re-evaluate Master Plan; to-date application not deemed complete;	
18	SP	<b>Matesa Enterprises (Blue Mountain Villas)</b>					
	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;	
19	TS	<b>Lora Bay Heights (Site Plan Review – Condo Peel Street)</b>	P2646		07/06/18	New application – 24 residential dwellings; Planning Review Committee Jul19-18; comments sent to applicant & being addressed; GSCA comments received; DFO permit received; received 2 <sup>nd</sup> submission; mtg scheduled with consultant;	
20	SP/DS	<b>Windfall - The Shed</b>	P2627		20/06/18	Site plan review; waiting on Eng.submission; bldg. permit already submitted; require sign off on SWM; awaiting AFC's	Site Plan agreement req'd
21	TS	<b>104 Farmgate Road (Epstein)</b>					
		Official Plan	P2652		10/07/18	PM TBD: awaiting outcome of STA project	
		Rezoning	P2653		10/07/18	As above	
22	TS	<b>Arrowhead Cres. (Schroeder)</b>					
		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	
23	DW	<b>2220740 Ontario Inc (Romspen)</b>					
		Plan of Subdivision	P2655		12/07/18	Complete application by County and Town; preliminary comments sent to applicant	
	BW		P2655E				
24	DW/TS	<b>Hwy.26E (Thornbury Gas)</b>	P1666		29/11/17	awaiting registration	
25	DW	<b>Central Development Lora Bay Block 24 Plan 16M-49</b>	P2660		Aug7/18		
	BW		P2660E		Aug7/18	Town comments sent to applicant for review; awaiting 2 <sup>nd</sup> submission	
26	TS	<b>Lora Bay Phase 4</b>					

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED November 30, 2018	AGREEMENT STATUS
		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		
	<b>BW</b>	Zoning & draft plan of sub.	P2673E		Sept11/18		
<b>27</b>	<b>SP</b>	<b>Solcorp (Peaks Ridge Blk 38)</b>			Oct01/18		
		Rezoning & draft plan of sub.	P2675			Complete application by County and Town; preliminary comments sent to applicant	
	<b>BW</b>	Rezoning & draft plan of sub.	P2676E				
<b>28</b>	<b>DW</b>	<b>Long Point Road</b>					
		Rezoning & draft plan of sub	P2677		Oct10/18	Complete application by County and Town; preliminary comments sent to applicant; notice of complete application circulated to agencies & neighbouring properties for comment;	
	<b>BW</b>	Rezoning & draft plan of sub	P2677E		Oct10/18		
<b>29</b>	<b>TS</b>	116 Campbell Cres – B&B					
		Rezoning & site plan review	P2688		November 06, 2018	New applications	
		<b>ENGINEERING</b>					
<b>30</b>	<b>BW/MB</b>	<b>2521311 Ont.Inc. "Towns of Thornbury" (Louisa St.)</b>	P2601E			Preliminary engineering reviewed	
		Rezoning & plan of condo					
<b>31</b>	<b>DS</b>	<b>Second Nature – Skyline Blue Mtn Phase 1</b>	P2510		27/05/16	Plan of subdivision – preliminary acceptance of basic services issued Apr20/18;	
<b>32</b>	<b>BW/DS</b>	<b>2467686 Ont.Inc. (Applevale/Ashbury Court)</b>	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; releasing of securities	
<b>33</b>	<b>BW/DS</b>	<b>Windfall Ph1</b>	P630E			Assumption process underway; awaiting details of outstanding deficiencies; final assumption complete and releasing securities	
<b>34</b>	<b>BW/DS</b>	<b>Windfall Ph2A</b>	P1998E			Security released	
<b>35</b>	<b>BW/DS</b>	<b>Windfall Ph2B</b>	P2349E			Security for basic services released	
<b>36</b>	<b>BW/DS</b>	<b>Windfall Ph2C</b>	P2457E			Servicing construction complete; water inspection completed; basic services to be completed in spring; certificate of preliminary acceptance for basic services given; security released;	
<b>37</b>	<b>BW/MDB</b>	<b>Georgian Woodlands Ph4, Stage2</b>	P1315E			top asphalt being reviewed with consultant; developer working through deficiency list	

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED November 30, 2018	AGREEMENT STATUS
38	BW/DS	Ridgeview (Hillside, St.Anton)	P251E		23/03/17	1 <sup>st</sup> Eng. Revisions reviewed; 2 <sup>nd</sup> submission rec'd & being reviewed	
39	BW/MDB	Delphi Crossing	P2104E			Crossing has been opened to the public	
40	BW/MDB	Plateau East	P2087E		01/08/15	bulk meter being reviewed;	
41	BW/DS	Tyrolean Phase 3 (Arlberg Cres)	P1597E			Under construction; asphalt complete; security reduction request rec'd; basic services issued; paving complete; basic services issued; security release in progress	
42	BW/DS	Trailwoods Phase 1 & 2				In assumption process; working thro deficiencies	
43	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	
44	BW/DS	Westridge Drive (Lora Bay Phase 3)				Sidewalk to be constructed Spring 2019	
45	BW/DS	Second Nature Phase 2 – Crosswinds (St."F")				Basic services to be issued	
46	BW/MDB	Second Nature Phase 3				2 <sup>nd</sup> submission received & reviewed; comments to be submitted to developer	Agreement req'd
		<b>CONSENTS</b>					
47	TS	B09-2018 (Kadwell)	P2663			PM Oct1/18; report to COW TBD; County comments rec'd and forwarded to applicant for review/comment	
		Rezoning	P2664			in conjunction with B09-2018 – PM Oct1/18; By-law TBD	
		<b>MINOR VARIANCES</b>					
48	TS	A17-2018	P2650		25/06/18	Public Meeting TBD – more info req'd	
49	TS	A27-2018	P2466		25/10/18	In appeal period	
		<b>PRE-CONSULTATIONS</b>					
50	TS	Scandia Lane (Lot 2)				Awaiting to hear back	
51	TS	Block 152 – 2 <sup>nd</sup> Nature				59 townhomes; plan of condo	
52	TS	Blue Water Storage	P2690			Mtg Nov	
53	TS	Southwestern Chalet	P2692				
		<b>INACTIVE/DRAFT PLAN APPROVALS – NO APPLICATION</b>					
54		Ken Havens (960121 Ontario Inc)		22/06/18 extension given on	28/10/08	DPA – clearing conditions – by OMB Order DP extension given to June 22, 2018 – request for 3 yr extension (2021) – tree clearance	

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED November 30, 2018	AGREEMENT STATUS
				May24/18 to June 22, 2021			
55		Chasson			05/09/07	DPA – clearing conditions	
56		Taberra				DPA – clearing conditions	
57		Intrawest – Trillium House		13/10/2021		Approval of draft plan extension (Oct13/18); request for three year extension given by Cty.	
58		Campbell (Lillypad Spa)					
		Site plan and agreement	P1762		17/12/13	Awaiting new zoning by-law & Council direction; agreement execution req'd	
59		Craigeith Village (Terrasan)	P1509		12/06/17	Draft plan extn expires Dec31/18; request for two year extn.	
60		Blue Trails (Eden Oak)	P1907/ P1907E		15/05/12	Zoning & site plan approved in principal; awaiting response from OMB Order	
		<b>SPECIAL PROJECTS</b>					
1	SP	Site Plan Approval Guidelines					
2		Community Design Guidelines					
3		Community Improvement Plan					
4	SP/AR	<b>Comprehensive Zoning By-law</b>				Council Workshop May7th, Public Open House May 28 <sup>th</sup> , Public Meeting June 4 <sup>th</sup> – 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 Nov29/18	
5	BW	<b>Lora Bay Drainage</b>				Mtg scheduled	
6	BW	<b>Craigeith SWM Plan</b>					
7	SP	<b>Official Plan</b>				One appeal remaining	
8	BW	<b>Stormwater Master Plan Study – Data Collection</b>				Working with GSCA to obtain Federal funding for study is available & funding rec'd; met with GSCA to update Craigeith Study; Federal funding rec'd; tender awarded to LDAR; staff mtg with GSCA	
9	BW	<b>Assumption of Legacy Subdivisions</b>				Crozier submitting fees estimate for Camperdown subdivisions; developer in default; collecting securities	
10	BW	<b>Peel Street Pumping Station Upgrade</b>	P2529E		31/05/17	Rec'd COW approval Jun26/17; mtg held with consultants Sept/17; staff working with IPW; consultant retained; MTE retained; kick-off mtg held Dec15/17; pre-design rec'd and reviewed; being reviewed by Manager of Water/Wastewater	
11	BW	<b>Townwide Servicing Master Plan EA</b>				Working with IPW on Townwide Master Plan EA Water Study; review report & provide comments back to IPW	



	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED November 30, 2018	AGREEMENT STATUS
<b>12</b>		<b>Townwide Sanitary Collection Model</b>				Working with IPW on Townwide Master Plan EA Sanitary Study; training session had by staff	
<b>13</b>	<b>TS</b>	<b>Planning Application Forms</b>				Minor Variance requires 2 <sup>nd</sup> 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					
<b>15</b>	<b>SP/KR</b>	<b>Short Term Accommodation</b>				Public Meeting May 28/18; reviewing public comments; report to COW Sept17/18; before Council Nov19/18	
<b>16</b>	<b>DW</b>	<b>Official Plan - Housekeeping</b>				review started and report to COW Winter 2018/2019	
		<b>Applications Under Appeal</b>					
<b>1</b>		Gibraltar Pit				Hearing date scheduled Nov20/18 (1 day)	
<b>2</b>		Home Farm				Hearing date scheduled Jan23/19 (1 day)	
<b>3</b>		Parkbridge				Hearing date scheduled March5/19 (1/2 day)	
		<b>Projects in “bold” mean they are actively being worked on</b>					