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# Staff Report

## Planning & Development Services – Planning

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**Report To:** Committee of the Whole  
**Meeting Date:** September 12, 2016  
**Report Number:** PDS.16.112  
**Subject:** Planning Applications – August 2016  
**Prepared by:** Lori Carscadden – Agreement Co-ordinator

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### A. Recommendations

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THAT Council receive Staff Report PDS.16.112, “Planning Applications – August 2016” for information purposes.

### B. Overview

### C. Background

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1. Georgian Bay Estates – development charges, parkland dedication, Engineering works and Engineering security fees – File #P1798
2. Windfall Mountain Homes – redline revision – File #P2367
3. Georgian Bay Estates – removal of holding ‘h’ – File #P2373
4. Tyrolean Properties – Arlberg Crescent, site plan review – File #P2374
5. Chaseco Holdings Inc. – draft plan extension request – File #P203
6. Blue View Chateaux Inc – official plan amendment & site plan review – File #'s P2368 & P2369
7. Chris McCaig & Brenda Rudd – minor variance, sunroom addition – Part Lot 29, Conc.8, #208542 Hwy.26 – File #P2385
8. Polfer (Timberwolf) – site plan agreement – engineering works fee – File #P2272
9. George & Teresa Matamoros – minor variance for carport & breezeway – File #P2386
10. Blue Mountain Village Boathouse 3 – Part Lot Control By-law – File #P2387
11. 2405369 Ontario Inc (Sylvia Held) minor variance, Lot 4, Plan 106, 93 Bruce St.S. – File #P2390
12. Sylvia Held – minor variance – Lot 3, Plan 106, 95 Bruce St.S. – File #P2391
13. Deborah Cundy & Jennifer Bino – rezoning for holistic bed & breakfast – 120 Tyrol Ave Swiss Meadows – File #P2392
14. Tyrolean Properties Ltd – four severances, Lot 19, Concession 2 – File #P2333

**D. Analysis**

**E. The Blue Mountains Strategic Plan**

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Goal #3: Support Healthy Lifestyles

**F. Environmental Impacts: n/a**

**G. Financial Impact**

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Applicant	Planning Fees & Securities	Agreement Preparation & Security Fees	Engineering Fees	Total Fees
Georgian Bay Estates	\$62,692.00	0	\$16,320.00 \$219,593.00	\$298,605.00
Windfall Mtn Homes	\$810.00	0	0	\$810.00
Georgian Bay Estates	\$860.00	0	0	\$860.00
Tyrolean Properties	\$3300.00	0	0	\$3300.00
Chaseco Holdings Inc	\$810.00	0	0	\$810.00
Blue View Chateaux Inc	\$1925.00	0	0	\$1925.00
McCaig/Rudd	\$990.00	0	0	\$990.00
Polfer (Timberwolf)	0	0	21,477.00	\$21,477.00
Matamoros	\$990.00	0	0	\$990.00
Blue Mountain Village Boathouse 3	\$535.00	0	0	\$535.00
2405369 Ont Inc	\$990.00	0	0	\$990.00

Sylvia Held	\$990.00	0	0	\$990.00
Cundy/Bino	\$1640.00	0	0	\$1640.00
Tyrolean Properties Ltd	\$3135.00	0	0	\$3135.00
TOTAL	\$79,667.00	0	\$257,390.00	\$337,057.00

**H. In consultation with: n/a**

**I. Attached: Development Applications Process Chart**

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Respectfully submitted,

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Michael Benner  
Director of Planning and Development Services

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED August 31, 2016 "APPENDIX A"
		<b>ACTIVE</b>				
<b>1</b>	<b>BP</b>	<b>The Cottages At Lora Bay (Keeper's Cove) - Phase 2</b>	<b>P1760</b>			
		Draft Plan	P1760			Approved
	<b>BW/TG</b>	Draft Plan	P1760E			Engineering complete, sewer & water certified
		Removal of holding 'h' Ph1B	P2340		06-Jun-16	By-law to Council on 07/11/2016
		Request for Clearance letter	P1760		25-Jul-16	Condo #42-CDM-2006-11 (still waiting on IC so amend agree can be signed)
<b>2</b>	<b>SP</b>	<b>Plateau East</b>	<b>P2087</b>		<b>08/10/2015</b>	
		Site Plan Approval	P2087		08/10/2015	Subdivision approval
	<b>BW/TG</b>	Site Plan Approval	P2087E		08/10/2015	Need full package to sign AFC
		Zoning By-law Amendment	P2088			Complete
		Subdivision - Red Line Revision	P2089			Complete
		Agreement	P2339		01-Jun-16	Draft agreement sent to developer for review
		Removal of holding 'h'	P2338		01-Jun-16	By-law passed on 07/11/2016
<b>3</b>	<b>BP</b>	<b>Lora Bay Club Phase 3B</b>	<b>P2082</b>		<b>07/29/2015</b>	
		Plan of Subdivision				Conditional approval
		Plan of Subdivision	P2082E			Complete
		Agreement				Executed
		Request to Cty for clearance	P2082		24-May-16	Registration complete
<b>4</b>	<b>BP</b>	<b>Craigeith Resort Park</b>	<b>P486</b>		<b>10/16/2009</b>	
		Site Plan				Conditional approval
	<b>BW/TG</b>	Site Plan	P486E			
		Agreement				To applicant for review
<b>5</b>	<b>SP/DW</b>	<b>McPherson Builders (Home Farm)</b>	<b>P2067</b>		<b>06/25/2015</b>	
		Official Plan Amendment				New OP appealed to OMB
		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
<b>6</b>	<b>BP</b>	<b>2341040 Ontario Ltd. (Thornbury Gas Station)</b>	<b>P1664</b>		<b>05/23/2013</b>	
		Zoning By-law Amendment				Approved
		Site Plan				Conditional approval
		Agreement				Final draft to applicant
		Site Plan	P1666E			Complete

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#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED August 31, 2016 "APPENDIX A"
		<b>ACTIVE</b>				
7	MB	<b>Tyrolean Village Phase 3 (Arlberg)</b>	<b>P1597</b>		<b>02/11/2013</b>	
		Subdivision				Drawings accepted
		Agreement				John Metras working on agreement
		Subdivision	P1597E			
8	BP	<b>Gibraltar Mills (Ice River Springs Water Co. Inc., #1359629 Ontario Inc.)</b>	<b>P1960</b>		<b>08/21/2014</b>	
		Zoning By-law Amendment				Full force & effect
		Site Plan				Awaiting updated plans and drawings
		Agreement				Agreement in process
9	SP	<b>Windfall (Medium Density Block)</b>	<b>P1902</b>		<b>08/04/2014</b>	
		Official Plan Amendment				Approved by OMB
		Zoning By-law Amendment				Approved by OMB
		Site Plan				Approved by OMB, pending AFC & Agreement
	BW/TG	Site Plan	P1904E			Pending AFC
		Agreement				Working on agreement
10	MB/JM	<b>Windfall Phase 2B</b>	<b>P2349</b>		<b>23/06/2016</b>	subdivision agreement - new application
		<b>Subdivision</b>				Agreement required
	BW/TG	<b>Subdivision</b>	P2349E			Engineering submission
	MB	<b>Redline Revision</b>	P2367		<b>03/08/2016</b>	New application
	MB	Part Lot Control (13 lots)	P2345		<b>21/06/2016</b>	Complete
11	MB	<b>Blueview Chateaux</b>	<b>P1933</b>		<b>10/31/2014</b>	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board
		Ontario Municipal Board			09/14/2015	Appeal filed - OMB Feb/07-09/2017
		Official Plan Amendment	P2368		08/08/2016	Part of OMB hearing
		Site Plan Approval	P2369		08/08/2016	Part of OMB hearing
		Site Plan Approval	P2369E		08/08/2016	New application
12	SP	<b>Sleepy Hollow Development Inc. East (Streetcar Developments, Mallins)</b>	<b>P1794</b>		<b>05/13/2013</b>	

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		<b>ACTIVE</b>				
		Official Plan Amendment				Approved
		Plan of Subdivision				3rd submission received
		Zoning By-law Amendment				Approved
		Removal of Holding 'h'				New application
		Plan of Subdivision	P1795E		04/30/15	3rd submission received
<b>13</b>	<b>BP</b>	<b>Karen &amp; Stephen Diamond</b>	<b>P2129</b>		09/30/2015	
		Deeming By-law				Registered, awaiting securities
<b>14</b>	<b>MB</b>	<b>Skyline Blue Mountain Developments Inc. (Manorwood Homes, Historic Snowbridge)</b>	<b>P2153</b>		<b>10/19/2015</b>	
		Site Plan				Conditional Site Plan approval
		Site Plan	P2153E		10/18/2015	Drawings satisfactory
		Agreement				Awaiting signatures from developers
<b>15</b>	<b>DW</b>	<b>2223117 Ontario Inc.(Conn pit)</b>	<b>P2262</b>		08-Feb-16	
		Official Plan Amendment				Plan being revised
		Zoning By-law Amendment	P2263		08-Feb-16	Plan being revised
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
<b>16</b>	<b>SP</b>	<b>Timberwolf Lodge (Alpine Springs Crt)</b>	<b>P2271</b>		16-Feb-16	
		Removal of Holding 'h'				By-law passed July 11, 2016
		Site Plan				
	<b>BW/TG</b>	Site Plan	P2271E		16-Feb-16	AFC
		Agreement				Sent out to developers, awaiting signatures & securities
<b>17</b>	<b>BP</b>	<b>Susan Meadows / Amanda Wessinger, B14-2015</b>	<b>P2199</b>		<b>12/18/2015</b>	Fulfill conditions by April 2017
		Rezoning	P2200		12/18/2015	Conditional approval
<b>18</b>	<b>DW</b>	<b>Scandinave Spa</b>	<b>P2222</b>		<b>01/04/2016</b>	
		Site Plan				Switching out drawings
<b>19</b>	<b>SP</b>	<b>Millpond Homes Phase 5</b>	<b>P2299</b>		<b>04/04/2016</b>	
		Amendment to Agreement				Agreement signed
	<b>BW/TG</b>	Millpond Homes Phase 5	P2295E			AFC
<b>20</b>	<b>BP</b>	<b>Peaks Bay</b>	<b>P2300</b>		<b>04/04/2016</b>	
		Removal of Holding 'h'				Complete
	<b>JM</b>	Mods to Develop Agreement	<b>P645</b>		<b>09/05/2016</b>	Mods req'd to P.B.Holdings (East & West), reviewing early assumption of Block 29
<b>21</b>	<b>SP</b>	<b>Matesa Enterprises</b>	<b>P2337</b>		<b>30/05/2016</b>	
	<b>BW/TG</b>	Condo	P2337E			Engineering does not work
<b>22</b>	<b>MB</b>	<b>Blue Trails (Eden Oak)</b>	<b>P1907</b>		<b>05/15/2012</b>	

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#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED August 31, 2016 "APPENDIX A"
		<b>ACTIVE</b>				
		Subdivision				OMB Prehearing 08/11/2016
		Subdivision	P1907E		09/11/2015	Forwarded to Tatham's for review
		Official Plan Amendment				OMB Prehearing 08/11/2016
		Zoning By-law Amendment				OMB Prehearing 08/11/2016
		Ontario Municipal Board Hearing	P2277		03-Sep-16	OMB Prehearing 08/11/2016
<b>23</b>	<b>SP/DW</b>	<b>Second Nature - Skyline Blue Mtn.</b>	<b>P2</b>		<b>27-May-16</b>	<b>First Submission</b>
		Subdivision	P2			
	<b>BW/TG</b>	Subdivision	P2E			Technical Review
		Subdivision - Red Line Revision	P2358		29-Jun-16	New application
	<b>DW</b>	Zoning By-law Amendment	P2355		29-Jun-16	New application
	<b>DW</b>	Consent B05-2016 - Second Nature	P2356		29/06/2016	New application - PH Oct3-16
	<b>DW</b>	Consent B06-2016 - James & Ola Swanzey	P2357		29/06/2016	New Application - PH Oct3-16
<b>24</b>	<b>BP</b>	<b>Mark Hallink</b>	<b>P2360</b>		<b>30/06/2016</b>	
		Zoning By-law Amendment				Public Meeting 08/22/2016
<b>25</b>	<b>DW</b>	<b>2399494 Ont Inc (Peaks Meadows)</b>	<b>P2351</b>		<b>24-Jun-16</b>	<b>New application - rezoning &amp; draft plan sub review</b>
		Zoning By-law Amendment	P2351		24-Jun-16	
		Subdivision	P2352		24-Jun-16	Draft plan sub review
	<b>BW/TG</b>	Subdivision	P2352E		24-Jun-16	Fees received & under review
<b>26</b>	<b>SP</b>	<b>Neighbourhoods @ Delphi Point Ph2a</b>	<b>P2104</b>		<b>31/08/2015</b>	
		Agreement				Pre-servicing Agreement
	<b>BW/TG</b>	Agreement	P2104E			Awaiting further information from Reg
<b>27</b>	<b>SP</b>	<b>Sleepy Hollow Development Inc. West</b>	<b>P1860</b>		<b>06/05/2014</b>	
		Subdivision				Draft Plan approved
		Zoning By-law Amendment				Draft Plan approved
		Ontario Municipal Board Appeal	P1989			Minutes of Settlement accepted, decision given
	<b>BW/TG</b>	Subdivision	P1860E		06-May-15	
<b>28</b>	<b>DW</b>	<b>Tyrolean Properties</b>	<b>P2333</b>		<b>24/05/2016</b>	
		Severances B03 & 04/2016				
		Severances B09 & B10/2016			<b>30/08/2016</b>	
		Site Plan	P2374		11-Aug-16	
<b>29</b>	<b>BP</b>	<b>Peter Glen</b>	<b>P2384</b>		<b>19-Aug-16</b>	<b>new application</b>
		rezoning				
<b>30</b>	<b>SP</b>	<b>Blue Mountain Village Boathouse 3</b>	<b>P2387</b>		<b>29-Aug-16</b>	<b>Part Lot Control By-law</b>

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		<b>ACTIVE</b>				
		<b>ENGINEERING</b>				
31	TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
		Engineering Review			06-Nov-15	Technical Review
32	TG/BW	Windfall Phase 2A	P1998E			Security Reduction request
33	TG/BW	Orchards @ Craigeith	P142E			Security Reduction request - maintenance period
34	TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued
35	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
36	TG/BW	King & Brookeast	P1530E			Site Plan Agreement in place
37	TG/BW	Jonathan Rubes	P1649E			Security Reduction - maintenance period
38	TG/BW	Blue Horizons	P1712E			Security Reduction, Certificate of Basis Services
39	TG/BW	Private Residences @ Georgian Bay Club	P1798E			Awaiting agreement to be signed
40	TG/BW	Cottages @ Lora Bay Phase 1b	P2119E			Development Agreement
41	TG/BW	Thornbury Meadows	P79E			
42	TG/BW	Edgewater				
		Site Plan for tennis courts				
43	DW	Deborah Cundy & Jennifer Bino	P2392			new application
		rezoning				holistic B&B
		<b>CONSENTS</b>				
44	BP	Hilka Horvat	P2107		28/08/2015	
		Severance B09-2015				Conditional approval
45	DW	Robert Johnston - severance B01-16	P2302		05/04/2016	
		Severance B01-2016				Clearing conditions
46	DW	Gyles/Gooderham severance B02-16	P2317		21/04/2016	
		Severance B02/2016				Public Meeting 08/22/2016
47	DW	Myron Dzylynsky & Larissa Derko-Dzulynsky	P2371		10/08/2016	
		Severance B07-2016				New application
48	DW	Roman & Roma Dubczak	P2372		10/08/2016	
		Severance B08-2016				New application
		<b>MINOR VARIANCES</b>				
49	DW	Derek & Alison Brodie A14-2016	P2363		08-Jul-16	In appeal period Sept6/16

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<b>PDS.16.112 - Attachment #1</b>						
		<b>ACTIVE</b>				
50	DW	Edward & Susanne Wanamaker A15-2016	P2365		28-Jul-16	New application - PH Oct/16
51	DW	Dawna Dinsmore A16-2016	P2383		17-Aug-16	New application - PH Sept/16
52	DW	Chris McCaig & Brenda Rudd A17-16	P2385		23-Aug-16	New application - PH Sept/16
53	DW	2405369 Ontario Inc A19-2016	P2390		30-Aug-16	New application - PH Sept/16
54	DW	Sylvia Held A20-2016	P2391		30-Aug-16	New application - PH Sept/16
		<b>NEC</b>				
55	DW	Alpine Ski Club	P2221		24/12/2015	Awaiting decision
56	DW	Erica Shuttleworth	P2180		08/12/2015	Conditional approval
57	DW	Kevin Klein	P2155		20/11/2015	Awaiting decision
58	BP	Alpine Ski Club	P2074		07/06/2015	Conditional approval
59		John P. Brady	P2018		04/16/2015	Conditional approval
60	BP	Talbot	P1938		11/17/2014	Awaiting decision
61		Braeburn Farms Ltd, Brian Hindle, Rosemary Phelan - 12-9177	P1146		04/17/2012	Awaiting information from proponents
62		Nancy Williams - 13-9117	P1571		12/21/2012	Awaiting information from proponents
63	DW	Christina & David Zettler	P2111		02/09/2015	Conditional approval
64	DW	Tony Pacaud	P2117		09/15/2016	Conditional approval
65	DW	Craigeith Ski Club	P2285		03/15/2016	Awaiting decision
66	DW	Lynda Kitamura	P2286		03/16/2016	Awaiting decision
67	DW	Georgian Peaks Club	P2284		03/21/2016	Conditional approval
68	DW	County of Grey	P2328		11/05/2016	Awaiting decision
69	DW	Samuel & James McNichol	P2324		05/04/2016	Awaiting decision
70	DW	John & Julie Brady	P2341		06/08/2016	Conditional approval
71	DW	Bob Shanks	2342		06/16/2016	Conditional approval
72	DW	The Georgian Peaks Club	P2348		22/06/2016	Awaiting decision
73	DW	Matthew Kunica	P2362		06/07/2016	Awaiting decision
74	DW	Justin Dwyer	P2366		02/08/2016	New application
75	DW	Susan Remme	P2361		06/07/2016	Conditional approval
		<b>PRE-CONSULTATION</b>				
		<b>INACTIVE/DRAFT PLAN APPROVALS-NO APP.</b>				
76		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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		<b>ACTIVE</b>				
77		Chasson			05/09/2007	DPA - clearing conditions
78		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
79		Victoria Street Close(Wootten)			01/25/2007	Active file deferred in 2008 due to servicing capacity
80		Tyrolean Lowlands				No status, OMB in 90's
81		Taberra				No status, OMB in 2000's
82		Intrawest - Trillium House				DPA - clearing conditions
83		Branch Estate - Lake Drive				DPA - clearing conditions
84		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
85		Terrasan (Meridian Credit Union/Craigleith Development)			09/14/2012	Ct. Council decision received
86		Georgian Glen (Sorichetti)			07/26/2002	
		Draft Plan	P388			Phase 1 & Phase 2 expired
87		Cedar Run Corp (Horse Park)			06/12/2013	
		Zoning By-law Amendment	P389			Temporary Use for Camping
		Site Plan	P387			Property for Sale
		Agreement				Property for Sale
88		Rosen			02/03/2012	
		Site Plan	P1376			Awaiting response from Architect
89		Blue Mountain Resorts (First Aid Hut)			03/27/2013	
		Site Plan	P1630			Awaiting new drawings from Blue Mountain Resorts
90		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
91	BP	Neighbourhoods at Delphi Point (Back)	P1620 & P1945		08/03/2013	Draft Plan approval
92	BP	Daniel Coholan			02/10/2015	
		Deeming By-law				Fulfilling terms of undertaking by 12/2015
93	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
94	BP	Bev & Marion Taylor			12/22/2014	
		Zoning By-law Amendment	P1963			Conditional approval
		Consent - B08/14	P1962			Conditional approval
95	SP	David Knechtel	P1725		10/17/2013	
		Zoning By-law Amendment				Report required

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		<b>ACTIVE</b>				
		Consent B07/13				Report required
96		Trailwoods Phase 2			12/18/2013	
		Draft Plan	P1763			Draft Plan extended for 3 years; agreement requires regn
		<b>SPECIAL PROJECTS</b>				
1		Site Plan Approval Guidelines				
2	SP	Community Design Guidelines				
<b>3</b>	<b>SP/MB</b>	<b>Zoning By-law</b>				<b>In process</b>
<b>4</b>	<b>SP/MB</b>	<b>Official Plan</b>				<b>County approval rec'd with seven appeals being rec'd</b>
5		<b>Natural Heritage Study</b>				<b>County working on this document</b>
6		Community Improvement Plan				
<b>7</b>	<b>SP/JC</b>	<b>Source Water Protection</b>				<b>Agreement signed with GSCA March 4, 2016</b>
<b>8</b>	<b>MB/AR</b>	<b>Active Transportation Study - Thornbury</b>				<b>Public Meeting was held 07/08/2016</b>
9	MB	Sign By-law	BL396		06/22/2015	Report to COW 09/12/2016
10	MB	Development Services Fees Review				Deputation to COW 08/22/2016
11		Streetscape Design Highway 26				2016 in house project
12	MB	Development Manual				
13	BW/TG	Engineering Standards				
14	BW/TG	Stormwater Master Plan Study				
15	BW/TG	Assumption of Legacy Subdivisions				
16	BW/TG	Security Policy				Report to COW 08/22/2016
17	BW/MB	Clarksburg Holding Tanks				
18	MB	Wind Turbines				Report to COW required
19	MB	Tammy Abbotts Unopened Road Allowance Purchase				Report to COW 08/22/2016
20	SP	Accessory Apartments	P2370		08/09/2016	
21	MB	C1 Zone				Public Meeting 09/12/2016
22	MB	Filing - hard copy vs digital				
23	DW	Shoreline Hazard ZBA	P2284			By-laws to Council 09/07/2016
24	MB	Accessible Parking Amendment				Public Meeting 09/12/2016
		Projects in bold mean they are actively being worked on				