



Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: October 24, 2016
Report Number: PDS.16.127
Subject: Planning Applications – September 2016
Prepared by: Lori Carscadden – Agreement Co-ordinator

A. Recommendations

THAT Council receive Staff Report PDS.16.127, “Planning Applications – September 2016” for information purposes.

B. Overview

C. Background

1. Peter Glen – zoning by-law - Lots 150 & 155, Plan 529, #209774 Hwy.26 – File #2384
2. Windfall – removal of holding ‘h’ – File #P2349
3. Van Strein – severance B11-2016, Lot 5, Plan 100, Alfred Street – File #P2399
4. Skyline Blue Mountain (Trillium House 42-CDM-2005-05) – draft plan extension – File #P363
5. Skyline (Plateau East) – parkland dedication, development charges & works fee – File #P2087
6. Skyline Blue Mountain (Boathouse) – part lot control by-law – File #P2387
7. Polferr Developments (Timberwolf) – minor variance – Alpine Springs Court – File# P2402
8. Don Greenfield – severance B12-2016, Lot 37, Plan 822, Lakeshore Road – File #P2404

D. Analysis

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	Total Fees
Peter Glen	\$1640.00	0	0	\$1640.00
Windfall	\$860.00	0	0	\$860.00
Van Strien	\$2575.00	0	0	\$2575.00
Skyline Blue Mountain	\$810.00	0	0	\$810.00
Skyline – Plateau East	\$13,941.00 \$617,760.00	0	\$11,948.00	\$643,649.00
Skyline Blue Mountain	\$532.00	0	0	\$532.00
Polferr Develop (Timberwolf)	\$990.00	0	0	\$990.00
Don Greenfield	\$2575.00	0	0	\$2575.00
TOTAL	641,683.00	0	\$11,948.00	\$653,631.00

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 September 30, 2016 "APPENDIX A"
		ACTIVE				
1	SP	Plateau East	P2087		08/10/2015	
		Site Plan Approval	P2087		08/10/2015	Subdivision approval, awaiting securities
	BW/TG	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
2	MB	Lora Bay Club Phase 3B	P2082		07/29/2015	
		Plan of Subdivision				Conditional approval
		Plan of Subdivision	P2082E			Complete
		Agreement				Registered
		Request to Cty for clearance	P2082		24-May-16	Registration complete
3	MB	Craighleith Resort Park	P486		10/16/2009	
		Site Plan				Conditional approval
	BW/TG	Site Plan	P486E			
		Agreement				Michael Benner to discuss with applicant
4	SP/DW	McPherson Builders (Home Farm)	P2067		06/25/2015	
		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
5	MB	Tyrolean Village Phase 3 (Arlberg)	P1597		02/11/2013	
		Subdivision				Drawings accepted
		Agreement				John Metras working on agreement
		Subdivision	P1597E			Awaiting comments from Crozier
6	SP	Gibraltar Mills (Ice River Springs Water Co. Inc., #1359629 Ontario Inc.)	P1960		08/21/2014	
		Zoning By-law Amendment				Full force & effect
		Site Plan				In place with conditions
		Agreement				John Metras working on agreement
7	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/TG	Site Plan	P1904E			Awaiting comments
		Agreement				Working on agreement
8	MB/JM	Windfall Phase 2B	P2349		23/06/2016	
		Subdivision				Subdivision agreement - new application
		Subdivision	P2349E			Agreement required
	BW/TG	Subdivision	P2349E			Engineering submission
	MB	Redline Revision	P2367		03/08/2016	New application
	MB	Part Lot Control (13 lots)	P2345		21/06/2016	Complete
	SP	Removal of holding h	P2397		12/09/2016	New application

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED September 30, 2016 "APPENDIX A"
		ACTIVE				
9	MB	Blueview Chateaux	P1933		10/31/2014	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board
		Ontario Municipal Board			08/14/2015	Appeal filed - OMB 02/07-09/2017
		Official Plan Amendment	P2368		09/14/2015	Incomplete application
		Site Plan Approval	P2369		08/08/2016	Incomplete application
		Site Plan Approval	P2369E		08/08/2016	New application - incomplete
10	SP	Sleepy Hollow Development Inc. East (Streetcar Developments, Mallins)	P1794		05/13/2013	
		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
11	MB	Skyline Blue Mountain Developments Inc. (Manorwood Homes, Historic Snowbridge)	P2153		10/19/2015	
		Site Plan				Conditional Site Plan approval
		Site Plan	P2153E		10/18/2015	Drawings satisfactory
		Agreement				Meeting with developers next week
12	DW	2223117 Ontario Inc.(Conn pit)	P2262		08-Feb-16	
		Official Plan Amendment				Under review
		Zoning By-law Amendment	P2263		08-Feb-16	Under review
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
13	SP	Millpond Homes Phase 5	P2299		04/04/2016	
		Amendment to Agreement				Agreement required
	BW/TG	Millpond Homes Phase 5	P2295E			Changes required
14	MB	Peaks Bay	P2300		04/04/2016	
		Removal of Holding 'h'				Complete
	JM	Mods to Develop Agreement	P645		09/05/2016	Awaiting comments from Crozier's - partial assumption
15	SP	Matesa Enterprises	P2337		30/05/2016	
		Condominium				
	BW/TG	Condominium	P2337E			Awaiting second submission
16	MB	Blue Trails (Eden Oak)	P1907		05/15/2012	
		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
17	SP/DW	Second Nature - Skyline Blue Mtn.	P2		27-May-16	
		Subdivision	P2			
	BW/TG	Subdivision	P2E			Technical Review
		Subdivision - Red Line Revision	P2358		29-Jun-16	Public Meeting 10/03/2016
	DW	Zoning By-law Amendment	P2355		29-Jun-16	Public Meeting 10/03/2016
	DW	Consent B05-2016 - Second Nature	P2356		29/06/2016	Public Meeting 10/03/2016

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		ACTIVE				
	DW	Consent B06-2016 - James & Ola Swanzey	P2357		29/06/2016	Public Meeting 10/03/2016
18	DW	Mark Hallink	P2360		30/06/2016	
		Zoning By-law Amendment				Under review
19	SP	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	
		Agreement				Pre-servicing Agreement
	BW/TG	Agreement	P2104E			AFC's complete, awaiting securities
20	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/TG	Subdivision	P1860E		06-May-15	
21	DW	Tyrolean Properties	P2333		24/05/2016	
		Severances B03 & 04/2016				Public Meeting 10/03/2016
		Severances B09 & B10/2016			30/08/2016	Public Meeting 10/03/2016
		Site Plan	P2374		11-Aug-16	
22	DW	Peter Glen	P2384		19-Aug-16	
		Rezoning				Public Meeting 10/24/2016
23	DW	Deborah Cundy & Jennifer Bino	P2392			
		Rezoning				Public Meeting 10/24/2016
		ENGINEERING				
24	TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
		Engineering Review			06-Nov-15	Awaiting ECA application & drawings
25	TG/BW	Windfall Phase 2A	P1998E			Security Reduction request
26	TG/BW	Orchards @ Craighleith	P142E			Security Reduction request - maintenance period
27	TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued
28	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
29	TG/BW	King & Brookeast	P1530E			Site Plan Agreement - requires registration
30	TG/BW	Jonathan Rubes	P1649E			Security Reduction - maintenance period
31	TG/BW	Blue Horizons	P1712E			Security Reduction, Certificate of Basis Services
32	TG/BW	Thornbury Meadows	P79E			
		CONSENTS				
33	DW	Robert Johnston B01/2016	P2302		05/04/2016	Clearing conditions
34	DW	Gyles/Gooderham	P2317		21/04/2016	
		Severance B02/2016				Public Meeting 08/22/2016
		Zoning				
35	DW	Myron Dzylynsky & Larissa Derko-Dzulynsky B07/2016	P2371		10/08/2016	New application
36	DW	Roman & Roma Dubczak B08/2016	P2372		10/08/2016	New application

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PDS.16.127 - Attachment #1						
		ACTIVE				
37	DW	Van Strien Developments Inc B11/2016	P2399		13/09/2016	New application
38	DW	Don Greenfield B12/2016	P2404		28/09/2016	New application
		MINOR VARIANCES				
39	DW	Edward & Susanne Wanamaker A15-2016	P2365		28-Jul-16	New application - PH Oct/16
40	DW	Dawna Dinsmore A16-2016	P2383		17-Aug-16	Appeal period Oct11-16
41	DW	Chris McCaig & Brenda Rudd A17-2016	P2385		23-Aug-16	Appeal period Oct11-16
42	DW	George Matamoros A18-2016	P2386		29-Aug-16	Appeal period Oct11-16
43	DW	2405369 Ontario Inc A19-2016	P2390		30-Aug-16	Appeal period Oct11-16
44	DW	Sylvia Held A20-2016	P2391		30-Aug-16	Appeal period Oct11-16
45	DW	Polferr Develop (Timberwolf) A21-2016	P2042		27-Sep-16	New application - PH Oct/16
46	DW	Polferr Develop (Timberwolf) A22-2016	P2043		27-Sep-16	New application - PH Oct/16
		NEC				
47	DW	Alpine Ski Club	P2221		24/12/2015	Awaiting decision
48	DW	Kevin Klein	P2155		20/11/2015	Awaiting decision
49	DW	Talbot	P1938		11/17/2014	Awaiting decision
50	DW	Braeburn Farms Ltd, Brian Hindle, Rosemary Phelan - 12-9177	P1146		04/17/2012	Awaiting information from proponents
51		Nancy Williams - 13-9117	P1571		12/21/2012	Awaiting information from proponents
52	DW	Craigeith Ski Club	P2285		03/15/2016	Awaiting decision
53	DW	Georgian Peaks Club	P2284		03/21/2016	Conditional approval
54	DW	County of Grey	P2328		11/05/2016	Awaiting decision
55	DW	Matthew Kunica	P2362		06/07/2016	Awaiting decision
		PRE-CONSULTATION				
56	MB	Blue Mountain Resorts - Treasure Hill	P2396		09/07/2016	Meeting set up
57	SP/DW	Edgewater	P2395		09/01/2016	Meeting scheduled 09/28/2016
58	MB	Scenic Caves	P2400		09/21/2016	Meeting set up
59	DW	Chris & Len Vermeulen	P2401		09/27/2016	New application
60	MB	Eric Henrick	P2406		09/29/2016	New application
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				
61		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
62		Chasson			05/09/2007	DPA - clearing conditions
63		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
64		Tyrolean Lowlands				No status, OMB in 90's
65		Taberra				No status, OMB in 2000's
66		Intrawest - Trillium House				DPA - clearing conditions

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		ACTIVE				
67		Branch Estate - Lake Drive				DPA - clearing conditions
68		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
69		Terrasan (Meridian Credit Union/Craigleith Development)			09/14/2012	Ct. Council decision received
70		Georgian Glen (Sorichetti)			07/26/2002	
71		Draft Plan	P388			Phase 1 & Phase 2 expired
72		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
73		Rosen			02/03/2012	
		Site Plan	P1376			Awaiting response from Architect
74		Blue Mountain Resorts (First Aid Hut)			03/27/2013	
75		Site Plan	P1630			Awaiting new drawings from Blue Mountain Resorts
76		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
77	BP	Neighbourhoods at Delphi Point (Back)	P1620 & P1945		08/03/2013	Draft Plan approval
78	BP	Daniel Coholan			02/10/2015	
		Deeming By-law				Fulfilling terms of undertaking by 12/2015
79	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
80	BP	Bev & Marion Taylor			12/22/2014	
		Zoning By-law Amendment	P1963			Conditional approval
		Consent - B08/14	P1962			Conditional approval
81	SP	David Knechtel	P1725		10/17/2013	
		Zoning By-law Amendment				Report required
		Consent B07/13				Report required
82		Trailwoods Phase 2			12/18/2013	
		Draft Plan	P1763			Draft Plan extended for 3 years; agreement requires regn
83	SP	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
84	SP	Susan Meadows / Amanda Wessinger, B14-2015	P2199		12/18/2015	
		Consent B14-2015				Fulfill conditions by April 2017
		Rezoning	P2200		12/18/2015	Conditions fulfilled
85	DW	2399494 Ont Inc (Peaks Meadows)	P2351		24-Jun-16	
		Zoning By-law Amendment	P2351		24-Jun-16	Incomplete application
		Subdivision	P2352		24-Jun-16	Incomplete application

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED September 30, 2016 "APPENDIX A"
		ACTIVE				
	BW/TG	Subdivision	P2352E		24-Jun-16	Incomplete application, fees received
		SPECIAL PROJECTS				
1		Site Plan Approval Guidelines				
2	SP	Community Design Guidelines				
3	SP/MB	Zoning By-law				In process
4	SP/MB	Official Plan				County approval rec'd with seven appeals being rec'd
5		Natural Heritage Study				County working on this document
6		Community Improvement Plan				
7	SP/JC	Source Water Protection				Agreement signed with GSCA March 4, 2016
8	MB/AR	Active Transportation Study - Thornbury				Public Meeting was held 07/08/2016
9	MB	Sign By-law	BL396		06/22/2015	Report to COW 10/03/2016
10	MB	Development Services Fees Review				Report to COW required
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 11/14/2016
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 required
20	SP	Accessory Apartments	P2370		08/09/2016	
21	MB	C1 Zone				Report to COW 08/24/2016
22	MB	Filing - hard copy vs digital				
23	DW	Shoreline Hazard ZBA	P2284			In Appeal Period
24	MB	Accessible Parking Amendment				Report to COW 10/03/2016
		Projects in bold mean they are actively being worked on				