



# Staff Report

## Planning & Development Services – Planning

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**Report To:** Committee of the Whole  
**Meeting Date:** November 14, 2016  
**Report Number:** PDS.16.142  
**Subject:** Planning Applications – October 2016  
**Prepared by:** Lori Carscadden – Agreement Co-ordinator

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### A. Recommendations

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THAT Council receive Staff Report PDS.16.142, “Planning Applications –October 2016” for information purposes.

### B. Overview

### C. Background

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1. Polferr Developments (Timberwolf) – minor variance – Alpine Springs Court – File #P2403
2. Sue-Anne Gyles – zoning by-law amendment - 555259 6th Line - Pt. Lot 5, N Pt. Lot 6, Concession 6 – File #P2407
3. Anne Fisher – deeming by-law - 144 Marsh Street – File #P2408
4. MHBC Planning (Ridge Estates) – part lot control - Part of Lot 25, Conc. 7 - 16M-24, Block 39 – File #P2261

### D. Analysis: n/a

### E. The Blue Mountains Strategic Plan

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Goal #3: Support Healthy Lifestyles

### F. Environmental Impacts: n/a

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**G. Financial Impact**

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Applicant	Planning Fees & Securities	Agreement Preparation & Security Fees	Engineering Fees	Total Fees
Polferr Develop (Timberwolf)	\$990.00	0	0	\$990.00
Gyles	\$1640.00	0	0	\$1640.00
Fisher	\$535.00	0	0	\$535.00
MHBC – Ridge Estates	\$400.00	0	0	\$400.00
TOTAL	\$3565.00	0	0	\$3565.00

**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 October 31, 2016 "APPENDIX A"
		<b>ACTIVE</b>				
<b>1</b>	<b>MB</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				Registered
		Request to Cty for clearance	P2082		24-May-16	Registration complete
<b>2</b>	<b>MB</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				Michael Benner to discuss with applicant
<b>3</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>4</b>	<b>MB</b>	<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			Awaiting comments from Crozier on SWM
<b>5</b>	<b>SP</b>	<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				In place with conditions
		Agreement				John Metras working on agreement
<b>6</b>	<b>SP</b>	<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
	<b>BW/TG</b>	Site Plan	P1904E			Awaiting comments
		Agreement				Working on agreement
<b>7</b>	<b>SP/JM</b>	<b>Windfall Phase 2B</b>	<b>P2349</b>		<b>23/06/2016</b>	
		Subdivision				Agreement prepared & awaiting securities for final signage
	<b>BW/TG</b>	Subdivision	P2349E			Engineering submission
	<b>MB</b>	Redline Revision	P2367		03/08/2016	New application
	<b>MB</b>	Part Lot Control (13 lots)	P2345		21/06/2016	Complete
	<b>SP</b>	Removal of holding h	P2397		12/09/2016	Nov07/16 mtg
<b>8</b>	<b>MB</b>	<b>Blueview Chateaux</b>	<b>P1933</b>		<b>10/31/2014</b>	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board
		Ontario Municipal Board			<b>08/14/2015</b>	Appeal filed - OMB 02/07-09/2017
		Official Plan Amendment	<b>P2368</b>		<b>09/14/2015</b>	Council refused application
		Site Plan Approval	<b>P2369</b>		<b>08/08/2016</b>	Incomplete application
		Site Plan Approval	<b>P2369E</b>		<b>08/08/2016</b>	New application - incomplete

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		<b>ACTIVE</b>				
9	SP	<b>Sleepy Hollow Development Inc. East (Streetcar Developments, Mallins)</b>	<b>P1794</b>		<b>05/13/2013</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
10	MB	<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				Signed agreement received
11	DW	<b>2223117 Ontario Inc.(Conn pit)</b>	<b>P2262</b>		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
12	SP	<b>Millpond Homes Phase 5</b>	<b>P2299</b>		<b>04/04/2016</b>	
		Amendment to Agreement				Agreement required
	BW/TG	Millpond Homes Phase 5	P2295E			Changes required
13	MB	<b>Peaks Bay</b>	<b>P2300</b>		<b>04/04/2016</b>	
		Removal of Holding 'h'				Complete
	JM	Mods to Develop Agreement	P645		09/05/2016	Awaiting comments from Crozier's - partial assumption
14	SP	<b>Matesa Enterprises</b>	<b>P2337</b>		<b>30/05/2016</b>	
		Condominium				
	BW/TG	Condominium	P2337E			Awaiting second submission
15	MB	<b>Blue Trails (Eden Oak)</b>	<b>P1907</b>		<b>05/15/2012</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
16	SP/DW	<b>Second Nature - Skyline Blue Mtn.</b>	<b>P2</b>		<b>27-May-16</b>	
		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
	DW	Consent B06-2016 - James & Ola Swanzey	P2357		29/06/2016	Public Meeting 10/03/2016
17	DW	<b>Mark Hallink</b>	<b>P2360</b>		<b>30/06/2016</b>	
		Zoning By-law Amendment				Under review
18	MB	<b>Neighbourhoods @ Delphi Point Ph2a</b>	<b>P2104</b>		<b>31/08/2015</b>	
		Agreement				In abeyance

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		<b>ACTIVE</b>				
	BW/TG	Agreement	P2104E			AFC's complete, awaiting securities
	BW/TG	Claims By Municipality	P2409E		13/10/2016	
19	SP	<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
	BW/TG	Subdivision	P1860E		06-May-15	
20	DW	<b>Tyrolean Properties</b>	<b>P2333</b>		<b>24/05/2016</b>	
		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	
21	DW	<b>Peter Glen</b>	<b>P2384</b>		19-Aug-16	
		Rezoning				Public Meeting 10/24/2016
22	DW	<b>Deborah Cundy &amp; Jennifer Bino</b>	<b>P2392</b>			
		Rezoning				Public Meeting 10/24/2016
23	DW	<b>Gyles/Gooderham</b>	<b>P2317</b>		<b>21/04/2016</b>	
		Severance B02/2016				Public Meeting 08/22/2016
		Zoning	<b>B2407</b>		<b>07/10/2016</b>	Public Meeting 11/14/2016
24	DW	<b>Anne Fisher</b>	<b>B2408</b>		<b>11/10/2016</b>	
		Deeming By-law				New application
		<b>ENGINEERING</b>				
25	TG/BW	<b>2467686 Ontario Inc. (Applevale, Ashbury Court)</b>	<b>P1900E</b>		<b>06-Nov-15</b>	
		Engineering Review			06-Nov-15	Awaiting ECA application & drawings
26	TG/BW	<b>Windfall Phase 2A</b>	<b>P1998E</b>			<b>Security Reduction request</b>
27	TG/BW	Orchards @ Craigeleith	P142E			Security Reduction request - maintenance period
28	TG/BW	<b>Bill Bannerman</b>	<b>P263E</b>			<b>Certificate of Basic Services issued</b>
29	TG/BW	<b>Georgian Woodlands Phase 4 Stage 2</b>	<b>P1315E</b>			<b>Certificate of Basic Services issued</b>
30	TG/BW	<b>King &amp; Brookeast</b>	<b>P1530E</b>			Site Plan Agreement - requires registration
31	TG/BW	Jonathan Rubes	P1649E			Security Reduction - maintenance period
32	TG/BW	<b>Blue Horizons</b>	<b>P1712E</b>			<b>Security Reduction, Certificate of Basis Services</b>
33	TG/BW	<b>Thornbury Meadows</b>	<b>P79E</b>			
		<b>CONSENTS</b>				
34	DW	<b>Myron Dzylynsky &amp; Larissa Derko-Dzulynsky B07/2016</b>	<b>P2371</b>		<b>10/08/2016</b>	<b>New application</b>
35	DW	<b>Roman &amp; Roma Dubczak B08/2016</b>	<b>P2372</b>		<b>10/08/2016</b>	<b>New application</b>
36	DW	<b>Van Strien Developments Inc B11/2016</b>	<b>P2399</b>		<b>13/09/2016</b>	<b>Public Meeting 11/14/2016</b>
37	DW	<b>Don Greenfield B12/2016</b>	<b>P2404</b>		<b>28/09/2016</b>	<b>New application</b>
		<b>MINOR VARIANCES</b>				

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<b>PDS.16.142 - Attachment #1</b>						
<b>ACTIVE</b>						
38	DW	Edward & Susanne Wanamaker A15-2016	P2365		28-Jul-16	in appeal period
39	DW	Polferr Develop (Timberwolf) A21-2016	P2042		27-Sep-16	in appeal period
40	DW	Polferr Develop (Timberwolf) A22-2016	P2043		27-Sep-16	in appeal period
<b>NEC</b>						
41	DW	Alpine Ski Club	P2221		24/12/2015	Awaiting decision
42	DW	Kevin Klein	P2155		20/11/2015	Awaiting decision
43	DW	Talbot	P1938		11/17/2014	Awaiting decision
44	DW	Braeburn Farms Ltd, Brian Hindle, Rosemary Phelan - 12-9177	P1146		04/17/2012	Awaiting information from proponents
45	DW	Nancy Williams - 13-9117	P1571		12/21/2012	Awaiting information from proponents
46	DW	Craigeith Ski Club	P2285		03/15/2016	Awaiting decision
47	DW	Georgian Peaks Club	P2284		03/21/2016	Conditional approval
48	DW	County of Grey	P2328		11/05/2016	Awaiting decision
49	DW	Matthew Kunica	P2362		06/07/2016	Awaiting decision
50	DW	Peter Dimtruk	P2410		20/10/2016	New application
<b>PRE-CONSULTATION</b>						
51	MB	2533827 Ontario Ltd.	P2406		07/10/2016	Meeting set up
52	MB	Blue Mountain Resorts - Treasure Hill	P2396		09/07/2016	Meeting set up
53	SP/DW	Edgewater	P2395		09/01/2016	Meeting held 09/28/2016
54	DW	Chris & Len Vermeulen	P2401		09/27/2016	Meeting set up
<b>INACTIVE/DRAFT PLAN APPROVALS-NO APP.</b>						
55		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
56		Chasson			05/09/2007	DPA - clearing conditions
57		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
58		Tyrolean Lowlands				No status, OMB in 90's
59		Taberra				No status, OMB in 2000's
60		Intrawest - Trillium House				DPA - clearing conditions
61		Branch Estate - Lake Drive				DPA - clearing conditions
62		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
63		Terrasan (Meridian Credit Union/Craigeith Development)			09/14/2012	Ct. Council decision received
64		Georgian Glen (Sorichetti)			07/26/2002	
		Draft Plan	P388			Phase 1 & Phase 2 expired
65		Rosen			02/03/2012	
		Site Plan	P1376			Awaiting response from Architect
66		Blue Mountain Resorts (First Aid Hut)			03/27/2013	
		Site Plan	P1630			Awaiting new drawings from Blue Mountain Resorts
67		2220740 Ontario Inc (Romspen)			19/04/2010	

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<b>PDS.16.142 - Attachment #1</b>						
		<b>ACTIVE</b>				
		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
68	BP	Daniel Coholan			02/10/2015	
		Deeming By-law				Fulfilling terms of undertaking by 12/2015
69	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
70	BP	Bev & Marion Taylor			12/22/2014	
		Zoning By-law Amendment	P1963			Conditional approval
		Consent - B08/14	P1962			Conditional approval
71	SP	David Knechtel	P1725		10/17/2013	
		Zoning By-law Amendment				Report required
		Consent B07/13				Report required
72		Trailwoods Phase 2			12/18/2013	
		Draft Plan	P1763			Draft Plan extended for 3 years; agreement required
73	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
74	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
75	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
	BW/TG	Subdivision	P2352E		24-Jun-16	Incomplete application, fees received
		<b>SPECIAL PROJECTS</b>				
1		Site Plan Approval Guidelines				
2	SP	Community Design Guidelines				
3	SP/MB	<b>Zoning By-law</b>				<b>In process</b>
4	SP/MB	<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				
7	SP/JC	<b>Source Water Protection</b>				<b>Agreement signed with GSCA March 4, 2016</b>
8	MB/AR	<b>Active Transportation Study - Thornbury</b>				<b>Interim Report received</b>
9	MB	<b>Sign By-law</b>	BL396		06/22/2015	<b>Draft to go back to Sign By-law Review Committee</b>
10	MB	<b>Development Services Fees Review</b>				<b>Consultation with Development Community</b>
11	MB	<b>Development Manual</b>				
12	BW/TG	<b>Engineering Standards</b>				
13	BW/TG	<b>Stormwater Master Plan Study</b>				

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		<b>ACTIVE</b>				PDS.16.142 - Attachment #1
		<b>ACTIVE</b>				
14	BW/TG	Assumption of Legacy Subdivisions				
15	BW/TG	Security Policy				Report to COW 11/14/2016
16	BW/MB	Clarksburg Holding Tanks				
17	MB	Wind Turbines				Report to COW required
18	MB	Tammy Abbotts Unopened Road Allowance Purchase				Report to COW required
19	SP	Accessory Apartments	P2370		08/09/2016	Report to COW 10/24/2016
20	MB	C1 Zone				Report to COW 10/24/2016
21	MB	Filing - hard copy vs digital				
22	MB	Accessible Parking Amendment				By-law to Council 10/17/2016
		Projects in bold mean they are actively being worked on				