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Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: August 22, 2016
Report Number: PDS.16.95
Subject: Planning Applications – June, 2016
Prepared by: Lori Carscadden – Agreement Co-ordinator

A. Recommendations

THAT Council receive Staff Report PDS.16.95, “Planning Applications – June, 2016” for information purposes.

B. Overview

C. Background

The following applications have been received by the Planning Services Division for June, 2016.

1. Plateau East (Skyline Blue Mountains) – removal of the holding ‘h’ – File #P2338
2. Plateau East (Skyline Blue Mountains) – subdivision agreement preparation – File #P2339
3. Skyline Blue Mountain (Plateau East) – agreement security – File #P2259
4. Valley View Orchards (consent B03-2015) – parkland dedication – File #P2026
5. Village of Keepers Cove Phase 1B – removal of holding ‘h’ – File #P2340
6. Village of Keepers Cove Phase 1B – amending agreement – development charges, engineering works fee, engineering security – File #P673
7. Windfall Phase 2a – part lot control on 13 lots – File #P2345
8. Windfall Phase 2b – subdivision agreement – File #P2349
9. 2399494 Ontario Inc (Peaks Meadows) – draft plan review subdivision and zoning by-law amendment – Plng File #P2351 & Eng. File #P2353E
10. Thornbury Meadows (Telfer Homes) – engineering security – File #P79E
11. Chris Riedesser – minor variance – Part Lot 62, Plan 562, 788264 Grey Road 13 – File #P2354
12. Nichole Anderson & Alain Bergeron – minor variance – 349 Sunset Blvd (Lora Bay) – File #P2353
13. Skyline Blue Mountain Development Inc – zoning by-law amendment, draft plan review and severance (lot additions) – File #'s P2355, P2358, P2356 & P2357

D. Analysis – n/a

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

F. Environmental Impacts: n/a

G. Financial Impact

Application	Planning Fees & Security	Agreement Preparation / Security Fees	Engineering Fees	Total Fees
Plateau East	\$860.00	0	0	\$860.00
Plateau East	0	\$8600.00	0	\$8600.00
Skyline (Plat.East)	0	\$5000.00	0	\$5000.00
Valley View	\$650.00	0	0	\$650.00
Village Keepers Cove	\$860.00	0	0	\$860.00
Village Keepers Cove	\$342,433.00	0	\$5422.00 \$10,565.00	\$358,420.00
Windfall Ph2a	\$1100.00	0	0	\$1100.00
Windfall Ph2b	0	\$8600.00	\$5000.00	\$13,600.00
2399494 Ont Inc Peaks Meadows	\$13,300.00 \$8300.00	0	0	\$21,600.00
Thornbury Meadows	0	0	\$233,445.00	\$233,445.00

Riedesser	\$990.00	0	0	\$990.00
Anderson / Bergeron	\$990.00	0	0	\$990.00
Skyline Blue Mtn Develop	\$5670.00	0	0	\$5670.00
TOTAL	\$375,153.00	\$22,200.00	\$254,432.00	\$651,785.00

H. In consultation with: n/a

I. Attached: Development Applications Process Chart

Respectfully submitted,

Michael Benner
Director of Planning and Development Services

For more information, please contact:

Name

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519-599-3131 extension 000

NO.	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED June 30, 2016 "APPENDIX A"
		ACTIVE				
1	BP	The Cottages At Lora Bay (Keeper's Cove) - Phase 2	P1760			
		Draft Plan	P1760			Approved
	BW/TG	Draft Plan	P1760E			
		Removal of holding 'h' Ph1B	P2340		06-Jun-16	By-law to Council on 07/11/2016
2	SP	Plateau East	P2087		08/10/2015	
		Site Plan Approval	P2087		08/10/2015	Subdivision approval
	BW/TG	Site Plan Approval	P2087E		08/10/2015	Stamped drawings
		Zoning By-law Amendment	P2088			Complete
		Subdivision - Red Line Revision	P2089			Complete
		Agreement	P2339		01-Jun-16	Subdivision Agreement in process
		Removal of holding 'h'	P2338		01-Jun-16	By-law to Council on 07/11/2016
3	BP	Lora Bay Club Phase 3B	P2082		07/29/2015	
		Plan of Subdivision				Conditional approval
		Plan of Subdivision	P2082E			Complete
		Agreement				Executed
		Request to Cty for clearance	P2082		24-May-16	In review
4	BP	Craigeith Resort Park	P486		10/16/2009	
		Site Plan				Conditional approval
	BW/TG	Site Plan	P486E			
		Agreement				To applicant for review
5	SP/DW	McPherson Builders (Home Farm)	P2067		06/25/2015	
		Official Plan Amendment				Complete application
		Official Plan Amendment				Forwarded to Engineering for review with preliminary comments received
		Subdivision				EIS peer review being completed through County of Grey
		Subdivision	P2067E			Forwarded to Engineering for review
		Zoning By-law Amendment				Complete application
6	BP	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
7	MB	Tyrolean Village Phase 3 (Arlberg)	P1597		02/11/2013	
		Subdivision				Drawings accepted
		Agreement				Working on agreement
		Subdivision	P1597E			
8	BP	Martinek Properties Inc.	P2063		06/22/2015	
		Consent - B07-2015				Conditional approval
		Zoning By-law Amendment				Full force & effect
		Easement #1 - part of B10-2015			14/09/2015	Conditional approval
		Easement #2 - part of B11-2015			14/09/2015	Conditional approval

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		ACTIVE				
9	BP	Gibraltar Mills (Ice River Springs Water Co. Inc., #1359629 Ontario Inc.)	P1960		08/21/2014	
		Zoning By-law Amendment				Full force & effect
		Site Plan				Awaiting updated plans and drawings
		Agreement				Agreement in process
10	SP	Windfall (Medium Density Block)	P1902		08/04/2014	
		Official Plan Amendment				Appealed to OMB for no decision
		Zoning By-law Amendment				Appealed to OMB for no decision
		Site Plan				Appealed to OMB for no decision
	MB	Part Lot Control (13 lots)	P2345		21/06/2016	Report to Council 07/11/2016
	BW/TG	Site Plan	P1904E			
		Agreement				Required
11	MB/JM	Windfall Phase 2B	P2349		23/06/2016	subdivision agreement - new application
		Subdivision				Agreement required
	BW/TG	Subdivision	P2349E			Engineering submission
12	MB	Blueview Chateaux	P1933		10/31/2014	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board
		Ontario Municipal Board			09/14/2015	Appeal filed - OMB Feb/07-09/2017
13	SP	Sleepy Hollow Development Inc. East (Streetcar Developments, Mallins)	P1794		05/13/2013	
		Official Plan Amendment				Approved
		Plan of Subdivision				2nd submission under review
		Zoning By-law Amendment				Approved
		Removal of Holding 'h'				New application
		Plan of Subdivision	P1795E		04/30/15	Discussion with consultant
14	BP	Karen & Stephen Diamond	P2129		09/30/2015	
		Deeming By-law				Awaiting registration of By-law
15	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				Awaiting signatures
16	DW	2223117 Ontario Inc.(Conn pit)	P2262		08-Feb-16	
		Official Plan Amendment				Public meeting held, report to COW required
		Zoning By-law Amendment	P2263		08-Feb-16	Public meeting held, report to COW required
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
17	SP	Timberwolf Lodge (Alpine Springs Crt)	P2271		16-Feb-16	
		Removal of Holding 'h'				Report to COW 06/27/2016
		Site Plan				
	BW/TG	Site Plan	P2271E		16-Feb-16	First submission received / Second submission rec'd May03-16
		Agreement				Sent out

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		ACTIVE				
18	BP	Susan Meadows / Amanda Wessinger, B14-2015	P2199		12/18/2015	Fulfill conditions by April 2017
		Rezoning	P2200		12/18/2015	Conditional approval
19	DW	Scandinave Spa	P2222		01/04/2016	
		Site Plan				
		Agreement				Required
20	SP	Millpond Homes Phase 5	P2299		04/04/2016	
		Amendment to Agreement				AFC drawings
	BW/TG	Millpond Homes Phase 5	P2295E			New engineering submission
21	BP	Peaks Bay	P2300		04/04/2016	
		Removal of Holding 'h'				Complete
	JM	Mods to Develop Agreement	P645		09/05/2016	Mods req'd to P.B.Holdings (East & West)
22	DW	Janice King-Smith			29/04/2016	
		ZBA	P2320		29/04/2016	By-law to Council 07/11/2016
		Site Plan Review	P2321		29/04/2016	Report required
23	SP	Kim Magee & Chris Tait	P2329		17/05/2016	
		Removal of Holding 'h'	P2329			By-law to Council 07/11/2016
		site plan review	P2330			Report required
24	SP	Matesa Enterprises	P2337		30/05/2016	
		Condo exemption				Cty. Request for comments by 06/17/2016
	BW/TG	Condo exemption	P2337E			Engineer does not work
25	MB	Blue Trails (Eden Oak)	P1907		05/15/2012	
		Subdivision				OMB Appeal 08/11/2016
		Subdivision	P1907E		09/11/2015	Forwarded to Tatham's for review
		Official Plan Amendment				OMB Appeal 08/11/2016
		Zoning By-law Amendment				OMB Appeal 08/11/2016
		Ontario Municipal Board Hearing	P2277		03-Sep-16	OMB Appeal 08/11/2016
26	SP	Second Nature - Skyline Blue Mtn.	P2		27-May-16	First Submission
		Subdivision	P2			
	BW/TG	Subdivision	P2E			Technical Review
27	DW	2399494 Ont Inc (Peaks Meadows)	P2351		24-Jun-16	New application - rezoning & draft plan sub review
		Zoning By-law Amendment	P2351		24-Jun-16	
		Subdivision	P2352		24-Jun-16	Draft plan sub review
	BW/TG	Subdivision	P2352E		24-Jun-16	
28	SP	Skyline Blue Mountain Developments Inc. - Second Nature	P2355		29-Jun-16	
		Zoning By-law Amendment				New application
29	SP	Skyline Blue Mountain - Second Nature	P2356		29-Jun-16	
		Consent B05-2016				New Application
30	SP	James & Ola Swanzey	P2357		29/06/2016	
		Consent B06-2016				New Application
31	SP	Skyline Blue Mountain - Second Nature	P2358		29/06/2016	
		Subdivision - Red Line Revision				New Application
32	BP	Mark Hallink	P2360		30/06/2016	

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		ACTIVE				
		Zoning By-law Amendment				New Application
		ENGINEERING				
33	TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
		Engineering Review			06-Nov-15	Technical Review
34	TG/BW	Windfall Phase 2A	P1998E			Security Reduction request
35	TG/BW	Orchards @ Craighleith	P142E			Security Reduction request - maintenance period
36	TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued
37	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
38	TG/BW	King & Brookeast	P1530E			Site Plan Agreement in place
39	TG/BW	Jonathan Rubes	P1649E			Security Reduction - maintenance period
40	TG/BW	Blue Horizons	P1712E			Security Reduction, Certificate of Basis Services
41	TG/BW	Private Residences @ Georgian Bay Club	P1798E			Awaiting agreement to be signed
42	TG/BW	Cottages @ Lora Bay Phase 1b	P2119E			Development Agreement
43	TG/BW	Thornbury Meadows	P79E			
		CONSENTS				
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				Decision at Council 07/11/2016
46	DW	Gyles/Gooderham severance B02-16	P2317		21/04/2016	
		Severance B02/2016				Public Meeting 08/22/2016
47	MB	Tyrolean Properties B03&B04-2016	P2333		24/05/2016	
		Severances B03 & 04/2016				Reactivation of 2 lapsed severances
		MINOR VARIANCES				
48	DW/BP	John Cirillo A11-2016	P2332		20-May-16	New application - Public Hearing ?/16
49	DW	Chris Riedesser	P2354		27-Jun-16	New application - Public Hearing 07/20/2016
50	DW	Nichole Anderson & Alain Bergeron	P2343		28-Jun-16	New application - Public Hearing 07/20/2016
		NEC				
51	DW	Alpine Ski Club	P2221		24/12/2015	Awaiting decision
52	DW	Erica Shuttleworth	P2180		08/12/2015	Conditional approval
53	DW	Kevin Klein	P2155		20/11/2015	Awaiting decision
54	BP	Alpine Ski Club	P2074		07/06/2015	Conditional approval
55		John P. Brady	P2018		04/16/2015	Conditional approval
56	BP	Talbot	P1938		11/17/2014	Awaiting decision
57		Braeburn Farms Ltd, Brian Hindle, Rosemary Phelan - 12-9177	P1146		04/17/2012	Awaiting information from proponents
58		Nancy Williams - 13-9117	P1571		12/21/2012	Awaiting information from proponents
59	DW	Christina & David Zettler	P2111		02/09/2015	Conditional approval
60	DW	Tony Pacaud	P2117		09/15/2016	Conditional approval

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PDS.16.95 - Attachment #1						
ACTIVE						
61	DW	Craigeith Ski Club	P2285		03/15/2016	Awaiting decision
62	DW	Lynda Kitamura	P2286		03/16/2016	Awaiting decision
63	DW	Georgian Peaks Club	P2284		03/21/2016	Conditional approval
64	DW	County of Grey	P2328		11/05/2016	Awaiting decision
65	DW	Samuel & James McNichol	P2324		05/04/2016	Awaiting decision
66	DW	John & Julie Brady	P2341		06/08/2016	Awaiting decision
67	DW	Bob Shanks	2342		06/16/2016	Conditional approval
68	DW	Alvin Wilson	P2346		22/06/2016	New application
69	DW	Andrea Matrosovs	P2347		22/06/2016	New application
70	DW	The Georgian Peaks Club	P2348		22/06/2016	New application
PRE-CONSULTATION						
INACTIVE/DRAFT PLAN APPROVALS-NO APP.						
71		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
72		Chasson			05/09/2007	DPA - clearing conditions
73		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
74		Victoria Street Close(Wootten)			01/25/2007	Active file deferred in 2008 due to servicing capacity
75		Tyrolean Lowlands				No status, OMB in 90's
76		Taberra				No status, OMB in 2000's
77		Intrawest - Trillium House				DPA - clearing conditions
78		Branch Estate - Lake Drive				DPA - clearing conditions
79		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
80		Terrasan (Meridian Credit Union/Craigeith Development)			09/14/2012	Ct. Council decision received
81		Georgian Glen (Sorichetti)			07/26/2002	
		Draft Plan	P388			Phase 1 & Phase 2 expired
82		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
83		Rosen			02/03/2012	
		Site Plan	P1376			Awaiting response from Architect
84		Blue Mountain Resorts (First Aid Hut)			03/27/2013	
		Site Plan	P1630			Awaiting new drawings from Blue Mountain Resorts
85		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
86	BP	Neighbourhoods at Delphi Point (Back)	P1620 & P1945		08/03/2013	Draft Plan approval
87	BP	Daniel Coholan			02/10/2015	
		Deeming By-law				Fulfilling terms of undertaking by 12/2015
88	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction

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		ACTIVE				
		Agreement				Execution required
89	BP	Bev & Marion Taylor			12/22/2014	
		Zoning By-law Amendment	P1963			Conditional approval
		Consent - B08/14	P1962			Conditional approval
90	SP	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	Pre-servicing Agreement
		Agreement				
		Agreement	P2104E			Awaiting further information from Reg
91	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				Minutes of Settlement accepted, decision given
92	SP	David Knechtel	P1725		10/17/2013	
		Zoning By-law Amendment				Report required
		Consent B07/13				Report required
93		Trailwoods Phase 2			12/18/2013	
		Draft Plan	P1763			Draft Plan extended for 3 years; agreement requires regn
		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				Ct. approval required 06/21/2016
5		Natural Heritage Study				County working on this document
6		Community Improvement Plan				
7	SP/JC	Source Water Protection				In process
8	MB/AR	Active Transportation Study - Thornbury				Public Meeting 07/08/2016
9	MB	Sign By-law	BL396		06/22/2015	Report to COW 08/22/2016
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	DW	Tammy Abbotts Unopened Road Allowance Purchase				Report to COW 08/22/2016
		Projects in bold mean they are actively being worked on				

PDS.16.95 - Attachment #1