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Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: March 13, 2017
Report Number: PDS.17.23
Subject: Planning Applications – February, 2017
Prepared by: Lori Carscadden – Agreement Co-ordinator and Secretary/Treasurer
Committee of Adjustment

A. Recommendations

THAT Council receive Staff Report PDS.17.23 “Planning Applications – February, 2017” for information purposes.

B. Overview

This reports outlines all planning applications for the month of February, 2017.

C. Background

1. Doug Adams – minor variance - Part Lot 37, Concession 11, Lake Drive (Branch property) – File #P2463
2. Doug Adams – redline revision – Lot 45, Plan 93 (Branch property) - File #P2464
3. Bev Taylor – development charges for severance B08-2014 Elgin/Alice Sts.– File #P1962
4. Tyrolean Village Resorts Ltd – severance B06-2017 – lot addition – File #P2465
5. Van Strien Developments – development charges for severance B11-2016 Alfred Street – File #P2399
6. Peaks Ridge (Georgian Ridge Estates) – development charges for four lots – File #P2418

D. Analysis: n/a

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
Adams	\$990.00	0	0	\$1,800.00
	\$810.00	0	0	
Taylor	\$16,876.00	0	0	\$16,876.00
Tyrolean Village Resorts Ltd	\$1610.00	0	0	\$1610.00
Van Strien	\$29,071.00	0	0	\$29,071.00
Peaks Ridge	\$95,992.00	0	0	\$95,992.00
TOTAL	\$145,349.00	0	0	\$145,349.00

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 February 28, 2017 "APPENDIX A"
		ACTIVE				
1	MB	Craileith Resort Park	P486		10/16/2009	
		Site Plan				Conditional approval
	BW/TG	Site Plan	P486E			
		Agreement				Michael Benner to discuss with applicant
2	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
3	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 on SWM
4	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
5	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 another submission
		Agreement				Working on agreement
6	SP/JM	Windfall Phase 2C - Sub Agree.	P2457		20/01/2017	New agreement req'd
	BW/TG	Sub.Agree	P2457E		20/01/2017	
7	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	Council refused application
		Site Plan Approval	P2369		08/08/2016	Appealed to Ontario Municipal Board
		Site Plan Approval	P2369E		08/08/2016	
		Ontario Municipal Board	P2435		12/30/2016	OPA Appeal
8	SP	Sleepy Hollow Development Inc. East (Streetcar Developments, Mallins)	P1794		05/13/2013	
		Official Plan Amendment				Approved
		Plan of Subdivision				Awaiting information
		Zoning By-law Amendment				Approved
		Removal of Holding 'h'				New application

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED February 28, 2017 "APPENDIX A"
		ACTIVE				
		Plan of Subdivision	P1795E		04/30/15	Awaiting next submission
9	DW	2223117 Ontario Inc.(Gibraltar Sand & Gravel)	P2262		08-Feb-16	
		Official Plan Amendment				awaiting updated info
		Zoning By-law Amendment	P2263		08-Feb-16	
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
10	SP	Millpond Homes Phase 5	P2299		04/04/2016	
		Amendment to Agreement				Awaiting agreement from John Metras
	BW/TG	Millpond Homes Phase 5	P2295E			Changes required
11	MB	Peaks Bay	P2300		04/04/2016	
		Removal of Holding 'h'				Complete
	JM	Mods to Develop Agreement	P645		09/05/2016	working on agreement
12	SP	Matesa Enterprises	P2337		30/05/2016	
		Condominium				
	BW/TG	Condominium	P2337E			Awaiting second submission
13	MB	Blue Trails (Eden Oak)	P1907		05/15/2012	
		Subdivision				OMB Prehearing 08/11/2016
		Subdivision	P1907E		09/11/2015	Forwarded to Crozier's for review
		Official Plan Amendment				OMB Hearing April 3-7, 2017
		Zoning By-law Amendment				OMB Hearing April 3-7, 2017
		Ontario Municipal Board Hearing	P2277		03-Sep-16	OMB Hearing April 3-7, 2017
14	SP/DW	Second Nature - Skyline Blue Mtn.	P2		27-May-16	
		Subdivision	P2			
	BW/TG	Subdivision	P2358E			Second submission received
		Subdivision - Red Line Revision	P2358		29-Jun-16	staff report required
	DW	Zoning By-law Amendment	P2355		29-Jun-16	in appeal period
	DW	Consent B05-2016 - Second Nature	P2356		29/06/2016	in appeal period
	DW	Consent B06-2016 - James & Ola Swanzey	P2357		29/06/2016	in appeal period
15	MB	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	
		Agreement				In abeyance - Hensall preparing Environmental Report
	BW/TG	Agreement	P2104E			AFC's complete, in abeyance
	BW/TG	Claims By Municipality	P2409E		13/10/2016	In abeyance
16	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	Awaiting SWM plan
17	DW	Tyrolean Properties	P2333		24/05/2016	
		Severances B03 & 04/2016				Appeal period

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED February 28, 2017 "APPENDIX A"
		ACTIVE				
		Severances B09 & B10/2016			30/08/2016	Appeal period
		Site Plan	P2374		11-Aug-16	Approved
18	DW	Gyles/Gooderham	P2317		21/04/2016	
		Severance B02/2016				Clearing conditions
		Zoning	B2407		07/10/2016	
19	DW	Anne Fisher	B2408		11/10/2016	
		Deeming By-law				Staff Report required
20	MB	Bev & Marion Taylor			12/22/2014	
		Zoning By-law Amendment	P1963			Conditional approval
		Consent - B08/14	P1962			Conditions changed - DC's pd - 16RPlan rec'd
21	SP	Peaks Ridge (Georgn Ridge/WmAllen)				
		Removal of 'h'	P2418		15-Nov-16	Awaiting agreement prior to 'h' removal; hard services pd Feb09/17
22	SP	Skyline Blue Mountain Develop (Village) Building "F"				
		Draft Plan of Condo	P2419		16-Nov-16	Incomplete application
	TG/BW	Draft Plan of Condo	P2419E			Incomplete application
23	SP	David Knechtel	P1725		10/17/2013	
		Zoning By-law Amendment				Appeal period
		Consent B07/13				Appeal period
24	SP	Parkbridge	P2433		12/23/2016	
		Subdivision				Complete application
		Subdivision	P2433E			
		Zoning	P2434			
25	SP	Blue Mountain Storage Inc.	P2445		23/12/2016	
		Site Plan				New application
26	SP / BW	Timberwolf	P2461		30/01/2017	
		Zoning By-law Amendment	P2461			New application
		Zoning By-law Amendment	P2461E			
		ENGINEERING				
27	TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	awaiting final submission
28		Engineering Review			06-Nov-15	Awaiting ECA application & drawings
29	TG/BW	Windfall Phase 2A	P1998E			Security Reduction request in progress
30	TG/BW	Orchards @ Craigeleith	P142E			Incomplete
31	TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued
32	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
33	TG/BW	King & Brookeast	P1530E			Site Plan Agreement - requires registration
34	TG/BW	Blue Horizons	P1712E			Security Reduction, Certificate of Basis Services
35	TG/BW	Thornbury Meadows	P79E			Under construction

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED February 28, 2017 "APPENDIX A"
		ACTIVE				
36	BW	Blue Mountain Storage Inc - Site Plan	P2446E		23-Dec-16	New application - awaiting fees
		CONSENTS				
37	DW	Van Strien Developments Inc B11/2016	P2399		13/09/2016	Clearing conditions - DC's pd.
38	DW	Don Greenfield B12/2016	P2404		28/09/2016	Awaiting decision
39	SP	David Rose				
		Consent B13-2016	P2427		05/12/2016	Report Feb/March
		Rezoning	P2428		05/12/2016	
40	SP	William Carty - B01-2017	P2443		02/01/2017	Report February
41	DW	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	On hold
42	DW	RSV Investments Inc - B03-2017	P2451		10/01/2017	Report February
43	DW	Lindsey Young & Richard Skinner			16/01/2017	
		Zoning By-law Amendment	P2454			PubMtg Feb22/17
		Site Plan Review	P2455			
44	DW	Suleman / Wessinger - 2 easements	P2459		30/01/2017	PubMtg Mar13/17
45	DW	Tyrolean Village Resorts B06-2017	P2465		Feb07/17	new application
46	DW	Susan Harvie (Bruce Trail Conservancy)	P2470		23/02/2017	new application
		MINOR VARIANCES				
47	DW	G&J Stepniak A01-2017	P2453		16/01/2017	appeal period
48	DW	Denise Swartz A02-2017	P2350		27-Jan-17	PubMtg Mar15-17
49	DW	Doug Adams A04-2017	P2463		02-Feb-17	PubMtg Mar15-17
		NEC				
50	DW	Craighleith Ski Club	P2285		03/15/2016	Conditional approval
51	DW	Georgian Peaks Club	P2284		03/21/2016	Conditional approval
52	DW	County of Grey	P2328		11/05/2016	Awaiting decision
53	DW	Matthew Kunica	P2362		06/07/2016	Conditional approval
54	DW	Justin Dwyer	P2366		08/02/2016	Awaiting decision
55	DW	Peter Dimtruk	P2410		20/10/2016	Conditional approval
56	DW	Craighleith Ski Club	P2426		29/11/2016	Awaiting decision
57						
		PRE-CONSULTATION				
58	SP	Alpine Ski Club	P2431		12/12/2016	Meeting set up
59	MB	Mark Rotundo	P2449		01/09/2017	New application
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED February 28, 2017 "APPENDIX A"
		ACTIVE				PDS.17.23 - Attachment #1
60		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
61		Chasson			05/09/2007	DPA - clearing conditions
62		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
63		Tyrolean Lowlands				No status, OMB in 90's
64		Taberra				No status, OMB in 2000's
65		Intrawest - Trillium House				DPA - clearing conditions
66		Adams - Lake Drive				DPA - clearing conditions
67		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
68		Terrasas (Meridian Credit Union/Craighleith Development)			09/14/2012	Ct. Council decision received
69		Georgian Glen (Sorichetti)			07/26/2002	
		Draft Plan	P388			Phase 1 & Phase 2 expired
70		Rosen			02/03/2012	
		Site Plan	P1376			Awaiting response from Architect
71		Blue Mountain Resorts (First Aid Hut)			03/27/2013	
		Site Plan	P1630			Awaiting new drawings from Blue Mountain Resorts
72		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
73	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
74		Trailwoods Phase 2			12/18/2013	
		Draft Plan	P1763			Draft Plan extended for 3 years; agreement required
75	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
76	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
77	DW	Alpine Ski Club	P2221		24/12/2015	Awaiting decision
78	DW	Talbot	P1938		11/17/2014	Awaiting decision
79	DW	Braeburn Farms Ltd, Brian Hindle, Rosemary Phelan - 12-9177	P1146		04/17/2012	Awaiting information from proponents
80	DW	Nancy Williams - 13-9117	P1571		12/21/2012	Awaiting information from proponents

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED February 28, 2017 "APPENDIX A"
		ACTIVE				
		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				Interim Report received
9	MB	Development Services Fees Review				report Feb22/17
10	MB	Development Manual				
11	BW/TG	Engineering Standards				
12	BW/TG	Stormwater Master Plan Study				
13	BW/TG	Assumption of Legacy Subdivisions				
14	BW/TG	Security Policy				Report to COW 11/14/2016
15	BW/MB	Clarksburg Holding Tanks				
16	MB	Wind Turbines				Report to COW required
17	MB	Filing - hard copy vs digital				
		Projects in bold mean they are actively being worked on				

PDS.17.23 - Attachment #1