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Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: May 15, 2017
Report Number: PDS.17.45
Subject: Planning Applications – Month of April, 2017
Prepared by: Lori Carscadden – Agreement Co-ordinator and Secretary/Treasurer
 Committee of Adjustment

A. Recommendations

THAT Council receive Staff Report PDS.17.45 “Planning Applications – Month of April, 2017” for information purposes.

B. Overview

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

C. Background

1. DQI Design Quorum Incorp. (Millpond Ph5) – Amending Site Plan Agreement – Works fees – File #2295E
2. Solcorp Development Inc (Peaks Ridge) – part lot control by-law – Block 39, Plan 16M-24, Maryward Crescent – File #P2498
3. The Artisan on Lora Bay Inc (Branch property / Doug Adams) – engineering works fee Part Lot 37, Concession 11, 189 Lake Drive, – File #P2464E
4. Arlene Dickinson – Grey Road 40 – minor variance for two additions – File #P2500
5. Tyrolean Properties Ltd – Arlberg Crescent – site plan review 2nd lot of 5 – File #P2502

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
DQI Design (Millpond Ph5)	0	0	\$16,488.00 \$2,500.00	\$18,988.00
Solcorp Develop	\$535.00	0	0	\$535.00
Artisan on Lora Bay (Branch / Adams)	0	0	\$25,646.16	\$25,646.16
Dickinson	\$1030.00	0	0	\$1,030.00
Tyrolean	\$270.00	0	0	\$270.00
TOTAL	\$1,835.00	0	\$44,634.16	\$46,469.16

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 April 28, 2017 "APPENDIX A"
		ACTIVE				
1	MB	Craigeith Resort Park	P486		10/16/2009	
		Site Plan				Conditional approval
	BW/TG	Site Plan	P486E			
		Agreement				Agreement forwarded to developer, awaiting securities
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				Finalized and being reviewed by applicant
		Subdivision	P1597E			PRV to SMT
	DW	site plan review Lot 3	P2502		27/04/2017	new application
4	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
5	SP/JM	Windfall Phase 2C - Sub Agree.	P2457		20/01/2017	New agreement req'd
	BW/TG	Sub.Agree	P2457E		20/01/2017	Comments due to applicant
6	MB	Blueview Chateaux	P1933		10/31/2014	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board
		Ontario Municipal Board			08/14/2015	Appeal filed
		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
7	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
		Plan of Subdivision	P1795E		04/30/15	Next submission received - Engineering review
		Agreement				Required
8	DW	2223117 Ontario Inc.(Gibraltar Sand & Gravel)	P2262		08-Feb-16	
		Official Plan Amendment				Report to COW required

PDS.17.45 - Attachment #1

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED April 28, 2017 "APPENDIX A"
		ACTIVE				
		Zoning By-law Amendment	P2263		08-Feb-16	
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
9	MB	Peaks Bay	P2300		04/04/2016	
		Removal of Holding 'h'				Complete
	JM	Mods to Development Agreement	P645		09/05/2016	Working on agreement
10	SP	Matesa Enterprises	P2337		30/05/2016	
		Condominium				Considering redesign
	BW/TG	Condominium	P2337E			Awaiting second submission
11	MB	Blue Trails (Eden Oak)	P1907		05/15/2012	
		Subdivision				Awaiting decision
		Subdivision	P1907E		09/11/2015	Forwarded to Crozier's for review
		Official Plan Amendment				Awaiting decision
		Zoning By-law Amendment				Awaiting decision
		Ontario Municipal Board Hearing	P2277		03-Sep-16	Awaiting decision
		Agreement				Brian W to look at agreement
12	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	Awaiting County approval
		Agreement				
13	SP	Second Nature Phase 2 - Skyline				
		Zoning By-law Amendment	P2476		March 07/2017	Incomplete application
	SP/BW	Redline Revision	P2477/ P2477E		March 07/2017	Incomplete application
14	MB	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	
		Agreement				Finalizing preservicing agreement
	BW/TG	Agreement	P2104E			AFC's ready, agreement required
	BW/TG	Claims By Municipality	P2409E		13/10/2016	In progress
15	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
		Agreement				Required
	BW/TG	Subdivision	P1860E		06-May-15	SWM received and sent back for minor edits
16	SP	Parkbridge	P2433		12/23/2016	
		Subdivision				Public Meeting 05/15/2017
	TG/BW	Subdivision	P2433E			Awaiting submission
		Zoning	P2434			
17	SP	Blue Mountain Storage Inc.	P2445		23/12/2016	

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		ACTIVE				
		Site Plan				First submission comments sent
		Site Plan	P2446E			Awaiting second submission
18	SP	Timberwolf	P2461		30/01/2017	
		Zoning By-law Amendment	P2461			Report to COW 05/15/2017
	BW	Zoning By-law Amendment	P2461E			
19	DW	Robert & Vicki Clarke	P2473		Mar02/17	
		Deeming By-law				New application
20	SP	Clarksbury Lands Corp				
		Zoning By-law Amendment	P2474		13/02/2017	Additional information required
		Draft Plan of Subdivision	P2475		13/02/2017	Under review for completeness
	BW	Zoning Review & DP Subdivision	P2475E		13/02/2017	Incomplete application
		Agreement				Required
21	DW	Adams (Branch property)	P2464		24/02/2017	
		Redline Revision				Reviewing application
	BW	Adams (Branch property)	P2464E		02/03/2017	1st Eng.submission
22	MB	Trailwoods Phase 3			12/18/2013	
		Draft Plan	P2484			Draft Plan extended for 3 years
		Agreement				Agreement signed, awaiting securities
23	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
24	SP	Windfall Phase 2b	P2349		23-Jun-16	
		Subdivision Agreement				
		Removal of Holding 'h'	P2397			
		Subdivision	P2367			Clearance forwarded to County of Grey
25	MB	Blevins (Cottages @ Lora Bay)				
		Zoning By-law Amendment	P2481		10-Mar-17	Open House required
		Redline Revision	P2482		10-Mar-17	Open House required
	BW	Redline Revision	P2482E			Open House required
26	SP	Solcorp Develop (Peaks Ridge)				
		Part Lot Control By-law	P2498		19/04/2017	Report to COW 05/15/2017
27	DW	Beaver Valley Outreach	P2485		22/03/2017	
		Zoning By-law Amendment				Public Meeting 04/24/2017
28	DW	Heinrich	P2468		25/02/2017	
		Stop Up & Close of Beaver Street				Public Meeting 04/24/2017
29	DW	Tammy Abbotts	P2422		02/05/2016	
		Stop Up & Close of Lansdowne Street				Public Meeting 04/24/2017
		ENGINEERING				
30	TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	

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		ACTIVE				
		Engineering Review				Awaiting IPW signoff on MOECC form for water
31	TG/BW	Windfall Phase 2A	P1998E			Security Reduction request in progress
32	TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued
33	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
34	TG/BW	King & Brookeast	P1530E			Site Plan Agreement - requires registration
35	TG/BW	Blue Horizons	P1712E			Security Reduction, Certificate of Basis Services
36	TG/BW	Thornbury Meadows (Telfer)	P79E			Under construction, security reduction request
37	TG/BW	Ridgeview (Hillside, St. Anton)	P251E		23-Mar-17	Awaiting application & fees
		CONSENTS				
38	SP	David Rose				
		Consent B13-2016	P2427		05/12/2016	Report 04/19/2017 to Council
		Rezoning	P2428		05/12/2016	
39	SP	William Carty - B01-2017	P2443		02/01/2017	Appeal period
40	DW	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	On hold
41	DW	RSV Investments Inc - B03-2017	P2451		10/01/2017	Report to COW 05/15/2017
42	DW	Lindsey Young & Richard Skinner			16/01/2017	
		Zoning By-law Amendment	P2454			Approved
		Site Plan Review	P2455			
43	DW	Suleman / Wessinger - 2 easements	P2459		30/01/2017	Report to COW 04/24/2017
44	DW	Tyrolean Village Resorts B06-2017	P2465		Feb07/17	Report to COW 05/15/2017
45	DW	Susan Harvie (Bruce Trail Conservancy)	P2470		23/02/2017	Report to COW 04/24/2017
46	DW	Sherri Head - B08-2017	P2486		28/03/2017	Public Meeting 05/15/2017
		MINOR VARIANCES				
47	DW	T&J Temple A05-2017	P2483		13-Mar-17	Awaiting more info
48	DW	Arlene Dickinson	P2500		24-Apr-17	Public meeting 05/16/2017
		PRE-CONSULTATION				
48	SP	Mark Rotundo	P2449		01/09/2017	Letter required
49	DW	Lesiak & Lehmann	P2478		09/03/2017	
50	MB/DW	Lora Bay Phase 4	P2480		03/10/2017	
51	SP	Parvinder Parmvir (Full Stop Services)	P2487		03/30/2017	New application
52	DW	Mountainside Developments Inc.	P2499		04/24/2017	
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				

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						PDS.17.45 - Attachment #1
ACTIVE						
53		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
54		Chasson			05/09/2007	DPA - clearing conditions
55		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
56		Tyrolean Lowlands				No status, OMB in 90's
57		Taberra				No status, OMB in 2000's
58		Intrawest - Trillium House				DPA - clearing conditions
59		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
60		Terrasan (Meridian Credit Union/Craighleith Development)			09/14/2012	Ct. Council decision received
61		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
62	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
63	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
64	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
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				4 appeals resolved
5		Community Improvement Plan				
6	MB/AR	Active Transportation Study - Thornbury				Interim Report received
7	MB	Development Services Fees Review				Report to COW 04/03/2017
8	MB	Development Manual				
9	BW/TG	Stormwater Master Plan Study				
10	BW/TG	Assumption of Legacy Subdivisions				Crozier submitting trees estimate
11	BW/TG	Security Policy				Awaiting resolution of IPW/PDS responsibilities

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		ACTIVE				PDS.17.45 - Attachment #1
12	BW/MB	Clarksburg Holding Tanks				
13	MB	Wind Turbines				Report to COW required
14	MB	Filing - hard copy vs digital				
		Projects in bold mean they are actively being worked on				