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# Staff Report

## Planning & Development Services – Planning

**Report to:** Committee of the Whole  
**Meeting Date:** November 15, 2017  
**Report Number:** PDS.17.99  
**Subject:** Planning Applications – Month of October, 2017  
**Prepared by:** Lori Carscadden – Planning Administrative Assistant

### A. Recommendations

THAT Council receive Staff Report PDS.17.99 “Planning Applications – Month of October, 2017” for information purposes.

### B. Overview

This report outlines all planning applications for the month of October, 2017.

### C. Background

1. Blevins (Village Keepers Cove/Cottages at Lora Bay) – removal of holding ‘h’, engineering site plan review, amending agreement – File #P2572
2. Neighbourhoods @ Delphi & Crossing – pre-servicing security, engineering works fee and agreement preparation fee – File #P2104E
3. Windfall GP Inc – minor variance A15-2017 – relief of rear yard setback – Lot 27, Plan 16M-42
4. Skyline Blue Mountain Developments (Trillium House) – request for one year draft plan extension – File #P363
5. Windfall – request for three year draft plan extension – File#P630
6. Appeal to BMR (Scenic Caves) parking lot
7. Windfall Phase 2C Agreement – Development Charges, Engineering Works fee
8. Sleepy Hollow West (Mallins) – draft plan extension request – File #P1860

### D. Analysis:

n/a

### E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

**F. Environmental Impacts:**

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n/a

**G. Financial Impact**

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Applicant	Planning Fees & Securities	Agreement Preparation & Security Fees	Engineering Fees	Other Fees (development charges, parkland dedication)	Total Fees
Blevins (Village of Keepers Cove)	\$895.00	\$4,472.50	\$7,800.00	0	\$13,167.50
Neighbourhoods at Delphi & Crossing	0	\$3,000.00	\$109,338.00	0	\$112,338.00
Windfall GP Inc	\$1,030.00	0	0	0	\$1,030.00
Skyline (Trillium House)	\$845.00	0	0	0	\$845.00
Windfall	\$845.00	0	0	0	\$845.00
Appeal - BMR (Scenic Caves) parking lot	0	0	0	0	0
Windfall Ph2C			\$114,127.00	\$847,761.00	\$961,888.00
Sleepy Hollow West	\$845.00	0	0	0	\$845.00
<b>TOTAL</b>	<b>\$4,460.00</b>	<b>\$7,472.50</b>	<b>\$231,265.00</b>	<b>\$847,761.00</b>	<b>\$1,090,958.50</b>

**H. In consultation with:** n/a

**I. Attachment(s):**

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1. Development Applications Process Chart

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, 2017 "APPENDIX A"
		<b>ACTIVE</b>				
1	SP/DW	<b>McPherson Builders (Home Farm)</b>	<b>P2067</b>		<b>06/25/2015</b>	
		Official Plan Amendment				New OP appealed to OMB
		Subdivision				Working with GSCA & Crozier; report to COW Nov15/17
		Subdivision	P2067E			Working with GSCA & Crozier
		Zoning By-law Amendment				Complete application
2	SP	<b>Windfall (Medium Density Block) (Mountain House)</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
	BW/DV	Site Plan	P1904E			3rd submission rec'd
		Agreement				Working on site plan agreement
3	SP/JM	<b>Windfall Phase 2C - Sub Agree.</b>	<b>P2457</b>		<b>20/01/2017</b>	
		Subdivision Agreement				agreement registered
	BW/DV	Subdivision Agreement	P2457E		20/01/2017	3rd submission rec'd July07/17
4	MB	<b>Blueview Chateaux</b>	<b>P1933</b>		<b>10/31/2014</b>	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board
		Ontario Municipal Board			08/14/2015	Appeal filed - 3 day OMB Hearing held in Oct; reconvening Nov16&17/17
		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
5	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				Awaiting information; approval of draft plan extension
		Zoning By-law Amendment				Approved
		Removal of Holding 'h'				New application
	BW/DV	Plan of Subdivision	P1795E		04/30/15	Awaiting new submission & cost estimate; updated drwns rec'd June23-17 & Town comments prepared
		Agreement				Required
6	DW	<b>2223117 Ontario Inc.(Gibraltar Sand &amp; Gravel)</b>	<b>P2262</b>		08-Feb-16	
		Official Plan Amendment				awaiting revised comments from GSCA; amended drawings rec'd; mtg scheduled Nov3/17; report to COW in 2018
		Zoning By-law Amendment	P2263		08-Feb-16	
7	MB	<b>Peaks Bay</b>	<b>P2300</b>		<b>04/04/2016</b>	
	BW/DV	subdivision file	P2540E		19/06/2017	asphalting early Nov; crossing complete end of Nov; assumptions forthcoming;
8	SP	<b>Blue Trails (Eden Oak)</b>	<b>P1907</b>		<b>05/15/2012</b>	
		Zoning By-law Amendment				zoning & site plan approval in principal
	BW/DV	Subdivision	P1907E			Forwarded to Crozier's for review

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED October 31, 2017 "APPENDIX A"
		<b>ACTIVE</b>				
9	SP/DW	<b>Second Nature - Skyline Blue Mtn.Ph1</b>			27-May-16	
		Subdivision Ph1	P2510		12-May-17	agreement signed by developer but awaiting securities & insur.cert.
		Removal of Holding 'h'				awaiting registration
10	MB	<b>Second Nature Phase 2 - Skyline</b>				
		Zoning By-law Amendment	P2476		03/07/2017	no appeals to By-law
	BW	Redline Revision	P2477/ P2477E		03/07/2017	rec'd County approval
11	MB	<b>Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay)</b>	<b>P2104</b>		<b>31/08/2015</b>	preservicing agreement complete
		Agreement				agreement required; restoration of vegn of Town lands req'd
	BW/TG	Agreement	P2104E			AFC's awaiting revision, condo drawings being reviewed
		Claims By Municipality	P2409E		13/10/2016	pre-servicing Ph2 drwngs rec'd Aug29-17; traffic barrier
		Phase 2 Pre-servicing	P2104E		12/07/2017	
12	SP	<b>Sleepy Hollow Development Inc. West</b>	<b>P1860</b>		<b>06/05/2014</b>	
		Subdivision		<b>Dec16/2020</b>		approval of 3 year draft plan extension
	BW/DV	Subdivision	P1860E		06/05/2015	SWM received and sent back for minor edits; Eng.submission rec'd Nov/17
13	SP	<b>Parkbridge</b>	<b>P2433</b>		<b>12/23/2016</b>	
		Subdivision				Public Mtg held; comments to be addressed by developer
	BW/DV	Subdivision	P2433E			
14	SP	<b>Blue Mountain Storage Inc.</b>	<b>P2445</b>		<b>23/12/2016</b>	
		Site Plan				draft agree requires review
	BW/DV	Site Plan	P2445E			AFC circulation
15	SP	<b>Timberwolf</b>	<b>P2461</b>		<b>30/01/2017</b>	
	SP/JM	Amending Site Plan Agreement	P2543		28/06/2017	continue review of agreement; zoning in effect for four additional units
	BW/DV	Site Plan Review to ASPA	P2543E		28/06/2017	AFC drawings rec'd Nov3/17; site plan amendment rec'd for Block 5
16	SP	<b>Clarksbury Lands Corp</b>				
		Zoning By-law Amendment	P2474		13/02/2017	appraisal req'd
	BW	Draft Plan of Subdivision	P2475		13/02/2017	Public Mtg req'd
		Agreement				agree. required
17	DW	<b>Artisans @ Lora Bay (Lake Drive)</b>	<b>P2464</b>		<b>24/02/2017</b>	drafting conditions with GSCA; County approval req'd
	BW	Redline Revision	P2464E		02/03/2017	awaiting 2nd submission
		Removal of Holding 'h'	P2539		19-Jun-17	By-law passed; in appeal period
18	DW	<b>2399494 Ont Inc (Peaks Meadows)</b>	<b>P2351</b>		<b>24-Jun-16</b>	
		Zoning By-law Amendment	P2351		24-Jun-16	Public Meeting Nov15-17
	BW/DV	Subdivision	P2352		24-Jun-16	
19	MB	<b>Blevins (Cottages @ Lora Bay)</b>				
		Zoning By-law Amendment	P2481		10-Mar-17	by-law passed no appeals; amending agreement in draft form
		Removal of Holding 'h'			03-Oct-17	to COW Nov15/17
	JM	Amending Agreement			03-Oct-17	amending agree req'd
	BW	Redline Revision	P2482E		10-Mar-17	approved

PDS.17.99 - Attachment #1

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED October 31, 2017 "APPENDIX A"
		<b>ACTIVE</b>				
20	DW	Heinrich	P2468		25/02/2017	
		Stop Up & Close of Beaver Street				Memo to SMT req'd
21	DW	Tammy Abbotts	P2422		02/05/2016	
		Stop Up & Close of Lansdowne Street				request withdrawn; info report to COW Nov15/17
22	SP	Blue Mtn Resorts (Scenic Cave Rd)	P2535		08/06/2017	
		(parking lot) ZBA				
		Zoning By-law Amendment				appealed to OMB
23	DW	Osler Bluff Ski Club - site plan review	P2552		24/07/2017	awaiting 2nd submission
	BW/DV	Osler Bluff Ski Club - site plan review	P2552E		24/07/2017	
	JM	modification to SPA	L108		14/08/2017	under review
24	DW	Weir B10-2017	P2544		06/07/2017	report req'd
		McLaren ZBA	P2545		06/07/2017	report req'd
25	SP	Solcorp (Peaks Ridge) B11 & B12/2017	P2554		09-Aug-17	two severances; Public Mtg held; considering comments rec'd
		Solcorp (Peaks Ridge) rezoning	P2556		09-Aug-17	review of grading & servicing design
	BW/DV	Solcorp (Peaks Ridge)	P2557E		09-Aug-17	new application
26	SP	Michael Cairns ZBA	P2560		18/08/2017	By-law to Council Nov6/17
27	TS/DW	Chris Wood	P2553		25/07/2017	by-law passed; in appeal period
28	TS	Rogers Canada Communications Tower	P2576		01/11/2017	new application - Public Meeting proposed December 04, 2017
		<b>ENGINEERING</b>				
29	BW/DV	2467686 Ontario Inc. (Applevalle, Ashbury Court)	P1900E		06-Nov-15	
30	BW/DV	Engineering Review				AFC's issued on 11/05/2017, agreement signed; regn req'd; awaiting asphalt
31	BW/DV	Windfall Phase 1	P1998E			Assumption process underway
32	BW/DV	Windfall Phase 2A				security reduction #1 was released April 5-17
33	BW/DV	Windfall Phase 2B	P2349E			under construction; security reduction release rec'd; deficiency with stormwater
34	BW/DV	Windfall Phase 2C				
35	BW/DV	Bill Bannerman (School House Ridge)	P263E			Certificate of Basic Services issued,
36	BW/DV	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basis Services; security release issued; request for top asphalt
37	BW/DV	Blue Horizons (Back 9)	P1712E			security reduction; certificate of basis services
38	BW/DV	Thornbury Meadows (Telfer)	P79E			deficiencies completed; interim security released
39	BW/DV	Ridgeview (Hillside, St. Anton)	P251E		23-Mar-17	1st Eng. Revisions reviewed; awaiting 2nd submission
40	BW/DV	Delphi Crossing	P2104E			under construction; awaiting info on traffic barrier
41	BW/DV	Delphi Court (Neighbourhoods of Peaks Bay)	P2104E		08/03/2013	AFC's rec'd; pre-servicing in place
42	BW/DV	Craigleith Resort Park - NRV Craigleith Acquisitions	P486E		10/16/2009	AFC's issued

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED October 31, 2017 "APPENDIX A"
		<b>ACTIVE</b>				
43	BW/DV	Alpine Hills SW Channel Retrofit (Sleepy Hollow)	P2547E		10/07/2017	rec'd drawings & under review
44	BW/DV	Plateau East	P2087E		01/08/2015	AFC's issued; security reduction request rec'd
45	BW/DV	Timberwolf				under construction
46	BW/DV	Tyrolean Ph3 (Arlberg Cres)				under construction; asphalt complete; reviewing sewer video
47	BW/DV	Trailwoods	P1763E			working on basic services; off-site Peel St.
		<b>CONSENTS</b>				
48	SP	David Rose				OMB Hearing Feb09-2018
		Consent B13-2016	P2427		05/12/2016	OMB Hearing scheduled Feb26-2018
	SP	Rezoning	P2428		05/12/2016	OMB Hearing scheduled Feb26-2018
49	DW	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	on hold; DW to contact applicant
50	DW	D'Arcy/McNevin B09/2017	P2517		18/05/2017	Public Meeting Nov15/17
		<b>MINOR VARIANCES</b>				
51	DW/TS	Parkbridge Lifestyle Communities	P2516		18-May-17	Committee refused variance; in appeal period (Nov7/17)
52	DW/TS	Gary Duke & Chantal Brault A14-2017	P2336		Sept26-17	in appeal period (Nov7/17)
53	DW/TS	Windfall GP Inc	P2573		05-Oct-17	new application - public hearing Nov14/17
54	TS	Susan & Graham Wise	P2577		01-Nov-17	new application - public hearing Nov14/17
		<b>PRE-CONSULTATION</b>				
		<b>INACTIVE/DRAFT PLAN APPROVALS-NO APP.</b>				
						DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
55		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions
56		Chasson			05/09/2007	DPA - clearing conditions, serviced but not registered
57		Tyrolean Lowlands				No status, OMB in 2000's
58		Taberra				DPA - clearing conditions
59		Intrawest - Trillium House				approval of draft plan extension (Oct/13/2018)
60		Terrasan (Meridian Credit Union/Craigleith Development)			09/14/2012	
		2220740 Ontario Inc (Romspen)			19/04/2010	Premature application until new Official Plan complete
		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			
61		Campbell (Lillypad Spa)			17/12/2013	Awaiting new Zoning By-law - Council direction
		Site Plan	P1762			Execution required
		Agreement				





