

This document can be made available in other accessible formats as soon as practicable and upon request



Staff Report

Planning & Development Services – Planning

Report to: Committee of the Whole
Meeting Date: January 08, 2018
Report Number: PDS.18.02
Subject: Planning Applications – Month of November, 2017
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.18.02 “Planning Applications – Month of November, 2017” for information purposes.

B. Overview

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

C. Background

1. Graham & Susan Wise – minor variance – 103 Charles Street, Clarksburg – File #P2577
2. Skyline Blue Mountain Developments – Second Nature Phase1 subdivision agreement – engineering works an agreement security – File #P2355
3. Skyline Blue Mountain – Second Nature Phase 1 – site plan review – File #P2581

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	Other Fees (development charges, parkland dedication)	Total Fees
Wise	\$1,030.00	0	0	0	\$1,030.00
Skyline Blue Mountain – Second Nature	0	\$5,000.00	\$119,743.00	0	\$124,743.00
Skyline Blue Mountain – Second Nature Ph1	\$8,630.00 \$5,000.00	0	\$7,800.00	0	\$21,430.00
TOTAL	\$14,660.00	\$5,000.00	\$127,543.00	0	\$147,203.00

H. In consultation with: n/a

I. Attachment:

1. 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 November 30, 2017 "APPENDIX A"
		ACTIVE				
1	SP/DW	McPherson Builders (Home Farm)	P2067		06/25/2015	
		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	Windfall (Medium Density Block) (Mountain House)	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/DV	Site Plan	P1904E			3rd submission rec'd
		Agreement				Working on site plan agreement
3	SP/JM	Windfall Phase 2C - Sub Agree.	P2457		20/01/2017	
		Subdivision Agreement				agreement registered; holding 'h' removed
4	MB	Blueview Chateaux	P1933		10/31/2014	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board; awaiting decision
		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	Sleepy Hollow Development Inc. East (Streetcar Developments, Mallins)	P1794		05/13/2013	
		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	fourth submission rec'd Nov21st; awaiting cost estimate; updated drwns rec'd June23-17 & Town comments prepared
		Agreement				Required
6	DW	2223117 Ontario Inc.(Gibraltar Sand & Gravel)	P2262		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	Peaks Bay	P2300		04/04/2016	
	BW/DV	subdivision file	P2540E		19/06/2017	asphalting early Dec; crossing complete end of Nov; assumptions forthcoming;
8	SP/DW	Second Nature - Skyline Blue Mtn.Ph1			27-May-16	
		Subdivision Ph1	P2510		12-May-17	agreement signed awaiting securities
		Removal of Holding 'h'				awaiting registration / Rec'd Landscape Drawing set Nov.28, 2017

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED November 30, 2017 "APPENDIX A"
		ACTIVE				
9	SP	Second Nature Phase 2 - Skyline			30/11/2017	rec'd application for 16 townhouses
	BW	Redline Revision	P2477/ P2477E		03/07/2017	rec'd County approval
10	MB	Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay)	P2104		31/08/2015	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; awaiting AFC January/2018
		Phase 2 Pre-servicing	P2104E		12/07/2017	
11	SP	Sleepy Hollow Development Inc. West	P1860		06/05/2014	
		Subdivision		Dec16/2020		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
12	SP	Parkbridge	P2433		12/23/2016	
		Subdivision				Public Mtg held; comments to be addressed by developer
	BW/DV	Subdivision	P2433E			
13	SP	Blue Mountain Storage Inc.	P2445		23/12/2016	
		Site Plan				draft agree requires review
	BW/DV	Site Plan	P2445E			AFC circulation
14	SP	Timberwolf	P2461		30/01/2017	
	SP/JM	Amending Site Plan Agreement	P2543		28/06/2017	agreement being prepared; 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
15	SP	Clarksbury Lands Corp				
		Zoning By-law Amendment	P2474		13/02/2017	
		Draft Plan of Subdivision	P2475		13/02/2017	Public Meeting Dec4/17 on subdivision & sale of lands
		Agreement				new agree. req'd
16	DW	Artisans @ Lora Bay (Lake Drive)	P2464		24/02/2017	drafting conditions with GSCA; County approval req'd; preparing draft conditions
	BW	Redline Revision	P2464E		02/03/2017	awaiting 2nd submission
17	DW	2399494 Ont Inc (Peaks Meadows)	P2351		24-Jun-16	
		Zoning By-law Amendment	P2351		24-Jun-16	under review
	BW/DV	Subdivision	P2352		24-Jun-16	
18	MB	Blevins (Cottages @ Lora Bay)				
		Zoning By-law Amendment	P2481		10-Mar-17	amending agreement in draft form; awaiting drawings
	JM	Amending Agreement			03-Oct-17	amending agree req'd
	BW	Redline Revision	P2482E		10-Mar-17	approved
19	DW	Heinrich (Alfred St.E)	P2468		25/02/2017	
		Alfred/Beaver Streets				appraisal rec'd & forwarded to SMT for review
20	DW	Osler Bluff Ski Club - site plan review	P2552		24/07/2017	waiting clarification on bldg & parking
	BW/DV	Osler Bluff Ski Club - site plan review	P2552E		24/07/2017	waiting on ???
	JM	modification to SPA	L108		14/08/2017	under review
21	DW	Weir B10-2017	P2544		06/07/2017	report to Council January/2018
		McLaren ZBA	P2545		06/07/2017	report to Council January/2018

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED November 30, 2017 "APPENDIX A"
		ACTIVE				
22	SP/TS	Solcorp (Peaks Ridge) B11 & B12/2017	P2554		09-Aug-17	two severances; reviewing consultants information
		Solcorp (Peaks Ridge) rezoning	P2556		09-Aug-17	review of grading & servicing design
		Solcorp (Peaks Ridge)	P2557E		09-Aug-17	new application
23	TS/DW	Rogers Canada Communications Tower	P2576		01/11/2017	Public Meeting Dec04-17
		ENGINEERING				
24	BW/DV	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	request for basic services anticipated
25	BW/DV	Engineering Review				AFC's issued on 11/05/2017, agreement signed; regn req'd; awaiting asphalt
26	BW/DV	Windfall Phase 1	P1998E			Assumption process underway
27	BW/DV	Windfall Phase 2A				security reduction #1 was released April05-17; outstanding deficiencies
28	BW/DV	Windfall Phase 2B	P2349E			under construction; security reduction release rec'd; deficiency with stormwater; road failure
29	BW/DV	Windfall Phase 2C				
30	BW/DV	Bill Bannerman (School House Ridge)	P263E			Certificate of Basic Services issued,
31	BW/DV	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basis Services; security release issued; top asphalt 2018
32	BW/DV	Blue Horizons (Back 9)	P1712E			security reduction; certificate of basis services
33	BW/DV	Thornbury Meadows (Telfer)	P79E			deficiencies completed; interim security released
34	BW/DV	Ridgeview (Hillside, St. Anton)	P251E		23-Mar-17	1st Eng. Revisions reviewed; awaiting 2nd submission
35	BW/DV	Delphi Crossing	P2104E			under construction; awaiting info on traffic barrier
36	BW/DV	Delphi Court (Neighbourhoods of Peaks Bay)	P2104E		08/03/2013	AFC's rec'd; pre-servicing in place
37	BW/DV	Craigleith Resort Park - NRV Craigleith Acquisitions	P486E		10/16/2009	AFC's issued
38	BW/DV	Alpine Hills SW Channel Retrofit (Sleepy Hollow)	P2547E		10/07/2017	rec'd drawings & under review; pending ECA stamping
39	BW/DV	Plateau East	P2087E		01/08/2015	AFC's issued; security reduction request rec'd
40	BW/DV	Timberwolf				under construction
41	BW/DV	Tyrolean Ph3 (Arlberg Cres)				under construction; asphalt complete; reviewing sewer video
42	BW/DV	Trailwoods	P1763E			working on basic services; off-site Peel St.; road grading Dec1st
		CONSENTS				
43	SP	David Rose				OMB Hearing Feb09-2018
		Consent B13-2016	P2427		05/12/2016	OMB Hearing scheduled Feb26-2018
		Rezoning	P2428		05/12/2016	OMB Hearing scheduled Feb26-2018
44	SP	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	on hold; DW to contact applicant by year end
45	DW	D'Arcy/McNevin B09/2017	P2517		18/05/2017	report to Council Dec04-17

PDS.18.02 - Attachment #1

PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED November 30, 2017 "APPENDIX A"
	ACTIVE				
	MINOR VARIANCES				
46	Windfall GP Inc	P2573		05-Oct-17	in appeal period Dec5/17
47	DW/TS Susan & Graham Wise	P2577		01-Nov-17	in appeal period Dec5/17
48	TS Lucie Dejardins	P2579		24-Nov-17	Public Hearing Dec20-17
49	TS Randall & Jane Litchfield	P2580		27-Nov-17	Public Hearing Dec20-17
	PRE-CONSULTATION				
50	DW/TS Foodland (old store)			November	proposed mixed uses
51	TS Mike Sheridan			08-Nov-17	lot boundary adjustment
52	DW/TS Thornbury Gas Station (Hwy.26 E)	P1664		29-Nov-17	(approved 2015) looking to reactivate; review of existing agreement
53	MB Castle Glen			07-Dec-17	looking to reactivate
54	DW Tammy Abbots	P2422		30-Nov-17	pre-consultation Dec7/17
55	MB Craigeith Village Terrasan			30-Nov-17	conference call Dec6-17
	INACTIVE/DRAFT PLAN APPROVALS-NO APP.				DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
56	Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions
57	Chasson			05/09/2007	DPA - clearing conditions, serviced but not registered
58	Tyrolean Lowlands				No status, OMB in 2000's
59	Taberra				DPA - clearing conditions
60	Intrawest - Trillium House				approval of draft plan extension (Oct/13/2018)
61	Terrasan (Meridian Credit Union/Craigeith Development)			09/14/2012	
62	2220740 Ontario Inc (Romspen)			19/04/2010	Premature application until new Official Plan complete
63	Official Plan Amendment	P299			Premature application until new Official Plan complete
64	Zoning By-law Amendment	P301			Premature application until new Official Plan complete
65	Draft Plan	P300			
66	Campbell (Lillypad Spa)			17/12/2013	Awaiting new Zoning By-law - Council direction
	Site Plan Agreement	P1762			Execution required
67	Skyline Blue Mountain Develop (Village) Building "F"				incomplete application
	SP Draft Plan of Condo	P2419		16-Nov-16	incomplete application
	BW/DV Draft Plan of Condo	P2419E			Conditional approval
	Site Plan				
68	SP Matesa Enterprises	P2337		30/05/2016	Considering redesign
	Condominium				
	Condominium	P2337E			
69	SP Blue Trails (Eden Oak)	P1907		05/15/2012	
	Zoning By-law Amendment				zoning & site plan approval in principal
	Subdivision	P1907E			Forwarded to Crozier's for review

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED November 30, 2017 "APPENDIX A"
		ACTIVE				PDS.17.110 - Attachment #1