



Staff Report

Planning & Development Services – Planning

Report to: Committee of the Whole
Meeting Date: March 12, 2018
Report Number: PDS.18.17
Subject: Planning Applications – Month of February, 2018
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.18.17 “Planning Applications – Month of February, 2018”, for information purposes.

B. Overview

This report outlines all planning applications for the month of February, 2018.

C. Background

1. Randy & Wendy McLeod – minor variance – Part Lot 24, Concession 8, 7th Line - File #P2608
2. Lucie Desjardins & Kirby Philp – minor variance (re-application) – Lot 47, Plan 155, 136 Sunset Blvd – File #P2610
3. Artisans at Lora Bay – agreement preparation – File #P2464
4. Jeremy & Michelle Doornbosch – zoning by-law amendment – 104 & 108 Settlers Way – File #P2611
5. Valley View Construction (Ian & Karen Hanna) – site plan review – 166 Sunset Blvd – File #P2612
6. Valley View Construction (Ian & Karen Hanna) – minor variance – 166 Sunset Blvd – File #P2613
7. Sonja Fabbri – minor variance – 131 Liisa’s Lane – File #P2614
8. Kristine McEllistrum – minor variance – 151 Carmichael Crec. – File #P2615
9. Tyrolean Village Resorts – site plan review & removal of holding ‘h’ – File #'s P2616 & P2617
10. Tyrolean Village Resorts – site plan review & removal of holding ‘h’ – File #'s P2616 & P2618
11. 2533827 Ontario Ltd (former Cedar Run Horsepark) – OPA, ZBA, Site Plan Review – File #2619
12. Bill Dow & Susan Gignac – severance Part Lot 36, Plan 529, 209743 Hwy.26 – boundary adjustment – File #P2622

D. Analysis:

Not applicable

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

F. Environmental Impacts:

Not applicable

G. Financial Impact

Applicant	Planning Fees & Securities	Agreement Preparation & Security Fees	Engineering Fees	Other Fees (development charges, parkland dedication)	Total Fees
McLeod	\$1030.00	0	0	0	\$1,030.00
Desjardins	\$515.00	0	0	0	\$515.00
Artisans at Lora Bay	0	\$3785.00	0	0	\$3,785.00
Doornbosh	\$3465.00	\$2500.00	0	0	\$5,965.00
Valley View (Hanna)	\$270.00	0	0	0	\$270.00
Valley View (Hanna)	\$1060.00	0	0	0	\$1,060.00
Fabbri	\$1060.00	0	0	0	\$1,060.00
McEllistrum	\$1060.00	0	0	0	\$1,060.00
Tyrolean Village Resorts	\$4460.00	0	0	0	\$4,460.00
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Applicant	Planning Fees & Securities	Agreement Preparation & Security Fees	Engineering Fees	Other Fees (development charges, parkland dedication)	Total Fees
2533827 Ontario Ltd	\$36,355.00	0	\$10,745.00	0	\$47,100.00
Dow & Gignac	\$1725.00	0	0	0	\$1,725.00
TOTAL	\$55,460.00	\$6,285.00	\$10,745.00	0	\$72,490.00

H. In consultation with:

Michael Benner – Director Planning & Development Services

I. Attachment:

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 February 28, 2018 PDS.18.17 – ATTACHMENT #1	AGREEMENT STATUS
		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; mtg to be scheduled with developers	
		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 – awaiting final Board decision	
		Zoning By-law Amendment				Approved by OMB; final documents to be forwarded to OMB	
		Site Plan				Approved by OMB, pending AFC's & agreement	
	BW/DV	Site plan	P1904E			AFC's issued Jan/18	
	JM	Agreement					Working on site plan agreement
3	JM	Windfall Phase 3 – sub.agreement	P2586		15/12/2017		Internal comments rec'd
4	SP	Sleepy Hollow Development Inc – East (Streetcar Develop, 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				4 th submission rec'd Nov21/17; awaiting cost estimate; awaiting sign-off from IPW on form 1	
	JM	agreement					required
5	DW	2223117 Ontario Inc (Gibraltar Sand & Gravel)	P2262		08/02/16		
		Official plan amendment				Rec'd revised comments from GSCA; amended drwns rec'd; mtg scheduled Nov3/17; report to COW Mar12/18	
		Zoning by-law amendment	P2263				
6	MB	Peaks Bay	P2300		04/04/16	By-law #2018-4 passed Jan22/18	
	BW/DV	Plan of subdivision	P2540E		19/06/17	crossing partially completed end Dec/17; asphaltting crossing early spring	
7	SP/DW	Second Nature – Skyline Blue Mtn Phase 1	P2510		27/05/16		
		Plan of subdivision				Agreement signed; awaiting registration	
	BW/DV	Removal holding 'h'				landscape drwns to be reviewed for completeness	

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	BW/DV	Second Nature Phase 2				3 rd submission rec'd	
	BW/DV	Second Nature Phase 3				1 st submission rec'd	
8	TS	Second Nature Block 153	P2477		30/11/17	Rec'd application for 16 townhouses; application deemed incomplete & awaiting revisions	
	BW	Redline revision	P2477E		03/07/17	Rec'd County approval; anticipating Ph3	
9	MB	Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay)	P2104		31/08/15	Restoration of vegn of Town lands require verification	
10	MB	Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay)	P2104		31/08/15	Restoration of vegn of Town lands complete	
	JM	Agreement					Agree. Req'd
11	SP	Sleepy Hollow Development Inc. West					
		subdivision	P1860	Dec16/2020	06/05/14	Approval of 3 year draft plan extension	
	BW/DV	subdivision	P1860E		06/05/15	SWM rec'd & sent back for minor edits; awaiting sign of from IPW on form 1; awaiting AFC's	
12	SP	Parkbridge					
		subdivision	P2433		12/23/16	Public Meeting held; comments to be addressed by developer	
	BW/DV	subdivision	P2433E				
13	SP	Blue Mountain Storage Inc					
		Site plan	P2445		23/12/16	agreement completed	
	BW/DV	Site plan	P2445E			AFC circulation	
14	SP	Clarksbury Lands Corp.					
		Zoning by-law amendment	P2474		13/02/17	Review comments & report to COW Apr4/18	
		Draft plan of subdivision	P2475		13/02/17		
	JM	agreement					Agree. req'd but awaiting approvals
15	DW	Artisans @ Lora Bay (Lake Drive) – Doug Adams	P2464	Jan11/2021	24/02/17	Rec'd County approval	
	BW	Redline revision	P2464E		02/03/17	Awaiting 2 nd submission; resolving water metre issue	
	JM	Agreement preparation	P2464		02/09/17		Agree. req'd but awaiting more info from developer
16	DW	2399494 Ont.Inc. (Peaks Meadows)					
		Zoning by-law amendment	P2351		24/06/16	Communicating with developer	
	BW/DV	subdivision	P2352E		24/06/16		
17	MB	Blevins (Cottages @ Lora Bay)					
		Zoning by-law amendment	P2481		10/03/17	complete	
	JM	Amending agreement			03/10/17		Agreement in draft form
	BW/DV	Redline revision	P2482E		10/03/17	Awaiting drwns; 2 nd submission received; Lora Bay Ph3B	

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18	DW	Osler Bluff Ski Club					
		Site plan review	P2552		24/07/17	Agreement being signed	
	BW/DV	Site plan review	P2552E		24/07/17	2 nd submission comments prepared; AFC's issued	
19	DW	Weir/McLaren					
		Consent B10-17	P2544		06/07/17	PM on Mar12/18	
		Zoning by-law amendment	P2545		06/07/17	PM on Mar12/18	
		McLaren – Consent B03-18	P2603		24/01/18	PM on Mar12/18	
20	SP/TS	Solcorp (Peaks Ridge)					
		Consent #'s B11 & B12/2017	P2554		09/08/17	Awaiting revised application	
		Zoning by-law amendment	P2556		09/08/17	Awaiting revised application	
	BW/DV	Solcorp (Peaks Ridge)	P2557E		09/08/17	Preparing comments to developer	
21	SP	636697 Ont.Inc. (Scenic Caves parking lot)					
		Official Plan Amendment #1	P2582		01/12/17	PM held Jan29/18; awaiting NEC comments and concept plan; future report to COW	
		Zoning by-law amendment				Same as above	
22	TS	Skyline Blue Mountain (Monterra Phase 2)					
		Zoning by-law amendment	P2584		07/12/17	Awaiting stormwater management issues to be resolved; future report to COW	
		Redline revision	P2584		07/12/17	Same as above	
	BW/DV	Redline revision				1 st submission received & preparing formal comments	
23	DW	2521311 Ont.Inc. (Louisa St.)					
		Zoning by-law amendment	P2600		19/01/18	PM on Mar12/18	
		Plan of subdivision	P2601			Same as above	
	BW/DV	Rezoning & plan of subdivision	P2601E			Preliminary engineering being reviewed	
24	DW	GCC#37 Mountain Lodge					
		Removal of holding 'h'	P2605		29/01/18	Peer review being reviewed	
25	DW	Jeremy & Michelle Doornbosch	P2611		12/02/18		
		rezoning				New application	
26	TS	Ian & Karen Hanna	P2612		13/02/18		
		Site plan review				New application	
27	DW	Tyrolean Village Resorts					
		Site Plan Review & removal of 'h' – Lots 9-12, Plan 1107	P2616		21/02/18	New applications	
		Site Plan Review & removal of 'h' – Part 4 & 5, RP16R-10861	P2616		21/02/18	New applications	
28	SP/DW/TS	2533827 Ontario Ltd – former Cedar Run Horsepark					

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		Official Plan Amendment	P2619		23/02/18	New application	
		Zoning By-law Amendment	P2620		23/02/18	New application	
		Site Plan Review	P2621		23/02/18	New application	
	BW/DV	OPA/ZBA/ Site Plan Review	P2619E			Preliminary engineering rec'd	
29	SP	Timberwolf	P2543			Site plan amendment rec'd for Block 5	
30	MB	Craigeith Village Terrasan	P1509		12/06/17	Rec'd one year draft plan extension	
31	MB/SP	Blue Trails (Eden Oak)	P1907/ P1907E		15/05/12	Zoning & site plan approved in principal	
		ENGINEERING					
32	BW/DV	2467686 Ont.Inc. (Applevale/ Ashbury Court)	P1900E		06/11/15	Curb & asphalt complete; basic services to be submitted early spring; AFC's issued Nov05/17;	
33	BW/DV	Windfall Ph1	P630E			Assumption process underway; awaiting details of outstanding deficiencies	
34	BW/DV	Windfall Ph2A	P1998E			Security reduction #1 was released Apr05/17; outstanding deficiencies	
35	BW/DV	Windfall Ph2B	P2349E			security reduction release request rec'd; deficiency with stormwater; road failure	
36	BW/DV	Windfall Ph2C	P2457E			Servicing construction complete; water inspection completed; basic services to be completed in spring	
37	BW/DV	Georgian Woodlands Ph4, Stage2	P1315E			security release issued; top asphalt in 2018	
38	BW/DV	Thornbury Meadows (Telfer)	P79E			Deficiencies completed; interim security released; acquire sign-off of stwmngmt concern	
39	BW/DV	Ridgeview (Hillside, St.Anton)	P251E		23/03/17	1 st Eng. Revisions reviewed; awaiting 2 nd submission	
40	BW/DV	Delphi Crossing	P2104E			Under construction;	
41	BW/DV	Alpine Hills SW Channel Retrofit (Sleepy Hollow)	P2547E		10/07/17	ECA stamped; AFC's issued	
42	BW/DV	Plateau East	P2087E		01/08/15	AFC's issued; security reduction released; awaiting street lighting in 2018	
43	BW/DV	Tyrolean Ph3 (Arlberg Cres)	P1597E			Under construction; asphalt complete; reviewing sewer video; security reduction request rec'd	
44	BW/DV	Trailwoods	P1763E			Working on basic services; off-site Peel St.; road grading complete; security reduction request rec'd	
		CONSENTS					
45	SP	David Rose					
		Consent B13-2016	P2427		12/05/16	OMB held Feb26/18; awaiting OMB decision	
		Zoning by-law amendment	P2428		12/05/16	OMB Hearing held Feb26/18; awaiting OMB decision	

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46	DW	Ellen Richter-Winer B02-2017	P2447		05/01/17	On hold; awaiting letter of withdrawal from applicant	
47	TS	Bondstone Assoc. B01-2018	P2596		11/01/18	Report to COW Mar12/18	
48	DW	Mary Beth Wilson B02-2018	P2598		15/01/18	Public Meeting Mar12/18	
49	TS	Bill Dow & Susan Gignac B04-2018	P2622		27/02/18	New application	
		MINOR VARIANCES					
50	TS	Joyce Ewart A02-2018	P2599		16/01/18	In appeal period	
51	TS	David & Lisa Sands A03-2018	P2606		29/01/18	In appeal period	
52	TS	Randy & Wendy McLeod A04-2018	P2608		06/02/18	Public Meeting Mar21/18	
53	TS	Lucie Desjardins & Kirby Philp A05-2018	P2610		09/02/18	Public Meeting Mar21/18	
54	TS	Ian & Karen Hanna A06-2018	P2613		16/02/18	Public Meeting Mar21/18	
55	TS	Sonja Fabbri A07-2018	P2614		16/02/18	Public Meeting Mar21/18	
56	TS	Kristine McEllistrum A08-2018	P2615		21/02/18	Public Meeting Mar21/18	
		PRE-CONSULTATIONS					
57	DW/TS	Thornbury Gas Station (Hwy.26E)	P1664		29/11/17	(approved 2015) looking to reactivate; review of existing agreement	
58	TS	Julie Kelk & Darren Karn	P2602		21/01/18	mtg Feb09/18	
59	TS	Ian & Karen Hanna			29/01/18	mtg Feb01/18 – awaiting site plan review applicn	
60	DW	Paula Carrasco-Kendell & John Kendell	P2609		06/02/18	TBD	
61	TS	Jessica Racioppa & Deanna Harris			02/23/18	Pre-consult Feb28/18	
62	DW	Lora Bay Inc			02/12/18	Pre-consult Mar01/18	
		INACTIVE/DRAFT PLAN APPROVALS – NO APPLICATION					
63		Ken Havens (960121 Ontario Inc)		22/06/18	28/10/08	DPA – clearing conditions – by OMB Order DP extension given to June 22, 2018 – tree clearance	
64		Chasson			05/09/07	DPA – clearing conditions	
65		Tyrolean Lowlands				No status; OMB in 2000's	
66		Taberra				DPA – clearing conditions	
67		Intrawest – Trillium House		13/10/18		Approval of draft plan extension (Oct13/18)	
68		2220740 Ontario Inc (Romspen)					
		OPA / ZBA / Draft Plan			19/04/10	Premature application until new Official Plan complete	
69		Campbell (Lillypad Spa)					

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		Site plan and agreement	P1762		17/12/13	Awaiting new zoning by-law & Council direction; agreement execution req'd	
70		Skyline Blue Mountain Develop (Village) Building "F"					
		Draft plan of condo	P2419 / P2419E		16/11/16	Incomplete application	
71		Matesa Enterprises					
		Plan of condo	P2337/ P2337E		30/05/16	Considering redesign	
72	DW	Heinrich (Alfred St.E.)					
		Alfred/Beaver Sts	P2468		25/02/17	Discussions with applicant after appraisal rec'd	
		SPECIAL PROJECTS					
1	SP	Site Plan Approval Guidelines					
2	SP/MB	Community Design Guidelines				In process	
3	SP/AR	Comprehensive Zoning By-law				Working on mapping, permitted uses, parking, Board's list, etc. working with By-law staff to provide a report re: STA's in February/2018; mapping changes reviewed; all exceptions reviewed	
4	SP/MB	Official Plan				One appeal remaining	
5	SP	Community Improvement Plan					
6	BW/DV	Stormwater Master Plan Study				Working with GSCA to obtain Federal funding for study as well as working with developers Engs for developer funded study	
7	BW/DV	Assumption of Legacy Subdivisions				Crozier submitting fees estimate for Camperdown subdivisions; letter to Crozier req'd	
8	BW/DV	Security Policy				Report to COW req'd	
9	BW/DV	Engineering Standards Review	P2506E		11/05/17	In process with consultant; mtg held with B.M. Ross; completion late 2017; draft prepared early 2018	
10	BW/DV	Peel Street Pumping Station Upgrade	P2529E		31/05/17	Rec'd COW approval Jun26/17; mtg held with consultants Sept/17; staff working with IPW; consultant retained; MTE retained; kick-off mtg held Dec15/17	
11	BW/DV	Northwinds Multi-Use Plan	P2532E		05/06/17	MTO comments rec'd; consultant reviewing comments; looking at design	
12	BW/DV	Form 1 & ECA's				Working with IPW to clean up legacy files; MOE approvals for water/wastewater/stormwater ongoing	
13	MB	Ontario Municipal Board Reform	P2533		05/06/17	Bill 168 in 3 rd reading; expected early 2018;	
14	BW	Townwide Servicing Master Plan EA				Working with IPW on Townwide Master Plan EA Water Study	

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		Townwide Sanitary Collection Model				Working with IPW on Townwide Master Plan EA Sanitary Study	
15	TS	Planning Application Forms				Under review	
16	AR	Active Transportation Plan					
17	DW/TS	Short Term Accommodation				ongoing	
		Projects in “bold” mean they are actively being worked on					