



# Staff Report

## Planning & Development Services – Planning

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**Report To:** Committee of the Whole  
**Meeting Date:** August 22, 2016  
**Report Number:** PDS.16.100  
**Subject:** Planning Applications – July, 2016  
**Prepared by:** Lori Carscadden – Agreement Co-ordinator

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### A. Recommendations

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THAT Council receive Staff Report PDS.16.100, “Planning Applications – July, 2016” for information purposes.

### B. Overview

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### C. Background

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The following applications have been received by the Planning Services Division for July, 2016.

1. Mark Hallink – zoning by-law amendment – 595324 4<sup>th</sup> Line – Lot 6, Conc.5 – File #P2360
2. Derek & Alison Brodie – minor variance #A14-2016 – Lot 10, Plan 778, 128 Teskey Dr. – garage in front yard – File #P2363
3. Martinek Properties – parkland dedication and development charges on Consents #B07, B10, B11-2015 – File #P2063
4. 2399494 Ontario Inc (Peaks Meadows) – Engineering zoning by-law amendment and draft plan of subdivision review fees – Block 46, Plan 16M-20 – File #P2353E
5. Cottages of Lora Bay Phase 1B – request for clearance letter of Condo #42-CDM-2006-11 – File #P1760
6. Edward & Susanne Wanamaker – minor variance #A15-2016 – Lot 11, Plan 1104, 12 Pyatt Avenue – File #P2365

### D. Analysis – n/a

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### E. The Blue Mountains Strategic Plan

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Goal #3: Support Healthy Lifestyles

**F. Environmental Impacts – n/a**

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**G. Financial Impact**

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Application	Planning Fees & Security	Agreement Preparation / Security Fees	Engineering Fees	Total Fees
Hallink	\$1640.00	0	0	\$1640.00
Brodie	\$990.00	0	0	\$990.00
Martinek	\$650.00 \$13,200.00	0	0	\$13,850.00
2399494 Ont Inc	0	0	\$3750.00	\$3750.00
Cottages at Lora Bay Ph1B	\$210.00	0	0	\$210.00
Wanamaker	\$990.00	0	0	\$990.00
TOTAL	\$17,680.00	0	\$3750.00	\$21,430.00

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

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**I. Attached: Development Applications Process Chart**

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Respectfully submitted,

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Michael Benner  
Director of Planning and Development Services

NO.	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED July 29, 2016 "APPENDIX A"
		<b>ACTIVE</b>				
<b>1</b>	<b>BP</b>	<b>The Cottages At Lora Bay (Keeper's Cove) - Phase 2</b>	<b>P1760</b>			
		Draft Plan	P1760			Approved
	<b>BW/TG</b>	Draft Plan	P1760E			
		Removal of holding 'h' Ph1B	P2340		06-Jun-16	By-law to Council on 07/11/2016
		Request for Clearance letter	P1760		25-Jul-16	Condo #42-CDM-2006-11 (still waiting on IC so amend agree can be signed)
<b>2</b>	<b>SP</b>	<b>Plateau East</b>	<b>P2087</b>		<b>08/10/2015</b>	
		Site Plan Approval	P2087		08/10/2015	Subdivision approval
	<b>BW/TG</b>	Site Plan Approval	P2087E		08/10/2015	Stamped drawings
		Zoning By-law Amendment	P2088			Complete
		Subdivision - Red Line Revision	P2089			Complete
		Agreement	P2339		01-Jun-16	Subdivision Agreement in process
		Removal of holding 'h'	P2338		01-Jun-16	By-law passed on 07/11/2016
<b>3</b>	<b>BP</b>	<b>Lora Bay Club Phase 3B</b>	<b>P2082</b>		<b>07/29/2015</b>	
		Plan of Subdivision				Conditional approval
		Plan of Subdivision	P2082E			Complete
		Agreement				Executed
		Request to Cty for clearance	P2082		24-May-16	In review
<b>4</b>	<b>BP</b>	<b>Craigeith Resort Park</b>	<b>P486</b>		<b>10/16/2009</b>	
		Site Plan				Conditional approval
	<b>BW/TG</b>	Site Plan	<b>P486E</b>			
		Agreement				To applicant for review
<b>5</b>	<b>SP/DW</b>	<b>McPherson Builders (Home Farm)</b>	<b>P2067</b>		<b>06/25/2015</b>	
		Official Plan Amendment				Complete application
		Official Plan Amendment				Forwarded to Engineering for review with preliminary comments received
		Subdivision				EIS peer review being completed through County of Grey
		Subdivision	<b>P2067E</b>			Forwarded to Engineering for review
		Zoning By-law Amendment				Complete application
<b>6</b>	<b>BP</b>	<b>2341040 Ontario Ltd. (Thornbury Gas Station)</b>	<b>P1664</b>		<b>05/23/2013</b>	
		Zoning By-law Amendment				Approved
		Site Plan				Conditional approval
		Agreement				Final draft to applicant
		Site Plan	P1666E			Complete
<b>7</b>	<b>MB</b>	<b>Tyrolean Village Phase 3 (Arlberg)</b>	<b>P1597</b>		<b>02/11/2013</b>	
		Subdivision				Drawings accepted
		Agreement				Working on agreement
		Subdivision	<b>P1597E</b>			
<b>8</b>	<b>BP</b>	<b>Martinek Properties Inc.</b>	<b>P2063</b>		<b>06/22/2015</b>	
		Consent - B07-2015				Conditional approval
		Zoning By-law Amendment				Full force & effect
		Easement #1 - part of B10-2015			14/09/2015	Conditional approval
		Easement #2 - part of B11-2015			14/09/2015	Conditional approval

NO.	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED July 29, 2016 "APPENDIX A"
		<b>ACTIVE</b>				
9	BP	Gibraltar Mills (Ice River Springs Water Co. Inc., #1359629 Ontario Inc.)	P1960		08/21/2014	
		Zoning By-law Amendment				Full force & effect
		Site Plan				Awaiting updated plans and drawings
		Agreement				Agreement in process
10	SP	Windfall (Medium Density Block)	P1902		08/04/2014	
		Official Plan Amendment				Appealed to OMB for no decision
		Zoning By-law Amendment				Appealed to OMB for no decision
		Site Plan				Appealed to OMB for no decision
	MB	Part Lot Control (13 lots)	P2345		21/06/2016	Report to Council 07/11/2016
	BW/TG	Site Plan	P1904E			
		Agreement				Required
11	MB/JM	Windfall Phase 2B	P2349		23/06/2016	subdivision agreement - new application
		Subdivision				Agreement required
	BW/TG	Subdivision	P2349E			Engineering submission
12	MB	Blueview Chateaux	P1933		10/31/2014	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board
		Ontario Municipal Board			09/14/2015	Appeal filed - OMB Feb/07-09/2017
13	SP	Sleepy Hollow Development Inc. East (Streetcar Developments, Mallins)	P1794		05/13/2013	
		Official Plan Amendment				Approved
		Plan of Subdivision				2nd submission under review
		Zoning By-law Amendment				Approved
		Removal of Holding 'h'				New application
		Plan of Subdivision	P1795E		04/30/15	Discussion with consultant
14	BP	Karen & Stephen Diamond	P2129		09/30/2015	
		Deeming By-law				Awaiting registration of By-law
15	MB	Skyline Blue Mountain Developments Inc. (Manorwood Homes, Historic Snowbridge)	P2153		10/19/2015	
		Site Plan				Conditional Site Plan approval
		Site Plan	P2153E		10/18/2015	Drawings satisfactory
		Agreement				Awaiting signatures
16	DW	2223117 Ontario Inc.(Conn pit)	P2262		08-Feb-16	
		Official Plan Amendment				Public meeting held, report to COW required
		Zoning By-law Amendment	P2263		08-Feb-16	Public meeting held, report to COW required
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
17	SP	Timberwolf Lodge (Alpine Springs Crt)	P2271		16-Feb-16	
		Removal of Holding 'h'				By-law passed July 11, 2016
		Site Plan				
	BW/TG	Site Plan	P2271E		16-Feb-16	First submission received / Second submission rec'd May03-16
		Agreement				Sent out

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		<b>ACTIVE</b>				
18	BP	Susan Meadows / Amanda Wessinger, B14-2015	P2199		12/18/2015	Fulfill conditions by April 2017
		Rezoning	P2200		12/18/2015	Conditional approval
19	DW	Scandinave Spa	P2222		01/04/2016	
		Site Plan				
		Agreement				Required
20	SP	Millpond Homes Phase 5	P2299		04/04/2016	
		Amendment to Agreement				AFC drawings
	BW/TG	Millpond Homes Phase 5	P2295E			New engineering submission
21	BP	Peaks Bay	P2300		04/04/2016	
		Removal of Holding 'h'				Complete
	JM	Mods to Develop Agreement	P645		09/05/2016	Mods req'd to P.B.Holdings (East & West)
22	DW	Janice King-Smith			29/04/2016	
		ZBA	P2320		29/04/2016	By-law to Council 07/11/2016
		Site Plan Review	P2321		29/04/2016	Report required
23	SP	Matesa Enterprises	P2337		30/05/2016	
		Condo exemption				Cty. Request for comments by 06/17/2016
	BW/TG	Condo exemption	P2337E			Engineer does not work
24	MB	Blue Trails (Eden Oak)	P1907		05/15/2012	
		Subdivision				OMB Appeal 08/11/2016
		Subdivision	P1907E		09/11/2015	Forwarded to Tatham's for review
		Official Plan Amendment				OMB Appeal 08/11/2016
		Zoning By-law Amendment				OMB Appeal 08/11/2016
		Ontario Municipal Board Hearing	P2277		03-Sep-16	OMB Appeal 08/11/2016
25	SP	Second Nature - Skyline Blue Mtn.	P2		27-May-16	First Submission
		Subdivision	P2			
	BW/TG	Subdivision	P2E			Technical Review
26	DW	2399494 Ont Inc (Peaks Meadows)	P2351		24-Jun-16	New application - rezoning & draft plan sub review
		Zoning By-law Amendment	P2351		24-Jun-16	
		Subdivision	P2352		24-Jun-16	Draft plan sub review
	BW/TG	Subdivision	P2352E		24-Jun-16	fees rec'd Jul22nd & under review
27	SP	Skyline Blue Mountain Developments Inc. - Second Nature	P2355		29-Jun-16	
		Zoning By-law Amendment				New application
28	SP	Skyline Blue Mountain - Second Nature	P2356		29-Jun-16	
		Consent B05-2016				New Application
29	SP	James & Ola Swanzey	P2357		29/06/2016	
		Consent B06-2016				New Application
30	SP	Skyline Blue Mountain - Second Nature	P2358		29/06/2016	
		Subdivision - Red Line Revision				New Application
31	BP	Mark Hallink	P2360		30/06/2016	
		Zoning By-law Amendment				New Application
		<b>ENGINEERING</b>				

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		<b>ACTIVE</b>				
32	TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
		Engineering Review			06-Nov-15	Technical Review
33	TG/BW	Windfall Phase 2A	P1998E			Security Reduction request
34	TG/BW	Orchards @ Craigleith	P142E			Security Reduction request - maintenance period
35	TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued
36	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
37	TG/BW	King & Brookeast	P1530E			Site Plan Agreement in place
38	TG/BW	Jonathan Rubes	P1649E			Security Reduction - maintenance period
39	TG/BW	Blue Horizons	P1712E			Security Reduction, Certificate of Basis Services
40	TG/BW	Private Residences @ Georgian Bay Club	P1798E			Awaiting agreement to be signed
41	TG/BW	Cottages @ Lora Bay Phase 1b	P2119E			Development Agreement
42	TG/BW	Thornbury Meadows	P79E			
		<b>CONSENTS</b>				
43	BP	Hilka Horvat	P2107		28/08/2015	
		Severance B09-2015				Conditional approval
44	DW	Robert Johnston - severance B01-16	P2302		05/04/2016	
		Severance B01-2016				Decision at Council 07/11/2016
45	DW	Gyles/Gooderham severance B02-16	P2317		21/04/2016	
		Severance B02/2016				Public Meeting 08/22/2016
46	MB	Tyrolean Properties B03&B04-2016	P2333		24/05/2016	
		Severances B03 & 04/2016				Reactivation of 2 lapsed severances
		<b>MINOR VARIANCES</b>				
47	DW/BP	John Cirillo A11-2016	P2332		20-May-16	appeal period Aug09/16
48	DW	Chris Riedesser	P2354		27-Jun-16	appeal period Aug09/16
49	DW	Nichole Anderson & Alain Bergeron	P2343		28-Jun-16	appeal period Aug09/16
50	DW	Derek & Alison Brodie A14-2016	P2363		08-Jul-16	new application - PH Aug17/16
		<b>NEC</b>				
51	DW	Alpine Ski Club	P2221		24/12/2015	Awaiting decision
52	DW	Erica Shuttleworth	P2180		08/12/2015	Conditional approval
53	DW	Kevin Klein	P2155		20/11/2015	Awaiting decision
54	BP	Alpine Ski Club	P2074		07/06/2015	Conditional approval
55		John P. Brady	P2018		04/16/2015	Conditional approval
56	BP	Talbot	P1938		11/17/2014	Awaiting decision
57		Braeburn Farms Ltd, Brian Hindle, Rosemary Phelan - 12-9177	P1146		04/17/2012	Awaiting information from proponents
58		Nancy Williams - 13-9117	P1571		12/21/2012	Awaiting information from proponents
59	DW	Christina & David Zettler	P2111		02/09/2015	Conditional approval
60	DW	Tony Pacaud	P2117		09/15/2016	Conditional approval
61	DW	Craigleith Ski Club	P2285		03/15/2016	Awaiting decision
62	DW	Lynda Kitamura	P2286		03/16/2016	Awaiting decision

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<b>PDS.16.100 - Attachment #1</b>						
<b>ACTIVE</b>						
63	DW	Georgian Peaks Club	P2284		03/21/2016	Conditional approval
64	DW	County of Grey	P2328		11/05/2016	Awaiting decision
65	DW	Samuel & James McNicol	P2324		05/04/2016	Awaiting decision
66	DW	John & Julie Brady	P2341		06/08/2016	Awaiting decision
67	DW	Bob Shanks	2342		06/16/2016	Conditional approval
68	DW	Alvin Wilson	P2346		22/06/2016	New application
69	DW	Andrea Matrosovs	P2347		22/06/2016	New application
70	DW	The Georgian Peaks Club	P2348		22/06/2016	New application
71	DW	Susan Remme	P2361		06/07/2016	New application
72	DW	Matthew Kunica	P2362		06/07/2016	New application
<b>PRE-CONSULTATION</b>						
<b>INACTIVE/DRAFT PLAN APPROVALS-NO APP.</b>						
73		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
74		Chasson			05/09/2007	DPA - clearing conditions
75		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
76		Victoria Street Close(Wootten)			01/25/2007	Active file deferred in 2008 due to servicing capacity
77		Tyrolean Lowlands				No status, OMB in 90's
78		Taberra				No status, OMB in 2000's
79		Intrawest - Trillium House				DPA - clearing conditions
80		Branch Estate - Lake Drive				DPA - clearing conditions
81		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
82		Terrasan (Meridian Credit Union/Craighleith Development)			09/14/2012	Ct. Council decision received
83		Georgian Glen (Sorichetti)			07/26/2002	
		Draft Plan	P388			Phase 1 & Phase 2 expired
84		Cedar Run Corp (Horse Park)			06/12/2013	
		Zoning By-law Amendment	P389			Temporary Use for Camping
		Site Plan	P387			Property for Sale
		Agreement				Property for Sale
85		Rosen			02/03/2012	
		Site Plan	P1376			Awaiting response from Architect
86		Blue Mountain Resorts (First Aid Hut)			03/27/2013	
		Site Plan	P1630			Awaiting new drawings from Blue Mountain Resorts
87		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
88	BP	Neighbourhoods at Delphi Point (Back)	P1620 & P1945		08/03/2013	Draft Plan approval
89	BP	Daniel Coholan			02/10/2015	
		Deeming By-law				Fulfilling terms of undertaking by 12/2015
90	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction



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		<b>ACTIVE</b>				
		Agreement				Execution required
91	BP	Bev & Marion Taylor			12/22/2014	
		Zoning By-law Amendment	P1963			Conditional approval
		Consent - B08/14	P1962			Conditional approval
92	SP	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	Pre-servicing Agreement
		Agreement				
		Agreement	P2104E			Awaiting further information from Reg
93	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				Minutes of Settlement accepted, decision given
94	SP	David Knechtel	P1725		10/17/2013	
		Zoning By-law Amendment				Report required
		Consent B07/13				Report required
95		Trailwoods Phase 2			12/18/2013	
		Draft Plan	P1763			Draft Plan extended for 3 years; agreement requires regn
		<b>SPECIAL PROJECTS</b>				
1		Site Plan Approval Guidelines				
2	SP	Community Design Guidelines				
3	<b>SP/MB</b>	<b>Zoning By-law</b>				<b>In process</b>
4	<b>SP/MB</b>	<b>Official Plan</b>				<b>County approval rec'd with seven appeals being rec'd</b>
5		<b>Natural Heritage Study</b>				<b>County working on this document</b>
6		Community Improvement Plan				
7	<b>SP/JC</b>	<b>Source Water Protection</b>				<b>agreement signed with GSCA March 4, 2016</b>
8	<b>MB/AR</b>	<b>Active Transportation Study - Thornbury</b>				<b>Public Meeting was held 07/08/2016</b>
9	<b>MB</b>	<b>Sign By-law</b>	<b>BL396</b>		<b>06/22/2015</b>	<b>Report to COW 08/22/2016</b>
10	<b>MB</b>	<b>Development Services Fees Review</b>				<b>Deputation to COW 08/22/2016</b>
11		<b>Streetscape Design Highway 26</b>				<b>2016 in house project</b>
12	<b>MB</b>	<b>Development Manual</b>				
13	<b>BW/TG</b>	<b>Engineering Standards</b>				
14	<b>BW/TG</b>	<b>Stormwater Master Plan Study</b>				
15	<b>BW/TG</b>	<b>Assumption of Legacy Subdivisions</b>				
16	<b>BW/TG</b>	<b>Security Policy</b>				<b>Report to COW 08/22/2016</b>
17	<b>BW/MB</b>	<b>Clarksburg Holding Tanks</b>				
18	<b>MB</b>	<b>Wind Turbines</b>				<b>Report to COW required</b>
19	<b>DW</b>	<b>Tammy Abbotts Unopened Road Allowance Purchase</b>				<b>Report to COW 08/22/2016</b>
		Projects in bold mean they are actively being worked on				

PDS.16.100 - Attachment #1