



Staff Report

B.11.2

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: January 09, 2017
Report Number: PDS.17.03
Subject: Planning Applications – November, 2016
Prepared by: Lori Carscadden – Agreement Co-ordinator

A. Recommendations

THAT Council receive Staff Report PDS.17.03, “Planning Applications – November 2016” for information purposes.

B. Overview

C. Background

1. Windfall Phase 2b subdivision agreement – development charges & engineering works fee – File #P1317
2. Georgian Ridge Estates – removal of holding ‘h’ – File #P2418
3. Skyline Blue Mountain Development (Village) – draft plan of condominium (31 unit townhouse – Gord Canning Drive) – File #P2419 & P2420E
4. Keith & Helen Anderson – minor variance - East Part Lot 14, Concession 11, #415906 10th Line (Redwing) – File #P2422

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

Windfall	\$775,764.00	0	\$55,967.00	\$831,731.00
Georgian Ridge Estates	\$860.00	0	0	\$860.00
Skyline Blue Mountain (Village)	\$8300.00	\$5000.00	\$7500.00	\$20,800.00
Keith & Helen Andersen	\$990.00	0	0	\$990.00
TOTAL	\$785,914.00	\$5,000.00	\$63,467.00	\$854,381.00

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 November 30, 2016 "APPENDIX A"
		ACTIVE				
1	MB	Craigeith Resort Park	P486		10/16/2009	
		Site Plan				Conditional approval
	BW/TG	Site Plan	P486E			
		Agreement				Michael Benner to discuss with applicant
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				John Metras working on agreement
		Subdivision	P1597E			Awaiting comments from Crozier on SWM
4	SP	Gibraltar Mills (Ice River Springs Water Co. Inc., #1359629 Ontario Inc.)	P1960		08/21/2014	
		Zoning By-law Amendment				Full force & effect
		Site Plan				In place with conditions
		Agreement				John Metras working on agreement
5	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
6	SP/JM	Windfall Phase 2B	P2349		23/06/2016	
		Subdivision				Awaiting registration
	BW/TG	Subdivision	P2349E			Engineering complete
	MB	Redline Revision	P2367		03/08/2016	New application
	MB	Part Lot Control (13 lots)	P2345		21/06/2016	Complete
	SP	Removal of holding h	P2397		12/09/2016	Nov07/16 mtg
7	MB	Blueview Chateaux	P1933		10/31/2014	
		Zoning By-law Amendment				Appealed to Ontario Municipal Board
		Ontario Municipal Board			08/14/2015	Appeal filed - OMB 02/07-09/2017
		Official Plan Amendment	P2368		09/14/2015	Council refused application
		Site Plan Approval	P2369		08/08/2016	Incomplete application
		Site Plan Approval	P2369E		08/08/2016	New application - incomplete
8	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	Awaiting next submission

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		ACTIVE				
9	DW	2223117 Ontario Inc.(Gibraltar Sand & Gravel)	P2262		08-Feb-16	
		Official Plan Amendment				Report pending
		Zoning By-law Amendment	P2263		08-Feb-16	Report pending
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
10	SP	Millpond Homes Phase 5	P2299		04/04/2016	
		Amendment to Agreement				Agreement required
	BW/TG	Millpond Homes Phase 5	P2295E			Changes required
11	MB	Peaks Bay	P2300		04/04/2016	
		Removal of Holding 'h'				Complete
	JM	Mods to Develop Agreement	P645		09/05/2016	Report to COW 12/05/2016
12	SP	Matesa Enterprises	P2337		30/05/2016	
		Condominium				
	BW/TG	Condominium	P2337E			Awaiting second submission
13	MB	Blue Trails (Eden Oak)	P1907		05/15/2012	
		Subdivision				OMB Prehearing 08/11/2016
		Subdivision	P1907E		09/11/2015	Forwarded to Crozier's for review
		Official Plan Amendment				OMB Prehearing 08/11/2016
		Zoning By-law Amendment				OMB Prehearing 08/11/2016
		Ontario Municipal Board Hearing	P2277		03-Sep-16	OMB Prehearing 08/11/2016
14	SP/DW	Second Nature - Skyline Blue Mtn.	P2		27-May-16	
		Subdivision	P2			
	BW/TG	Subdivision	P2E			Awaiting second submission
		Subdivision - Red Line Revision	P2358		29-Jun-16	Staff Report 01/09/2017
	DW	Zoning By-law Amendment	P2355		29-Jun-16	Staff Report 01/09/2017
	DW	Consent B05-2016 - Second Nature	P2356		29/06/2016	Staff Report 01/09/2017
	DW	Consent B06-2016 - James & Ola Swanzey	P2357		29/06/2016	Staff Report 01/09/2017
15	DW	Mark Hallink	P2360		30/06/2016	
		Zoning By-law Amendment				Staff Report 01/09/2017
16	MB	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	
		Agreement				In abeyance - Hensall preparing Environmental Report
	BW/TG	Agreement	P2104E			AFC's complete, in abeyance
	BW/TG	Claims By Municipality	P2409E		13/10/2016	In abeyance
17	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
	BW/TG	Subdivision	P1860E		06-May-15	Awaiting SWM plan
18	DW	Tyrolean Properties	P2333		24/05/2016	
		Severances B03 & 04/2016				Staff Report 12/05/2016
		Severances B09 & B10/2016			30/08/2016	Staff Report 12/05/2016
		Site Plan	P2374		11-Aug-16	Approved
19	DW	Peter Glen	P2384		19-Aug-16	

#	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED November 30, 2016 "APPENDIX A"
		ACTIVE				
		Rezoning				In appeal period
20	DW	Deborah Cundy & Jennifer Bino	P2392			
		Rezoning				Staff Report 11/14/2016
21	DW	Gyles/Gooderham	P2317		21/04/2016	
		Severance B02/2016				Staff Reprt 12/05/2016
		Zoning	B2407		07/10/2016	Staff Report 12/05/2016
22	DW	Anne Fisher	B2408		11/10/2016	
		Deeming By-law				Staff Report required
23	MB	Bev & Marion Taylor			12/22/2014	
		Zoning By-law Amendment	P1963			Conditional approval
		Consent - B08/14	P1962			Clearing conditions & looking at trail realignment
24	SP	Georgian Ridge Estates				
		Removal of 'h'	P2418		15-Nov-16	Staff Report to COW 01/09/2017
25	SP	Skyline Blue Mountain Develop (Village)				
		Draft plan of condo	P2419		16-Nov-16	Under review
26	SP	David Knechtel	P1725		10/17/2013	
		Zoning By-law Amendment				Report to COW 01/07/2017
		Consent B07/13				Report to COW 01/07/2017
		ENGINEERING				
27	TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
		Engineering Review			06-Nov-15	Awaiting ECA application & drawings
28	TG/BW	Windfall Phase 2A	P1998E			Security Reduction request
29	TG/BW	Orchards @ Craigeleith	P142E			Incomplete
30	TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued
31	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
32	TG/BW	King & Brookeast	P1530E			Site Plan Agreement - requires registration
33	TG/BW	Blue Horizons	P1712E			Security Reduction, Certificate of Basis Services
34	TG/BW	Thornbury Meadows	P79E			Under construction
35	TG/BW	Skyline Blue Mountain (Village)				
		Draft plan of condo	P2420E		16-Nov-16	New application
		CONSENTS				
36	DW	Myron Dzylynsky & Larissa Derko-Dzulynsky B07/2016	P2371		10/08/2016	Awaiting information
37	DW	Roman & Roma Dubczak B08/2016	P2372		10/08/2016	Awaiting information
38	DW	Van Strien Developments Inc B11/2016	P2399		13/09/2016	Report to COW 12/05/2016
39	DW	Don Greenfield B12/2016	P2404		28/09/2016	Public Meeting 01/09/2017
		MINOR VARIANCES				
40	DW	Keith & Helen Anderson	P2422		21-Nov-16	Public Hearing 12/21/2017

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		ACTIVE				
		NEC				
41	DW	Craigeith Ski Club	P2285		03/15/2016	Conditional approval
42	DW	Georgian Peaks Club	P2284		03/21/2016	Conditional approval
43	DW	County of Grey	P2328		11/05/2016	Awaiting decision
44	DW	Matthew Kunica	P2362		06/07/2016	Conditional approval
45	DW	Justin Dwyer	P2366		08/02/2016	Awaiting decision
46	DW	Peter Dimtruk	P2410		20/10/2016	Awaiting decision
47	DW	Craigeith Ski Club	P2426		29/11/2016	Awaiting decision
		PRE-CONSULTATION				
48	MB	2533827 Ontario Ltd.	P2406		07/10/2016	Letter required
49	MB/SP	Parkbridge	P2415		10/02/2016	Letter required
50	MB	Cottages @ Lora Bay	P2421		11/16/2016	Letter required
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				
51		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
52		Chasson			05/09/2007	DPA - clearing conditions
53		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
54		Tyrolean Lowlands				No status, OMB in 90's
55		Taberra				No status, OMB in 2000's
56		Intrawest - Trillium House				DPA - clearing conditions
57		Adams - Lake Drive				DPA - clearing conditions
58		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
59		Terrasan (Meridian Credit Union/Craigeith Development)			09/14/2012	Ct. Council decision received
60		Georgian Glen (Sorichetti)			07/26/2002	
		Draft Plan	P388			Phase 1 & Phase 2 expired
61		Rosen			02/03/2012	
		Site Plan	P1376			Awaiting response from Architect
62		Blue Mountain Resorts (First Aid Hut)			03/27/2013	
		Site Plan	P1630			Awaiting new drawings from Blue Mountain Resorts
63		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
64	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
65		Trailwoods Phase 2			12/18/2013	
		Draft Plan	P1763			Draft Plan extended for 3 years; agreement required
66	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

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		ACTIVE				
		Site Plan	P1666E			Complete
67	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
68	DW	Alpine Ski Club	P2221		24/12/2015	Awaiting decision
69	DW	Talbot	P1938		11/17/2014	Awaiting decision
70	DW	Braeburn Farms Ltd, Brian Hindle, Rosemary Phelan - 12-9177	P1146		04/17/2012	Awaiting information from proponents
71	DW	Nancy Williams - 13-9117	P1571		12/21/2012	Awaiting information from proponents
		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				County approval rec'd with seven appeals being rec'd
5		Natural Heritage Study				County working on this document
6		Community Improvement Plan				
7	SP/JC	Source Water Protection				Agreement signed with GSCA March 4, 2016
8	MB/AR	Active Transportation Study - Thornbury				Interim Report received
9	MB	Sign By-law	BL396		06/22/2015	Draft going to COW 12/05/2016
10	MB	Development Services Fees Review				Public Meeting 12/05/2016
11	MB	Development Manual				
12	BW/TG	Engineering Standards				
13	BW/TG	Stormwater Master Plan Study				
14	BW/TG	Assumption of Legacy Subdivisions				
15	BW/TG	Security Policy				Report to COW 11/14/2016
16	BW/MB	Clarksburg Holding Tanks				
17	MB	Wind Turbines				Report to COW required
18	MB	Tammy Abbotts Unopened Road Allowance Purchase				Report to COW required
19	MB	Filing - hard copy vs digital				
		Projects in bold mean they are actively being worked on				