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Staff Report

Planning & Development Services – Planning

Report to: Committee of the Whole
Meeting Date: January 08, 2018
Report Number: PDS.18.03
Subject: Planning Applications – Month of December, 2017
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.18.03 “Planning Applications – Month of December, 2017” for information purposes.

B. Overview

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

C. Background

1. 636697 Ontario Inc (Scenic Caves) – official plan and zoning by-law amendments for parking lot – File #P2582
2. Windfall Limited Partnerships – draft plan clearance letter Phase 2C – File #P2457
3. Skyline Blue Mountain (Monterra Ph2) – zoning by-law amendment & redline revision – File #P2584 & P2585
4. Rogers – site plan review for telecommunication tower – File #P2576
5. Skyline Blue Mountain – clearance letter request for Second Nature Phase 1 – File #P2512
6. Windfall Limited Partnership – Phase 3 agreement – File #P2586

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
636697 Ontario Inc (Scenic Caves)	\$1,705.00	0	0	0	\$1,705.00
Windfall	\$220.00	0	0	0	\$220.00
Skyline Blue Mountain (Monterra Ph2)	\$1,705.00 \$845.00	0	0	0	\$2,550.00
Rogers	\$1,500.00	0	0	0	\$1,500.00
Skyline Blue Mountain (Second Nature Ph1)	\$220.00	0	0	0	\$220.00
Windfall	0	\$14,560.00	0	0	\$14,560.00
TOTAL	\$6,195.00	\$14,560.00	0	0	\$20,755.00

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 December 31, 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; 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 approval from OMB on zoning & agreement
		Zoning By-law Amendment				Approved by OMB
		Site Plan				Approved by OMB, pending AFC & Agreement
	BW/DV	Site Plan	P1904E			4th submission rec'd Dec7/17
		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; rec'd request for draft plan clearance letter
4	JM	Windfall Phase 3 - Sub Agree.	P2586		15/12/2017	agreement preparation
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	report to COW Jan29/18 Block 29
	BW/DV	subdivision file	P2540E		19/06/2017	asphalting early Dec; crossing complete end of Dec;
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
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 complete

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		ACTIVE				
	BW/TG	Agreement	P2104E			AFC's awaiting revision, condo drawings being reviewed
		Claims By Municipality	P2409E		13/10/2016	pre-servicing Ph2 drwns 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; awaiting info from consultant re: water
15	SP	Clarksbury Lands Corp				
		Zoning By-law Amendment	P2474		13/02/2017	
		Draft Plan of Subdivision	P2475		13/02/2017	review comments & report to COW 2018
		Agreement				new agree. req'd
16	DW	Artisans @ Lora Bay (Lake Drive)	P2464		24/02/2017	awaiting County approval
	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	County & Town preparing comments
	BW/DV	Subdivision	P2352		24-Jun-16	
18	MB	Blevins (Cottages @ Lora Bay)				
		Zoning By-law Amendment	P2481		10-Mar-17	
	JM	Amending Agreement			03-Oct-17	amending agree in draft form
	BW/DV	Redline Revision	P2482E		10-Mar-17	awaiting drawings
19	DW	Heinrich (Alfred St.E)	P2468		25/02/2017	
		Alfred/Beaver Streets				Town discussing with applicant after appraisal rec'd
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	2nd submission comments prepared
	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
22	SP/TS	Solcorp (Peaks Ridge) B11 & B12/2017	P2554		09-Aug-17	two severances; reviewing consultants information; awaiting submission for Blk 37
		Solcorp (Peaks Ridge) rezoning	P2556		09-Aug-17	review of grading & servicing design
	BW/DV	Solcorp (Peaks Ridge)	P2557E		09-Aug-17	new application
23	TS/DW	Rogers Canada Communications Tower	P2576		01/11/2017	report to COW Jan29/18

PDS.18.03 - Attachment #1

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		ACTIVE				
24	SP	636697 Ont Inc (Scenic Caves parking lot)				
		OPA#1	P2582		01/12/2017	Public Meeting Jan22/18
		Zoning By-law Amendment	P2583		01/12/2017	Public Meeting Jan22/18
25	TS	Skyline Blue Mountain - Monterra Ph2				Draft Plan approved 1999
		Zoning By-law Amendment	P2584		07/12/2017	new application
		Redline Revision	P2585		07/12/2017	new application
	BW/DV	Redline Revision	P2585E		07/12/2017	
		ENGINEERING				
26	BW/DV	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	curb and asphalt complete; basic services anticipated; AFC's issued on 11/05/2017, agreement signed; regn req'd;
27	BW/DV	Windfall Phase 1	P1998E			Assumption process underway; outstanding deficiencies
28	BW/DV	Windfall Phase 2A				security reduction #1 was released April05-17; outstanding deficiencies
29	BW/DV	Windfall Phase 2B	P2349E			under construction; security reduction release rec'd; deficiency with stormwater; road failure
30	BW/DV	Windfall Phase 2C	P2457E			servicing construction complete; request for inspection re: water
31	BW/DV	Bill Bannerman (School House Ridge)	P263E			Certificate of Basic Services issued,
32	BW/DV	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basis Services; security release issued; top asphalt 2018
33	BW/DV	Blue Horizons (Back 9)	P1712E			security reduction; certificate of basis services
34	BW/DV	Thornbury Meadows (Telfer)	P79E			deficiencies completed; interim security released; Town to follow up with a concern
35	BW/DV	Ridgeview (Hillside, St. Anton)	P251E		23-Mar-17	1st Eng. Revisions reviewed; awaiting 2nd submission
36	BW/DV	Delphi Crossing	P2104E			under construction; awaiting info on traffic barrier
37	BW/DV	Delphi Court (Neighbourhoods of Peaks Bay)	P2104E		08/03/2013	AFC's rec'd; pre-servicing in place
38	BW/DV	Craigleith Resort Park - NRV Craigleith Acquisitions	P486E		10/16/2009	AFC's issued
39	BW/DV	Alpine Hills SW Channel Retrofit (Sleepy Hollow)	P2547E		10/07/2017	ECA stamped; AAFC ready for issuance
40	BW/DV	Plateau East	P2087E		01/08/2015	AFC's issued; security reduction request rec'd; awaiting street lighting 2018
41	BW/DV	Timberwolf				under construction
42	BW/DV	Tyrolean Ph3 (Arlberg Cres)				under construction; asphalt complete; reviewing sewer video
43	BW/DV	Trailwoods	P1763E			working on basic services; off-site Peel St.; road grading complete
44	MB	Craigleith Village Terrasan			06-Dec-17	meeting Dec6-17; rec'd one year Draft Plan extension
		CONSENTS				
45	SP	David Rose				
		Consent B13-2016	P2427		05/12/2016	OMB Hearing scheduled Feb26-2018

PDS.18.03 - Attachment #1

	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED December 31, 2017 "APPENDIX A"
		ACTIVE				
		Rezoning	P2428		05/12/2016	OMB Hearing scheduled Feb26-2018
46	DW	Ellen Richter-Winer - B02-2017	P2447		05/01/2017	on hold; DW to contact applicant by year end
47	DW	D'Arcy/McNevin B09/2017	P2517		18/05/2017	decision by year-end
		MINOR VARIANCES				
48	TS	Lucie DeJardins	P2579		24-Nov-17	in appeal period
49	TS	Randall & Jane Litchfield	P2580		27-Nov-17	deferred to Jan17/18 mtg
		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
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				
55		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018 - tree clearance
56		Chasson			05/09/2007	DPA - clearing conditions
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/Craigeleith Development)			09/14/2012	
61		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			
62		Campbell (Lillypad Spa)			17/12/2013	Awaiting new Zoning By-law - Council direction
		Site Plan	P1762			Execution required
		Agreement				
63		Skyline Blue Mountain Develop (Village) Building "F"				incomplete application
		Draft Plan of Condo	P2419		16-Nov-16	incomplete application
		Draft Plan of Condo	P2419E			Conditional approval
		Site Plan				
64	SP	Matesa Enterprises	P2337		30/05/2016	Considering redesign
		Condominium				
		Condominium	P2337E			

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		ACTIVE				PDS.18.03 - Attachment #1