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STAFF REPORT: Planning & Building Services Department



REPORT TO: Committee of The Whole
MEETING DATE: March 17, 2014
REPORT NO.: PL.14.36
SUBJECT: Delegated Authorizations – February 2014
PREPARED BY: David Finbow, Director Planning & Building Services

A. Recommendations

THAT Council receive Staff Report PL.14.36 “Delegated Authorizations – February 2014” for information purposes.

B. Background

The purpose of this Report is to advise Council of certain Council Delegated Authorizations during the month of February 2014.

Council Delegated Authorizations:

1. Town Policy POL.COR.07.04 delegates certain powers and duties of Council related to various matters including Red-line Revisions, NEC Permits, Conditional Building Permits, Model Home Agreements, Tree Preservation Agreements, Delayed Demolition Permits, Fill Permits, Fulfilling Draft Plan Conditions and Draft Plan Extensions.
2. By-law No. 2012-76 delegates certain powers and duties of Council related to site plan approval.

Delegated Authorizations – February 2014

| DATE | DELEGATED APPROVAL | LEGAL DESCRIPTION | DESCRIPTION OF DELEGATED APPROVAL |
|-------------------|--|---|--|
| February 04, 2014 | Niagara Escarpment Commission Development Permit Application File No. G/L/2013-2014/9041 Owner/Applicant: Alpine Ski Club of Toronto Town File: P1680 Town Comments authorized through Planning Staff Report PL.13.90 | Part Lots 22 to 24, Concession 4; Part 1, RP 16R-7404; 242 Arrowhead Road | THAT Planning Staff advise the Niagara Escarpment Commission that the Town has no objection to the Development Permit Application to: <ul style="list-style-type: none"> • Demolish an existing 2 storey, 2323 square metre (25,000 square foot) ski resort clubhouse and replace it with the construction of a 2 storey, 3716 square metre (40,000 square foot) pitched roof clubhouse, having a maximum height of ±17 metres (±57 feet), measured from the lowest point to the peak; • Construct a 84 square metre (900 square foot) addition to the existing 1 storey safety patrol and programs building, having a maximum height of |

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| | <p>Corporate Policy POL.COR.07.04 “Delegation by Council of Powers and Duties” as amended, Planning Services have been delegated authority to comment on behalf of Council on all Niagara Escarpment Commission Development Permit Applications.</p> | | <p>the existing 1 storey building, measured from the lowest point to the peak;</p> <ul style="list-style-type: none"> • Relocate the existing Magic Carpet moving sidewalk; and • Redesign the entrance drive and courtyard; <p>on the existing 70 hectare (174 acre) lot; described as Part Lots 22 to 24, Concession 4; Part 1, RP 16R-7404; Town of The Blue Mountains; subject to the following conditions:</p> <ol style="list-style-type: none"> 1. That a lot grading plan and stormwater management report will be required for the proposed development, to the satisfaction and clearance of the Niagara Escarpment Commission, Grey Sauble Conservation Authority and the Town prior to the execution of the Development Control Agreement, execution of the Site Plan Agreement and the Development Permit being issued. 2. That a karst topography investigation be conducted by a Geotechnical Engineer to determine if shallow overburden with karst topography does exist in the development area, to the satisfaction and clearance of the Niagara Escarpment Commission, Grey Sauble Conservation Authority and the Town prior to the Development Control Agreement being executed and Development Permit being issued. 3. That a Parking Study be completed and reviewed to the satisfaction of the Niagara Escarpment Commission and the Town prior to the execution of the Development Control Agreement and the Site Plan Agreement and prior to the Development Permit being issued. 4. That the owner(s) enter into a Development Control Agreement with the Niagara Escarpment Commission and the Town to satisfy all financial, legal, architectural, landscaping, civil engineering, and electrical engineering matters, and any other requirements of the Town and Niagara Escarpment Commission; and register the Agreement on title to the subject lands, prior to the Development Permit being issued. 5. That the owner(s) enter into a Site Plan Agreement with the Town for the parking lot expansion, to satisfy all financial, legal, architectural, landscaping, civil engineering, and electrical engineering matters, and any |
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| | | | <p>other requirements of the Town; and register the Agreement on title to the subject lands, prior to the Development Permit being issued.</p> <p>6. That prior to the onset of construction, building permit(s) shall be obtained by the owner(s) and issued by the Town's Chief Building Official, which is in accordance with the Development Permit Application, executed Development Control Agreement and Site Plan Agreement and the Development Permit in effect.</p> <p>7. That prior to the onset of demolition, demolition permit(s) shall be obtained by the owner(s) and issued by the Town's Chief Building Official, which is in accordance with the Development Permit Application, executed Development Control Agreement and Site Plan Agreement and the Development Permit in effect.</p> <p>8. That the Development Control Agreement contain specific provisions requiring that existing clubhouse be demolished within a certain time period after the occupancy of the new clubhouse, containing financial performance security and terms to draw on the security, amongst other matters.</p> |
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C. The Blue Mountains' Strategic Plan

Providing a strong, well managed municipal government.

D. Environmental Impacts

N/A

E. Financial Impact

N/A

F. In Consultation With

N/A

G. Attached

N/A

Respectfully submitted,

David Finbow
Director, Planning & Building Services