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STAFF REPORT: Planning & Development Services – Planning Division



REPORT TO: Committee of the Whole
MEETING DATE: May 16, 2016
REPORT NO: PDS.16.53
SUBJECT: Planning Applications
 April, 2016
PREPARED BY: Lori Carscadden
 Agreement Coordinator &
 Secretary – Treasurer, Committee
 of Adjustment

A. Recommendations

THAT Council receive Staff Report PDS.16.53, “Planning Applications – April, 2016 for information purposes.

B. Background

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

1. Millpond Homes Phase 5 – amendment to agreement and engineering works fee – File #P2299 & P2255E
2. Peaks Bay – removal of holding ‘h’ symbol on Lots 9-10, 12, 14-18 & 23-24 – File #P2300
3. Michael & Meghan Boyd – rezoning to allow for addition and two car garage - #236681 Grey Road 13, Heathcote – File #P2301
4. 382033 Ontario Limited (Robert Johnson) – lot addition #B01-2016 – Swiss Meadows Blvd – File #P2302
5. Georgian Peaks Club – NEC application, Lots 24 & 25, Concession 5, amalgamate two ski runs – File #P2294
6. Ken Zeggil Construction (Kitarmura) – NEC application, Part Lot 1, Concession 1, demolish existing residence and reconstruct with garage and septic system – File #P2286
7. Lora Bay Phase 3B – agreement preparation, works fee & development charges – File #P806
8. Ward & Carol Bond – Deeming By-law – Lot 116, Plan 16M-2 Lora Bay – lot addition for landscaping purposes – File #P2310

9. Jack Odnokon – Deeming By-law – Lot 117, Plan 16M-2 Lora Bay - lot addition for landscaping purposes – File #P2311
10. Darryl Budd - Deeming By-law – Lot 118, Plan 16M-2 Lora Bay - lot addition for landscaping purposes – File #P2312
11. Sue Ann Gyles & Bryan Gooderham – severance – Part Lot 5, North Part Lot 6, Concession 6, #555259 6th Line – File #P2317
12. David Moser – minor variance – side yard setback for double car garage - Lot 40, Concession 12 (39th Sideroad) – File #P2314
13. Meredith Owen – minor variance – rear yard setback for addition and deck – Wensley Drive Grey Condo #28 – File #P2318
14. Janice King-Smith – rezoning & site plan review – Bed & Breakfast – Lot 87, Plan 915, 156 Carmichael Crescent – File #P2320

C. The Blue Mountains’ Strategic Plan

- Managing growth to ensure the ongoing health and prosperity of the community
- Preserving and enhancing natural and environmental features, and cultural heritage of the community

D. Environmental Impacts - N/A

E. Financial Impact

Application	Planning Fees & Security	Agreement Preparation/Security Fees	Engineering Fees	Total Fees
Millpond Homes Ph5	0	\$1820.00	\$3500.00	\$5,320.00
Peaks Bay	\$860.00	0	0	\$860.00
Boyd	\$1,640.00	0	0	\$1,640.00
382033 Ont Ltd	\$1,610.00	0	0	\$1,610.00
Georgian Peaks Club	\$260.00	0	0	\$260.00
Ken Zeggill	\$260.00	0	0	\$260.00
Lora Bay Ph3B	\$339,692.00	\$8,600.00	\$3,500.00	\$351,792.00
Bond	\$535.00	0	0	\$535.00
Odnokon	\$535.00	0	0	\$535.00
Budd	\$535.00	0	0	\$535.00

Gyles/Gooderham	\$2575.00	0	0	\$2575.00
Moser	\$990.00	0	0	\$990.00
Owen	\$990.00	0	0	\$990.00
King-Smith	\$1900.00	0	0	\$1900.00
TOTAL	\$352,382.00	\$10,420.00	\$7,000.00	\$369,802.00

F. In Consultation With: n/a

G. Attached:

- Development Applications Process Chart

Respectfully submitted,

Michael Benner
 Director Planning & Development Services

NO.	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED April 29, 2016 "APPENDIX A"
		ACTIVE				
1	BP	The Cottages At Lora Bay (Keeper's Cove) Phase 2	P1760			
		Draft Plan	P1760			Existing status
	BW/TG	Draft Plan	P1760E			
		Agreement				Agreement in process
		Phase 1B Final	P673			Received comments from CC Tatham Sept16/15
	BW/TG	Phase 1B Final	P673E			Meeting set up with Crozier
2	SP	Plateau East	P2087		08/10/2015	
		Site Plan Approval	P2087		08/10/2015	New application
		Site Plan Approval	P2087E		08/10/2015	
		Zoning By-law Amendment	P2088			In appeal period
		Subdivision - Red Line Revision	P2089			Complete
		Agreement				Subdivision & Pre-Servicing Agreements in process
3	BP	Lora Bay Club Phase 3B	P2082		07/29/2015	
		Plan of Subdivision				Conditional approval
		Plan of Subdivision	P2082E			Complete
		Agreement				Sent to owner for execution
4	BP	Craigeith Resort Park	P486		10/16/2009	
		Site Plan				Conditional approval
		Site Plan	P486E			
		Agreement				Working on agreement
5	SP/DW	McPherson Builders (Home Farm)	P2067		06/25/2015	
		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	P2067E			Forwarded to Engineering for review
		Zoning By-law Amendment				Complete application
6	BP	2341040 Ontario Ltd. (Thornbury Gas Station)	P1664		05/23/2013	
		Zoning By-law Amendment				Approved
		Site Plan				Conditional approval
		Agreement				Final draft to applicant
		Site Plan	P1666E			Complete
7	MB	Tyrolean Village Phase 3 (Arlberg)	P1597		02/11/2013	

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NO.	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED April 29, 2016 "APPENDIX A"
		ACTIVE				
		Subdivision				Drawings accepted
		Agreement				Working on agreement
		Subdivision	P1597E			
8	BP	Martinek Properties Inc.	P2063		06/22/2015	
		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
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
		Agreement				Required
		Official Plan Amendment - OMB				Submission sent to OMB - see CS on direction
		Zoning By-law Amendment - OMB				Submission sent to OMB - see CS on direction
		Site Plan - OMB				Submission sent to OMB - see CS on direction - OMB July/16
11	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 05/26-27/2016
12	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
13	BP	Karen & Stephen Diamond	P2129		09/30/2015	
		Deeming By-law				Awaiting registration of By-law

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NO.	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED April 29, 2016 "APPENDIX A"
		ACTIVE				
14	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				Finalizing agreement
15	DW	Osler Bluff Ski Club	P2253		01/22/2016	
		Zoning By-law				In appeal period
16	SP	Georgian Ridge Estates	P2261		08-Feb-16	
		Part Lot Control				New application
17	DW	2223117 Ontario Inc.(Conn pit)	P2262		08-Feb-16	
		Official Plan Amendment				Complete application
	BW/TG	Official Plan Amendment	P2262E		08-Feb-16	Complete application
		Zoning By-law Amendment	P2263		08-Feb-16	Complete application
	BW/TG	Zoning By-law Amendment	P2263E		08-Feb-16	Complete application
18	SP	Timberwolf Lodge (Alpine Springs Crt)	P2271		16-Feb-16	
		Removal of Holding 'h'				
		Site Plan				
	BW/TG	Site Plan	P2271E		16-Feb-16	First submission received
19	MB	Windfall Phase 2a Lot 16	P2280		10-Mar-16	
		Part Lot Control				Report to COW 04/25/2016
20	MB	Windfall Phase 2a Lot 30	P2283		15-Mar-16	
		Part Lot Control				Report to COW 04/25/2016
21	MB	Windfall Phase 2a Lot 32	P2282		15-Mar-16	
		Part Lot Control				Report to COW 04/25/2016
22	SP	Blue Mountain Resorts (Blue Horizon)	P2181		12/08/2015	
		Easement				In appeal period
23	BP	Susan Meadows / Amanda Wessinger, B14-2015	P2199		12/18/2015	
		Rezoning	P2200		12/18/2015	In appeal period
24	DW	Scandinave Spa	P2222		01/04/2016	
		Site Plan				Conditional approval
25	SP	Millpond Homes Phase 5	P2299		04/04/2016	
		Amendment to Agreement				
26	MB	Peaks Bay	P2300		04/04/2016	

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		ACTIVE				
		Removal of Holding 'h'				
27	SP	Michael & Meghan Boyd	P2301		05/04/2016	
		Zoning By-law Amendment				
28	MB	Ward & Carol Bond	P2310		15/04/2016	
		Deeming By-law				
29	MB	Jack Odnokon	P2311		15/04/2016	
		Deeming By-law				
30	MB	Darryl Budd	P2312		15/04/2016	
		Deeming By-law				
31	DW	Janice King-Smith			29/04/2016	
		ZBA	P2320		29/04/2016	new application
		Site Plan Review	P2321		29/04/2016	new application
		ENGINEERING				
32	TG/BW	2467686 Ontario Inc. (Applevale, Ashbury Court)	P1900E		06-Nov-15	
		Engineering Review			06-Nov-15	Engineering comments sent on submission
33	TG/BW	Matesa	P228E		25-Nov-15	
		Engineering Review				Ongoing discussions
34	TG/BW	Windfall Phase 1	P630E			Security Reduction request
35	TG/BW	Windfall Phase 2A	P1998E			Security Reduction request
36	TG/BW	Orchards @ Craigeleith	P142E			Security Reduction
37	TG/BW	Bill Bannerman	P263E			Certificate of Basic Services issued
38	TG/BW	Georgian Woodlands Phase 4 Stage 2	P1315E			Certificate of Basic Services issued
39	TG/BW	King & Brookeast	P1530E			Site Plan Agreement in place
40	TG/BW	Jonathan Rubes	P1649E			Security Reduction
41	TG/BW	Blue Horizons	P1712E			Security Reduction
42	TG/BW	Private Residences @ Georgian Bay Club	P1798E			Development Agreement required
43	TG/BW	Millpond Phase 4	P2013E			Request for clearance letter
44	TG/BW	Millpond Phase 5	P2295E			New grading plans submitted Mar21-16
45	TG/BW	Cottages @ Lora Bay Phase 1b	P2119E			Security reduction
46	MB	Blue Trails (Eden Oak)	P1907		05/15/2012	
		Subdivision				OMB Appeal
		Subdivision	P1907E		09/11/2015	Forwarded to Tatham's for review
		Official Plan Amendment				OMB Appeal
		Zoning By-law Amendment				OMB Appeal

NO.	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED April 29, 2016 "APPENDIX A"
		ACTIVE				
		Ontario Municipal Board Hearing	P2277		03-Sep-16	OMB Appeal
		NEC				
47	DW	Craigeith Ski Club	2307		12/04/2016	New application
48	DW	Blue Mountain Resorts	P2220		24/12/2015	Awaiting decision
49	DW	Alpine Ski Club	P2221		24/12/2015	Awaiting decision
50	DW	Erica Shuttleworth	P2180		08/12/2015	Awaiting decision
51	DW	Kevin Klein	P2155		20/11/2015	Awaiting decision
52	BP	Alpine Ski Club	P2074		07/06/2015	Conditional approval
53		John P. Brady	P2018		04/16/2015	Awaiting decision
54	BP	Talbot	P1938		11/17/2014	Awaiting decision
55		Braeburn Farms Ltd, Brian Hindle, Rosemary Phelan - 12-9177	P1146		04/17/2012	Awaiting information from proponents
56		Nancy Williams - 13-9117	P1571		12/21/2012	Awaiting information from proponents
57	DW	Christina & David Zettler	P2111		02/09/2015	Conditional approval
58	DW	Tony Pacaud	P2117		09/15/2016	Conditional approval
59	DW	Michael Kulakowsky	P2118		09/16/2015	Conditional approval
60	DW	Craigeith Ski Club	P2285		15-Mar-16	New application
61	DW	Lynda Kitamura	P2286		15-Mar-16	New application
62	DW	Georgian Peaks Club	P2284		21-Mar-16	New application
		CONSENTS				
63	BP	Hilka Horvat	P2107		28/08/2015	
		Severance B09-2015				Conditional approval
64	DW	Doug Ardiel	P2164		11/30/2015	
		Severance B12-2015				Public Meeting 02/24/2016
		Rezoning	P2228		08/01/2016	Public Meeting 02/24/2016
65	DW	Robert Johnston - severance B01-16	P2302		05/04/2016	new application
66	DW	Gyles/Gooderham severance B02-16	P2317		21/04/2016	new application
		PRECONSULTATION				
67	AR	Richard Skinner	P2309		04/14/2016	Meeting set up
68		Millpond Homes Phase 6	P2316		03/29/2016	Meeting set up
			P2302			
		MINOR VARIANCES				
69	DW	Home Hardware A12-1015	P2101		08/25/2015	OMB Hearing date May18/16

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		ACTIVE				
70	DW	David & Elaine Beard A05-2016	P2275		29-Feb-16	New application - Public Meeting 04/20/2016
71	DW	Nancy Harvey & Douglas MacFarlane	P2298		30-Mar-16	New application - Public Meeting 04/20/2016
72	DW	David Moser A07-2016	P2314		25-Apr-16	new application - Public Meeting May17/2016
73	DW	Meredith Owen A08-2016	P2318		25-Apr-16	new application - Public Meeting Ma 17/2016
		INACTIVE/DRAFT PLAN APPROVALS-NO APP.				
74		Ken Havens (960121 Ontario Inc.)			10/28/2008	DPA - clearing conditions - by OMB ORDER DP extension given to June 22, 2018
75		Chasson			05/09/2007	DPA - clearing conditions
76		Peaks Bay West			04/27/1995	DPA - clearing conditions, serviced but not registered
77		Victoria Street Close(Wootten)			01/25/2007	Active file deferred in 2008 due to servicing capacity
78		Tyrolean Lowlands				No status, OMB in 90's
79		Taberra				No status, OMB in 2000's
80		Intrawest - Trillium House				DPA - clearing conditions
81		Branch Estate - Lake Drive				DPA - clearing conditions
82		Delphi Court			08/03/2013	DPA - clearing conditions, awaiting comments, 11 lot condo
83		Terrasas (Meridian Credit Union/Craigleith Development)			09/14/2012	Ct. Council decision received
84		Georgian Glen (Sorichetti)			07/26/2002	
		Draft Plan	P388			Phase 1 & Phase 2 expired
85		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
86		Rosen			02/03/2012	
		Site Plan	P1376			Awaiting response from Architect
87		Blue Mountain Resorts (First Aid Hut)			03/27/2013	
		Site Plan	P1630			Awaiting new drawings from Blue Mountain Resorts
88		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
89	BP	Neighbourhoods at Delphi Point (Back)	P1620 & P1945		08/03/2013	Draft Plan approval
90	BP	Daniel Coholan			02/10/2015	
		Deeming By-law				Fulfilling terms of undertaking by 12/2015

NO.	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED April 29, 2016 "APPENDIX A"
						PDS.16.53 - Attachment #1
						ACTIVE
91	SP	Campbell (Lillypad Spa)			17/12/2013	
		Site Plan	P1762			Awaiting new Zoning By-law - Council direction
		Agreement				Execution required
92	BP	Bev & Marion Taylor			12/22/2014	
		Zoning By-law Amendment	P1963			Conditional approval
		Consent - B08/14	P1962			Conditional approval
93	SP	Skyline Blue Mountain - Second Nature	P2131		13-Oct-15	
		Site Plan				New application site plan for sales trailer
94	SP	Neighbourhoods @ Delphi Point Ph2a	P2104		31/08/2015	Pre-servicing Agreement
			P2104E			Awaiting further from Reg
95	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
96	SP	David Knechtel	P1725		10/17/2013	
		Zoning By-law Amendment				Report to COW 01/02/2016
		Consent B07/13				Report to COW 01/02/2016
97		Trailwoods Phase 2			12/18/2013	
		Draft Plan	P1763			Draft Plan extended for 3 years; agreement requires regn
						SPECIAL PROJECTS
1		Site Plan Approval Guidelines				
2	SP	Community Design Guidelines				
3	SP/MB	Zoning By-law				Report to COW 04/04/2016
4	SP/MB	Official Plan				Complete - Public Meeting 04/25/2016
5		Natural Heritage Study				County working on this document
6		Community Improvement Plan				
7	SP/JC	Source Water Protection				Report to COW 02/24/2016
8	MB/AR	Active Transportation Study - Thornbury				2016 in house project
9	GM	Sign By-law	BL396		06/22/2015	Workshop with Council in April
10	MB	Development Services Fees Review				Contract with Watson & Associates
11		Streetscape Design Highway 26				2016 in house project
12	MB	Development Manual				
13	BW/TG	Engineering Standards				
14	BW/TG	Stormwater Master Plan Study				
15	BW/TG	Assumption of Legacy Subdivisions				

NO.	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS - UPDATED April 29, 2016 "APPENDIX A"
		ACTIVE				
16	BW/TG	Security Policy				
17	BW/MB	Clarksburg Holding Tanks				
18	MB	Wind Turbines				
		Projects in bold mean they are actively being worked on				

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