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STAFF REPORT: Planning & Building Services Department



REPORT TO: Committee of the Whole
MEETING DATE: November 13 , 2013
REPORT NO: PL.13.115
SUBJECT: Planning Applications –
 September & October, 2013
PREPARED BY: Lori Carscadden, Agreement
 Coordinator & Secretary –
 Treasurer, Committee of
 Adjustment

A. Recommendations

THAT Council receive Staff Report PL.13.115, “Planning Applications – September & October, 2013”.

B. Background

The following applications have been received by the Planning Services Division during the months of September & October, 2013.

September 2013:

1. Tynwald Investments Inc (Peter Lush) – Consent Application B04-2013 (easement), Alice/Alfred Streets
2. Craigleith Resort Park (Wm.Stewart Campground) – site plan agreement preparation
3. Orchard Parking Lot – phase 3, site plan review (additional works fee for additional review)
4. Sid & Louise McFarlane – Consent Application B05-2013 (lot creation), 36 Elma Street South
5. Black Angus Fine Meats – site plan agreement preparation
6. Applewood (Angelotti) – King Street, Official Plan Amendment and Zoning By-law Amendment Applications – with fees for 2 signs and Engineering Reviewfee
7. Cont – Niagara Escarpment Commission Development Permit Application – 629520 Grey Road 119.
8. Virginia Green – Deeming By-law Application, 127 Leming Street

9. Sean & Julie Regan, Lot 3, Plan 910, Northmount Crescent – Consent Application B06-2013 (easement)
10. Neighbourhoods @ Delphi (Summit Shores/Losani Homes) – Prt Lot Control By-law Application
11. Windfall (Georgian Gate) – pre-servicing agreement fee
12. Georgian Woodlands (G.Fleming) – Agreement Works fees and Works securities
13. Blue Mountain Resorts – Village Conference Centre – outstanding Works Fee on Site Plan Agreement
14. Skyline Blue Mountain Developments (Back Nine Development) – Draft Plan of Condominium Application 42CDM-2013-05

October 2013:

1. Skyline Blue Mountains – draft plan extension request for Westin Trillium House and two boathouses
2. Bill Bannerman – draft plan extension request
3. PMG Planning – Martin Chasson draft plan extension request
4. Yanowski – Niagara Escarpment Commission Development Permit Application – Part Lot 4, Concession 4
5. Dave Knechtel – Consent Application B07-2013 (lot creation) and Zoning By-law Amendment Application – 127 and 131 Happy Valley Road
6. Osler Bluff Ski Club (James MacDonald, lease) – Minor Variance Application A15-2013, 795514 The Blue Mountains-Clearview Townline
7. Camperdown East 1 Limited – draft plan extension request
8. Roman & Roma Dubczak – Minor Variance Application A16-2013, 145 Hoover Lane

Attached for Council's information is a copy of the updated Active Development Applications Map.

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

September, 2013

| Application | Fees & Security | Agreement Preparation Fees | Engineering Fees | Total Fees |
|------------------------------|----------------------------|-----------------------------------|-------------------------|---------------------|
| Tynwald Invest. | \$1565.00 | 0 | 0 | \$1565.00 |
| Craigleith Resort Park | 0 | \$13,630.00 | 0 | \$13,630.00 |
| Orchard Parking | 0 | 0 | \$500 | \$500.00 |
| S&L McFarlane | \$2500.00 | 0 | 0 | \$2500.00 |
| Black Angus Meats | 0 | \$1620.00 | 0 | \$1620.00 |
| Applewood (Angelotti) | \$5753.00 | 0 | \$2000.00 | \$7753.00 |
| Cont | \$255 | | | |
| Virginia Green | \$520.00 | 0 | 0 | \$520.00 |
| Sean & Julie Regan | \$2500.00 | 0 | 0 | \$2500.00 |
| Neigh. @ Delphi | \$1070.00 | 0 | 0 | \$1070.00 |
| Windfall | 0 | 0 | \$2350.00 | \$2350.00 |
| Georgian Woodlands (Fleming) | 0 | 0 | \$158,151.41 | \$158,151.41 |
| BMR - VCC | 0 | 0 | \$162.04 | \$162.04 |
| Skyline BMR | \$7875.00 | 0 | \$1000.00 | \$8875.00 |
| TOTAL | \$21,783.00 | \$15,250.00 | \$164,163.45 | \$201,196.45 |

October 2013

| Application | Fees & Security | Agreement Preparation Fees | Engineering Fees | Total Fees |
|----------------------------------|----------------------------|-----------------------------------|-------------------------|--------------------|
| Skyline Blue Mountains | \$1565.00 | 0 | 0 | \$1565.00 |
| Bill Bannerman | \$785.00 | 0 | 0 | \$785.00 |
| PMG Planning Consultants | \$785.00 | 0 | 0 | \$785.00 |
| Yanowski | \$255.00 | 0 | 0 | \$255.00 |
| Dave Knechtel | \$4095.00 | 0 | 0 | \$4095.00 |
| Osler Bluff Ski Club (MacDonald) | \$965.00 | 0 | 0 | \$965.00 |
| Camperdown East | \$1575.00 | 0 | 0 | \$1575.00 |
| R&R Dubczak | \$965.00 | 0 | 0 | \$965.00 |
| TOTAL | \$10,990.00 | \$0 | \$0 | \$10,990.00 |

F. In Consultation With:

N/A

G. Attached:

- Active Development Applications Map

Respectfully submitted,

David Finbow, Director of Planning & Building

Development Applications / Proposals

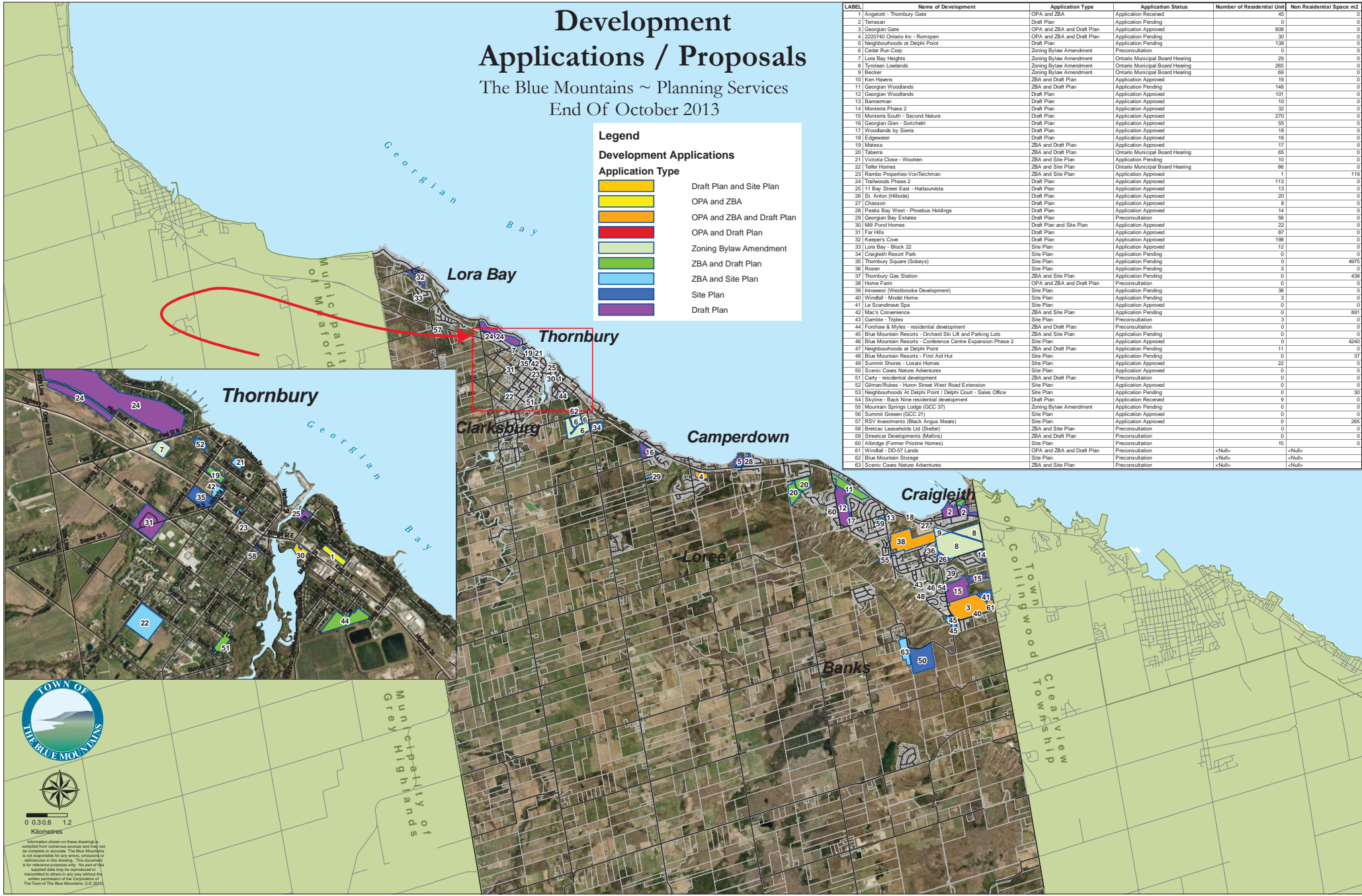
The Blue Mountains ~ Planning Services
End Of October 2013

Legend

Development Applications

- Application Type**
- Draft Plan and Site Plan
 - OPA and ZBA
 - OPA and ZBA and Draft Plan
 - OPA and Draft Plan
 - Zoning Bylaw Amendment
 - ZBA and Draft Plan
 - ZBA and Site Plan
 - Site Plan
 - Draft Plan

| LABEL | Name of Development | Application Type | Application Status | Number of Residential Unit | Non Residential Space m2 |
|-------|--|----------------------------|---------------------------------|----------------------------|--------------------------|
| 1 | Angelotti - Thornbury Gate | OPA and ZBA | Application Received | 45 | 0 |
| 2 | Terasan | Draft Plan | Application Pending | 0 | 0 |
| 3 | Georgan Gate | OPA and ZBA and Draft Plan | Application Approved | 609 | 0 |
| 4 | 2220/40 Ontario Inc - Romspen | OPA and ZBA and Draft Plan | Application Pending | 30 | 0 |
| 5 | Neighbourhoods at Delphi Point | Draft Plan | Application Pending | 138 | 0 |
| 6 | Cedar Run Coop | Zoning Bylaw Amendment | Preconsultation | 0 | 0 |
| 7 | Lora Bay Heights | Zoning Bylaw Amendment | Ontario Municipal Board Hearing | 29 | 0 |
| 8 | Tipton Lowlands | Zoning Bylaw Amendment | Ontario Municipal Board Hearing | 265 | 0 |
| 9 | Becker | Zoning Bylaw Amendment | Ontario Municipal Board Hearing | 69 | 0 |
| 10 | Ken Hawens | ZBA and Draft Plan | Application Approved | 19 | 0 |
| 11 | Georgan Woodlands | ZBA and Draft Plan | Application Pending | 148 | 0 |
| 12 | Georgan Woodlands | Draft Plan | Application Approved | 101 | 0 |
| 13 | Barnewman | Draft Plan | Application Approved | 10 | 0 |
| 14 | Montera Phase 2 | Draft Plan | Application Approved | 32 | 0 |
| 15 | Montera South - Second Nature | Draft Plan | Application Approved | 270 | 0 |
| 16 | Georgan Glen - Soricetti | Draft Plan | Application Approved | 55 | 0 |
| 17 | Woodlands by Sierra | Draft Plan | Application Approved | 18 | 0 |
| 18 | Edgewater | Draft Plan | Application Approved | 16 | 0 |
| 19 | Matessa | ZBA and Draft Plan | Application Approved | 17 | 0 |
| 20 | Tatiana | ZBA and Draft Plan | Ontario Municipal Board Hearing | 65 | 0 |
| 21 | Victoria Close - Wooten | ZBA and Site Plan | Application Pending | 10 | 0 |
| 22 | Teller Homes | ZBA and Site Plan | Ontario Municipal Board Hearing | 86 | 0 |
| 23 | Rambo Properties - VonTechman | Draft Plan | Application Approved | 1 | 119 |
| 24 | Treelwoods Phase 2 | Draft Plan | Application Approved | 113 | 0 |
| 25 | 11 Bay Street East - Harbournista | Draft Plan | Application Approved | 13 | 0 |
| 26 | St. Anton (Hillside) | Draft Plan | Application Approved | 20 | 0 |
| 27 | Chesson | Draft Plan | Application Approved | 8 | 0 |
| 28 | Peaks Bay West - Phoebus Holdings | Draft Plan | Application Approved | 14 | 0 |
| 29 | Georgan Bay Estates | Draft Plan | Preconsultation | 56 | 0 |
| 30 | 144 Pond Homes | Draft Plan and Site Plan | Application Approved | 22 | 0 |
| 31 | Far Hills | Draft Plan | Application Approved | 67 | 0 |
| 32 | Keeper's Cove | Draft Plan | Application Approved | 198 | 0 |
| 33 | Lora Bay - Black 32 | Site Plan | Application Approved | 12 | 0 |
| 34 | Craigleth Resort Park | Site Plan | Application Pending | 0 | 0 |
| 35 | Thornbury Square (Sobeys) | Site Plan | Application Pending | 0 | 4975 |
| 36 | Rosen | Site Plan | Application Pending | 3 | 0 |
| 37 | Thornbury Gas Station | ZBA and Site Plan | Application Pending | 0 | 438 |
| 38 | Home Farm | OPA and ZBA and Draft Plan | Preconsultation | 0 | 0 |
| 39 | Interwest (Westbrook Development) | Site Plan | Application Pending | 38 | 0 |
| 40 | Windfall - Model Home | Site Plan | Application Pending | 3 | 0 |
| 41 | Le Scandinave Spa | Site Plan | Application Approved | 0 | 0 |
| 42 | Mac's Conterence | ZBA and Site Plan | Application Pending | 0 | 881 |
| 43 | Camble - Tipton | Site Plan | Preconsultation | 3 | 0 |
| 44 | Forshaw & Myles - residential development | ZBA and Draft Plan | Preconsultation | 0 | 0 |
| 45 | Blue Mountain Resorts - Orchard Ski Lift and Parking Lots | ZBA and Site Plan | Application Pending | 0 | 0 |
| 46 | Blue Mountain Resorts - Conference Centre, Expansion Phase 2 | Site Plan | Application Approved | 0 | 4263 |
| 47 | Neighbourhoods at Delphi Point | ZBA and Draft Plan | Application Pending | 11 | 0 |
| 48 | Blue Mountain Resorts - First Aid Hut | Site Plan | Application Pending | 0 | 37 |
| 49 | Summit Shores - Lowan Homes | Site Plan | Application Approved | 22 | 0 |
| 50 | Scenic Coves Nature Adventures | Site Plan | Application Approved | 0 | 0 |
| 51 | Carly - residential development | ZBA and Draft Plan | Preconsultation | 0 | 0 |
| 52 | Gilmur/Kuback - Huron Street West Road Extension | Site Plan | Application Approved | 0 | 0 |
| 53 | Neighbourhoods At Delphi Point / Delphi Court - Sales Office | Site Plan | Application Pending | 0 | 30 |
| 54 | Skyline - Back Nine residential development | Draft Plan | Application Received | 9 | 0 |
| 55 | Mountain Springs Lodge (GCC 37) | Zoning Bylaw Amendment | Application Pending | 0 | 0 |
| 56 | Summit Green (GCC 21) | Site Plan | Application Approved | 0 | 0 |
| 57 | RSV Investments (Black Angus Meats) | Site Plan | Application Approved | 0 | 265 |
| 58 | Bretzac Leaseholds Ltd (Steller) | ZBA and Site Plan | Preconsultation | 0 | 0 |
| 59 | Stratford Developments (Mallins) | ZBA and Draft Plan | Preconsultation | 0 | 0 |
| 60 | Albridge (Former Pristine Homes) | Site Plan | Preconsultation | 15 | 0 |
| 61 | Windfall - DD-57 Lands | OPA and ZBA and Draft Plan | Preconsultation | <Null> | <Null> |
| 62 | Blue Mountain Storage | Site Plan | Preconsultation | <Null> | <Null> |
| 63 | Scenic Coves Nature Adventures | ZBA and Site Plan | Preconsultation | <Null> | <Null> |



TOWN OF THE BLUE MOUNTAINS

0 0.3 0.6 1.2
Kilometres

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