



Staff Report

Planning & Development Services – Planning

Report to: Committee of the Whole
Meeting Date: May 14, 2018
Report Number: PDS.18.51
Subject: Planning Applications – Month of April, 2018
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.18.51 “Planning Applications – Month of April, 2018”, for information purposes.

B. Overview

This report outlines all planning applications for the month of April, 2018.

C. Background

1. Severance (lot adjustment) Block 2, Plan 16M-8 – File #P2625
2. Part Lot Control By-law, Lots 10 & 6, Plan 1065, Part 2 – File #P2389
3. Minor Variance, Part Block 40, Plan 16M-42, Lot 16, Concession 1 – File #P2638
4. Severance, 209741 Hwy26 – File #P2631
5. Niagara Escarpment Request for Comments – Lots 16-18, Concessions 1-3

D. Analysis:

Not applicable

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

F. Environmental Impacts:

Not applicable

G. In consultation with:

Michael Benner – Director Planning & Development Services

H. Attachment:

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 April 30, 2018 PDS.18.51 – ATTACHMENT #1	AGREEMENT STATUS
		ACTIVE					
1	SP/DW	McPherson Builders (Home Farm)	P2067		06/25/2015		
		Official Plan Amendment				New OP appealed to OMB; appeal does not include Town owned lands; report to COW May14/18	
		Subdivision				Working with GSCA & Crozier; mtg to be scheduled with developers	
	BW/DV	Subdivision	P2067E			Met with GSCA & Crozier discussing stormwater	
2	SP	Windfall (Medium Density Block) (Mountain House)	P1902		08/04/2014		
		Official Plan Amendment				Approved by OMB – awaiting final Board decision	
		Zoning By-law Amendment				Approved by OMB; final documents to be forwarded to OMB	
		Site Plan				Approved by OMB, pending AFC's & agreement	
	BW/DV	Site plan	P1904E			AFC's issued Jan/18	
	JM	Agreement					site plan agreement signed by developer; awaiting final securities & preparing for internal circulation
3	JM	Windfall Phase 3 – sub.agreement	P2586		15/12/2017		Internal comments rec'd
4	SP	Sleepy Hollow Development Inc – East (Streetcar Develop, 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				4 th submission rec'd Nov21/17; awaiting cost estimate; awaiting sign-off from IPW on form 1	
	JM	agreement					Is required
5	SP	Windfall – part lot control	P2626		03/05/18	New application	
6	DW	2223117 Ontario Inc (Gibraltar Sand & Gravel)	P2262		08/02/16		
		Official plan amendment				Rec'd revised comments from GSCA; amended drwns rec'd; discussing further with proponent & further report req'd; Town appealed County OPA	
		Zoning by-law amendment	P2263				
7	MB	Peaks Bay	P2300		04/04/16	By-law #2018-4 passed Jan22/18	
	BW/DV	Plan of subdivision	P2540E		19/06/17	crossing partially completed end Dec/17; asphaltting crossing early spring; site mtg is scheduled; contractor has remobilized	

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8	SP/DW	Second Nature – Skyline Blue Mtn Phase 1	P2510		27/05/16		
		Plan of subdivision				Preliminary Acceptance of Basic Services issued Apr20/18	Awaiting registration
	BW/DV	Removal holding 'h'				landscape drwns to be reviewed for completeness	
	BW/DV	Second Nature Phase 2				3 rd submission rec'd; AFC's issued	
	BW/DV	Second Nature Phase 3				1 st submission rec'd; draft comments to developer & internal circulation req'd for comments	
9	TS	Second Nature Block 153	P2477		30/11/17	Rec'd application for 16 townhouses; deemed complete; received revisions; awaiting eng.review re: grading	Agreement required
	BW	Redline revision	P2477E		03/07/17	Rec'd County approval; anticipating Ph3; revisions req'd for Ph3 re: stormwater	
10	MB	Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay)	P2104		31/08/15	Site works reactivated; subdivision drawings anticipated soon	
	JM	Agreement					In progress
11	SP	Sleepy Hollow Development Inc. West					
		subdivision	P1860	Dec16/2020	06/05/14	Approval of 3 year draft plan extension	
	BW/DV	subdivision	P1860E		06/05/15	SWM rec'd & sent back for minor edits; awaiting sign of from IPW on form 1; awaiting AFC's	
12	SP	Parkbridge					
		subdivision	P2433		12/23/16	Public meeting held	
	BW/DV	subdivision	P2433E			Combined traffic report rec'd & comments made; County doing peer review	
13	SP	Blue Mountain Storage Inc					
		Site plan	P2445		23/12/16		agreement req'd
	BW/DV	Site plan	P2445E			AFC's circulated	
14	SP	Clarksbury Lands Corp.					
		Zoning by-law amendment	P2474		13/02/17	By-law to Council May7/18	
		Draft plan of subdivision	P2475		13/02/17		
	JM	agreement					Is required but awaiting approvals
15	DW	Artisans @ Lora Bay (Lake Drive) – Doug Adams	P2464	Jan11/2021	24/02/17	Rec'd County approval	
	BW	Redline revision	P2464E		02/03/17	2 nd submission rec'd; reviewing stormwater management	
	JM	Agreement preparation	P2464		02/09/17		Is required but awaiting more info from developer
16	DW	2399494 Ont.Inc. (Peaks Meadows)					
		Zoning by-law amendment	P2351		24/06/16	Communicating with developer	
	BW/DV	subdivision	P2352E		24/06/16	Discussing internally; 2 nd submission under review	

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17	MB	Blevins (Cottages @ Lora Bay)					
		Zoning by-law amendment	P2481		10/03/17	complete	
	JM	Amending agreement			03/10/17		Agreement in draft form
	BW/DV	Redline revision	P2482E		10/03/17	Awaiting drwngs; 2 nd submission under review; Lora Bay Ph3B; is a condo with public water	
18	DW	Weir/McLaren					
		Consent B10-17	P2544		06/07/17	Report May7/18	
		Zoning by-law amendment	P2545		06/07/17	Report May7/18	
		McLaren – Consent B03-18	P2603		24/01/18	Report May7/18	
19	SP/TS	Solcorp (Peaks Ridge)					
		Consent #'s B11 & B12/2017	P2554		09/08/17	Report to COW May14/18	
		Zoning by-law amendment	P2556		09/08/17	Report to COW May14/18	
	BW/DV	Solcorp (Peaks Ridge)	P2557E		09/08/17	Preliminary comments prepared	
20	SP	636697 Ont.Inc. (Scenic Caves parking lot)					
		Official Plan Amendment #1	P2582		01/12/17	new info rec'd; report to COW May14/18	
		Zoning by-law amendment				Same as above	
21	TS	Skyline Blue Mountain (Monterra Phase 2)					
		Zoning by-law amendment	P2584		07/12/17	Awaiting stormwater management issues to be resolved; awaiting GSCA comments; future report to COW	
		Redline revision	P2584		07/12/17	Same as above	
	BW/DV	Redline revision				Comments sent to Planning	
22	DW	2521311 Ont.Inc. (Louisa St.)					
		Zoning by-law amendment	P2600		19/01/18	PM on Mar12/18; Planning Review Committee May 17/18; report to COW TBD	
		Plan of subdivision	P2601			Same as above	
	BW/DV	Rezoning & plan of subdivision	P2601E			Preliminary engineering being reviewed	
23	DW	GCC#37 Mountain Lodge (Brooker)					
		Removal of holding 'h'	P2605		29/01/18	Peer review being reviewed	
24	DW	Doornbosch - rezoning	P2611		12/02/18	Public Mtg May14/18	
25	DW	Tyrolean Village Resorts					
		Site Plan Review & removal of 'h' – Lots 9-12, Plan 1107	P2616		21/02/18	New applications	
		Site Plan Review & removal of 'h' – Part 4 & 5, RP16R-10861	P2616		21/02/18	New applications	
	BW/DV					Discussing stormwater management	

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26	SP/DW/TS	2533827 Ontario Ltd – Wakeboard and Waterski Cable Park (former Cedar Run)					
		Official Plan Amendment	P2619		23/02/18	preliminary mtg Apr23/18	
		Zoning By-law Amendment	P2620		23/02/18	preliminary mtg Apr23/18	
		Site Plan Review	P2621		23/02/18	Preliminary mtg Apr23/18	
	BW/DV	OPA/ZBA/ Site Plan Review	P2619E			Preliminary engineering rec'd	
27	SP	Timberwolf	P2543			Site plan amendment rec'd for Block 5; met with developer	
28	MB	Craigeith Village Terrasan	P1509		12/06/17	Rec'd one year draft plan extension	
29	MB/SP	Blue Trails (Eden Oak)	P1907/ P1907E		15/05/12	Zoning & site plan approved in principal	
30	TS	McCormick – deeming by-law	P2629		19/03/18	report to COW May14/18	
31	SP	BMR operations centre	P2632		23/03/18	Site plan review & amending agreement	Amendment to site plan agreement required
32	DW	Zoning By-law	P2634		26/03/18	New application	
33	SP	Boathouse #4	P2389		13/04/18	Part lot control by-law	
34	SP	Skyline Blue Mountain (Village) Building "F"	P2419		30/04/18	New application for 31 townhouses	
		ENGINEERING					
35	BW/DV	2467686 Ont.Inc. (Applevale/ Ashbury Court)	P1900E		06/11/15	Curb & asphalt complete; basic services to be submitted early spring; AFC's issued Nov05/17; basic services have been issued; security reduction requested	
36	BW/DV	Windfall Ph1	P630E			Assumption process underway; awaiting details of outstanding deficiencies	
37	BW/DV	Windfall Ph2A	P1998E			Security reduction #1 was released Apr05/17; outstanding deficiencies; drainage concerns being resolved	
38	BW/DV	Windfall Ph2B	P2349E			security reduction release request rec'd; deficiency with stormwater; road failure; drainage concerns being resolved	
39	BW/DV	Windfall Ph2C	P2457E			Servicing construction complete; water inspection completed; basic services to be completed in spring; drainage concerns being resolved	
40	BW/DV/MB	Georgian Woodlands Ph4, Stage2	P1315E			security release issued; top asphalt in 2018; curb issues to be reviewed	
41	BW/DV/DS	Thornbury Meadows (Telfer)	P79E			Deficiencies completed; interim security released; acquire sign-off of stwmngmt concern	
42	BW/DV/DS	Ridgeview (Hillside, St.Anton)	P251E		23/03/17	1 st Eng. Revisions reviewed; 2 nd submission rec'd	
43	BW/DV/MB	Delphi Crossing	P2104E			Under construction;	
44	BW/DV	Alpine Hills SW Channel Retrofit (Sleepy Hollow)	P2547E		10/07/17	ECA stamped; AFC's issued	

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45	BW/DV	Plateau East	P2087E		01/08/15	AFC's issued; security reduction released; awaiting street lighting in 2018; LED testing	
46	BW/DV	Tyrolean Ph3 (Arlberg Cres)	P1597E			Under construction; asphalt complete; reviewing sewer video; security reduction request rec'd; basic services inspection	
47	BW/DV	Trailwoods	P1763E			Working on basic services; off-site Peel St.; road grading complete; security reduction request rec'd	
		CONSENTS					
48	DW	B02-2018	P2598		15/01/18	In appeal period	
49	TS	B04-2018	P2622		27/02/18	In appeal period	
50	TS	B05-2018	P2623		01/03/18	In appeal period	
51	TS	B06-2018	P2625		01/03/18	In appeal period	
		MINOR VARIANCES					
52	TS	A07-2018	P2614		21/02/18	Public Meeting May16/18	
53	TS	A09-2018	P2624		01/03/18	In appeal period	
54	TS	A10-2018	P2628		14/03/18	In appeal period	
55	TS	A11-2018	P2630		19/03/18	Public Meeting June20/18	
56	TS	A12-2018	P2633		26/03/18	In appeal period	
57	TS	A13-2018	P2388		28/03/18	Public Meeting May16/18	
58	TS	A14-2018	P2637		03/04/18	Public Meeting May16/18	
59	TS	A15-2018	P2638		20/04/18	Public Meeting May16/18	
		PRE-CONSULTATIONS					
60	DW/TS	Hwy.26E	P1664		29/11/17	(approved 2015) application reactivated; awaiting drawings; report update to COW	review of existing agreement
61	DW	File #P2609	P2609		06/02/18	Follow up letter to Agent	
		INACTIVE/DRAFT PLAN APPROVALS – NO APPLICATION					
62		Ken Havens (960121 Ontario Inc)		22/06/18	28/10/08	DPA – clearing conditions – by OMB Order DP extension given to June 22, 2018 – tree clearance	
63		Chasson			05/09/07	DPA – clearing conditions	
64		Tyrolean Lowlands				No status; OMB in 2000's	
65		Taberra				DPA – clearing conditions	
66		Intrawest – Trillium House		13/10/18		Approval of draft plan extension (Oct13/18)	

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67		2220740 Ontario Inc (Romspen)					
		OPA / ZBA / Draft Plan			19/04/10	Premature application until new Official Plan complete	
68		Campbell (Lillypad Spa)					
		Site plan and agreement	P1762		17/12/13	Awaiting new zoning by-law & Council direction; agreement execution req'd	
69		Skyline Blue Mountain Develop (Village) Building "F"					
		Draft plan of condo	P2419 / P2419E		16/11/16	Incomplete application	
70		Matesa Enterprises					
		Plan of condo	P2337/ P2337E		30/05/16	Considering redesign	
		SPECIAL PROJECTS					
1	SP	Site Plan Approval Guidelines					
2	SP/MB	Community Design Guidelines				In process	
3	SP/AR	Comprehensive Zoning By-law				Council Workshop May7th, Public Open House May 28 th , Public Meeting June 4th	
4	SP/MB	Official Plan				One appeal remaining	
5	SP	Community Improvement Plan					
6	BW/DV	Stormwater Master Plan Study				Working with GSCA to obtain Federal funding for study is available & funding rec'd; report to COW Apr23/18	
7	BW/DV	Assumption of Legacy Subdivisions				Crozier submitting fees estimate for Camperdown subdivisions; letter to Crozier req'd	
8	BW/DV	Security Policy				Report to COW req'd	
9	BW/DV	Engineering Standards Review	P2506E		11/05/17	In process with consultant; mtg held with B.M. Ross; completion late 2017; draft prepared & requires internal review with IPW & Community Services	
10	BW/DV	Peel Street Pumping Station Upgrade	P2529E		31/05/17	Rec'd COW approval Jun26/17; mtg held with consultants Sept/17; staff working with IPW; consultant retained; MTE retained; kick-off mtg held Dec15/17	
11	BW/DV	Northwinds Multi-Use Plan	P2532E		05/06/17	Awaiting MTO permits; tendering summer 2018	
12	BW/DV	Form 1 & ECA's				Working with IPW to clean up legacy files; MOE approvals for water/wastewater/stormwater ongoing	
13	BW	Townwide Servicing Master Plan EA				Working with IPW on Townwide Master Plan EA Water Study	
		Townwide Sanitary Collection Model				Working with IPW on Townwide Master Plan EA Sanitary Study	

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14	TS	Planning Application Forms				Under review	
15	AR	Active Transportation Plan					
16	SP/KR	Short Term Accommodation				Public Meeting May 28/18	
		Projects in “bold” mean they are actively being worked on					