



Staff Report

Planning & Development Services – Planning

Report to: Committee of the Whole
Meeting Date: February 21, 2018
Report Number: PDS.18.14
Subject: Planning Applications – Month of January, 2018
Prepared by: Lori Carscadden – Planning Administrative Assistant

A. Recommendations

THAT Council receive Staff Report PDS.18.14 “Planning Applications – Month of January, 2018”, for information purposes.

B. Overview

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

C. Background

1. Pawelk & Kinga Pawlusiewicz – removal of holding symbol and site plan review – Part Lot 6, Concession 5 – File #P2589
2. Timberwolf (Alpine Springs Court) – part lot control by-law and request for condo exemption – File #P2591
3. Bondstone Association of Family & Friends Co-operative – severance & rezoning – E ½ Lot 1, Concession 8 – File #P2596
4. Mary Beth Wilson – severance – Lot 2, Concession 1, TOTBM/Clearview TWNLN – File #P2598
5. Joyce Ewart – minor variance, 106 Lakeshore Dr.W. – File #P2599
6. 2521311 Ontario Inc – zoning by-law amendment & plan of subdivision - Louisa/Beaver Streets – File #P2600
7. Grey Condominium Corp #37 (Mountain Lodges) – removal of holding ‘h’ – File #P2605
8. David & Lisa Sands – minor variance – 133 Barton Blvd – File #P2606
9. Skyline Blue Mountain (Monterra/Second Nature Phase 1) – fees pertaining to subdivision agreement – parkland dedication, development charges, trail construction, engineering works fee for Street “F” – File #P2358

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
Pawluskiewicz	\$1165.00	0	0	0	\$1,165.00
Timberwolf	\$1445.00	0	0	0	\$1,445.00
Bondstone	\$2680.00 \$1705.00	0	0	0	\$4,385.00
Wilson	\$2680.00	0	0	0	\$2,680.00
Ewart	\$1030.00	0	0	0	\$1,030.00
2521311 Ontario Inc	\$12,095.00	\$5,000.00	\$3900.00	0	\$20,995.00
GCC#37	\$895.00	0	0	0	\$895.00
Sands	\$1030.00	0	0	0	\$1,030.00
Skyline Blue Mountain (Second Nature)0	0	0	\$61,620.00	\$622,969.00 \$13,326.00 \$38,320.00	\$736,235.00
TOTAL	\$24,725.00	\$5,000.00	\$65,520.00	\$674,615.00	\$769,860.00

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 January 31, 2018 PDS.18.14 – ATTACHMENT #1
		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's & agreement
	BW/DV	Site plan	P1904E			4 th submission rec'd Dec7/17
		Agreement				Working on site plan agreement
3	SP/JM	Windfall Phase 2C	P2457		20/01/2017	
		Subdivision agreement				Agreement reg'd; holding 'h' removed; rec'd request for draft plan clearance letter
4	JM	Windfall Phase 3 – sub.agreement	P2586		15/12/2017	Agreement preparation
5	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; updated drwns rec'd June23/17 & Town comments prepared
	JM	agreement				Required
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; mtg scheduled Nov3/17; report to COW Mar12/18
		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	Asphalting early spring; crossing completed end Dec/17
8	SP/DW	Second Nature – Skyline Blue Mtn Phase 1	P2510		27/05/16	
		Plan of subdivision				Agreement signed; awaiting securities
		Removal holding 'h'				Awaiting reg'n of agreement; rec'd landscape drwns Nov28/17
9	TS	Second Nature Block 153	P2477		30/11/17	Rec'd application for 16 townhouses; application deemed incomplete & awaiting revisions
	BW	Redline revision	P2477E		03/07/17	Rec'd County approval
10	MB	Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay)	P2104		31/08/15	Restoration of vegn of Town lands complete

	Planner	Name	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED January 29, 2018 PDS.18.14 – ATTACHMENT #1
		ACTIVE				
10	MB	Neighbourhoods @ Delphi Point Ph2a (Villages at Peaks Bay	P2104		31/08/15	Restoration of vegn of Town lands complete
	JM	Agreement				Required
	BW/DV	Phase 2 pre-servicing	P2104E		12/07/17	Awaiting AFC revision; condo drwns being reviewed
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; Eng.submission rec'd Nov/17
12	SP	Parkbridge				
		subdivision	P2433		12/23/16	Public Meeting held; comments to be addressed by developer
	BW/DV	subdivision	P2433E			
13	SP	Blue Mountain Storage Inc				
		Site plan	P2445		23/12/16	Draft agreement requires review
	BW/DV	Site plan	P2445E			AFC circulation
14	SP	Clarksbury Lands Corp.				
		Zoning by-law amendment	P2474		13/02/17	Review comments & report to COW Mar5/17
		Draft plan of subdivision	P2475		13/02/17	
	JM	agreement				required
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	Awaiting 2 nd submission
16	DW	2399494 Ont.Inc. (Peaks Meadows)				
		Zoning by-law amendment	P2351		24/06/16	Awaiting reply from developer
	BW/DV	subdivision	P2352E		24/06/16	
17	MB	Blevins (Cottages @ Lora Bay)				
		Zoning by-law amendment	P2481		10/03/17	
	JM	Amending agreement			03/10/17	Agreement in draft form
	BW/DV	Redline revision	P2482E		10/03/17	Awaiting drwns
18	DW	Heinrich (Alfred St.E)				
		Alfred/Beaver Streets	P2468		25/02/17	Discussions with applicant after appraisal rec'd
19	DW	Osler Bluff Ski Club				
		Site plan review	P2552		24/07/17	Awaiting reply back
	BW/DV	Site plan review	P2552E		24/07/17	2 nd submission comments prepared
	JM	Modifications to site plan agree.			14/08/17	Under review
20	DW	Weir/McLaren				
		Consent B10-17	P2544		06/07/17	Awaiting further instructions from applicant
		Zoning by-law amendment	P2545		06/07/17	
		McLaren – Consent B03-18	P2603		24/01/18	New application

		ACTIVE				
	PLANNER	NAME	FILE NO.	DRAFT PLAN EXPIRY DATE	DATE RECEIVED	STATUS – UPDATED January 29, 2018 PDS.18.14 – ATTACHMENT #1
21	SP/TS	Solcorp (Peaks Ridge)				
		Consent #'s B11 & B12/2017	P2554		09/08/17	Awaiting withdrawal of application and re-submission
		Zoning by-law amendment	P2556		09/08/17	
	BW/DV	Solcorp (Peaks Ridge)	P2557E		09/08/17	Awaiting further details
22	SP	636697 Ont.Inc. (Scenic Caves parking lot)				
		Official Plan Amendment #1	P2582		01/12/17	PM held Jan29/18; report to COW Mar12/18
		Zoning by-law amendment				
23	TS	Skyline Blue Mountain (Monterra Phase 2)				
		Zoning by-law amendment	P2584		07/12/17	PM to be held Feb21/18
		Redline revision	P2584		07/12/17	PM to be held Feb21/18
	BW/DV	Redline revision				
24	DW	Pawluskiewicz – Pawelkk & Kinga				
		Removal of holding 'h'	P2589		02/01/18	Feb12/18 Council mtg
		Site plan review			02/01/18	Complete
25	DW	2521311 Ont.Inc. (Louisa St.)				
		Zoning by-law amendment	P2600		19/01/18	New application (Louisa/Beaver Sts)
		Plan of subdivision	P2601			
	BW/DV	Rezoning & plan of subdivision	P2601E			
26	DW	GCC#37 Mountain Lodge				
		Removal of holding 'h'	P2605		29/01/18	New application
		ENGINEERING				
27	BW/DV	2467686 Ont.Inc. (Applevale/ Ashbury Court)	P1900E		06/11/15	Curb & asphalt complete; basic services anticipated; AFC's issued Nov05/17; agreement signed; awaiting reg'n
28	BW/DV	Windfall Ph1	P630E			Assumption process underway; outstanding deficiencies; mtg with developer early Feb.
29	BW/DV	Windfall Ph2A	P1998E			Security reduction #1 was released Apr05/17; outstanding deficiencies
30	BW/DV	Windfall Ph2B	P2349E			Under construction; security reduction release request rec'd; deficiency with stormwater; road failure
31	BW/DV	Windfall Ph2C	P2457E			Servicing construction complete; request for water inspection
32	BW/DV	Bill Bannerman (School House Ridge)	P263E			Certificate of Basic Services issued
33	BW/DV	Georgian Woodlands Ph4, Stage2	P1315E			Certificate of Basic Services issued; security release issued; top asphalt in 2018
34	BW/DV	Blue Horizons (Back 9)	P1712E			Security reduction; Certificate of Basic Services issued
35	BW/DV	Thornbury Meadows (Telfer)	P79E			Deficiencies completed; interim security released;
36	BW/DV	Ridgeview (Hillside, St.Anton)	P251E		23/03/17	1 st Eng. Revisions reviewed; awaiting 2 nd submission
37	BW/DV	Delphi Crossing	P2104E			Under construction; awaiting info on traffic barrier

38	BW/DV	Delphi Court (Neighbourhoods of Peaks Bay)	P2104E		08/03/13	AFC's rec'd; pre-servicing in place
39	BW/DV	Craigeith Resort Park – NRV Craigeith Acquisitions	P486E		16/10/09	AFC's issued
40	BW/DV	Alpine Hills SW Channel Retrofit (Sleepy Hollow)	P2547E		10/07/17	ECA stamped; AFC's ready for issuance
41	BW/DV	Plateau East	P2087E		01/08/15	AFC's issued; security reduction request rec'd; awaiting street lighting in 2018
42	BW/DV	Timberwolf	P2543E			Under construction; AFC drwns rec'd Nov3/17; site plan amendment rec'd for Block 5; awaiting info from consultant re: water
43	BW/DV	Tyrolean Ph3 (Arlberg Cres)	P1597E			Under construction; asphalt complete; reviewing sewer video
44	BW/DV	Trailwoods	P1763E			Working on basic services; off-site Peel St.; road grading complete
45	MB	Craigeith Village Terrasan	P1509		12/06/17	Meeting held Dec6/17; rec'd one year draft plan extension
		CONSENTS				
46	SP	David Rose				
		Consent B13-2016	P2427		12/05/16	OMB Hearing scheduled Feb26/18
		Zoning by-law amendment	P2428		12/05/16	OMB Hearing scheduled Feb26/18
47	DW	Ellen Richter-Winer B02-2017	P2447		05/01/17	On hold; DW to contact applicant
48	TS	Bondstone Assoc. B01-2018	P2596		11/01/18	Public Meeting Feb21/18
49	DW	Mary Beth Wilson B02-2018	P2598		15/01/18	Public Meeting Mar12/18
		MINOR VARIANCES				
50	TS	Randall & Jane Litchfield A18-2017	P2580		27/11/17	In appeal period Feb6/18
51	TS	Joyce Ewart A02-2018	P2599		16/01/18	Public Meeting Feb20/18
52	TS	David & Lisa Sands A03-2018	P2606		29/01/18	Public Meeting Feb20/18
		PRE-CONSULTATIONS				
53	DW/TS	Thornbury Gas Station (Hwy.26E)	P1664		29/11/17	(approved 2015) looking to reactivate; review of existing agreement
54	TS	Julie Kelk & Darren Karn	P2602		21/01/18	mtg Feb09/18
55	TS	Ian & Karen Hanna			29/01/18	mtg Feb01/18
		INACTIVE/DRAFT PLAN APPROVALS – NO APPLICATION				
56		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
57		Chasson			05/09/07	DPA – clearing conditions
58		Tyrolean Lowlands				No status; OMB in 2000's
59		Taberra				DPA – clearing conditions
60		Intrawest – Trillium House		13/10/18		Approval of draft plan extension (Oct13/18)
61		Terrasan (Meridian Credit Union / Craigeith Development)			14/09/12	
62		2220740 Ontario Inc (Romspen)				
		OPA / ZBA / Draft Plan			19/04/10	Premature application until new Official Plan complete

63		Campbell (Lillypad Spa)				
		Site plan and agreement	P1762		17/12/13	Awaiting new zoning by-law & Council direction; agreement execution req'd
64		Skyline Blue Mountain Develop (Village) Building "F"				
		Draft plan of condo	P2419 / P2419E		16/11/16	Incomplete application
65		Matesa Enterprises				
		Plan of condo	P2337/ P2337E		30/05/16	Considering redesign
66		Blue Trails (Eden Oak)				
		Rezoning & plan of subdivision	P1907/ P1907E		15/05/12	Zoning & site plan approval in principal; forwarded to Crozier's for review
		SPECIAL PROJECTS				
1	SP	Site Plan Approval Guidelines				
2	SP/MB	Community Design Guidelines				In process
3	SP/AR	Comprehensive Zoning By-law				Working on mapping, permitted uses, parking, Board's list, etc. working with By-law staff to provide a report re: STA's in February/2018; mapping changes reviewed; all exceptions reviewed
4	SP/MB	Official Plan				One appeal remaining
5	SP	Community Improvement Plan				
6	MB/AR	Stormwater Master Plan Study				Working with GSCA to obtain Federal funding for study as well as working with developers Engs for developer funded study
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/MB	Engineering Standards Review	P2506E		11/05/17	In process with consultant; mtg held with B.M. Ross; completion late 2017; draft prepared early 2018
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	MTO comments rec'd; consultant reviewing comments; looking at design
12	BW/DV	Form 1 & ECA's				Working with IPW to clean up legacy files; MOE approvals for water/wastewater/stormwater ongoing
13	MB	Ontario Municipal Board Reform	P2533		05/06/17	Bill 168 in 3 rd reading; expected early 2018; report to Council March/2018
14	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
15	TS	Planning Application Forms				Under review
16	AR	Active Transportation Plan				
17	DW/TS	Short Term Accommodation				ongoing
		Projects in "bold" mean they are actively being worked on				

