

STAFF REPORT: Planning & Building Services Department



REPORT TO: Planning & Building Committee
MEETING DATE: September 3, 2013
REPORT NO.: PL.13.99
SUBJECT: Delegated Authorizations – June & July 2013
PREPARED BY: David Finbow, Director Planning & Building Services

A. Recommendations

THAT Council receive Staff Report PL.13.99 “Delegated Authorizations – June & July 2013” for information purposes.

B. Background

The purpose of this Report is to advise Council of certain Council Delegated Authorizations during the month of June & July 2013.

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 – June & July 2013

DATE	DELEGATED APPROVAL	LEGAL DESCRIPTION	DESCRIPTION OF DELEGATED APPROVAL
06/03/2013	Summit Shores – Site Plan Approval	Blocks 5 & 6, Plan 16M-37	<p>THAT Site Plan Approval pursuant to Section 41 of the <i>Planning Act</i> be granted to Summit Shores Ltd. respecting the development of Blocks 5 and 6, Registered Plan 16M-37, for the construction of 2 Blocks of 4 and 5 attached residential dwelling units on Block 6 and 2 Blocks of 6 and 7 attached residential dwelling units on Block 5, for a total of 22 attached residential dwelling units, subject to the following conditions:</p> <p style="padding-left: 40px;">1. That this approval applies to:</p> <p style="text-align: center;">SITE PLAN</p> <p style="text-align: right;">Identified as Drawing No.: SP-2 Prepared by: Losani Homes</p>

			<p>Project Blocks 5 and 6 – Delphi Point Subdivision Dated: January, 2010 Revised Date: 06/9/10 Approved by the Town: May 21, 2013</p> <p>ARCHITECTURAL DESIGN</p> <p>Building Elevations Identified as Drawing No.: Block Elevation, Page 1 of 1 Prepared by: RN Design Project: Losani Homes – Delphi – Collingwood Ontario Dated: July 1, 2008 Approved by the Town: May 13, 2013</p> <p>ENGINEERING DESIGN</p> <p>Accepted for Construction Drawings dated March 23, 2010 related to the Neighbourhoods of Delphi Point apply.</p> <p>See letter dated April 12, 2013 from CF Crozier & Associates.</p> <p>2. That a By-law is enacted by Council to remove the Holding ‘-h’ Symbol; and,</p> <p>3. The execution and registration of a Site Plan Agreement in a form satisfactory to the Director, Planning & Building Services and the Town’s solicitor.</p>
<p>06/10/2013</p>	<p>Site Plan Approval Blue Mountain Resorts Orchards Chairlift</p>	<p>Part Lots 15 and 16, Concession 2</p>	<p>THAT the Director of Planning and Building Services grant Site Plan Approval pursuant to Section 41 of the Planning Act to Blue Mountain Resorts Ltd. For the installation of a new six-person chairlift and related works in the Orchards Ski Area in accordance with the approved drawing as identified in Planning Staff Report PL.13.76; and THAT the Director of Planning and Building Services advise the Niagara Escarpment Commission that Condition #13 to Development Permit 6594/G/L/2012-2013/9146 has been fulfilled to the satisfaction of the Town.</p>
<p>06/12/2013</p>	<p>Site Plan Approval Brent and Lisa Thomlinson Single Detached Dwelling</p>	<p>Part Lot 3, Concession 9, Pt. 2 16R-9107</p>	<p>THAT the Director of Planning and Building Services grant Site Plan Approval pursuant to Section 41 of the Planning Act to Brent and Lisa Thomlinson for the construction of a new Single Detached Dwelling, Detached Garage, Driveway and Landscaping in accordance with the approved drawings identified in Planning Staff Report PL.13.77; and THAT Council enact a Zoning By-law Amendment to remove the Holding ‘-h’ symbol for By-law 2006-71 for Part Lot 3, Concession</p>

			9, Part 2 16R-9107.																								
06/14/2013	Conditional Building Permits - PRDW20130000142 Georgian Bay Estates	Blk 42 Plan 16M6	Up to interior finishes, excluding Occupancy																								
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06/18/2013	Conditional Building Permits - PRADD20130000338 John Snyder	S Pt Lot 17, Conc. 12	Footing & Foundation																								
06/25/2013	Site Plan Approval – BMR Village Conference Centre Expansion Section 41 of the Planning Act		<p>THAT the Director, Planning & Building Services conditionally grant site plan approval pursuant to Section 41 of the <i>Planning Act</i> with respect to Blue Mountain Resorts Ltd. Village Conference Centre Expansion – Phase 2, Planning File No. P1617, subject to the Owner entering into an Amending Site Plan Agreement with the Town in a form satisfactory to the Town;</p> <p>AND THAT the Mayor and Clerk execute an Amending Site Plan Agreement with respect to Blue Mountain Resorts Ltd. Village Conference Centre Expansion – Phase 2 with said amending agreement being an amendment to the Site Plan Agreement dated August 27, 2004, Registered as 0492414 (authorization to execute the amending agreement is in accordance with Town By-law No. 2012-76).</p> <p>With it being noted that this conditional approval applies to the following:</p> <p>1. Drawings prepared by SMV Architects (Architectural)</p> <table border="1"> <thead> <tr> <th>Drawing No.</th> <th>Drawing Title</th> <th>Revision No.</th> <th>Date Plotted</th> </tr> </thead> <tbody> <tr> <td>A101</td> <td>Site Plan</td> <td>Revision No. 4</td> <td>June 24, 2013</td> </tr> <tr> <td>A-04</td> <td>Roof Level Floor Plan</td> <td>Revision No. 1</td> <td>March 5, 2013</td> </tr> <tr> <td>A-05</td> <td>East & West Elevations</td> <td>Revision No. 1</td> <td>March 5, 2013</td> </tr> <tr> <td>A-06</td> <td>North & South Elevations</td> <td>Revision No. 1</td> <td>March 5, 2013</td> </tr> <tr> <td>A-07</td> <td>Typical Sections</td> <td>Revision No. 1</td> <td>March 5, 2013</td> </tr> </tbody> </table>	Drawing No.	Drawing Title	Revision No.	Date Plotted	A101	Site Plan	Revision No. 4	June 24, 2013	A-04	Roof Level Floor Plan	Revision No. 1	March 5, 2013	A-05	East & West Elevations	Revision No. 1	March 5, 2013	A-06	North & South Elevations	Revision No. 1	March 5, 2013	A-07	Typical Sections	Revision No. 1	March 5, 2013
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<p>06/26/2013</p>	<p>Niagara Escarpment Commission Development Permit Application File No. G/L/2013-2014/9026</p> <p>Owner/Applicant: Craigleith Ski Club</p> <p>Agent: N/A</p> <p>Town File: P1675</p> <p>Town Comments authorized through Planning Staff Report PL.13.82</p> <p>Section 1(b) of Town of The Blue Mountains By-law No. 2005-53, as noted in Corporate Policy POL.COR.07.04 "Delegation by Council of Powers</p>	<p>Part Lots 20 and 21, Concessions 3 and 4; 164 Craigleith Road</p>	<p>THAT Planning Staff have no objection to the Development Permit Application to:</p> <ul style="list-style-type: none"> Replace an existing 30 year old, 18.6 square metre (200 square foot) race finish hut with a one storey, 36 square metre (388 square foot) accessory building (race finish hut), having a maximum height of 5.15 metres (16.9 feet), measured from the lowest point to the peak, for timing and scoring racers near the base of Comet Ski Trail; <p>on the existing lot; described as Part Lots 20 and 21, Concessions 3 and 4; Town of The Blue Mountains; subject to the following condition(s):</p> <ol style="list-style-type: none"> That permit(s) be obtained from the Town of The Blue Mountains' Chief Building Official for the proposed race hut prior to the onset of construction. <p>AND FURTHER THAT in accordance with Section 1(b) of Town of The Blue Mountains By-law No. 2005-53, Town Staff have been delegated authority to comment on behalf of Council for certain NEC permits, as noted in Corporate Policy POL.COR.07.04 "Delegation by Council of Powers and Duties" as amended.</p>																																	

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07/02/2013	<p>Amendment for an Amendment to the existing Site Plan Agreement</p> <p>Owner/Applicant: 636697 Ontario Ltd (Scenic Caves Nature Adventures)</p> <p>Town File: P1643</p> <p>Town Approval through Planning Staff Report PL.13.85</p> <p>Town of The Blue Mountains By-law No. 2012-76, as noted in Corporate Policy POL.COR.07.04 “Delegation by Council of Powers and Duties” as amended.</p>	Part Lots 14 and 15, Concession 2; 260 Scenic Caves Road (Grey Road 119)	<p>THAT the Director, Planning & Building Services, grant Site Plan Approval pursuant to Section 41 of the <i>Planning Act</i> for the addition to the storage building, subject to the following condition:</p> <p>1. That the owner(s) enter into an Amending Site Plan Agreement with the Town at the owner’s expense.</p> <p>AND THAT the Mayor and Clerk execute an Amending Agreement to the existing Site Plan Agreement executed on May 4, 2004, as further amended on August 13, 2009, November 4, 2010, and February 23, 2012, in a form to the satisfaction of the Town’s Solicitor and Director of Planning & Building Services.</p>
07/12/2013	<p>Conditional Building Permits - PRADD20130000296 Blue Mountain Resorts</p>	Ph 2 – Village Conference Centre	Footings, Foundation, In-floor Plumbing & Site Servicing

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