



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes

Monday, August 15, 2016

The Region of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:00 A.M. on Monday, August 15, 2016 with the following in attendance:

Present: J. Hurst, Chair
E. Hudson
G. Kydd
R. Malone
D. Marquis
K. Reinhardt
G. Rock

Absent: P. Hamilton

Staff Present: P. Aguilera, Assistant Secretary-Treasurer
L. Trombino, Secretary-Treasurer

1. Adoption of Minutes

Moved by: D. Marquis

Seconded by: K. Reinhardt

That the amended minutes of the Monday, July 11, 2016 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, August 15, 2016

2. Review Consent Applications/Correspondence

The Committee reviewed scheduled applications, agency comments and other pertinent correspondence.

3. Other Business

The Committee discussed administrative matters.

4. Recess

Moved by: K. Reinhardt

Seconded by: E. Hudson

That this meeting be recessed at 12:00 p.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, August 15, 2016

The Committee Chair opened the 1:00 P.M. session by asking Assistant Secretary-Treasurer Ms. P. Aguilera if all required notices have been provided for today's Committee meeting. Ms. P. Aguilera advised the Committee that all notices of application/meeting had been issued in accordance with Section 53 Subsection 5 of the Planning Act.

Secretary-Treasurer L. Trombino left the meeting at 3:05 p.m.

5. Consideration of Consent Applications

1. File: LD 031/2016
Appendix 1

2. File: LD 053/2016
Appendix 2

3. File: LD 070/2016
Appendix 3

4. File: LD 071/2016
Appendix 4

5. File: LD 072/2016
Appendix 5

6. File: LD 073/2016
Appendix 6

7. File: LD 074/2016
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8. File: LD 075/2016
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9. File: LD 076/2016
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10. File: LD 077/2016
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11. File: LD 078/2016
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12. File: LD 079/2016
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13. File: LD 080/2016
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14. File: LD 081/2016
Appendix 14

15. File: LD 082/2016
Appendix 15

16. File: LD 083/2016
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17. File: LD 084/2016
Appendix 17

18. File: LD 085/2016
Appendix 18

19. File: LD 086/2016
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20. File: LD 087/2016
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21. File: LD 088/2016
Appendix 21

22. File: LD 089/2016
Appendix 22

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, September 19, 2016, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: K. Reinhardt

Seconded by: E. Hudson

That this meeting be adjourned at 4:07 p.m. and the next regular meeting be held on Monday, September 19, 2016.

Carried unanimously
Monday, August 15, 2016

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 031/2016
Submission: B 075/2016
Owner: Jarrar, Bernie
Baio, Vince
Agent: Freedman, Allan
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a 924.3 square metre residential lot with an existing dwelling, retaining a 925.3 square metre residential lot.

This matter was tabled from the April 18, 2016 hearing.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted

Present was:

Owner: Jarrar, Bernie
Baio, Vince
Agent: Freedman, Allan
Objector: Pagnotta, John
Burt, Christopher
Kish, Margaret
Pitrulli, Ewunia
Pitrulli, Francesco
Smith, Clinton

Mr. A. Freedman explained the nature of the application and advised the Committee his clients had recently met with the land owners to attempt to resolve the outstanding issues, however, they were unsuccessful in reaching an agreement. He advised that offer of purchase were sent out to the surrounding neighbours, however, they were unable to come to a consensus. He further advised his clients would like to proceed with the severance as the draft plan of subdivision was approved 12 years ago and the plan is no longer feasible as there have been changes in its composition.

Mr. A. Freedman advised his clients would be agreeable to providing a 1 foot reserve along the frontage of the proposed lot to the City as a show of good faith if the Committee were to approve the severance.

Mr. J. Pagnotta provided a visual presentation to the Committee and offered an overview of the municipal financial gains and losses related to the severance. He also provided a brief explanation as to the meeting with the owner and inability to reach an agreement with the owner. Mr. J. Pagnotta further expressed concerns related to the traffic flow, development costs and timelines. He advised the draft approved plan of subdivision was still active and had not lapsed and urged the Committee to deny the application.

Mr. C. Burt expressed his objection to the application and advised the Committee he could not reach an agreement with the owner with respect to compensation.

Ms. M. Kish expressed her objection to the application and advised the Committee the application did not meet the planning intent and lotting plan for the draft approved plan of subdivision that was approved in 2004. She further advised the application conflicts with Provincial policies and does not meet the intensification guidelines of the Provincial Policy Statement.

Ms. E. Pitrulli expressed her objection to the application and described her concerns related to financial compensation.

Mr. F. Pitrulli expressed his objection to the application and advised he would like to see the draft approved plan of subdivision completed and opposed the approval of this severance.

Mr. C. Smith advised he is a real estate agent in the area with an interest in the matter.

Mr. A. Freedman advised his clients had worked with the neighbours in good faith and felt there was no chance of reaching an agreement with them at this point. He felt this matter will have to be heard at the Ontario Municipal Board.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, and the City of Pickering.

A written submission was received from Mr. A. Freedman on August 9, 2016.

Agency comments were handed to Mr. A. Freedman.

Decision of the Committee

Moved by: E. Hudson

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and the written submission, and having heard the oral submissions, I hereby move that application LD 031/2016 be denied as it is not in compliance with applicable plans and policies.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 031/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 053/2016
Owner: Fitchett, Gary
Agent: D.G. Biddle & Associates Limited
Location: Lot 9, Concession 10
Township of Scugog
(Scugog Island)
Municipality: Township of Scugog

Consent to add a 50,817 square metre vacant parcel of land to the west, retaining a 8,922.2 square metre vacant parcel of land.

This matter was tabled from the May 16, 2016 hearing.

The Committee member visited the site on August 1, 2016 and confirmed the property was not properly posted.

Present was:

Agent: Dissanayake, Dan - D.G. Biddle & Associates Limited

Mr. D. Dissanayake explained the nature of the application and advised the Committee that the registered owner has passed away, however, he was still authorized to act on behalf of the Estate.

Mr. D. Dissanayake advised this lot line adjustment would facilitate development of the land and all outstanding issues with the commenting agencies have been resolved and they were now ready to proceed with the application.

Committee member K. Reinhardt advised the signs were not properly posted when he visited the site.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the Township of Scugog and the Kawartha Region Conservation Authority.

Agency comments were handed to Mr. D. Dissanayake.

Motion of the Committee

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 053/2016 be tabled up to one (1) year at the expense of the applicant due to the signs not being properly posted. A tabling fee of \$150.00 is payable within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 053/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 3



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 070/2016
Submission: B 076/2016
Owner: Dr. R.J.C.G. Inc.
Agent: D.G. Biddle & Associates Limited
Location: Lot 16, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to grant an access easement over a 452.9 square metre vacant parcel of land, retaining a 2,916.4 square metre vacant parcel of land.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Agent: Dissanayake, D - D.G. Biddle & Associates Limited

Mr. D. Dissanayake explained the nature of the application and advised the existing property currently exists as a joint laneway and the application would facilitate vehicular flow once a median is constructed.

Mr. D. Dissanayake advised the easement was a condition of the related Clarington site plan application approval and that he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Municipality of Clarington and the Central Lake Conservation Authority.

Agency comments were handed to Mr. D. Dissanayake.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 070/2016 be approved, as applied for, as it complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 26, 2016, financial and otherwise, which was amended on the floor to replace the word "lease" with "easement" in the recommendation portion of the letter.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 070/2016 is Monday, September 25, 2017.

Clearing Agencies

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 070/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 4



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 071/2016
Submission: B 077/2016
Owner: 878212 Ontario Ltd. c/o GM Homes
Agent: Michael Smith Planning Consultants
Location: Lot 15, Concession 5
Township of Brock
(Thorah)
Municipality: Township of Brock

Consent to sever a 816 square metre vacant residential parcel of land, retaining a 3,700 square metre residential parcel of land with an existing dwelling.

Applications LD 071/2016 and LD 072/2016 were heard concurrently.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Agent: Mahoney, Gord - Michael Smith Planning Consultants

Mr. G. Mahoney explained the nature of the application and advised the Committee that the proposed severance would re-establish the lots that had inadvertently merged. He further advised his clients would apply for a minor variance to rectify the deficient lot size of the retained lot.

Mr. G. Mahoney advised he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, the Township of Brock and the Lake Simcoe Region Conservation Authority.

Agency comments were handed to Mr. G. Mahoney.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 071/2016 be approved, as applied for, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 28, 2016, financial and otherwise, as amended on the floor as the letter inadvertently referred to the incorrect municipality.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2016 with respect to items 1 - 4.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated July 18, 2016, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 071/2016 is Monday, September 25, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 071/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 5



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 072/2016
Submission: B 078/2016
Owner: 878212 Ontario Ltd. c/o GM Homes
Agent: Michael Smith Planning Consultants
Location: Lot 15, Concession 5
Township of Brock
(Thorah)
Municipality: Township of Brock

Consent to sever a 1,535 square metre vacant residential parcel of land, retaining a 2,162 square metre residential parcel of land with an existing dwelling.

Applications LD 071/2016 and LD 072/2016 were heard in conjunction.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Agent: Mahoney, Gord - Michael Smith Planning Consultants

Mr. G. Mahoney explained the nature of the application and advised the Committee that the proposed severance would re-establish the lots that had inadvertently merged. He further advised his clients would apply for a minor variance to rectify the deficient lot size of the retained lot.

Mr. G. Mahoney advised he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, the Township of Brock and the Lake Simcoe Region Conservation Authority.

A written submission dated August 12, 2016 was received from James and Julie Garland.

Agency comments were handed to Mr. G. Mahoney.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: G. Rock

Having reviewed and considered all of the agency comments, written submission and heard the oral submission, I hereby move that application LD 072/2016 be approved, as applied for, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 28, 2016, financial and otherwise, as amended on the floor as the letter inadvertently referred to the incorrect municipality.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2016 with respect to items 1-4.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated July 18, 2016, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 072/2016 is Monday, September 25, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 072/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 073/2016
Submission: B 079/2016
Owner: Mandarello, Michael
Agent: Gallo, Cesare
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 696.8 square metre residential lot, retaining a 696.8 square metre residential lot with an existing dwelling to be demolished.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Owner: Mandarello, Michael
Agent: Gallo, Cesare
Objector: Chahine, Rebecca

Mr. C. Gallo explained the nature of the application and advised the Committee the application would facilitate the creation of 2 new dwellings. He further advised he was in receipt of and in agreement with the agency comments.

Ms. R. Chahine expressed her objection to the application and advised the Committee that a portion of her property is located directly behind the subject lot. She expressed concerns related to loss of privacy. Ms. R. Chahine requested more information on the easement that was registered on the subject property.

Chair J. Hurst advised Ms. R. Chahine to speak with her solicitor for clarification on any title matters as that was outside the purview of the Committee.

Committee Member K. Reinhardt asked the agent for clarification on the easement and whether it still remained on title.

Mr. C. Gallo advised he was not aware of the current state of the easement however, if in fact the easement was to remain on title it would not prejudice his client's ability to build a dwelling on the property.

Assistant Secretary-Treasurer P. Aguilera referred the Committee to the letter from the local municipality which indicates their knowledge and requirement of the easement on the parcel.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, and the City of Pickering.

Agency comments were handed to Mr. C. Gallo.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 073/2016 be approved, as applied for, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 19, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2016 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated August 5, 2016, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 073/2016 is Monday, September 25, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 073/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 7



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 074/2016
Submission: B 080/2016
Owner: James, Bruce
Agent: 1494339 Ontario Ltd.
Location: Lot 1, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to add a 463 square metre vacant residential parcel of land to the south, retaining a 684 square metre residential lot with an existing dwelling.

The Committee member visited the site on June 27, 2016 and confirmed the property was properly posted.

Present was:

Agent: Foley, Mark - 1494339 Ontario Ltd.

Mr. M. Foley explained the nature of the application and advised the Committee the application would facilitate the merger of other properties and would enable future development of the property by single owner.

Mr. M. Foley advised he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, and the City of Oshawa.

Agency comments were handed to Mr. M. Foley.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 074/2016 be approved, as applied for, as such is a lot line addition to the south, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the City of Oshawa's letter dated August 9, 2016, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbrancing the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 074/2016 is Monday, September 25, 2017.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 074/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 8



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 075/2016
Submission: B 081/2016
Owner: Youngfield Farms Ltd.
Agent: Clark Consulting Services
Location: Lot 8, Concession 6
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

Consent to sever a 0.48 hectare surplus farm dwelling, retaining a 52.52 hectare agricultural parcel of land to be added to the property to the east.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Agent: Clark, Bob - Clark Consulting Services

Mr. B. Clark explained the nature of the application and advised the Committee a surplus residence will be created by acquisition of the lands. He further advised he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the Township of Scugog and the Kawartha Region Conservation Authority.

Agency comments were handed to Mr. B. Clark.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 075/2016 be approved, as applied for, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 11, 2016 with respect to item 3.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated August 2, 2016, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 075/2016 is Monday, September 25, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 075/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 9



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 076/2016
Owner: Chaszewski, John
Location: Lot 27, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to add a 51.9 square metre vacant residential parcel of land to the north, retaining a 592.3 square metre vacant residential parcel of land.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Owner: Chaszewski, John

Mr. J. Chaszewski explained the nature of the application and advised the Committee the application would rectify an existing encroachment of his driveway.

Mr. J. Chaszewski advised he was in receipt of and in agreement with the agency comments save and except for the comments from Regional Works. He asked the Committee for clarification on these conditions.

Secretary-Treasurer L. Trombino advised Mr. Chaszewski to contact the Regional Works Department directly for clarification.

Mr. J. Chaszewski requested the application be tabled to allow him the opportunity to discuss the conditions contained in the Regional Works letter.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, and the Town of Whitby.

Agency comments were handed to Mr. J. Chaszewski.

Motion of the Committee

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2016 be tabled up to one (1) year. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 076/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 10



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes and Decisions

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, August 15, 2016

File: LD 077/2016
Submission: B 082/2016
Owner: Niro, John
Niro, Filomena
Location: Lot 5, Concession BF
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 442.6 square metre residential parcel of land, retaining a 491.7 square metre residential lot with an existing dwelling.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Owner: Niro, John

Mr. J. Niro explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, and the Town of Ajax.

Agency comments were handed to Mr. J. Niro.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 077/2016 be approved as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 19, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2016 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated August 10, 2016, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 077/2016 is Monday, September 25, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 077/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 11



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 078/2016
Submission: B 083/2016
Owner: Ciancio, Jose
Gallo, Cesare
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a 1,965 square metre residential lot, retaining a 1967 square metre residential lot with an existing dwelling to be demolished.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Owner: Gallo, Cesare

Mr. C. Gallo explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the City of Pickering and the Toronto Region Conservation Authority.

Agency comments were handed to Mr. C. Gallo.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 078/2016 be approved as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 20, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 12, 2016 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated August 11, 2016, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 078/2016 is Monday, September 25, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 078/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 12



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 079/2016
Owner: Jackson, Kenneth
Jackson, Judith
Agent: Clark Consulting Services
Location: Lot 4, Concession 5
Township of Brock
(Brock)
Municipality: Township of Brock

Consent to add a 63.13 hectare agricultural parcel of land to the east, retaining a 13.35 hectare agricultural parcel of land.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted

Present was:

Agent: Clark, Bob - Clark Consulting Services

Mr. B. Clark explained the nature of the application and requested the Committee table the application in order to allow him an opportunity to explore other options for the application that would be in compliance with local and provincial policies and plans.

Committee Member D. Marquis advised he would be more comfortable with a denial of the application as it contravenes local and provincial plans and policies.

Committee Member K. Reinhardt advised he would be supportive of a tabling of the application if it would result in the submission of a revised application that conforms with applicable plans and policies.

Committee Member E. Hudson concurred with Mr. K. Reinhardt's position.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, the Township of Brock and the Lake Simcoe Region Conservation Authority.

Agency comments were handed to Mr. B. Clark.

Motion of the Committee

Moved by: D. Marquis

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 079/2016 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 079/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 13



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 080/2016
Submission: B 084/2016
Owner: Van Roessel, Wilma
Van Roessel, Edith
Agent: Abbott, Ray
Location: Lot 22, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 338.9 square metre vacant residential parcel of land, retaining a 671.1 square metre residential parcel of land with an existing dwelling to remain.

Application LD 080/2016 and LD 081/2016 were heard concurrently.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray
Objector: Holland, Carla
Eldridge, Roger

Mr. R. Abbott explained the nature of the application and advised the Committee the application would facilitate the creation of a new building lot once it is merged with the lot that will be created in LD 081/2016.

Mr. R. Abbott further advised he was in receipt of and in agreement with the agency comments.

Ms. C. Holland expressed her objection to the application and raised concerns related to traffic and loss of character to the neighbourhood. She also expressed concerns with future construction noise and loss of privacy.

Ms. C. Holland asked that the Committee deny the application on the basis of the above noted concerns.

Chair J. Hurst advised the building process would be administered by the local municipality and directed Ms. C. Holland to speak with the Town of Whitby for more information on building and zoning implications.

Ms. C. Holland asked for direction that would prevent intensification on the subject lands. Chair J. Hurst advised that the Committee would render a decision on the matter and she could file an appeal with the Ontario Municipal Board should she not be satisfied with the decision.

Mr. R. Eldridge expressed his objection to the application and raised concerns related to the drainage and traffic.

Chair J. Hurst advised the local municipality will deal with these issues as part of their review and approval of the application.

Mr. R. Abbott advised the Committee that his client is required to work closely with the local municipality to provide proper drainage for the area.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, and the Town of Whitby.

Agency comments were handed to Mr. R. Abbott.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 080/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 11, 2016 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 28, 2016, financial and otherwise.
3. That the applicant perfect LD 081/2016 prior to finalizing LD 080/2016.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 080/2016 is Monday, September 25, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 080/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 14



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes and Decisions

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, August 15, 2016

File: LD 081/2016
Submission: B 085/2016
Owner: Rutt, Bessie
Rutt, Gerald
Agent: Abbott, Ray
Location: Lot 22, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to add a 338.7 square metre vacant residential parcel of land to the west, retaining a 671.1 square metre residential parcel of land with an existing dwelling to remain.

Application LD 080/2016 and LD 081/2016 were heard concurrently.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray
Objector: Holland, Carla
Eldridge, Roger

Mr. R. Abbott explained the nature of the application and advised the Committee the application would facilitate the creation of a new building lot once it is merged with the lot that will be created in LD 080/2016.

Mr. R. Abbott further advised he was in receipt of and in agreement with the agency comments.

Ms. C. Holland expressed her objection to the application and raised concerns related to traffic and loss of character to the neighbourhood. She also expressed concerns with future construction noise and loss of privacy.

Ms. C. Holland asked that the Committee deny the application on the basis of the above noted concerns.

Chair J. Hurst advised the building process would be administered by the local municipality and directed Ms. C. Holland to speak with the Town of Whitby for more information on building and zoning implications.

Ms. C. Holland asked for direction that would prevent intensification on the subject lands. Chair J. Hurst advised that the Committee would render a decision on the matter and she could file an appeal with the Ontario Municipal Board should she not be satisfied with the decision.

Mr. R. Eldridge expressed his objection to the application and raised concerns related to the drainage and traffic.

Chair J. Hurst advised the local municipality will deal with these issues as part of their review and approval of the application.

Mr. R. Abbott advised the Committee that his client is required to work closely with the local municipality to provide proper drainage for the area.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, and the Town of Whitby.

Agency comments were handed to Mr. R. Abbott.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 081/2016 be approved, as applied for, as such is a lot line addition to the west, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 11, 2016 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 28, 2016, financial and otherwise.
3. That the applicant perfect LD 081/2016 prior to finalizing LD 080/2016.
4. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 081/2016 is Monday, September 25, 2017.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 081/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 15



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 082/2016
Submission: B 086/2016
Owner: Taylor, David
Taylor, Sandra
Agent: Kinetic Services Ltd.
Location: Lot 19, Concession 6
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to add a 72.8 square metre vacant commercial parcel of land to the property to the south, retaining a 309 square metre vacant commercial parcel of land.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Committee member K. Reinhardt declared a conflict of interest and removed himself from the panel.

There were no parties present.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, the Township of Scugog and the Kawartha Region Conservation Authority.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 082/2016 be approved, as applied for, as such is a lot line addition to the south, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated July 29, 2016, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 082/2016 is Monday, September 25, 2017.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 082/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 16



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes and Decisions

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, August 15, 2016

File: LD 083/2016
Submission: B 087/2016
Owner: 534127 Ontario Inc.
Agent: Kinetic Services Ltd.
Location: Lot 19, Concession 5
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to grant a 77.8 square metre access easement in favour of the properties to the north and south, over a 658 square metre commercial lot.

Committee member K. Reinhardt declared a conflict of interest and removed himself from the panel.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Owner: Hvidston, Peter - 534127 Ontario Inc.

Mr. P. Hvidston explained the nature of the application and advised the Committee the application would correct an old title problem and enable access to the rear of the subject property.

Mr. P. Hvidston further advised he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, the Township of Scugog and the Kawartha Region Conservation Authority.

Agency comments were handed to Mr. P. Hvidston.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 083/2016 be approved, as applied for, as it complies with all applicable plans and policies, however, Subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated July 29, 2016, financial and otherwise.
2. That LD 082/2016 be perfected prior to the completion of LD 083/2016.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 083/2016 is Monday, September 25, 2017.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 083/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 17



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 084/2016
Owner: 1888793 Ontario Inc.
Agent: Abbott, Ray
Location: Lot 10, Concession BF
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 408.2 square metre vacant residential parcel of land, retaining a 404.8 square metre residential parcel of land with an existing dwelling.

The Committee member visited the site on August 1, 2016 and confirmed the property was not properly posted

Present was:

Agent: Abbott, Ray
Interested party: Sims, Barbara

Mr. R. Abbott explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments.

Chair J. Hurst advised the property was not properly posted.

Ms. B. Sims asked the Committee for clarification on the application and expressed concerns with the lack of maintenance of the property.

Chair J. Hurst advised Ms. B. Sims to speak with the local municipality with respect to the property standards as those issues are outside the purview of the Committee.

Ms. B. Sims asked for details on the proposed building and maintenance of the property.

Mr. R. Abbott advised the Committee the owner intended to build a raised bungalow on the newly created parcel.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, and Works Departments, and the City of Oshawa.

Agency comments were handed to Mr. R. Abbott.

Motion of the Committee

Moved by: G. Kydd

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 084/2016 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 084/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 18



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes and Decisions

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, August 15, 2016

File: LD 085/2016
Submission: B 088/2016
Owner: Ariss Transport Inc.
Agent: Candevcon Ltd.
Location: Lot 6, Concession 10
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to add a 6,522.7 square metre vacant industrial parcel of land to the property to the west, retaining a 33,917.6 square metre industrial parcel of land with an existing structure.

LD 085/2016 and LD 086/2016 were heard concurrently.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted

Present was:

Owner: Lynde, John - Ariss Transport Inc.
Agent: Waterhouse, Scott - Candevcon Ltd.

Mr. S. Waterhouse explained the nature of the application and advised the Committee no new lots were being created. Mr. S. Waterhouse further explained that the applications would simply facilitate a land swap between the adjacent parcels of land and facilitate expansion of the existing industrial building on the existing south-easterly lot.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the Township of Scugog and the Kawartha Region Conservation Authority.

Agency comments were handed to Mr. S. Waterhouse.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 085/2016 be approved, as applied for, as such is a lot line addition to the west, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated July 29, 2016, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 085/2016 is Monday, September 25, 2017.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 085/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 19



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 086/2016
Submission: B 089/2016
Owner: Ariss Transport Inc.
Agent: Candevcon Ltd.
Location: Lot 5, Concession 10
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to add a 26,700.2 square metre vacant industrial parcel of land to the property to the east/south, retaining a 324,189.5 square metre industrial parcel of land with an existing structure.

LD 085/2016 and LD 086/2016 were heard concurrently.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted

Present was:

Owner: Lynde, John - Ariss Transport Inc.
Agent: Waterhouse, Scott - Candevcon Ltd.

Mr. S. Waterhouse explained the nature of the application and advised the Committee no new lots were being created. Mr. S. Waterhouse further explained that the applications would simply facilitate a land swap between the adjacent parcels of land and facilitate expansion of the existing industrial building on the existing south-easterly lot.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the Township of Scugog and the Kawartha Region Conservation Authority.

Agency comments were handed to Mr. S. Waterhouse.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 086/2016 be approved, as applied for, as such is a lot line addition to the east/south, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated July 29, 2016, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the east/south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 086/2016 is Monday, September 25, 2017.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 086/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 20



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 087/2016
Submission: B 090/2016
Owner: Lack, Pamela
Lack, Phil
Location: Lot 23, Concession 11
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

Consent to add a 115.51 square metre vacant rural residential parcel of land to the east, retaining a 529.34 square metre rural residential parcel of land with an existing dwelling to remain.

LD 087/2016 and LD 088/2016 were heard concurrently.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Owner: Lack, Phil

Mr. P. Lack explained the nature of the application and advised the Committee the application would improve the configuration of the lot and allow for a better placement of a new dwelling. Mr. P. Lack further advised the application contained an error in that it included Part 2 on the draft 40R-Plan and said reference should be removed as that part is owned by a different owner.

Mr. P. Lack advised he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, and the Township of Scugog.

Agency comments were handed to Mr. P. Lack.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 087/2016 be approved, as amended, as such is a lot line addition to the east, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated August 3, 2016, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 087/2016 is Monday, September 25, 2017.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 087/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 21



**The Regional Municipality of Durham
Land Division Committee Meeting**

Minutes and Decisions

**As per: The Planning Act,
and in accordance with the Provincial Rules of Procedure**

Consent Application heard on: Monday, August 15, 2016

File: LD 088/2016
Submission: B 091/2016
Owner: Lack, Pamela
Agent: Lack, Phil
Location: Lot 23, Concession 11
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

Consent to add a 11.55 square metre vacant rural residential parcel of land to the west, retaining a 333.38 square metre rural residential parcel of land with an existing dwelling to remain.

LD 087/2016 and LD 088/2016 were heard concurrently.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted.

Present was:

Owner: Lack, Phil

Mr. P. Lack explained the nature of the application and advised the Committee the application would improve the configuration of the lot for better placement of a new dwelling. Mr. P. Lack further advised the application contained an error in that it included Part 2 on the draft 40R-Plan and said reference should be removed as that part is owned by a different owner.

Mr. P. Lack advised he was in receipt of and in agreement with the agency comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, and the Township of Scugog.

Agency comments were handed to Mr. P. Lack.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 088/2016 be approved, as amended, as such is a lot line addition to the west, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated August 3, 2016, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 088/2016 is Monday, September 25, 2017.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 088/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.

Appendix 22



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

As per: The Planning Act, and in accordance with the Provincial Rules of Procedure

Consent Application heard on: Monday, August 15, 2016

File: LD 089/2016
Submission: B 092/2016
Owner: D.S. & B. Farms Inc.
Agent: Clark Consulting Services
Location: Lot 9, Concession 9
Township of Brock
Municipality: Township of Brock

Consent to sever a 0.83 hectare non-farm rural residential lot with a surplus farm dwelling, retaining a 40.6 hectare agricultural parcel of land.

The Committee member visited the site on August 1, 2016 and confirmed the property was properly posted

Present was:

Owner: Brown, Scott - D.S. & B. Farms Inc.
Agent: Clark, Bob - Clark Consulting Services

Mr. B. Clark explained the nature of the application and advised the Committee the application would facilitate a severance of a surplus farm home which was previously subject to a Regional Official Plan amendment and zoning by-law amendment applications

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the Township of Brock and the Lake Simcoe Region Conservation Authority.

Agency comments were handed to Mr. B. Clark.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 089/2016 be approved, as applied for, as it conforms with all local and provincial plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Brock's letter dated July 18, 2016, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 25, 2017.
 - Expiry Date of Application LD 089/2016 is Monday, September 25, 2017.

Clearing Agencies

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 089/2016 on Monday, August 15, 2016.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 13, 2016.