



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

Minutes

Monday, December 11, 2017

The Region of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 A.M. on Monday, December 11, 2017 with the following in attendance:

Present: J. Hurst, Chair
P. Hamilton, Vice-Chair
E. Hudson
G. Kydd
R. Malone
D. Marquis
K. Reinhardt

Absent: G. Rock

Staff

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

1. Adoption of Minutes

Moved by: K. Reinhardt

Seconded by: E. Hudson

That the minutes of the Monday, November 06, 2017 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, December 11, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino provided a brief overview of Bill 139 and advised the Committee that Royal Assent of the Bill was imminent. Secretary-Treasurer also advised the Committee that Bill 139 would have major changes to the Ontario Municipal Board and the appeal process in the Province. Further details would be provided at the next Committee meeting.

Recess

Moved by: E. Hudson

Seconded by: K. Reinhardt

That this meeting be recessed at 11: 20 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, December 11, 2017

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.

4. Consideration of Consent Applications

1. File: LD 106/2011
Appendix 1

2. File: LD 089/2017
Appendix 2

3. File: LD 175/2017
Appendix 3
4. File: LD 176/2017
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18. File: LD 190/2017
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19. File: LD 191/2017
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20. File: LD 192/2017
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21. File: LD 193/2017
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22. File: LD 194/2017
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23. File: LD 195/2017
Appendix 23

24. File: LD 196/2017
Appendix 24

5. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, January 15, 2018 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

6. Adjournment

Moved by: E. Hudson

Seconded by: K. Reinhardt

That this meeting be adjourned at 3:20 p.m. and the next regular meeting be held on January 15, 2018.

Carried unanimously
Monday, December 11, 2017

7. Appendices

Appendix 1



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

Decision and Minutes

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

Consent Application heard on: Monday, December 11, 2017

File: LD 106/2011
Submission: B 154/2017
Owner: Prentice, Gail
Prentice, Donald
Agent: Hoban, Randy
Location: Lot 30, Concession 6
Municipality: Township of Uxbridge

Consent to sever a 368.14 square metre residential lot with an existing dwelling, while retaining a 1011.83 square metre residential lot with an existing dwelling. Properties inadvertently merged.

This application was tabled from the December 14, 2015 Committee meeting.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Hoban, Randy
Interested party: Oliff, Judy – 200 Brock St. W.

Mr. R. Hoban explained the nature of the application and asked for a further tabling of the application. Mr. R. Hoban explained that his client requires some additional time in order to allow for an opportunity to resolve the issue relating to the minor encroachment with the neighboring property.

Ms. J. Oliff expressed her objection to the application and advised the Committee she did not feel that another tabling of the application would resolve matters given the application had been filed six years ago.

Committee Member G. Kydd asked the agent if the property had moved from Registry to Land Titles as initially contemplated back in 2015.

Mr. R. Hoban advised this has not been completed.

Committee Member G. Kydd asked the agent to provide an explanation as to what additional actions would be taken to rectify the outstanding issues.

Mr. R. Hoban advised the Committee that he would either explore the option of purchasing the lands subject to the encroachment or in the alternative he would seek a court order to rectify the situation.

Committee Member K. Reinhardt asked the agent when the subject building was converted to a residential dwelling and whether a permit was issued from the Township. Mr. R. Hoban advised the Committee a permit was obtained for the conversion of the workshop to a residential dwelling.

Committee Member P. Hamilton asked the agent if the encroachment of the subject residential building was common knowledge to Ms Oliff when she purchased her property.

Mr. R. Hoban advised the Committee that Ms. Oliff most likely became aware of the encroachment through the consent application process.

Ms. Oliff advised the Committee she was not aware of the encroachment when she purchased her property in the 1990s.

Committee Member G. Kydd informed the Committee that some recent correspondence from Mr. Hoban to the Township of Uxbridge suggested that the Land Division Committee was supportive of the proposed application. Committee Member G. Kydd clarified and advised Mr. Hoban that no such statements were ever made.

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

Agency comments were provided to Mr. R. Hoban.

Decision of the Committee

Moved by: G. Kydd

Seconded by: D. Marquis

That application LD 106/2011 be denied as the proposal does not conform to the Township of Uxbridge Zoning By-law and given the applicant has not been able to successfully resolve the matter over the past six years.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 106/2011 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision is Tuesday, January 9, 2018.

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, December 11, 2017

File: LD 089/2017
Owner: Joshani Homes Ltd.
Agent: Foster, Mike
Location: Lot 30, Concession BF
Municipality: City of Pickering

Consent to sever a vacant 2,022 square metre residential parcel of land, retaining a 992 square metre residential parcel of land with an existing dwelling to remain.

This application was tabled from the September 15, 2015 Committee meeting.

The Committee member visited the site on November 27, 17 and confirmed the property was properly posted.

Present was:

Agent: Brynson, Rick
Interested party: Lambert, John
Seeley, Diane

Mr. R. Brynson explained the nature of the application and advised the Committee he was requesting a tabling of the matter in order to resolve outstanding issues raised by the City of Pickering.

Ms. D. Seeley expressed concerns with the application and questioned why the agent was requesting a further tabling of the application.

Mr. J. Lambert also expressed concerns with the application and the additional tabling request.

Committee Member E. Hudson asked the interested parties to reiterate the reasons for their objections to the application.

Mr. J. Lambert raised a variety of concerns, including: devaluation of his property, noise, traffic, road and railway buffer issues, drainage, flood plain and landscape issues.

Committee Member E. Hudson advised Mr. Lambert that many of those concerns would have to be addressed by the City of Pickering.

Ms. D. Seeley expressed concerns related to recent property standard issues.

Chair J. Hurst advised Ms. D. Seeley that her concerns were under the purview of the City of Pickering.

Committee Member P. Hamilton informed the parties that the applicant has the right to bring forward the application at any time and that the Committee cannot compel an applicant to withhold consideration of the application.

Committee Member R. Malone also acknowledged the concerns raised by the interested parties and asked the agent to summarize their efforts to date.

Mr. R. Brynson advised the Committee that he has been actively meeting with the City of Pickering in an effort to move forward with the application and that a further tabling will allow him to explore other potential concessions.

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 provided to Mr. R. Brynson.

Motion of the Committee

Moved by: E. Hudson

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 089/2017 be tabled at the expense of

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 089/2017 be tabled at the expense of the applicant for up to two (2) years and no later than December 2019. A tabling fee of \$150.00 is payable by certified funds 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

Signed by all members present and concurring that this is the Committee Motion of LD 089/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 3



**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, December 11, 2017

File: LD 175/2017
Owner: Simanovskis, Mary
Simanovskis, Andrew
Location: Lot 27, Concession 1
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to sever a vacant 1746.9 m² residential parcel of land, retaining a 2847.7 m² residential parcel of land with an existing dwelling.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Owner: Simanovskis, Andrew
Agent: Simanovskis, Ilmar

Mr. A. Simanovskis explained the nature of the application and advised the application would facilitate the construction of a new dwelling.

Mr. I. Simanovskis asked for clarification relating to the tabling process and he also asked for clarification on some of the requirements noted in the Regional Planning Division's letter.

Secretary Treasurer L. Trombino indicated that a request for tabling does not result in an automatic tabling of the application and that the designated Committee Member would be introducing a motion to address the request.

Secretary Treasurer L. Trombino also advised the applicant that any concerns with the proposed conditions from any commenting agency should be directed to that agency.

Mr. I. Simanovskis requested that Committee table the application in order to allow him to pursue discussions with the City of Pickering.

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.

Agency comments were provided to Mr. I. Simanovskis.

Motion of the Committee

Moved by: E. Hudson

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 175/2017 be tabled at the expense of the applicant for up to two (2) years and no later than December 2019. A tabling fee of \$150.00 is payable by certified funds 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 175/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer



Appendix 4



**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, December 11, 2017

File: LD 176/2017
Owner: Von Diergardt-Naglo, Geza
Agent: Fogler, Rubinoff
Location: Lot 29, Concession 1
Municipality: Township of Uxbridge

Consent to sever a 75.26 HA agricultural parcel of land with an existing structure, retaining a 78.47 HA agricultural parcel of land.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was: Agent: Moss, Brian – Brian Moss Associates

Applications LD 176/2017 and LD 177/2017 were heard in conjunction.

Mr. B. Moss explained the nature of the application and asked the Committee for a tabling of the applications. Mr. B. Moss advised the Committee that the tabling of the applications would allow him to amend the applications in a manner that would potentially address the concerns raised by the commenting agencies.

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

Agency comments were provided to Mr. B. Moss.

Motion of the Committee:

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 176/2017 be tabled at the expense of the applicant for up to two (2) years and no later than December 2019. A tabling fee of \$150.00 is payable by certified funds 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 176/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

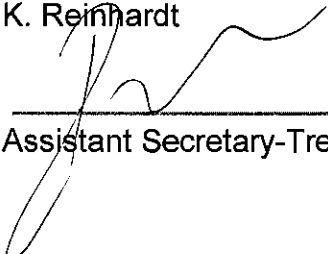
E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

Appendix 5



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, December 11, 2017

File: LD 177/2017
Owner: Von Diergardt-Naglo, Geza
Agent: Fogler, Rubinoff
Location: Lot 29, Concession 1
Municipality: Township of Uxbridge

Consent to sever a 37.75 HA agricultural parcel of land with an existing structure, retaining a 37.55 HA agricultural parcel of land.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Applications LD 176/2017 and LD 177/2017 were heard in conjunction.

Present was: Agent: Moss, Brian – Brian Moss Associates

Mr. B. Moss explained the nature of the application and asked the Committee for a tabling of the applications. Mr. B. Moss advised the Committee that the tabling of the applications would allow him to amend the applications in a manner that would potentially address the concerns raised by the commenting agencies.

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

Agency comments were provided to Mr. B. Moss.

Motion of the Committee:

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 177/2017 be tabled at the expense of the applicant for up to two (2) years and no later than December 2019. A tabling fee of \$150.00 is payable by certified funds 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 177/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer



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, December 11, 2017

File: LD 178/2017
Submission: B 155/2017
Owner: Barakaa Developments
Location: Lot 23, Concession 6
Municipality: Town of Whitby

Consent to sever a 371.2 m² vacant residential parcel of land, retaining a 371.2 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

There were no parties present for this matter.

The chair moved the matter to the end of the agenda to allow for latecomers to participate in the application. No parties were in attendance.

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

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: R. Malone

That application LD 178/2017 be denied as the proposal does not conform to the requirements of the Town of Whitby Official Plan, the Town of Whitby Zoning By-law and Region of Durham Official Plan.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 178/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

Appendix 7



**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, December 11, 2017

File: LD 179/2017
Owner: Bancan Homes Inc.
Agent: Nayebi, Amir
Location: Lot 21, Concession 1
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to sever a 322.85 m² residential parcel of land retaining a 728.21 m² residential parcel of land with an existing dwelling and garage to be demolished.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Applications LD 179/2017 through LD 181/2017 were heard in conjunction.

Present was:

Agent: Nayebi, Amir

Mr. A. Nayebi explained the nature of the application and requested a tabling of the applications in order to allow him an opportunity to address the concerns raised by the City of Pickering.

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.

Agency comments were provided to Mr. A. Nayebi.

Motion of the Committee

Moved by: E. Hudson

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 179/2017 be tabled at the expense of the applicant for up to two (2) years and no later than December 2019. A tabling fee of \$150.00 is payable by certified funds 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 179/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 8



**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, December 11, 2017

File: LD 180/2017
Owner: Bancan Homes Inc.
Agent: Nayebi, Amir
Location: Lot 21, Concession 1
Municipality: City of Pickering

Consent to sever a 219.64 m² residential parcel of land, retaining a 508.57 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on November 27 and confirmed the property was properly posted.

Applications LD 179/2017 through LD 181/2017 were heard in conjunction.

Present was:

Agent: Nayebi, Amir

Mr. A. Nayebi explained the nature of the application and requested a tabling of the applications in order to allow him an opportunity to address the concerns raised by the City of Pickering.

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

Agency comments were provided to Mr. A. Nayebi.

Motion of the Committee

Moved by: E. Hudson

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 180/2017 be tabled at the expense of the applicant for up to two (2) years and no later than December 2019. A tabling fee of \$150.00 is payable by certified funds 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 180/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer



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, December 11, 2017

File: LD 181/2017
Owner: Bancan Homes Inc.
Agent: Nayebi, Amir
Location: Lot 21, Concession 1
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to sever a 219.74 m² residential parcel of land, retaining a 288.83 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Applications LD 179/2017 through LD 181/2017 were heard in conjunction.

Present was:

Agent: Nayebi, Amir

Mr. A. Nayebi explained the nature of the application and requested a tabling of the applications in order to allow him an opportunity to address the concerns raised by the City of Pickering.

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

Agency comments were provided to Mr. A. Nayebi.

Motion of the Committee

Moved by: E. Hudson

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 181/2017 be tabled at the expense of the applicant for up to two (2) years and no later than December 2019. A tabling fee of \$150.00 is payable by certified funds 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 181/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

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, December 11, 2017

File: LD 182/2017
Submission: B 156/2017
Owner: Koukidis, Constantin
Koukidis, Tom
Agent: Koukidis, John
Location: Lot 28, Concession 2
Municipality: Town of Whitby

Consent to sever a vacant 724.8 m2 residential lot, retaining a vacant 724.8 m2 residential lot with an existing dwelling to be demolished.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Koukidis, John
Interested party: Newell, Rich
Santorro, Matt .

Mr. J. Koukidis explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments. Mr. J. Koukidis advised the Committee that the proposed road widening would capture an area with existing trees and that this could present some future challenges if tree removal was required to accommodate driveway access to the property.

Committee Member P. Hamilton advised the applicant that the Town of Whitby's conditions of approval will require the applicant to work with the City in an attempt to preclude tree removal where possible.

Mr. R. Newall expressed his concern with the application and asked the Committee to clarify the nature of the development on the proposed lots. Specific concerns included: opposition to the construction of any duplex or triplex, traffic, safety issues, property value and lack of conformity with the existing character of neighbourhood.

Chair J. Hurst advised that the application indicates the proposed lots would allow for the construction of two single detached dwellings.

Mr. J. Koukidis confirmed that each lot would have a single family dwelling.

In response to questions regarding zoning compliance and any potential future public meetings, Secretary Treasurer L. Trombino advised the Committee that should a minor variance be required to accommodate the size and location of the proposed dwellings, a Committee of Adjustment process would be required. He further explained that surrounding residents would once again be notified of any minor variance application by way of a mailed notice and sign posting on the property.

Mr. M. Santoro echoed the concerns raised by Mr. R. Newall.

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

Agency comments were provided to Mr. J. Koukidis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 182/2017 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 December 6, 2017, financial and otherwise.

2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 7, 2017.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated November 27, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 182/2017 is Monday, January 21, 2019.

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 Whitby 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 182/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

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, December 11, 2017

File: LD 183/2017
Submission: B 157/2017
Owner: Notorious Assets Inc.
Agent: FOLEY, MARK
Location: Lot 12, Concession 1
Municipality: Municipality of Clarington

Consent to grant a 241 m² access easement in favour of the commercial property to the west, retaining an existing 745 m² commercial property.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Foley, Mark

Mr. M. Foley explained the nature of the application and advised the Committee the application would facilitate a pedestrian right of way.

Committee Member R. Malone noted that the application states the site is currently subject to an existing easement and questioned the need for the additional easement

Mr. M. Foley advised the Committee that his client intends to discharge the existing easement for vehicular and pedestrian access and replace it with this new application for pedestrian access only.

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

Agency comments were provided to Mr. M. Foley.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: P. Hamilton

That application LD 183/2017 be approved, as applied for, as such is an easement and 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 December 6, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 183/2017 is Monday, January 21, 2019.

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 183/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

Appendix 12



**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, December 11, 2017

File: LD 184/2017
Submission: B 158/2017
Owner: 1015 King Inv. Ltd.
Agent: D.G. Biddle & Associates Limited
Location: Lot 3, Concession 1
Municipality: City of Oshawa

Consent to add a vacant 2117.63 m2 residential parcel of land to the residential lot to the south, retaining a 4185.53 m2 commercial parcel of land.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Fry, Michael - D.G. Biddle & Associates Limited

Mr. M. Fry explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments, save and except, the Regional Planning Division's condition related for the RSC. Mr. M. Fry questioned the requirement for the RSC on the retained lands given the application intends to convey the severed lands.

Secretary Treasurer L. Trombino advised the Committee that the Regional Planning Division will work with the applicant to address the discrepancy in the Region's comments

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

Agency comments were provided to Mr. M. Fry.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 184/2017 be approved, as applied for, as such is a lot line adjustment to the south and 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 Regional Planning and Economic Development Department's letter dated December 6, 2017 with respect to item 4.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 8, 2017, financial and otherwise.
3. 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
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, December 21, 2018.
 - Expiry Date of Application LD 184/2017 is Monday, January 21, 2019.

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 City of Oshawa 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 184/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

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, December 11, 2017

File: LD 185/2017
Submission: B 159/2017
Owner: Canadian Tire Properties Inc.
Agent: Hunter & Associates Ltd.
Location: Lot 14, Concession 1
(Whitby East)
Municipality: City of Oshawa

Consent to grant a 2.6 HA blanket servicing easement in favour of the surrounding commercial lot to the west, south and east, while retaining the 2.6 HA commercial lot.

Applications LD 185/2017 and LD 186/2017 were heard in conjunction.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Mercier, Diana - Hunter & Associates Ltd.
Miceli, Melissa - Canadian Tire Properties Inc.

Ms. D. Mercier explained the nature of the application and advised the Committee the application will formalize an existing agreement between the two existing property owners.

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

Departments, the City of Oshawa and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Ms. D. Mercier.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

That application LD 185/2017 be approved, as applied for, as such is an easement and 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 City of Oshawa's letter dated December 8, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 185/2017 is Monday, January 21, 2019.

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 City of Oshawa 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.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated November 28, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 185/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

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, December 11, 2017

File: LD 186/2017
Submission: B 160/2017
Owner: CP Reit Ontario Properties Limited
Agent: Hunter & Associates Ltd.
Location: Lot 14, Concession 1
(Whitby East)
Municipality: City of Oshawa

Consent to grant a 3.77 HA blanket servicing easement in favour of the existing commercial lot while retaining the 3.77 HA commercial lot.

Applications LD 185/2017 and LD 186/2017 were heard in conjunction.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Mercier, Diana - Hunter & Associates Ltd.
Miceli, Melissa - Canadian Tire Properties Inc.

Ms. D. Mercier explained the nature of the application and advised the Committee the application will formalize an existing agreement between the two existing property owners.

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

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

That application LD 186/2017 be approved, as applied for, as such is an easement and 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 City of Oshawa's letter dated December 8, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 186/2017 is Monday, January 21, 2019.

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 City of Oshawa 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.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated November 28, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 186/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

Appendix 15



**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, December 11, 2017

File: LD 187/2017
Owner: Mutton, John
Location: Lot 11, Concession 1
Municipality: Municipality of Clarington

Consent to sever a vacant 280.53 m2 residential lot, retaining a vacant 1010.73 m2 residential lot with an existing dwelling to be demolished.

Applications LD 187/2017 and LD 188/2017 were heard in conjunction.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Owner: Mutton, John

Mr. J. Mutton explained the nature of the application and advised the Committee that he was in receipt of and in agreement with the agency comments. Mr. J. Mutton also informed the Committee he has worked with the Municipality of Clarington in order to ensure the proposed applications meet all Provincial, Regional and area municipal plans and policies.

Mr. J. Mutton acknowledged the traffic concerns raised by some of the area residents and advised the Committee that he has worked with the municipal engineering department to address some of those concerns. He further advised that the proposed dwellings will be in keeping the character of the neighbourhood.

Committee Member R. Malone asked the applicant to clarify the comments noted in the correspondence from the Municipality of Clarington, specifically noting comments related to zoning implications related to the road widening requirement and the absence of a reference plan details which illustrated the location of the foundations for the proposed semi-detached dwellings.

Mr. J. Mutton advised the Committee that discussion with the Municipality confirmed that the road widening will no longer be required.

Committee Member R. Malone indicated he felt the application was premature. He further questioned the applicant whether there were any other developments that proceeded in the absence of zoning conformity and a surveyed foundation. R. Malone also indicated that he is uncertain over the nature of the zoning conformity issue and the requirement and scope of any required minor variance applications.

Mr. J. Mutton advised there is another property across the street that is similar in nature and asked the Committee to support the application. He also advised the Committee that any minor variance application would be under the purview of the Municipality of Clarington. He asked the Committee for clarification regarding potential appeal rights for the application should the application not be approved.

Secretary Treasurer L. Trombino advised the Committee that an appeal of the decision could take place within 20 days after the issuance of the decision.

Committee Member G. Kydd advised the Committee that the Municipality's comments with respect to the road widening requirement have caused some confusion as they relate to zoning conformity.

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

A written submission from 10 area residents objecting to the applications was received December 8, 2017.

A written submission from Linda Rochefort objecting to the applications was received December 1, 2017.

Agency comments were provided to Mr. J. Mutton.

Motion of the Committee

Moved by: R. Malone

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 187/2017 be tabled at the expense of the applicant for up to two (2) years and no later than December 2019. A tabling fee of \$150.00 is payable by certified funds 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 187/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

Appendix 16



**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, December 11, 2017

File: LD 188/2017
Owner: Mutton, John
Location: Lot 11, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 280.53 m² residential lot, retaining a vacant 1010.73 m² residential lot with an existing dwelling to be demolished.

Applications LD 187/2017 and LD 188/2017 were heard in conjunction.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Owner: Mutton, John

Mr. J. Mutton explained the nature of the application and advised the Committee that he was in receipt of and in agreement with the agency comments. Mr. J. Mutton also informed the Committee he has worked with the Municipality of Clarington in order to ensure the proposed applications meet all Provincial, Regional and area municipal plans and policies.

Mr. J. Mutton acknowledged the traffic concerns raised by some of the area residents and advised the Committee that he has worked with the municipal engineering department to address some of those concerns. He further advised that the proposed dwellings will be in keeping the character of the neighbourhood.

Committee Member R. Malone asked the applicant to clarify the comments noted in the correspondence from the Municipality of Clarington, specifically noting comments related to zoning implications related to the road widening requirement and the absence of a reference plan details which illustrated the location of the foundations for the proposed semi-detached dwellings.

Mr. J. Mutton advised the Committee that discussion with the Municipality confirmed that the road widening will no longer be required.

Committee Member R. Malone indicated he felt the application was premature. He further questioned the applicant whether there were any other developments that proceeded in the absence of zoning conformity and a surveyed foundation. R. Malone also indicated that he is uncertain over the nature of the zoning conformity issue and the requirement and scope of any required minor variance applications.

Mr. J. Mutton advised there is another property across the street that is similar in nature and asked the Committee to support the application. He also advised the Committee that any minor variance application would be under the purview of the Municipality of Clarington. He asked the Committee for clarification regarding potential appeal rights for the application should the application not be approved.

Secretary Treasurer L. Trombino advised the Committee that an appeal of the decision could take place within 20 days after the issuance of the decision.

Committee Member G. Kydd advised the Committee that the Municipality's comments with respect to the road widening requirement have caused some confusion as they relate to zoning conformity.

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

A written submission from 10 area residents objecting to the applications was received December 8, 2017.

A written submission from Linda Rochefort objecting to the applications was received December 1, 2017.

Agency comments were provided to Mr. J. Mutton.

Motion of the Committee

Moved by: R. Malone

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 188/2017 be tabled at the expense of the applicant for up to two (2) years and no later than December 2019. A tabling fee of \$150.00 is payable by certified funds 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 188/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

Appendix 17



**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, December 11, 2017

File: LD 189/2017
Submission: B 161/2017
Owner: Gyaltsan Property Management Inc.
Location: Lot 28, Concession 1
Municipality: Municipality of Clarington

Consent to sever a vacant 4394.6 m² residential parcel of land, retaining an 11,796 m² commercial lot. Application includes easement in favour of the retained parcel.

Applications LD 189/2017 and LD 190/2017 were heard in conjunction.

The Committee member visited the site on November 29, 2017 and confirmed the property was properly posted.

Present was:

Owner: Gyaltsan, Ngawang - Gyaltsan Property Management Inc.
Agent: Gyaltsan, Tenzin
Interested party: Gyaltsan, Ginge

Mr. N. Gyaltsan explained the nature of the application and advised the Committee the application will facilitate development of a 6 story mixed use condominium building. He further explained that the application contains an easement for access and stormwater.

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 Ganaraska Region Conservation Authority.

Agency comments were provided to Mr. T. Gyalstan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 189/2017 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 Municipality of Clarington's letter dated November 28, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 189/2017 is Monday, January 21, 2019.

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.

Advisory Comments

1. Region of Durham Works Department dated November 23, 2107.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 189/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

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, December 11, 2017

File: LD 190/2017
Submission: B 162/2017
Owner: Gyaltsan Property Management Inc.
Location: Lot 28, Concession 1
Municipality: Municipality of Clarington

Consent to grant an 1184.9 m2 access and servicing easement in favour of the property to the south, retaining an 11,796.1 m2 commercial lot.

Applications LD 189/2017 and LD 190/2017 were heard in conjunction.

The Committee member visited the site on November 29, 2017 and confirmed the property was properly posted.

Present was:

Owner: Gyaltsan, Ngawang - Gyaltsan Property Management Inc.
Agent: Gyaltsan, Tenzin
Interested party: Gyaltsan, Ginge

Mr. N. Gyaltsan explained the nature of the application and advised the Committee the applications will facilitate development of a 6 story mixed use condominium building. He further explained that the first application also contains an easement for access and stormwater and that the second application will only be for easement purposes.

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 Ganaraska Region Conservation Authority.

Agency comments were provided to Mr. T. Gyaltsan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: P. Hamilton

That application LD 190/2017 be approved, as applied for, as such is an easement and 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 November 28, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 190/2017 is Monday, January 21, 2019.

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.

Advisory Comments

1. Region of Durham Works Department dated November 23, 2107.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 190/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

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, December 11, 2017

File: LD 191/2017
Submission: B 163/2007
Owner: Vannettan, Rachel
Vannettan, Eric
Agent: Clark Consulting Services
Location: Lot 13, Concession 4
Municipality: Township of Scugog

Consent to sever a 1.44 HA rural residential parcel of land with an existing dwelling, retaining a 98.56 HA agricultural parcel of land to be consolidated with the farm parcel to the east.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Stewart, Hugh - Clark Consulting Services

Mr. H. Stewart explained the nature of the application and advised the Committee the application is for the severance of surplus farm dwelling. He further advised there have been some minor changes to the application in response to lot size concerns raised by the Region of Durham.

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 provided to H. Stewart.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 191/2017 be approved, as amended, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated November 30, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 191/2017 is Monday, January 21, 2019.

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.

Advisory Comments

1. KRCA comments dated November 17, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 191/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

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, December 11, 2017

File: LD 192/2017
Submission: B 164/2017
Owner: KS 1602 Tricont Inc.
Agent: GHD Limited
Location: Lot 20, Concession BFC
Municipality: Town of Whitby

Consent to sever a vacant 68,795 m² industrial lot, retaining a 76,957 m² industrial lot with an existing building.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Jordan, Bryce - GHD Limited

Mr. B. Jordan explained the nature of the application and advised the application would facilitate the severance of the vacant portion of the subject lands.

Committee Member K. Reinhardt asked for clarification regarding the configuration of the severed and retained lands and the intent behind parts 3 and 5 of the submitted draft reference plan.

Mr. B. Jordan advised the Committee he believed those parts of the reference plan may have related to a catch basin, however, he could not definitively confirm that information.

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

Agency comments were provided to Mr. B. Jordan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 192/2017 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 December 7, 2017 with respect to items 2, 3 and 4.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated November 27, 2017, financial and otherwise and the addendum dated December 5, 2017
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, December 21, 2018.
 - Expiry Date of Application LD 192/2017 is Monday, January 21, 2019.

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 Regional Planning and Economic Development Department 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 advised in writing by the Town of Whitby that condition # 2 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 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 192/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

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, December 11, 2017

File: LD 193/2017
Submission: B 165/2017
Owner: RioCan Holdings (Five Points) Inc.
Agent: Fotenn Consultants Inc.
Location: Lot 8, Concession 3
Municipality: City of Oshawa

Consent to sever a 2492 m² commercial lot with an existing building, retaining a 32,882 m² commercial property with a variety of buildings. Application includes easement.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Bailey, Gavin - Fotenn Consultants Inc.

Mr. G. Bailey explained the nature of the application and explained that three of the application will facilitate the creation of new lots with easements and that the fourth application will facilitate a reciprocal easement to the three new lots.

Mr. G. Bailey explained that the related rezoning application was approved by the City of Oshawa in September and that the related site plan application currently in its second submission with the City. He advised that the site plan should be approved by early next year.

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

Agency comments were provided to G. Bailey

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 193/2017 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 November 27, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 7, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 7, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 193/2017 is Monday, January 21, 2019.

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 Oshawa 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 193/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

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, December 11, 2017

File: LD 194/2017
Submission: B 166/2017
Owner: RioCan Holdings (Five Points) Inc.
Agent: Fotenn Consultants Inc.
Location: Lot 8, Concession 3
Municipality: City of Oshawa

Consent to sever a 3,088 m² commercial lot with an existing building, retaining a 32,882 m² commercial property with a variety of buildings. Application includes easement.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Bailey, Gavin - Fotenn Consultants Inc.

Mr. G. Bailey explained the nature of the application and explained that three of the application will facilitate the creation of new lots with easements and that the fourth application will facilitate a reciprocal easement to the three new lots.

Mr. G. Bailey explained that the related rezoning application was approved by the City of Oshawa in September and that the related site plan application currently in its second submission with the City. He advised that the site plan should be approved by early next year.

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

Agency comments were provided to G. Bailey.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 194/2017 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 November 27, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 7, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 7, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 194/2017 is Monday, January 21, 2019.

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 Oshawa 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 194/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

Appendix 23



**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, December 11, 2017

File: LD 195/2017
Submission: B 166/2017
Owner: RioCan Holdings (Five Points) Inc.
Agent: Fotenn Consultants Inc.
Location: Lot 8, Concession 3
Municipality: City of Oshawa

Consent to sever a 26,061 m² commercial lot with an existing building, retaining a 32,882 m² commercial property with a variety of buildings. Application includes easement.

The Committee member visited the site on November 27, 2017 and confirmed the property was properly posted.

Present was:

Agent: Bailey, Gavin - Fotenn Consultants Inc.

Mr. G. Bailey explained the nature of the application and explained that three of the application will facilitate the creation of new lots with easements and that the fourth application will facilitate a reciprocal easement to the three new lots.

Mr. G. Bailey explained that the related rezoning application was approved by the City of Oshawa in September and that the related site plan application currently in its second submission with the City. He advised that the site plan should be approved by early next year.

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

Agency comments were provided to G. Bailey.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 195/2017 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 November 27, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 7, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 7, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 195/2017 is Monday, January 21, 2019.

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 Oshawa 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 195/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair


E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.

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

Agency comments were provided to G. Bailey.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

That application LD 196/2017 be approved, as applied for, as such is an easement and 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 Regional Works Department's letter dated November 27, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 7, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 7, 2017, 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, December 21, 2018.
 - Expiry Date of Application LD 196/2017 is Monday, January 21, 2019.

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 Oshawa 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 196/2017 on Monday, December 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 9, 2018.