



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

**Minutes**

**Monday, September 10, 2018**

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 9:30 A.M on Monday, September 10, 2018 with the following in attendance:

Present: J. Hurst, Chair  
G. Kydd  
R. Malone  
D. Marquis

Absent: P. Hamilton  
E. Hudson  
K. Reinhardt  
G. Rock

**Staff**

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

**1. Adoption of Minutes**

Moved by: D. Marquis

Seconded by: R. Malone

That the minutes of the Monday, August 13, 2018 Land Division Committee meeting be adopted as revised.

Carried unanimously  
Monday, September 10, 2018

**2. Review Consent Applications/Correspondence**

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

**3. Other Business**

**4. Recess**

Moved by: D. Marquis

Seconded by: R. Malone

That this meeting be recessed at 11:30 a.m. and reconvene at 1:00 p.m.

Carried unanimously  
Monday, September 10, 2018

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.

**5. Consideration of Consent Applications**

1. File: LD 101/2016  
Appendix 1

2. File: LD 102/2016  
Appendix 2

3. File: LD 088/2018  
Appendix 3

4. File: LD 096/2018  
Appendix 4

5. File: LD 099/2018  
Appendix 5

6. File: LD 116/2018  
Appendix 6

7. File: LD 117/2018  
Appendix 7

8. File: LD 118/2018  
Appendix 8

9. File: LD 119/2018  
Appendix 9

10. File: LD 120/2018  
Appendix 10

11. File: LD 121/2018  
Appendix 11

12. File: LD 122/2018  
Appendix 12

#### **6. Date of Next Meeting**

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

#### **7. Adjournment**

Moved by: D. Marquis

Seconded by: R. Malone

That this meeting be adjourned at 3:05 p.m. and the next regular meeting be held on October 15, 2018.

Carried unanimously  
Monday, September 10, 2018

#### **8. Appendices**

## Appendix 1



### 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, September 10, 2018

**File:** LD 101/2016  
**Owner:** QSRP Developments Inc.  
QSRP Developments Inc.  
**Agent:** EcoVue Consulting Inc.  
**Location:** Lot 25, Concession 3  
Township of Uxbridge  
(Scott)  
**Municipality:** Township of Uxbridge

Consent to sever a 2.96 hectare parcel of land, retaining a 37.13 hectare recreational parcel of land with an existing golf course.

This application was tabled from the September 19, 2016 hearing.

This application was withdrawn by the agent on August 27, 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, September 10, 2018

**File:** LD 102/2016  
**Owner:** QSRP Developments Inc.  
QSRP Developments Inc.  
**Agent:** EcoVue Consulting Inc.  
**Location:** Lot 25, Concession 3  
Township of Uxbridge  
(Scott)  
**Municipality:** Township of Uxbridge

Consent to grant a 6.3 hectare access easement in favour of the property to the west, retaining a 37.13 hectare recreational parcel of land with an existing golf course.

This application was tabled from the September 19, 2016 hearing.

The Committee member visited the site on August 27, 2018 and confirmed the property was **not** properly posted.

Present was:

Interested parties: Andryechen, David  
Riddell, Marlene  
Riddell, Brenda  
Viney, Michelle

Mr. D. Andryechen advised the Committee that his property abuts the subject lands and expressed concerns related to potential water run-off as well as adverse impacts to his property.

Ms. M. Riddell advised the Committee her property is adjacent to the subject property. She expressed concerns related to potential negative impact on her existing well and the surrounding natural areas.

Mr. R. Riddell also expressed frustration with the applicant's lack of attendance at the Committee meeting and questioned the status of the proposed development.

Secretary-Treasurer L. Trombino provided the Committee with a brief explanation regarding the proposed development. He advised the Committee that the applicants are pursuing a revised proposal that will be considered through a plan of subdivision application which is in its early stages

He further advised the plan of subdivision will require a separate public process which will include a circulation to all residents within 120-metres of the subject property and that residents will have an opportunity at that time to obtain more information or make submissions and delegations through that process.

Secretary-Treasurer L. Trombino advised the gallery that the Region of Durham has been tasked with the approval authority for subdivision applications in the Township of Uxbridge.

Ms. M. Riddle asked why the owner had applied for a severance for the lands noted in application LD 102/2016. Secretary-Treasurer confirmed the application is for an easement and not the creation of a new lot.

Ms. M. Riddle asked if she can review the nitrate dilution reports in the Region's files. Secretary-Treasurer L. Trombino advised the Region's file is a public record and can be viewed by any interested party.

Ms. B. Riddle advised the Committee that she had acquired a technical study which examined impacts on the surrounding wetland. She inquired as to the applicable regulation that would protect the wetlands.

Ms. B. Riddle asked when construction is expected to begin on the property.

Ms. Michelle Viney advised the Committee she was in attendance as an interested party. She further inquired if a Hydrogeological study has been completed.

Chair J. Hurst advised that Land Division staff was not in receipt of any such study at this time.

Ms. M. Viney asked if the Committee was in receipt of the letter from Karen Kaizer. Chair J. Hurst confirmed receipt of same.

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

Agency comments were provided to Mr. H. Sadler.

A written submission was received from Karen Kaizer on September 10, 2018, objecting to the application.

### **Motion of the Committee**

Moved by: G. Kydd

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments, I hereby move that application LD 102/2016 be tabled, at the expense of the applicant, for up to two (2) years and no later than September 2020. A tabling fee of \$300.00 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 102/2016 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

\_\_\_\_\_  
R. Malone

\_\_\_\_\_  
D. Marquis

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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, September 10, 2018

**File:** LD 088/2018  
**Submission:** B 121/2018  
**Owner:** Emmanuel, Jerad  
**Agent:** Aqeel, Atif  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 966 m<sup>2</sup> residential parcel of land, retaining a 976.7 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

This application was tabled from the July 16, 2018 hearing.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:

Interested party: Zaki Mohamed – 35 Finch Ave E. North York

Mr. Z. Mohamed advised the Committee he was an interested party in support of the application. Mr. Z. Mohamed explained that a previous application had lapsed.

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

Agency comments were provided to Mr. Z. Mohamed.

## **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 088/2018 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 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2018 with respect to item 1 and 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 3, 2018 and September 6, 2018, 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, September 20, 2019.
  - Expiry Date of Application LD 088/2018 is Monday, October 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 088/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

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

## 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, September 10, 2018

**File:** LD 096/2018  
**Submission:** B 122/2018  
**Owner:** Tiller, Terrance Dale  
**Agent:** Strike & Phillips LLP  
**Location:** Lot PT Lot 25,, Concession 5  
Municipality of Clarington  
(Clarke)  
**Municipality:** Municipality of Clarington

Consent to sever a 0.60 hectare rural residential lot with an existing dwelling, retaining a vacant 42.5 hectare agricultural parcel of land. Retained lands to be consolidated with agricultural property to the West.

This application was tabled from the July 16, 2018 hearing.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:

Agent: Strike, Dan - Strike & Phillips LLP

Mr. D. Strike explained the nature of the application.

Mr. D. Strike provided the Committee with a copy of a Site Screening Questionnaire and requested that it be entered into the record.

Mr. D. Strike also advised the Committee that the condition received from Regional Planning and Economic Development cannot be complied as it is not in compliance with the intent of the application. Mr. D. Strike recommended the conditions contained in the Regional Planning letter's should be revised.

Secretary-Treasurer L. Trombino confirmed the condition was noted incorrectly and outlined the options available to the applicant and the Committee to address Mr. D. Strike's request.

Mr. D. Strike agreed to move forward with the application and work with Regional staff to address and rectify their proposed conditions.

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

Agency comments were provided to Mr. D. Strike.

## **Decision of the Committee**

### **Applicants/owners are responsible for fulfilling all conditions.**

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 096/2018 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 Regional Planning and Economic Development Department's letter dated September 7, 2018 with respect to item 3 and 4.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 9 and August 15, 2018, financial and otherwise.
3. 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
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, September 20, 2019.
  - Expiry Date of Application LD 096/2018 is Monday, October 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 Municipality of Clarington 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.

**Advisory Comments**

1. GRCA Comments dated July 3, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 096/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

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



## 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, September 10, 2018

**File:** LD 099/2018  
**Submission:** B 123/2018  
**Owner:** 1022436 Ontario Inc.  
**Location:** Lot PT Lot 23, Concession 1  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a vacant 4,179 m<sup>2</sup> industrial parcel of land, retaining a 6,391.6 m<sup>2</sup> industrial parcel of land with an existing structure to remain.

This application was tabled from the July 16, 2018 hearing.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:

Owner: Wunsche, Robert - 1022436 Ontario Inc.

Mr. R. Wunsche 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, the Town of Whitby.

Agency comments were provided to Mr. R. Wunsche.

## **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 099/2018 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 August 27, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2018 with respect to items 1, 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated September 6, 2018, 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, September 20, 2019.
  - Expiry Date of Application LD 099/2018 is Monday, October 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 099/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

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

**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, September 10, 2018

**File:** LD 116/2018  
**Submission:** B 124/2018  
**Owner:** Demkiw, Elizabeth  
**Agent:** Murray, Tracy  
**Location:** Lot 18, Concession 2  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to add a vacant 3,287.1 m<sup>2</sup> residential parcel of land to the North retaining a 1,358.8 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:

Agent: Murray, Tracy  
Interested party: Konoby, Steve

Ms. T. Murray advised the Committee she was in receipt of and in agreement with the agency comments.

Mr. T. Murray asked the Committee for clarification on the conditions contained in the letter from Regional Planning and Economic Development Department.

The Committee clarified the intent of the condition from the Regional Planning Department.

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

Agency comments were provided to Ms. T. Murray.

### **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 submissions, I hereby move that application LD 116/2018 be approved, as applied for, as such is a lot line adjustment to the north 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 September 7, 2018 with respect to items 1, 2 and 3.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated September 6, 2018, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the north. 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, September 20, 2019.
  - Expiry Date of Application LD 116/2018 is Monday, October 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 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 116/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 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, September 10, 2018

**File:** LD 117/2018  
**Owner:** Bridges, Katherine  
Bridges, David  
**Location:** Lot Pt Lot 25, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a vacant 0.09 hectare residential parcel of land, retaining a 0.11 hectare residential parcel of land with an existing dwelling.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:  
Owner: Bridges, Katherine  
Bridges, David

Mr. D. Bridges asked the Committee for relief of the noise impact study requirement given that the application is for the creation of a vacant lot.

Secretary-Treasurer L. Trombino advised the applicant that the noise impact study will examine the need for potential warning clauses and noise abatement measures such as noise fences, triple pane glass etc. He advised this is a Provincial Plan review responsibility and the Region must ensure all newly created lots meet all standards that may be necessary as the property abuts a major arterial road.



Mr. D. Bridges asked the Committee for clarification on the requirement for an Archaeological study. He indicated a study was completed 3 years ago and asked if the Region required a new study to be completed at this time.

Secretary-Treasurer L. Trombino indicated that the applicant could provide the Region with copy of study and the sign-off from the Ministry.

Mr. D. Bridges asked for clarification on the payment requirement from the Regional Works Department.

Secretary-Treasurer L. Trombino advised the applicant to contact the Regional Works Department directly to discuss their requirements.

Mr. D. Bridges asked for clarification on the City of Pickering's requirement for the storm sewer connection in favour of both the retained and severed lands.

Secretary-Treasurer L. Trombino advised the applicant this query must be deferred to the City. He advised he could ask for a tabling of the matter today to allow for offline discussions with the City.

Chair J. Hurst advised the applicants they could table the application and advised the applicant that these applications act a catalyst that generally require certain conditions to bring items up to code on a property.

After consideration of the discussion, the applicants agreed to table the applicant in order to obtain a better understanding of the proposed conditions.

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. D. Bridges.

**Motion of the Committee**

Moved by: D. Marquis

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 117/2018 be tabled, at the expense of the applicant for up to two (2) years and no later than September 2020. A tabling fee of \$300.00 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 117/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

## 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, September 10, 2018

**File:** LD 118/2018  
**Submission:** B 125/2018  
**Owner:** Pallotta, Mike  
Pallotta, Rosa  
**Agent:** Clark Consulting Services  
**Location:** Lot Pt Lot 22, Concession 13  
Township of Scugog  
(Reach)  
**Municipality:** Township of Scugog

Consent to add a 10.97 hectare agricultural parcel of land to the West, retaining a 44.58 hectare agricultural parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:

Owner: Pallotta, Mike  
Pallotta, Rosa  
Pallotta, Andy  
Agent: Stewart, Hugh - Clark Consulting Services

Mr.H. Stewart advised the committee the application will facilitate the addition of a parcel of land to the vacant farm land to the west.

Mr. H. Stewart also advised the Committee that the subject lands currently contain two dwellings that the application will allow ownership of one of the dwelling to be conveyed to the property of the abutting vacant agricultural property to the east.

Mr. H. Stewart further explained that an old waste disposal site is in the area and that a D4 Land use Compatibility Study is required.

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 Kawartha Region Conservation Authority.

Agency comments were provided to Mr. H. Stewart.

### **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 submissions, I hereby move that application LD 118/2018 be approved, as applied for, as such is a lot line adjustment to the west 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 Township of Scugog's letter dated August 29, 2018, 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, September 20, 2019.
  - Expiry Date of Application LD 118/2018 is Monday, October 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 118/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

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

## 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, September 10, 2018

**File:** LD 119/2018  
**Owner:** Worona, Marcia  
**Location:** Lot 28, Concession 5  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to add a 1,170.337 m<sup>2</sup> residential parcel of land to the West, retaining a 1,128.921 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:

Owner: Worona, Marcia

Ms. M. Worona advised the Committee she was in receipt of the agency comments. In response to agency concerns regarding the property's septic system, she advised the location of the septic bed was depicted on her application and felt the information provided was sufficient.

Ms. M. Worona also advised the Committee she was not aware of the Health Department's specific requirements.

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

Agency comments were provided to Ms. M. Worona.

**Motion of the Committee**

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 119/2018 be tabled, for up to two (2) years and no later than September 2020. A tabling fee of \$300.00 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 119/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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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, September 10, 2018

**File:** LD 120/2018  
**Submission:** B 126/2018  
**Owner:** Lajter, Janina  
Lajter, Ann  
**Agent:** Candevcon Limited  
**Location:** Lot 4, Concession Range 3  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a vacant 3.607 hectare industrial/ residential parcel of land, retaining a 0.671 hectare industrial/residential parcel of land with an existing dwelling and 2 barns.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:

Agent: Waterhouse, Scott - Candevcon Limited  
Interested party: Leighton, Phil

Mr. S. Waterhouse explained the nature of the application and advised the Committee the retained parcel will establish a lot for the existing house on the property and that the severed vacant portion will be subject to future development applications.

He further advised that he was in receipt of and in agreement with the agency comments. However, he asked the Committee for clarification on the noise requirement from the Regional Planning Department.

Mr. S. Waterhouse indicated these lands will be subject to future plan of subdivision and requested that requirement be deferred to the subdivision stage.

Secretary-Treasurer L. Trombino advised the applicant he could work off-line with the Regional Planner to satisfy this condition. He further advised the Committee of their options. He indicated the Committee could remove this condition, table the matter to allow the applicant to speak directly with the commenting agency or approve the application with the noise condition.

Mr. P. Leighton advised the Committee he is the President and a board member of Condominium #210 as well as a home owner in the area. He asked if the perpendicular portion of land will be used for road access and expressed concerns related to severe traffic congestion in the area including traffic from school buses, trucks, and transit.

Mr. S. Waterhouse advised the Committee that the development details are not known at this time and that he could not definitively confirm the location of the future entrance to Shoal Point Road. Mr. S. Waterhouse advised the Committee a stormwater management pond is anticipated.

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

Agency comments were provided to Mr. S. Waterhouse.

## **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 submissions, I hereby move that application LD 120/2018, 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 August 27, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2018 with respect to item 2, 3 and 4.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated September 10, 2018, financial and otherwise.
4. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's ("TRCA") letter dated September 6, 2018, financial and otherwise.
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, September 20, 2019.
  - Expiry Date of Application LD 120/2018 is Monday, October 21, 2019.

### **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 Works 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 Regional Planning and Economic Development Department 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 advised in writing by the Town of Ajax that condition #3 has been carried out to its satisfaction.

10. 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 TRCA that condition #4 has been carried out to its satisfaction.
11. 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 120/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 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, September 10, 2018

**File:** LD 121/2018  
**Submission:** B 127/2018  
**Owner:** Alsar Inc.  
**Agent:** Dorsay( Pickering) Limited c/o GHD  
**Location:** Lot Pt Lot 9 &, Concession 7  
City of Pickering  
**Municipality:** City of Pickering

Consent to add a vacant 22.487 hectare agricultural parcel of land, retaining a vacant 11.818 hectare agricultural parcel of land to be consolidated with the agricultural property to the North.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:

Agent: Yan, Cyrus - Dorsay( Pickering) Limited c/o GHD

Mr. C. Yan 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.

Agency comments were provided to Mr. C. Yan.

## **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 submissions, I hereby move that application LD 121/2018, 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 Regional Planning and Economic Development Department's letter dated September 10, 2018 with respect to item 1, 2,3 and 4.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated September 7, 2018, financial and otherwise.
3. That the severed lands be deeded in the same name as the adjacent property to the north. 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.
4. That the retained lands be deeded in the same name as the adjacent property to the west, municipally known as 4275 Westney Road, Pickering. 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.
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, September 20, 2019.
  - Expiry Date of Application LD 121/2018 is Monday, October 21, 2019.

### **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 City of Pickering 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 121/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 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, September 10, 2018

**File:** LD 122/2018  
**Submission:** B 128/2018  
**Owner:** Sareon, Gurdip  
Sareon, Jasbir  
**Agent:** Sareon, Gursimeran  
**Location:** Lot 16, Concession 3  
Township of Uxbridge  
**Municipality:** Township of Uxbridge

Consent to sever a 3,300 m<sup>2</sup> residential parcel of land with an existing dwelling and a frame barn to be removed, retaining a 3,019 m<sup>2</sup> residential parcel of land with an existing dwelling.

The Committee member visited the site on August 27, 2018 and confirmed the property was properly posted.

Present was:

Owner: Sareon, Gurdip  
Agent: Sareon, Gursimeran  
Interested party: Consales, Tania

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

Ms. T. Consales advised her property is directly adjacent to the subject lands and asked for details surrounding the proposed development.

Mr. G. Sareon advised the Committee the application will permit the development of a lot with a residential dwelling.

T. Consales expressed concern with the potential impacts on her property and questioned how development would proceed on the subject site given their shared property line contained a hill dividing the properties.

Mr. G. Sareon advised the Committee there is no concept plan in place at this time.

The Committee advised Ms. T. Consales that the Township of Uxbridge will require a minor variance application and that the minor variance process will provide for greater detail surrounding the potential location of the proposed dwelling on the proposed severed 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 Uxbridge.

Agency comments were provided to Mr. G. Sareon.

## **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 122/2018 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 September 7, 2018 with respect to items 2, 3, and 4 .
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated August 17, 2018, financial and otherwise.
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, September 20, 2019.
  - Expiry Date of Application LD 122/2018 is Monday, October 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 Township of Uxbridge 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 122/2018 on Monday, September 10, 2018.

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J. Hurst, Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

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