



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

Minutes

Monday, July 15, 2019

The Region of Durham Land Division Committee met in the Regional Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 A.M on Monday, July 15, 2019 with the following in attendance:

Present: Gerri Lynn O'Connor, Chair
Steven Cooke, Vice-Chair
Allan Arnott
Kitty Bavington
Alex Georgieff
Eric Hudson
Carolyn Molinari
Donovan Smith

Absent: None

Staff

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

If this information is required in an accessible format, please contact 1-800-372-1102, ext. 2583

1. Adoption of Minutes

Moved by: A. Georgieff

Seconded by: D. Smith

That the minutes of the Monday, June 10, 2019 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, July 15, 2019

2. Review Consent Applications/Correspondence

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

3. Other Business

4. Recess

Moved by: A. Georgieff

Seconded by: C. Molinari

That this meeting be recessed at 11:45 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, July 15, 2019

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 088/2017
Appendix 1

2. File: LD 099/2017
Appendix 2

3. File: LD 093/2018
Appendix 3

4. File: LD 004/2019
Appendix 4

5. File: LD 005/2019
Appendix 5
6. File: LD 042/2019
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7. File: LD 043/2019
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8. File: LD 060/2019
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9. File: LD 061/2019
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11. File: LD 063/2019
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12. File: LD 064/2019
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13. File: LD 065/2019
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14. File: LD 066/2019
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15. File: LD 067/2019
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16. File: LD 068/2019
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17. File: LD 069/2019
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18. File: LD 070/2019
Appendix 18
19. File: LD 071/2019
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20. File: LD 072/2019
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- 21. File: LD 073/2019
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- 22. File: LD 074/2019
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- 23. File: LD 075/2019
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- 24. File: LD 076/2019
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- 25. File: LD 077/2019
Appendix 25
- 26. File: LD 078/2019
Appendix 26
- 27. File: LD 079/2019
Appendix 27
- 28. File: LD 080/2019
Appendix 28
- 29. File: LD 081/2019
Appendix 29
- 30. File: LD 082/2019
Appendix 30
- 31. File: LD 083/2019
Appendix 31

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, August 12, 2019 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: A. Georgieff

Seconded by: E. Hudson

That this meeting be adjourned at 3:45 p.m. and the next regular meeting be held on Monday, August 12, 2019.

Carried unanimously
Monday, July 15, 2019

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 15, 2019

File: LD 088/2017
Submission: B 050/2019
Owner: McWalters, Travis
Agent: Osmi Homes
Location: Lot 28, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 512.9 square metre residential lot with an existing dwelling to be demolished, retaining a 512.9 square metre residential lot with an existing dwelling to be demolished.

This application was tabled from the July 17, 2017 hearing.

The Committee member visited the site on July 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Irfan, Nadeem
Interested party: Bhatt, Deepak
Objectors: Bernadette Riordan
Jewell, Jennifer
Richardson, Paul

Mr. N. Irfan advised the Committee this application was previously tabled and was ready to move forward with the application at this time.

He further advised the Committee the related minor variance application has been scheduled with the Town of Whitby for July 25, 2019.

Mr. D. Bhatt advised the Committee he was appearing in support of the application and indicated that in his professional opinion as Registered Professional Planner the proposal is in keeping with the character of the area. He also advised the Committee that the proposal only requires a minor variance for frontage and that in all other respects the application conforms with all other applicable plans and policies.

Ms. B. Riordan expressed concerns related to the related minor variance application and advised the Committee that nothing has been done during the tabling period. She further advised that many of the previous Land Division Committee members opposed the application.

Ms. B. Riordan expressed concerns related to loss of character of the existing neighborhood, loss of mature trees and construction issues.

Ms. J. Jewell expressed concerns related to the proposal including: potential flooding issues, parking issues, and potential increased noise impacts from the development.

Mr. P. Richardson expressed concerns related to the potential of non-compliance with the existing character of the neighborhood. He also noted that the related the minor variance application remained outstanding.

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

A letter of objection was received on July 8, 2019 from Doug and Sue McGraw.

A letter of objection was received on July 9, 2019, from Bonnie and Peter Dederichs.

A letter of objection was received on July 10, 2019, from Bernadette Riordan.

Agency comments were provided to Mr. N. Irfan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 088/2017, 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 Regional Works Department's letter dated June 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 11, 2019.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 26, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 088/2017 is Monday, August 24, 2020.

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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 088/2017 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 099/2017
Owner: Bishop, Robert
Durkin, Jennifer
Location: Lot 31, Concession 7
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a 416 square metre residential parcel of land with an existing sunroom to be demolished, retaining a 568 square metre residential parcel of land with an existing dwelling.

This application was withdrawn by Mr. R. Bishop on June 25, 2019.

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, July 15, 2019

File: LD 093/2018
Submission: B 051/2019
Owner: Marsden, James Raymond
Marsden, Michael
Location: Lot Part Lot 6, Concession BFC 3
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 454.9 m² residential parcel of land, retaining a vacant 465 m² residential parcel of land.

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

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Owner:
Marsden, Michael

Mr. M. Marsden explained the nature of the application and advised the Committee the proposed lot configuration has been updated to reflect the concerns raised by the Commenting agencies.

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

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

Agency comments were provided to Mr. M. Marsden.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 093/2018, 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 Works Department's letter dated June 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated July 12, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 093/2018 is Monday, August 24, 2020.

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 Works 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 Ajax 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 093/2018 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 004/2019
Submission: B 052/2019
Owner: Batty, Cindy Louise
Batty, Frederick
Agent: Miller Planning Services
Location: Lot Pt Lot 23, Concession 7
Town of Whitby
Municipality: Town of Whitby

Consent to add a vacant 0.181 hectare residential parcel of land to east, retaining a 37.706 hectare residential parcel of land with an existing dwelling and barns.

This matter was tabled from the January 14, 2019 hearing.

Applications LD 004/2019 and LD 005/2019 were heard in conjunction.

The Committee member visited the site on June 29, 2019 and confirmed the property was properly posted.

Present was:

Owner: Batty, Cindy Louise
Batty, Frederick
Agent: R. Miller - Miller Planning Services

Mr. R. Miller advised the Committee he was in receipt of and in agreement with the agency comments.

Mr. R. Miller explained the nature of the application. He expressed his concerns related to comments received from the Town of Whitby and the Central Lake Conservation Authority's comment letters and the need for additional studies.

Mr. R. Miller requested the Committee waive the requirements for an additional environmental study.

Committee Member A. Georgieff indicated that a tabling of the application may be an option to the applicant given there were a series of study requirements and permits that were still required.

Mr. R. Miller indicated that if the Committee was not in a position to waive the environmental condition he wished to move forward with the application with the requested agency conditions.

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 Central Lake Ontario Conservation Authority.

A written submission was received from Raviio Uukkivi, Cassels Brock & Blackwell LLP on July 12, 2019.

Agency comments were provided to Mr. R. Miller.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: S. Cooke

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 004/2019 be approved, as applied for, as such is a lot line adjustment to the east 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 Town of Whitby's letter dated July 10, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 004/2019 is Monday, August 24, 2020.

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 Town of Whitby 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. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Central Lake Ontario Conservation Authority letter dated June 19, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 004/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 005/2019
Submission: B 053/2019
Owner: Batty, Frederick
Batty, Cindy Louise
Agent: Miller Planning Services
Location: Lot Pt Lot 23, Concession 7
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 11.1 hectare residential parcel of land, retaining a 26.5 hectare residential parcel of land with an existing dwelling and barns to remain.

This matter was tabled from the January 14, 2019 hearing.

Applications LD 004/2019 and LD 005/2019 were heard in conjunction.

The Committee member visited the site on June 29, 2019 and confirmed the property was properly posted.

Present was:

Owner: Batty, Cindy Louise
Batty, Frederick
Agent: R. Miller - Miller Planning Services

Mr. R. Miller advised the Committee he was in receipt of and in agreement with the agency comments.

Mr. R. Miller explained the nature of the application. He expressed his concerns related to comments received from the Town of Whitby and the Central Lake Conservation Authority's comment letters and the need for additional studies.

Mr. R. Miller requested the Committee waive the requirements for an additional environmental study.

Committee Member A. Georgieff indicated that a tabling of the application may be an option to the applicant given there were a series of study requirements and permits that were still required.

Mr. R. Miller indicated that if the Committee was not in a position to waive the environmental condition he wished to move forward with the application with the requested agency conditions.

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 Central Lake Ontario Conservation Authority.

A written submission was received from Ravio Uukkivi, Cassels Brock & Blackwell LLP on July 12, 2019.

Agency comments were provided to Mr. R. Miller.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: S. Cooke

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 005/2019, be approved, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated June 25, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 005/2019 is Monday, August 24, 2020.

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 Works 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 Regional Planning and Economic Development Department 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 advised in writing by the Town of Whitby that condition #3 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 #4 have been adhered to.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Central Lake Ontario Conservation Authority letter dated June 19, 2019.
3. Ministry of Transportation letter dated January 7, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 005/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 042/2019
Submission: B 054/2019
Owner: Liang, Rongna
Agent: D.G. Biddle & Associates Limited
Location: Lot Pt Lt 35, Concession 4
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 4,026.5 m² rural residential parcel of land, retaining a 33,656.5 m² agricultural parcel of land with an existing dwelling and barn.

Applications LD 042/2019 and LD 043/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Owner: Liang, Rongna
Agent: T. Rubino - D.G. Biddle & Associates Limited

Committee Member A. Arnott declared a conflict of interest and removed himself from the panel.

Ms. T. Rubino advised the Committee there is currently a detached dwelling and barn on the property which will remain on the retained lands. She indicated the proposal is in compliance with all local and provincial plans and policies.

Ms. T. Rubino further advised the Committee she 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 Municipality of Clarington and the Central Lake Ontario Conservation Authority.

A written submission was received from Anne Parravani on July 11, 2019

Agency comments were provided to Ms. T. Rubino.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: S. Cooke

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 042/2019, be approved, 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 July 12, 2019.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated June 25, 2019.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated July 10, 2019.
4. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 10, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 042/2019 is Monday, August 24, 2020.

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 Regional Health 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 Central Lake Ontario Conservation Authority 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 Municipality of Clarington 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 042/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 7



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 15, 2019

File: LD 043/2019
Submission: B 055/2019
Owner: Liang, Rongna
Agent: D.G. Biddle & Associates Limited
Location: Lot Pt Lt 35, Concession 4
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 4,026.5 m² rural residential parcel of land, retaining a 29,630 m² agricultural parcel of land with an existing dwelling and barn.

Applications LD 042/2019 and LD 043/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Owner: Liang, Rongna
Agent: T. Rubino - D.G. Biddle & Associates Limited

Committee Member A. Arnott declared a conflict of interest and removed himself from the panel.

Ms. T. Rubino advised the Committee there is currently a detached dwelling and barn on the property which will remain on the retained lands. She indicated the proposal is in compliance with all local and provincial plans and policies.

Ms. T. Rubino further advised the Committee she 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 Municipality of Clarington and the Central Lake Ontario Conservation Authority.

A written submission was received from Anne Parravani on July 11, 2019

Agency comments were provided to Ms. T. Rubino.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: S. Cooke

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 043/2019, be approved, 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 July 12, 2019.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated June 25, 2019.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated July 10, 2019.
4. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 10, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 043/2019 is Monday, August 24, 2020.

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 Regional Health 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 Central Lake Ontario Conservation Authority 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 Municipality of Clarington 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 043/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 060/2019
Submission: B 056/2019
Owner: Brooknorth Holdings Inc.
2417349 Ontario Inc
Agent: Valerie Cranmer & Associates
Location: Lot Pt Lot 21, Concession 5
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 18,327.1 m² industrial parcel of land, retaining a vacant 18,669.8 m² industrial parcel of land.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Cranmer, Valerie - Valerie Cranmer & Associates

Ms. V. Cranmer advised the Committee the application would facilitate a new building lot and the development of two automobile dealerships. She indicated the Town of Whitby has already approved the related zoning bylaw amendment application. She further advised that the zoning by-law amendment was currently in the decision circulation stage.

Committee Member D. Smith asked the agent if she was aware of the Ministry of Transportation ("MTO") comments and if she was agreeable to same. Ms. V. Cranmer confirmed her agreement to the conditions from MTO.

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 the Central Lake Conservation Authority.

Agency comments were provided to Ms. V. Cranmer.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 060/2019, 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 Town of Whitby's letter dated July 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority letter dated June 21, 2019.
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, July 24, 2020.
 - Expiry Date of Application LD 060/2019 is Monday, August 24, 2020.

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 Town of Whitby that condition #1 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 Central Lake Ontario Conservation Authority that condition #2 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 060/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 9



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, July 15, 2019

File: LD 061/2019
Submission: B 057/2019
Owner: Noor, Elizabeth June
Ross, Cameron
Agent: Noor, Mohad
Location: Lot Pt Lot 12, Concession 6
Township of Brock
Municipality: Township of Brock

Consent to sever a vacant 640.1 m² residential parcel of land, retaining a 38.749 hectare residential/ agricultural parcel of land with an existing dwelling, barn and outbuildings.

Applications LD 061/2019 and LD 062/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Noor, Mohad

M. Noor advised the Committee the proposal was in compliance with all local and regional plans. He also advised the Committee that the related zoning by-law amendment application was currently under review.

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

Committee Member K. Bavington asked the agent to provide clarification on the two-acre reference noted in the documentation. Mr. M. Noor advised the Committee that the owner resides on the two-acre portion of the parcel and will continue to do so after the completion of the severance as the dwelling is already constructed on that portion of land.

Secretary-Treasurer L. Trombino advised the Committee that the two-acre parcel is currently registered in same name as the adjacent parcel which resulted in an inadvertent merger of the lands. He indicated this application would remedy that merger.

Committee Member K. Bavington asked the agent to speak to the sizing of the proposed lots. She asked him to advise if he had spoken with any of the neighbors or if he anticipated any objections from the residents.

Mr. M. Noor advised he has not been approached by any neighbors and does not foresee any issues with the creation of the proposed lots.

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

Agency comments were provided to Mr. M. Noor.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 061/2019, 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 June 24, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 11, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated June 26, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 061/2019 is Monday, August 24, 2020.

Clearing Agencies

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

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 061/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 062/2019
Submission: B 058/2019
Owner: Ross, Cameron
Noor, Elizabeth June
Agent: Noor, Mohad
Location: Lot Pt Lot 12, Concession 6
Township of Brock
Municipality: Township of Brock

Consent to sever a vacant 640.1 m² residential parcel of land, retaining a 38.685 hectare residential/ agricultural parcel of land with an existing dwelling, barn and outbuildings.

Applications LD 061/2019 and LD 062/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Noor, Mohad

M. Noor advised the Committee the proposal was in compliance with all local and regional plans. He also advised the Committee that the related zoning by-law amendment application was currently under review.

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

Committee Member K. Bavington asked the agent to provide clarification on the two-acre reference noted in the documentation. Mr. M. Noor advised the Committee that the owner resides on the two-acre portion of the parcel and will continue to do so after the completion of the severance as the dwelling is already constructed on that portion of land.

Secretary-Treasurer L. Trombino advised the Committee that the two-acre parcel is currently registered in same name as the adjacent parcel which resulted in an inadvertent merger of the lands. He indicated this application would remedy that merger.

Committee Member K. Bavington asked the agent to speak to the sizing of the proposed lots. She asked him to advise if he had spoken with any of the neighbors or if he anticipated any objections from the residents.

Mr. M. Noor advised he has not been approached by any neighbors and does not foresee any issues with the creation of the proposed lots.

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

Agency comments were provided to Mr. M. Noor.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 062/2019, 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 June 24, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 11, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated June 26, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 062/2019 is Monday, August 24, 2020.

Clearing Agencies

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

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 062/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 11



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, July 15, 2019

File: LD 063/2019
Owner: 2531751 Ontario Inc.
Agent: Bennett Jones Services LP
Location: Lot Pt Lot 12, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 1.13 hectare commercial parcel of land to the west, retaining a vacant 3.3 hectare commercial parcel of land.

The Committee member visited the site on July 3, 2019 and confirmed the property was properly posted.

There were no parties in attendance.

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

Agency comments were provided to Robert Blunt in advance of the hearing.

Motion of the Committee

Moved by: E. Hudson

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments, I hereby move that application LD 063/2019 be tabled at the expense of the applicant for up to two (2) years and no later than July 2021. 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 063/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

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, July 15, 2019

File: LD 064/2019
Submission: B 059/2019
Owner: Manulife Ontario Property Portfolio Inc.
Agent: Fasken Martineau DuMoulin LLP
Location: Town of Ajax
Municipality: Town of Ajax

Consent to grant a lease for over 21 years over a 993.9 m² commercial parcel of land, retaining a 23,710 m² commercial parcel of land.

The Committee member visited the site on June 29, 2019 and confirmed the property was properly posted.

Present was:

Agent: Joe Guzzi - Fasken Martineau DuMoulin LLP

Mr. J. Guzzi advised the Committee that the application is for a lease over an existing building, parking lot and drive-through. He indicated there is no development proposed on the subject parcel.

Mr. J. Guzzi further advised the Committee he was in receipt of the agency comments and in agreement with same, however, he requested that the Town of Ajax's Condition Number 3 be revised to state that a "notice of lease be presented rather than draft lease".

Committee Member C. Molinari asked the agent if he had spoken with the Town of Ajax directly regarding this condition and proposed revision. Mr. J. Guzzi advised he was involved with discussions with the Town. After some additional discussion, Mr. J. Guzzi indicated that he felt confident his client could satisfy the condition therefore he was prepared to proceed today with the application and accept said conditions without the proposed amendment.

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

Agency comments were provided to Mr. J. Guzzi.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: D. Smith

That application LD 064/2019 be approved, as applied for, as such is a lease in excess of 21 years 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 Town of Ajax's letter dated July 12, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 064/2019 is Monday, August 24, 2020.

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 Town of Ajax 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. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 064/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 065/2019
Submission: B 060/2019
Owner: DH Development Corporation
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 461.7 m² residential parcel of land, retaining a vacant 1,119.6 m² residential parcel of land.

Applications LD 065/2019 though to LD 067/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Owner: Christine Yee - DH Development Corporation

Ms. C. Yee explained the nature of the application and advised the Committee the applications will facilitate the creation of 3 new residential building lots. She further advised these applications were previously approved, however, they had lapsed because the application was never finalized.

Ms. C. Yee advised the Committee she was in receipt of and in agreement with the agency comments.

Committee Member K. Bavington asked the agent to confirm why the applications had lapsed. Ms. C. Yee advised the time frame did not allow for completion of the of the registration of the documents on title.

Committee Member E. Hudson asked the agent to confirm the ownership of the retained Lands. Ms. C. Yee confirmed the retained lands would remain in the applicant's ownership.

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

Agency comments were provided to Ms. C. Yee.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 065/2019, 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 Town of Whitby's letter dated July 11, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 065/2019 is Monday, August 24, 2020.

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 Town of Whitby 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. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 065/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 066/2019
Submission: B 061/2019
Owner: DH Development Corporation
Location: Lot Pt Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 461.5 m² residential parcel of land, retaining a vacant 658.1 m² residential parcel of land.

Applications LD 065/2019 though to LD 067/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Owner: Christine Yee - DH Development Corporation

Ms. C. Yee explained the nature of the application and advised the Committee the applications will facilitate the creation of 3 new residential building lots. She further advised these applications were previously approved, however, they had lapsed because the application was never finalized.

Ms. C. Yee advised the Committee she was in receipt of and in agreement with the agency comments.

Committee Member K. Bavington asked the agent to confirm why the applications had lapsed. Ms. C. Yee advised the time frame did not allow for completion of the of the registration of the documents on title.

Committee Member E. Hudson asked the agent to confirm the ownership of the retained Lands. Ms. C. Yee confirmed the retained lands would remain in the applicant's ownership.

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

Agency comments were provided to Ms. C. Yee.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 066/2019, 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 Town of Whitby's letter dated July 11, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 066/2019 is Monday, August 24, 2020.

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 Town of Whitby 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. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 066/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 15



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 15, 2019

File: LD 067/2019
Submission: B 062/2019
Owner: DH Development Corporation
Location: Lot Pt Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 463.6 m² residential parcel of land, retaining a vacant 194.5 m² residential parcel of land.

Applications LD 065/2019 though to LD 067/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Owner: Christine Yee - DH Development Corporation

Ms. C. Yee explained the nature of the application and advised the Committee the applications will facilitate the creation of 3 new residential building lots. She further advised these applications were previously approved, however, they had lapsed because the application was never finalized.

Ms. C. Yee advised the Committee she was in receipt of and in agreement with the agency comments.

Committee Member K. Bavington asked the agent to confirm why the applications had lapsed. Ms. C. Yee advised the time frame did not allow for completion of the of the registration of the documents on title.

Committee Member E. Hudson asked the agent to confirm the ownership of the retained Lands. Ms. C. Yee confirmed the retained lands would remain in the applicant's ownership.

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

Agency comments were provided to Ms. C. Yee.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 067/2019, 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 Town of Whitby's letter dated July 11, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 067/2019 is Monday, August 24, 2020.

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 Town of Whitby 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. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 067/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 16



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 15, 2019

File: LD 068/2019
Submission: B 063/2019
Owner: Grant Aggregate and Industrial Supply Inc.
Agent: Weston Consulting
Location: Lot Pt LT 10, Concession BLK 2
Town of Ajax
Municipality: Town of Ajax

Consent to grant a 58 m² access easement in favour of the property to the north, retaining a 5,272,200 m² commercial parcel of land.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Manny Zanders - Weston Consulting

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

The Committee engaged in discussions related to the correspondence received from the agent advising the dimensions noted in the application differed from the dimensions subject to the easement.

Assistant Secretary-Treasurer P. Aguilera asked the agent to confirm the total area of the easement as noted in the application. Mr. M. Zanders confirmed the

access easement would be 55 m2 and that a 3 m2 easement for a stop sign would also be provided to the Town of Ajax.

In response to questions from the Committee and the Committee staff, Mr. M. Zanders indicated he was agreeable to combining the two easement areas and that one deed would be sufficient to crystalize the consent for both easement areas.

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

Agency comments were provided to M. Zanders.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: E. Hudson

That application LD 068/2019 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 Planning and Economic Development Department's letter dated July 12, 2019.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated July 12, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 068/2019 is Monday, August 24, 2020.

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 Ajax 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 068/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 069/2019
Submission: B 064/2019
Owner: Manorgate Homes (Whitby) Inc.
Agent: GHD
Location: Lot Pt Lt 32, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to add a vacant 13.5 m² residential parcel of land to the west, retaining a 2,729 m² vacant residential parcel of land.

The Committee member visited the site on June 30, 2019 and confirmed the property was properly posted.

Present was:

Agent: Samantha Chow - GHD

Ms. S. Chow advised the Committee she was in receipt of and in agreement with the agency comments.

Committee Member A. Georgieff and Secretary-Treasurer L. Trombino asked the agent to clarify the configuration of the proposed lands and the intent of the application.

S. Chow advised the Committee that the subject application will facilitate a transfer of land for three proposed parking spots.

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 the Central Lake Ontario Conservation Authority.

Agency comments were provided to Ms. S. Chow.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 069/2019 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 Regional Planning and Economic Development Department's letter dated July 12, 2019.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 10, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 069/2019 is Monday, August 24, 2020.

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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 069/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 070/2019
Submission: B 065/2019
Owner: Thorndyke, Wendell Eliot
Agent: Coleman, Thomas
Location: Lot 8, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to add a vacant 54.2 m² residential parcel of land to the east, retaining a 2,145 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Coleman, Thomas

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

Committee Member A. Arnott asked the agent to provide some details regarding the existing fence line issue.

Mr. T. Coleman advised the Committee that the existing fence is within an existing easement area.

Secretary-Treasurer L. Trombino asked the agent to confirm the nature of the application and why it was required.

Mr. T. Coleman advised the Committee that the application would remedy an existing encroachment on the adjacent parcel given the existing lot line is within six inches of an existing building.

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. T. Coleman.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: S. Cooke

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 070/2019 be approved, as applied for, as such is a lot line adjustment to the east 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 July 12, 2019.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 11, 2019, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 24, 2020.
 - Expiry Date of Application LD 070/2019 is Monday, August 24, 2020.

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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 070/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

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, July 15, 2019

File: LD 071/2019
Submission: B 066/2019
Owner: Estate of Margaret Lenore McGuirk
Agent: Pearce, David
Location: Lot Pt Lot 22, Concession 3
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 4,297.8 m² residential cluster parcel of land with an existing dwelling to be demolished, retaining a 4,167.6 m² residential cluster parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Pearce, David

Mr. D. Pearce 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 Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. D. Pearce.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: S. Cooke

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 071/2019, 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 July 12, 2019.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated July 11, 2019.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 10, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 071/2019 is Monday, August 24, 2020.

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 Regional Health 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 Municipality of Clarington 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

2. Central Lake Ontario Conservation Authority letter dated July 8, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 071/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 20



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, July 15, 2019

File: LD 072/2019
Owner: 1198321 Ontario Inc.
Agent: Abbott, Ray
Location: Lot Pt Lt 20, Concession 9
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 8,738 m² hamlet residential parcel of land, retaining a vacant 41,072 m² hamlet residential parcel of land.

Applications LD 072/2019 through LD 076/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray

Mr. R. Abbott explained the nature of the application and advised he has completed a variety of studies, including: archaeological studies, environmental assessment, hydrogeological study, natural heritage, site contamination screening, noise study, grading and drainage plans, and a tree preservation study.

Mr. R. Abbott advised the Committee he was in receipt of all agency comments and requested that the Committee approve the applications today and include a

condition that the approval is subject to satisfying the conditions of the Regional Health Department.

Committee member A. Georgieff advised the agent that until such a time that the peer review was complete this application would not be in compliance with the Regional Official Plan.

Mr. R. Abbott advised he was under the impression this review could be a condition of approval and was not aware of the conformity issue with the Regional Official Plan.

Committee Member K. Bavington asked agent to explain the proposed lot configuration and the details surrounding the irregular center lot.

Mr. R. Abbott advised the Committee that this configuration was as a result of consultation with the Central Lake Ontario Conservation Authority. He advised that the mutually agreeable lot configuration that would not interfere with any features on the property.

Committee Member. K. Bavington asked the agent to provide information related to the required driveway access on the property.

Mr. R. Abbott advised the Committee he had completed a traffic study to determine driveway access.

Committee Member C. Molinari questioned why the Regional Health Department's tabling comments were inconsistent with another set of similar applications considered by the Committee earlier in the meeting.

Secretary-Treasurer L. Trombino advised the Committee the Regional Official Plan states that three lots may be the maximum number of lots created by way of consent applications. He further advised there have been a number of lots created in this area that are on private services. He indicated it would appear that the Regional Health Department wished to have the Hydrogeological peer reviewed due to cumulative impact of lots created in the area.

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 Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. R. Abbott.

Motion of the Committee

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 072/2019 be tabled at the expense of the applicant for up to two (2) years and no later than July 2021. 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

Signed by all members present and concurring that this is the Committee Motion of LD 072/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 21



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, July 15, 2019

File: LD 073/2019
Owner: 1198321 Ontario Inc.
Agent: Abbott, Ray
Location: Lot Pt Lt 20, Concession 9
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 8,097 m² hamlet residential parcel of land, retaining a vacant 32,975 m² hamlet residential parcel of land.

Applications LD 072/2019 through LD 076/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray

Mr. R. Abbott explained the nature of the application and advised he has completed a variety of studies, including: archaeological studies, environmental assessment, hydrogeological study, natural heritage, site contamination screening, noise study, grading and drainage plans, and a tree preservation study.

Mr. R. Abbott advised the Committee he was in receipt of all agency comments and requested that the Committee approve the applications today and include a

condition that the approval is subject to satisfying the conditions of the Regional Health Department.

Committee member A. Georgieff advised the agent that until such a time that the peer review was complete this application would not be in compliance with the Regional Official Plan.

Mr. R. Abbott advised he was under the impression this review could be a condition of approval and was not aware of the conformity issue with the Regional Official Plan.

Committee Member K. Bavington asked the agent to explain the proposed lot configuration and the details surrounding the irregular center lot.

Mr. R. Abbott advised the Committee that this configuration was as a result of consultation with the Central Lake Ontario Conservation Authority. He advised that the mutually agreeable lot configuration would not interfere with any features on the property.

Committee Member. K. Bavington asked the agent to provide information related to the required driveway access on the property.

Mr. R. Abbott advised the Committee he had completed a traffic study to determine driveway access.

Committee Member C. Molinari questioned why the Regional Health Department's tabling comments were inconsistent with another set of similar applications considered by the Committee earlier in the meeting.

Secretary-Treasurer L. Trombino advised the Committee the Regional Official Plan states that three lots may be the maximum number of lots created by way of consent applications. He further advised there have been a number of lots created in this area that are on private services. He indicated it would appear that the Regional Health Department wished to have the Hydrogeological peer reviewed due to cumulative impact of lots created in the area.

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 Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. R. Abbott.

Motion of the Committee

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 073/2019 be tabled at the expense of the applicant for up to two (2) years and no later than July 2021. 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

Signed by all members present and concurring that this is the Committee Motion of LD 073/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 22



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, July 15, 2019

File: LD 074/2019
Owner: 1198321 Ontario Inc.
Agent: Abbott, Ray
Location: Lot Pt Lt 20, Concession 9
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 8,095 m² hamlet residential parcel of land, retaining a vacant 24,880 m² hamlet residential parcel of land.

Applications LD 072/2019 through LD 076/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray

Mr. R. Abbott explained the nature of the application and advised he has completed a variety of studies, including: archaeological studies, environmental assessment, hydrogeological study, natural heritage, site contamination screening, noise study, grading and drainage plans, and a tree preservation study.

Mr. R. Abbott advised the Committee he was in receipt of all agency comments and requested that the Committee approve the applications today and include a

condition that the approval is subject to satisfying the conditions of the Regional Health Department.

Committee member A. Georgieff advised the agent that until such a time that the peer review was complete this application would not be in compliance with the Regional Official Plan.

Mr. R. Abbott advised he was under the impression this review could be a condition of approval and was not aware of the conformity issue with the Regional Official Plan.

Committee Member K. Bavington asked the agent to explain the proposed lot configuration and the details surrounding the irregular center lot.

Mr. R. Abbott advised the Committee that this configuration was as a result of consultation with the Central Lake Ontario Conservation Authority. He advised that the mutually agreeable lot configuration would not interfere with any features on the property.

Committee Member. K. Bavington asked the agent to provide information related to the required driveway access on the property.

Mr. R. Abbott advised the Committee he had completed a traffic study to determine driveway access.

Committee Member C. Molinari questioned why the Regional Health Department's tabling comments were inconsistent with another set of similar applications considered by the Committee earlier in the meeting.

Secretary-Treasurer L. Trombino advised the Committee the Regional Official Plan states that three lots may be the maximum number of lots created by way of consent applications. He further advised there have been a number of lots created in this area that are on private services. He indicated it would appear that the Regional Health Department wished to have the Hydrogeological peer reviewed due to cumulative impact of lots created in the area.

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 Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. R. Abbott.

Motion of the Committee

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 074/2019 be tabled at the expense of the applicant for up to two (2) years and no later than July 2021. 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

Signed by all members present and concurring that this is the Committee Motion of LD 074/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 23



**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, July 15, 2019

File: LD 075/2019
Owner: 1198321 Ontario Inc.
Agent: Abbott, Ray
Location: Lot Pt Lt 20, Concession 9
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 14,963 m² hamlet residential parcel of land, retaining a vacant 9,917 m² hamlet residential parcel of land.

Applications LD 072/2019 through LD 075/2019 were heard in conjunction.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray

Mr. R. Abbott explained the nature of the application and advised he has completed a variety of studies, including: archaeological studies, environmental assessment, hydrogeological study, natural heritage, site contamination screening, noise study, grading and drainage plans, and a tree preservation study.

Mr. R. Abbott advised the Committee he was in receipt of all agency comments and requested that the Committee approve the applications today and include a condition that the approval is subject to satisfying the conditions of the Regional Health Department.

Committee member A. Georgieff advised the agent that until such a time that the peer review was complete this application would not be in compliance with the Regional Official Plan.

Mr. R. Abbott advised he was under the impression this review could be a condition of approval and was not aware of the conformity issue with the Regional Official Plan.

Committee Member K. Bavington asked the agent to explain the proposed lot configuration and the details surrounding the irregular center lot.

Mr. R. Abbott advised the Committee that this configuration was as a result of consultation with the Central Lake Ontario Conservation Authority. He advised that the mutually agreeable lot configuration would not interfere with any features on the property.

Committee Member. K. Bavington asked the agent to provide information related to the required driveway access on the property.

Mr. R. Abbott advised the Committee he had completed a traffic study to determine driveway access.

Committee Member C. Molinari questioned why the Regional Health Department's tabling comments were inconsistent with another set of similar applications considered by the Committee earlier in the meeting.

Secretary-Treasurer L. Trombino advised the Committee the Regional Official Plan states that three lots may be the maximum number of lots created by way of consent applications. He further advised there have been a number of lots created in this area that are on private services. He indicated it would appear that the Regional Health Department wished to have the Hydrogeological peer reviewed due to cumulative impact of lots created in the area.

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 Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. R. Abbott.

Motion of the Committee

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 075/2019 be tabled at the expense of the applicant for up to two (2) years and no later than July 2021. 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

Signed by all members present and concurring that this is the Committee Motion of LD 075/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 24



**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, July 15, 2019

File: LD 076/2019
Submission: B 067/2019
Owner: 1579394 Ontario Inc.
Agent: Abbott, Ray
Location: Lot 10, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to add a vacant 56 m² residential parcel of land to the north, retaining a 1,715 m² residential parcel of land with an existing.

Applications LD 076/2019 through LD 078/2019 were heard in conjunction.

The Committee member visited the site on July 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray

Mr. R. Abbott explained the nature of each of the three applications and advised the Committee the first application would rectify an encroachment issue on the subject parcel related to a parking issue. He also advised that the second and third applications would facilitate an easement and lot creation.

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

Agency comments were provided to Mr. R. Abbott.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 076/2019 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 July 11, 2019.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 11, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 076/2019 is Monday, August 24, 2020.

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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 076/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 25



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, July 15, 2019

File: LD 077/2019
Submission: B 068/2019
Owner: Abbott Jr., Raymond James
Agent: Abbott, Ray
Location: Lot 10, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to grant a 180 m² access & servicing easement in favour of the property to the south, retaining a 614 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 076/2019 through LD 078/2019 were heard in conjunction.

The Committee member visited the site on July 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray

Mr. R. Abbott explained the nature of each of the three applications and advised the Committee the first application would rectify an encroachment issue on the subject parcel related to a parking issue. He also advised that the second and third applications would facilitate an easement and lot creation.

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

Agency comments were provided to Mr. R. Abbott.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: D. Smith

That application LD 077/2019 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 Planning and Economic Development Department's letter dated July 11, 2019 .
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 11, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 077/2019 is Monday, August 24, 2020.

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 City of Oshawa 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 077/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 26



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, July 15, 2019

File: LD 078/2019
Submission: B 070/2019
Owner: Abbott Jr., Raymond James
Agent: Abbott, Ray
Location: Lot 10, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 407 m² residential parcel of land, retaining a 387 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 076/2019 through LD 078/2019 were heard in conjunction.

The Committee member visited the site on July 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Abbott, Ray

Mr. R. Abbott explained the nature of each of the three applications and advised the Committee the first application would rectify an encroachment issue on the subject parcel related to a parking issue. He also advised that the second and third applications would facilitate an easement and lot creation.

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

Agency comments were provided to Mr. R. Abbott.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 078/2019, 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 July 11, 2019.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 11, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 078/2019 is Monday, August 24, 2020.

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 City of Oshawa 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the

legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 078/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 27



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, July 15, 2019

File: LD 079/2019
Submission: B 070/2019
Owner: Mainstream Plumbing Inc.
Agent: Camposeo, Anthony
Location: Lot 11, Concession 3
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 325.79 m² residential parcel of land, retaining a 325.79 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Camposeo, Anthony

Mr. A. Camposeo explained the nature of the application and advised the Committee that a semi-detached dwelling was currently being constructed on the subject parcel and the application would facilitate the creation of 2 separate legally conveyable parcels.

Mr. A. Camposeo further advised the Committee he was in receipt of agency comments and that he did not agree with all the proposed conditions, however, he would accept all the proposed conditions in order to advance the application.

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

Agency comments were provided to Mr. A. Camposeo.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: S. Cooke

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 079/2019, 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 July 10, 2019.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 11, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 079/2019 is Monday, August 24, 2020.

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 City of Oshawa 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 079/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 28



**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, July 15, 2019

File: LD 080/2019
Owner: Paradine, Kathryn
Paradine, Steven
Agent: Mills, Cindy
Location: Lot Pt Lt 5, Concession 2
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to add a vacant 1 acre agriculture parcel of land to the north, retaining a 134.5 acres of agricultural parcel of land.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Mills, Cindy
Interested party - Mills, David

Mr. D. Mills advised the Committee an identical application was heard and approved by the Land Division Committee 15 years previously, however, the application had lapsed due to the failure of the applicant to register the deed.

He further advised the Committee that the owner has been in consultations with the Conservation Authority with respect to this application and with respect to some fill issues.

Committee Member K. Bavington asked Mr. Mills why the lot line initially depicted was not in accordance with the survey.

Mr. D. Mills advised the Committee the original severance application was in 1983 and a subsequent application was made in 2003 for a lot line adjustment which had lapsed. He further advised this application is identical to the application filed in 2003.

Ms. C. Mills acknowledged that there was fill placed on the property.

Ms. C. Mills advised the Committee that there were recent discussions with the Conservation Authority and felt that the most recent concerns raised by the Conservation Authority does not lessen the merits of the existing application.

Committee Member C. Molinari advised those in attendance that the Committee was awaiting supportive comments from the Lake Simcoe Region Conservation Authority and Regional Planning before the Committee could proceed.

Committee Member A. Arnott asked Mr. Mills to advise when he had consulted with the Conservation Authority. Mr. Mills advised it was recently.

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 and Lake Simcoe Region Conservation Authority.

Agency comments were provided to Ms. C. Mills.

Motion of the Committee

Moved by: K. Bavington

Seconded by: A .Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 080/2019 be tabled at the expense of the applicant for up to two (2) years and no later than July 2021. 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 080/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 29



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, July 15, 2019

File: LD 081/2019
Submission: B 071/2019
Owner: C.E.J Poultry Inc.
Agent: Clark Consulting Services
Location: Lot 5 & 6, Concession 10
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

Consent to sever a 74.6 hectare agricultural parcel of land with an existing dwelling, retaining a 40.6 hectare agricultural parcel of land with an existing dwelling to remain.

The Committee member visited the site on June 30, 2019 and confirmed the property was properly posted.

Present was:

Owner: C.E.J Poultry Inc.
Agent: Hugh Stewart - Clark Consulting Services

Mr. H. Stewart advised the Committee the application would rectify an inadvertent merger of the subject lands. He further advised the application was in compliance with all applicable plans and policies.

Committee Member D. Smith asked the agent if he was in agreement with the comments and conditions as set out in the Regional Works Department letter related to the road widening requirement.

Mr. H. Stewart advised he was in agreement with the conditions.

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: D. Smith

Seconded by: S. Cooke

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 081/2019, 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 June 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated June 28, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 081/2019 is Monday, August 24, 2020.

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 Works 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 Scugog 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Kawartha Region Conservation Authority letter July 2, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 081/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 30



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, July 15, 2019

File: LD 082/2019
Submission: B 072/2019
Owner: Fifty Five Clarington Ltd.
Pentaco Holdings Inc.
Agent: Bertucci, Enzo
Location: Lot Pt Lt 16, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 0.064 hectare residential parcel of land to the west, retaining a vacant 0.364 hectare residential parcel of land.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Agent: Rodrick Sutherland

Mr. R. Sutherland advised the Committee he was in receipt of and in agreement with the agency comments. He further advised that the subject lands will provide an area for shared services and access between two properties owned by the applicant.

Mr. R. Sutherland further advised that the subject lands are within a registered plan of subdivision.

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

Agency comments were provided to Mr. R. Sutherland.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: S. Cooke

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 082/2019 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 Regional Planning and Economic Development Department's letter dated July 12, 2019.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 10, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 082/2019 is Monday, August 24, 2020.

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. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 082/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.

Appendix 31



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, July 15, 2019

File: LD 083/2019
Submission: B 025/2018
Owner: Sherk, Gerald Kenneth
Cahill-Pendrigh, Deborah
Location: Lot 33, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 896.7 m² residential parcel of land, retaining a 921.6 m² residential parcel of land.

The Committee member visited the site on July 2, 2019 and confirmed the property was properly posted.

Present was:

Owner: Sherk, Gerald Kenneth

Mr. G. Sherk advised the Committee that a dwelling has been constructed on the retained parcel and that an existing garage will remain on the severed parcel of land.

Committee Member A. Arnott asked the owner to confirm whether any neighbours were aware that a second dwelling would be constructed following the approval of the severance application. Mr. G. Sherk answered in the affirmative.

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

Agency comments were provided to Mr. G. Sherk.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: S. Cooke

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 083/2019, 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 June 21, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 12, 2019.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 10, 2019, 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, July 24, 2020.
 - Expiry Date of Application LD 083/2019 is Monday, August 24, 2020.

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 Municipality of Clarington 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 083/2019 on Monday, July 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 13, 2019.