



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

**Minutes**

**Monday, July 11, 2016**

The Region of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:00 A.M. on Monday, July 11, 2016 with the following in attendance:

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

Absent: None

Staff

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

**1. Adoption of Minutes**

Moved by: D. Marquis

Seconded by: E. Hudson

That the minutes of the June 13, 2016 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, July 11, 2016

**2. Review Consent Applications/Correspondence**

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

**3. Other Business**

Secretary-Treasurer L. Trombino provided the Committee with highlights pertaining to the implementation of Bill 73 and how it will directly affect the Committee's motions and decisions.

**4. Recess**

Moved by: K. Reinhardt

Seconded by: E. Hudson

That this meeting be recessed at 11:56 a.m. and reconvene at 1:00 p.m.

Carried unanimously  
Monday, July 11, 2016

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

**5. Consideration of Consent Applications**

1. File: LD 025/2016  
Appendix 1

2. File: LD 026/2016  
Appendix 2

3. File: LD 046/2016  
Appendix 3
4. File: LD 060/2016  
Appendix 4
5. File: LD 061/2016  
Appendix 5
6. File: LD 062/2016  
Appendix 6
7. File: LD 063/2016  
Appendix 7
8. File: LD 064/2016  
Appendix 8
9. File: LD 065/2016  
Appendix 9
10. File: LD 066/2016  
Appendix 10
11. File: LD 067/2016  
Appendix 11
12. File: LD 068/2016  
Appendix 12
13. File: LD 069/2016  
Appendix 13

**6. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held on Monday, August 15, 2016 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

**7. Adjournment**

Moved by: D. Marquis

Seconded by: P. Hamilton

That this meeting be adjourned at 2:15 p.m. and the next regular meeting be held on Monday, August 15, 2016.

Carried unanimously  
Monday, July 11, 2016

**8. Appendices**

## Appendix 1



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

#### Minutes

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

Consent Application heard on: Monday, July 11, 2016

**File:** LD 025/2016  
**Owner:** Southbound Developments Inc. and Faith Baptist Church  
**Agent:** Glen Schnarr & Associates Inc.  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 1.27 hectare institutional parcel of land, retaining a 2.0 hectare institutional parcel of land with an existing church and private school. Application includes easement.

Applications LD 025/2016 and LD 026/2016 were heard in conjunction.

This matter was tabled from the March 21, 2016 hearing.

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

Present was:

Agent: Luchich, Maurice - Glen Schnarr & Associates Inc.

Mr. M. Luchich explained the nature of the application and provided the Committee with a brief update as to how he has resolved the issues raised by the Town of Whitby and the Regional Planning and Economic Development Department at the prior hearing. Mr. Luchich advised that there are new conditions that have been imposed by the Town of Whitby and that he would like some additional time to address the conditions through the related site plan process. Accordingly, a tabling request was made by Mr. Luchich.

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

Agency comments were handed to Mr. M. Luchich.

**Motion of the Committee**

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 025/2016 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 025/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

## 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 11, 2016

**File:** LD 026/2016  
**Owner:** Southbound Developments Inc. and Faith Baptist Church  
**Agent:** Glen Schnarr & Associates Inc.  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to grant a blanket servicing and access easement over a 1,384.8 square metre institutional parcel of land, retaining a 2.0 hectare institutional parcel of land.

Applications LD 025/2016 and LD 026/2016 were heard in conjunction.

This matter was tabled from the March 21, 2016 hearing.

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

Present was:

Agent: Luchich, Maurice - Glen Schnarr & Associates Inc.

Mr. M. Luchich explained the nature of the application and provided the Committee with a brief update as to how he has resolved the issues raised by the Town of Whitby and the Regional Planning and Economic Development Department at the prior hearing. Mr. Luchich advised that there are new conditions that have been imposed by the Town of Whitby and that he would like some additional time to address the conditions through the related site plan process. Accordingly, a tabling request was made by Mr. Luchich.

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

Agency comments were handed to Mr. M. Luchich.

### **Motion of the Committee**

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 026/2016 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 026/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

### Appendix 3



## The Regional Municipality of Durham Land Division Committee Meeting

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

Consent Application heard on: Monday, July 11, 2016

**File:** LD 046/2016  
**Owner:** Woud, Antje  
**Agent:** Vanderzalm, John  
**Location:** Lot 14, Concession 5  
Township of Scugog  
(Reach)  
**Municipality:** Township of Scugog

Consent to add a 0.68 hectare agricultural parcel to the south, retaining a 52 hectare agricultural parcel of land.

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

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

Present was:

Agent: Vanderzalm, John

Mr. J. Vanderzalm explained the nature of the application and advised the Committee he was ready to proceed with the application.

Chair J. Hurst asked if Mr. J. Vanderzalm was in receipt of the revised comments from the Regional Planning and Economic Development Department indicating the application is premature.

Secretary-Treasurer L. Trombino advised that Regional staff had recently become aware of the additional dwelling on the subject parcel and that this issue constituted a change to the nature of the application. Secretary-Treasurer L.

Trombino further advised that planning staff required more time to review the applicable policies and permissions related to the revised application.

Mr. J. Vanderzalm indicated he did not realize the application did not include a reference to an additional dwelling on the subject lands and that this oversight was sufficient grounds to table the application.

Secretary-Treasurer L. Trombino suggested Mr. J. Vanderzalm speak with Regional planning staff for further clarification.

Committee member K. Reinhardt asked Mr. J. Vanderzalm if he had reviewed the comments from the Township of Scugog and if he was aware he would have to apply for a zoning by-law amendment in order to permit 2 dwellings on the parcel. Mr. J. Vanderzalm advised he was not aware of such a condition. Mr. K. Reinhardt advised Mr. J. Vanderzalm to contact the Township directly for clarification.

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 handed to Mr. J. Vanderzalm.

### **Motion of the Committee**

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application that application LD 046/2016 be tabled up to two (2) years at the expense of the applicant. 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 046/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

## 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 11, 2016

**File:** LD 060/2016  
**Submission:** B 066/2016  
**Owner:** Kahraman, Dan  
**Location:** Lot 33, Concession 3  
Municipality of Clarington  
(Darlington)  
**Municipality:** Municipality of Clarington

Consent to sever a vacant 910.35 square metre residential lot, retaining a 1161.6 square metre residential lot with an existing dwelling.

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

Present was:

Owner: Kahraman, Dan  
Objector: von Gunten, Eleanor

Mr. D. Kahraman advised the Committee he was in receipt of the agency comments and asked the Committee for some clarification regarding the agency comments and conditions.

Ms. E. von Gunten expressed her objection to the application and indicated her concerns related to lot sizing and frontage.

Committee Member P. Hamilton referred Ms. von Gunten to the Municipality of Clarington's letter for more information pertaining to the fact the application

conformed with the Municipality of Clarington's zoning By-law requirements for lot size and frontage.

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 objection was received from Kristina Vizza on July 6, 2016.

A written objection was received from Halima Workman on July 6, 2016.

A written objection was received from Linda Gibney on July 6, 2016.

A written objection was received from Dawna Murray on July 11, 2016.

A written objection was received from Eleanor von Gunten and Pharoyn Perk on July 11, 2016.

Agency comments were handed to Mr. D. Kahraman.

### **Decision of the Committee**

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

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and written submissions and heard the oral submissions, I hereby move that application LD 060/2016 be approved, as applied for, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 22, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 7, 2016 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's revised letter dated July 4, 2016, financial and otherwise.

4. That the applicant satisfy the requirement of the Regional Health Department's letter dated June 27, 2016, 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 21, 2017.
  - Expiry Date of Application LD 060/2016 is Monday, August 21, 2017.

### **Clearing Agencies**

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington 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 Regional Health Department that condition #4 has been carried out to its satisfaction
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 060/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 9, 2016.

## Appendix 5



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2016

**File:** LD 061/2016  
**Submission:** B 067/2015  
**Owner:** Ceilo Realty Ltd.  
**Agent:** Bicorp Design Group Ltd.  
**Location:** Lot 23, Concession 1  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to add a 1,723.51 square metre vacant parcel of land to the north, retaining a 20,693.97 square metre commercial parcel of land with an existing retail operation.

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

Present was:

Agent: Bicanic, Duro - Bicorp Design Group Ltd.

Mr. D. Bicanic explained the nature of the application and advised the Committee this application was previously approved, however, it had since lapsed.

Committee member P. Hamilton asked Mr. D. Bicanic if he was in receipt of the agency comments and was advised by Mr. D. Bicanic he had received them. Committee member P. Hamilton referred him to the Town of Whitby's letter and more specifically condition number 1 contained therein.

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

Agency comments were handed to Mr. D. Bicanic.

### **Decision of the Committee**

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

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 061/2016 be approved, as applied for, as such is a lot line addition to the north, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 14, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 6, 2016 with respect to item 1.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 24, 2016, financial and otherwise.
4. 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
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 21, 2017.
  - Expiry Date of Application LD 061/2016 is Monday, August 21, 2017.

#### **Clearing Agencies**

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 061/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 9, 2016.

## Appendix 6



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2016

**File:** LD 062/2016  
**Submission:** B 068/2016  
**Owner:** Cresswell, Dan  
**Location:** Lot 6, Concession BF  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a 695.7 square metre vacant residential lot, retaining a 696.2 square metre residential lot with an existing dwelling.

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

Present was:

Owner: Cresswell, Dan

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

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

Agency comments were handed to Mr. D. Cresswell.

## **Decision of the Committee**

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

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 062/2016 be approved, as applied for, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 27, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 8, 2016 with respect to items 2 through 4 inclusive.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated June 27, 2016, financial and otherwise.
4. That the applicant satisfy the requirement of the Toronto and Region Conservation Authority's letter dated July 8, 2016, 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 21, 2017.
  - Expiry Date of Application LD 062/2016 is Monday, August 21, 2017.

### **Clearing Agencies**

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Toronto and Region Conservation Authority that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 062/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 9, 2016.

## Appendix 7



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2016

**File:** LD 063/2016  
**Submission:** B 069/2016  
**Owner:** Barros de Camargo, Roberto  
Freitas de Camargo, Solange  
**Location:** Lot 6, Concession BF  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a 696.3 square metre residential lot, retaining a 700.8 square metre residential lot with an existing dwelling.

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

Present was:

Owner: Barros de Camargo, Roberto

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

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

Agency comments were handed to Mr. R. Camargo.

## **Decision of the Committee**

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

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 063/2016 be approved, as applied for, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 27, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 8, 2016 with respect to items 2-4 inclusive.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated June 27, 2016, financial and otherwise.
4. That the applicant satisfy the requirement of the Toronto and Region Conservation Authority letter dated July 8, 2016, 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 21, 2017.
  - Expiry Date of Application LD 063/2016 is Monday, August 21, 2017.

### **Clearing Agencies**

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Toronto and Region Conservation Authority that condition #4 has been carried out to its satisfaction
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 063/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 9, 2016.

## Appendix 8



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2016

**File:** LD 064/2016  
**Submission:** B 070/2016  
**Owner:** Amini, Abdul  
Mansuri, Shukria  
**Agent:** Ghatoura, Hardeep  
**Location:** Lot 31, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 462.86 square metre residential lot, retaining a 924.97 square metre residential lot with an existing dwelling to be demolished.

Applications LD 064/2016 and LD 065/2016 were heard in conjunction.

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

Present were:

Agent: Ghatoura, Hardeep  
Interested party: Culinescu, Teodor

Mr. H. Ghatoura advised the Committee he had no further comments with respect to the application.

Mr. T. Culinescu indicated he did not object to the proposed applications, however, he expressed potential concerns related to structure size, setbacks and the timing of construction.

Chair J. Hurst advised those concerns were outside the purview of the Committee ,however, she encouraged Mr. Culinescu to speak offline with the applicant and the City of Pickering for clarification regarding his questions

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

Agency comments were handed to Mr. H. Ghatoura.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 064/2016 be approved, as applied for, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 22, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 7, 2016 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 7, 2016, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, July 21, 2017.
  - Expiry Date of Application LD 064/2016 is Monday, August 21, 2017.

### **Clearing Agencies**

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 064/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 9, 2016.

## 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 11, 2016

**File:** LD 065/2016  
**Submission:** B 071/2016  
**Owner:** Mansuri, Shukria  
Amini, Abdul  
**Agent:** Ghatoura, Hardeep  
**Location:** Lot 31, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 462.48 square metre residential lot, retaining a 462.48 square metre residential lot with an existing dwelling to be demolished.

Applications LD 064/2016 and LD 065/2016 were heard in conjunction.

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

Present were:

Agent: Ghatoura, Hardeep  
Interested party: Culinescu, Teodor

Mr. H. Ghatoura advised the Committee he had no further comments with respect to the application.

Mr. T. Culinescu indicated he did not object to the proposed applications, however, he expressed potential concerns related to structure size, setbacks and the timing of construction.

Chair J. Hurst advised those concerns were outside the purview of the Committee ,however, she encouraged Mr. Culinescu to speak offline with the applicant and the City of Pickering for clarification regarding his questions

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

Agency comments were handed to Mr. H. Ghatoura.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: R. Malone

Having reviewed all of the agency comments and heard the oral submissions, I hereby move that application LD 065/2016 be approved, as applied for, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 22, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 7, 2016 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 7, 2016, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, July 21, 2017.
  - Expiry Date of Application LD 065/2016 is Monday, August 21, 2017.

### **Clearing Agencies**

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 065/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 9, 2016.

## 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 11, 2016

**File:** LD 066/2016  
**Submission:** B 072/2016  
**Owner:** Khan, Shoaib  
**Agent:** Ghatoura, Hardeep  
**Location:** Lot 31, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 578 square metre residential lot, retaining a 578 square metre residential lot with an existing dwelling to be demolished.

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

Present was:

Agent: Ghatoura, Hardeep

Mr. H. Ghatoura advised the Committee he had no further comments with respect to 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 Pickering.

Agency comments were handed to Mr. H. Ghatoura.

## **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments, I hereby move that application LD 066/2016 be approved, as applied for, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 20, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 8, 2016 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 7, 2016, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, July 21, 2017.
  - Expiry Date of Application LD 066/2016 is Monday, August 21, 2017.

### **Clearing Agencies**

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 066/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 9, 2016.

## Appendix 11



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2016

**File:** LD 067/2016  
**Submission:** B 073/2016  
**Owner:** Valleysmore Land Corp.  
**Agent:** Titlers Professional Corporation  
**Location:** Lot 28, Concession 3  
Municipality of Clarington  
(Darlington)  
**Municipality:** Municipality of Clarington

Consent to sever a 0.052 hectare residential parcel of land, retaining a 0.052 hectare residential parcel of land with an existing dwelling.

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

Present was:

Agent: Chambers, Diana - Titlers Professional Corporation

Ms. D. Chambers explained the nature of the application and advised the Committee the application would facilitate the creation of a lotting pattern for an existing semi-detached dwelling. Ms. D. Chambers further advised 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, and Works Departments, the Municipality of Clarington and the Central Lake Conservation Authority.

Agency comments were handed to Ms. D. Chambers.

## **Decision of the Committee**

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

Moved by: R. Malone

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application that application LD 067/2016 be approved, as applied for, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 8, 2016 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 30, 2016, 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 21, 2017.
  - Expiry Date of Application LD 067/2016 is Monday, August 21, 2017.

### **Clearing Agencies**

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the 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 Municipality of Clarington that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 067/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 9, 2016.

## 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 11, 2016

**File:** LD 068/2016  
**Submission:** B 074/2016  
**Owner:** Canonico, Settimio  
Canonico, Dawn  
**Agent:** Baseline Properties Ltd. (Courtice)  
**Location:** Lot 33, Concession 3  
Municipality of Clarington  
(Darlington)  
**Municipality:** Municipality of Clarington

Consent to add a 0.294 hectare vacant residential parcel of land to the property to the south, retaining a 0.110 hectare residential parcel of land with an existing dwelling.

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

Present was:

Agent: Chambers, Diana – Titlers Professional Corporation

Ms. D. Chambers explained the nature of the application and 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 Conservation Authority.

Agency comments were handed to Ms. D. Chambers.

## **Decision of the Committee**

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

Moved by: R. Malone

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application that that application LD 068/2016 be approved, as applied for, as such is a lot line addition to the south, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 22, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated June 27, 2016.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 6, 2016, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
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 21, 2017.
  - Expiry Date of Application LD 068/2016 is Monday, August 21, 2017.

### **Clearing Agencies**

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional 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 Municipality of Clarington 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 satisfied that the time periods outlined in condition #6 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 068/2016 on Monday, July 11, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 9, 2016.

**Appendix 13**



**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 11, 2016

**File:** LD 069/2016  
**Owner:** Wright, Sebrina  
Wright, O' Neil  
**Agent:** Roberts Jones, Bonnie  
**Location:** Lot 25, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to grant a 2.79 square metre easement/right-of-way over a vacant 737.76 square metre residential lot with an existing dwelling.

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

An email correspondence was received on June 30, 2016 from the agent, Bonnie Roberts Jones, withdrawing the application.