



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

Minutes

Monday, September 19, 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 9:30 a.m. on Monday, September 19, 2016 with the following in attendance:

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

Absent: K. Reinhardt
G. Rock

Staff

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

1. Adoption of Minutes

Moved by: E. Hudson

Seconded by: R. Malone

That the minutes of the Monday, August 15, 2016 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, September 19, 2016

2. Review Consent Applications/Correspondence

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

3. Other Business

4. Recess

Moved by: E. Hudson

Seconded by: D. Marquis

That this meeting be recessed at 11:35 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, September 19, 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 054/2015
Appendix 1

2. File: LD 078/2015
Appendix 2

3. File: LD 025/2016
Appendix 3

4. File: LD 026/2016
Appendix 4
5. File: LD 056/2016
Appendix 5
6. File: LD 090/2016
Appendix 6
7. File: LD 091/2016
Appendix 7
8. File: LD 092/2016
Appendix 8
9. File: LD 093/2016
Appendix 9
10. File: LD 094/2016
Appendix 10
11. File: LD 095/2016
Appendix 11
12. File: LD 096/2016
Appendix 12
13. File: LD 097/2016
Appendix 13
14. File: LD 098/2016
Appendix 14
15. File: LD 099/2016
Appendix 15
16. File: LD 100/2016
Appendix 16
17. File: LD 101/2016
Appendix 17
18. File: LD 102/2016
Appendix 18
19. File: LD 103/2016
Appendix 19

20. File: LD 104/2016
Appendix 20

21. File: LD 105/2016
Appendix 21

22. File: LD 106/2016
Appendix 22

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, October 17, 2016 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: P. Hamilton

Seconded by: R. Malone

That this meeting be adjourned at 3:25 p.m. and the next regular meeting be held on Monday, October 17, 2016.

Carried unanimously
Monday, September 19, 2016

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 19, 2016

File: LD 054/2015
Submission: B 093/2016
Owner: Bryan-Smith, Prudence
Smith, Conrad
Location: Lot 31, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 582 square metre residential lot with an existing dwelling to be demolished, retaining a 582 square metre residential lot with an existing dwelling to be demolished.

This matter was tabled from the June 15, 2015 hearing.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted

Present was:

Owner: Smith, Conrad

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

Committee member R. Malone noted the advisory comments from the Central Lake Ontario Conservation Authority.

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 Ontario Conservation Authority.

Agency comments were handed to Mr. C. Smith.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 054/2015 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 September 1, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 16, 2016 with respect to items 1-3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 1, 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, September 29, 2017.
 - Expiry Date of Application LD 054/2015 is Monday, October 30, 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 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 054/2015 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 19, 2016

File: LD 078/2015
Submission: B 094/2016
Owner: Thorne, Peter
Thorne, Anu
Location: Lot 29, Concession 2
Municipality of Clarington
(Clarke)
Municipality: Municipality of Clarington

Consent to sever a 3,104.5 square metre residential lot, retaining a 4,519.7 square metre residential lot with an existing dwelling.

This matter was tabled from the July 13, 2015 hearing.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Owner: Thorne, Peter

Mr. P. Thorne explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments, however, asked for clarification with respect to Clarington's requirement for a minor variance application for the existing accessory structure on the property.

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

Departments, the Municipality of Clarington and the Ganaraska Region Conservation Authority.

Agency comments were handed to Mr. P. Thorne.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 078/2015 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 September 1, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 15, 2016 with respect to items 1-3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 19, 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, September 29, 2017.
 - Expiry Date of Application LD 078/2015 is Monday, October 30, 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 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 078/2015 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.

Appendix 3



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 19, 2016

File: LD 025/2016
Submission: B 096/2016
Owner: Faith Baptist Church
Southbound Developments Inc.
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.

This matter was tabled from the July 11, 2016 hearing.

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

The Committee member visited the site on September 5, 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 advised the Committee the first application would facilitate the separation of the ownership of an existing church from the remainder of the parcel and that the second application would protect the access and servicing rights thereto.

Mr. M. Luchich further advised the applications were previously tabled as the Town of Whitby had requested the tabling to allow for the completion of the related rezoning and Official Plan amendment, which have now been completed.

Committee Member P. Hamilton asked Mr. Luchich to confirm that he is agreeable to amending the application on the floor to include the blanket easement as per the requirement of the Town of Whitby. Mr. Luchich confirmed his agreement with the Town of Whitby's request.

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.

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 025/2016 be approved, as amended to include the blanket easements in favour of the property to the west, 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 September 14, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 15, 2016 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated September 1, 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, September 29, 2017.
 - Expiry Date of Application LD 025/2016 is Monday, October 30, 2017.

Clearing Agencies

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

9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 025/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.

Appendix 4



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 19, 2016

File: LD 026/2016
Submission: B 096/2016
Owner: Faith Baptist Church
Southbound Developments Inc.
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.

This matter was tabled from the July 11, 2016 hearing.

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

The Committee member visited the site on September 5, 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 advised the Committee the first application would facilitate the separation of the ownership of an existing church from the remainder of the parcel and that the second application would protect the access and servicing rights thereto.

Mr. M. Luchich further advised the applications were previously tabled as the Town of Whitby had requested the tabling to allow for the completion of the related rezoning and Official Plan amendment, which have now been completed.

Committee Member P. Hamilton asked Mr. Luchich to confirm that he is agreeable to amending the application on the floor to include the blanket easement as per the requirement of the Town of Whitby. Mr. Luchich confirmed his agreement with the Town of Whitby's request.

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.

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 026/2016 be approved, as applied for, as it complies with all applicable plans and policies, however, Subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 14, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 15, 2016 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated September 1, 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, September 29, 2017.
 - Expiry Date of Application LD 026/2016 is Monday, October 30, 2017.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 026/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 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, September 19, 2016

File: LD 056/2016
Submission: B 097/2016
Owner: Olsen, Jared
Location: Lot 18, Concession 6
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to sever a 400 square metre residential lot, retaining a 412 square metre residential lot with an existing dwelling.

This matter was tabled from the June 13, 2016 hearing.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Owner: Olsen, Jared

Mr. J. Olsen explained the nature of the application and advised the Committee the dimensions of the subject parcel have changed slightly.

He further advised he was in receipt of and in agreement with the agency comments, however, he questioned the letter from the Regional Works Department as the measurements noted therein did not accurately reflect the updated dimensions.

Chair J. Hurst advised this minor discrepancy would be addressed by the Works Department upon finalization of the conditions.

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

Agency comments were handed to Mr. J. Olsen.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 056/2016 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 September 1, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 12, 2016 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated September 2, 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, September 29, 2017.
 - Expiry Date of Application LD 056/2016 is Monday, October 30, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog 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 056/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 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, September 19, 2016

File: LD 090/2016
Submission: B 98/2016
Owner: Dixon, Brian
Dixon, Margaret
Agent: Osmi Homes
Location: Lot 30, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a 926.10 square metre residential lot with an existing dwelling, retaining a 926.70 square metre residential lot with an existing dwelling to be demolished.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:
Irfan, Nadeem - Agent

Mr. N. Irfan advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were handed to Mr. N. Irfan.

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 submission, I hereby move that application LD 090/2016 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 September 14, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 14, 2016 with respect to items 1 and 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated September 13, 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, September 29, 2017.
 - Expiry Date of Application LD 090/2016 is Monday, October 30, 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 090/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 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, September 19, 2016

File: LD 091/2016
Submission: B 099/2016
Owner: Canadian Baptists of Ontario and Quebec Foundation
Agent: Gowling WLG (Canada) LLP
Location: Lot 28, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to validate title to a vacant 1.524 hectare residential parcel of land, retaining a 5394 square metre residential parcel of land with existing structures to remain.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Agent: Tang, David - Gowling WLG (Canada) LLP

Mr. D. Tang explained the nature of the application and provided the Committee with a brief history of the subject parcel.

Mr. D. Tang further advised he was in receipt of and in agreement with the agency comments.

Committee member P. Hamilton asked Mr. D. Tang for confirmation that his client was agreeable to the Regional Works condition for the road widening. Mr. D. Tang advised the widening was already taken by the Region back in 2001.

Secretary Treasurer L. Trombino advised he had spoken with Regional Works staff and was advised the requested road widening would be an additional road widening.

Committee member P. Hamilton asked Mr. Tang if he was prepared to accept the condition and proceed as is or request a tabling of the application to clarify and resolve the road widening issue with the Regional Works department.

Mr. D. Tang advised he was comfortable with the condition and requested the application go forward at this time.

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 handed to Mr. D. Tang.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 091/2016 be approved, as applied for, as it complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 4, 2016, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 29, 2017.
 - Expiry Date of Application LD 091/2016 is Monday, October 30, 2017.

Clearing Agencies

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

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 091/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 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, September 19, 2016

File: LD 092/2016
Submission: B 100/2016
Owner: Snyders, Albert
Snyders, Gail
Location: Lot 26, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 1,144.22 square metre vacant residential lot, retaining a 1,144.22 square metre residential lot with an existing dwelling to be demolished.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Owner: Snyders, Albert

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

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

Agency comments were handed to Mr. A. Snyders.

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 submission, I hereby move that application LD 092/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 14, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 15, 2016 with respect to items 1-3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated September 13, 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, September 29, 2017.
 - Expiry Date of Application LD 092/2016 is Monday, October 30, 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 092/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 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, September 19, 2016

File: LD 093/2016
Submission: B 101/2016
Owner: Zegers, Daniel
Zegers, Shelley-Anne
Location: Lot 25, Concession 3
Municipality of Clarington
(Clarke)
Municipality: Municipality of Clarington

Consent to sever a 4098.0 square metre vacant, rural residential parcel of land, retaining a 2.092 hectare rural residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:
Owner: Zegers, Daniel

Mr. D. Zegers 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 Ganaraska Region Conservation Authority.

Committee member R. Malone noted the advisory comments from Ganaraska Region Conservation Authority.

Agency comments were handed to Mr. D. Zegers.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 093/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 19, 2016 with respect to item 1-2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 2016, financial and otherwise.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated August 30, 2016
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 29, 2017.
 - Expiry Date of Application LD 093/2016 is Monday, October 30, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the 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 advised in writing by the Regional Health Department 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 093/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 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, September 19, 2016

File: LD 094/2016
Submission: B 102/2016
Owner: Vogel, James
Vogel, Heidi
Location: Lot 25, Concession 3
Municipality of Clarington
(Clarke)
Municipality: Municipality of Clarington

Consent to sever a 6253.1 square metre vacant, rural residential parcel of land, retaining a 3277.7 square metre rural residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Owner: Vogel, Heidi

Ms. H. Vogel explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments, however, she asked for clarification on the condition issued by the Municipality of Clarington with respect to road access.

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

Agency comments were handed to Ms. H. Vogel.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 094/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 14, 2016 with respect to items 1-3.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 2016, financial and otherwise.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated September 14, 2016
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 29, 2017.
 - Expiry Date of Application LD 094/2016 is Monday, October 30, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the 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 advised in writing by the Regional Health Department 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 094/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 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, September 19, 2016

File: LD 095/2016
Submission: B 103/2016
Owner: 1093560 Ontario Limited
Location: Lot 28, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 591 square metre residential lot with an existing dwelling to be demolished, retaining a 728 square metre vacant residential lot.

Applications LD 095/2016 and LD 096/2016 were heard concurrently.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Owner: Furlan, Fabio - 1093560 Ontario Limited

Mr. F. Furlan explained the nature of the application and advised the Committee he was in receipt of the agency comments.

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

Agency comments were handed to Mr. F. Furlan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 095/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 12, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 16, 2016 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated September 15, 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, September 29, 2017.
 - Expiry Date of Application LD 095/2016 is Monday, October 30, 2017.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge 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 095/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 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, September 19, 2016

File: LD 096/2016
Submission: B 104/2016
Owner: 1093560 Ontario Limited
Location: Lot 28, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 376 square metre vacant residential lot, retaining a 352 square metre vacant residential lot for future development.

Applications LD 095/2016 and LD 096/2016 were heard concurrently.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Owner: Furlan, Fabio - 1093560 Ontario Limited

Mr. F. Furlan explained the nature of the application and advised the Committee he was in receipt of the agency comments.

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

Agency comments were handed to Mr. F. Furlan.

Decision of the Committee

Moved by: G. Kidd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 096/2016 be denied, as it does not comply with the applicable plans and policies.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 096/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.

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, September 19, 2016

File: LD 097/2016
Submission: B 105/2016
Owner: White, Eric
Agent: Holland Homes Inc.
Location: Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever a vacant 617.82 square metre residential lot, retaining a 1854.70 square metre residential lot with an existing dwelling to remain.

Applications LD 097/2016 and LD 098/2016 were heard in concurrently.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Agent: Metzner, Katrina - Holland Homes Inc.

Ms. K. Metzner explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments. Ms. K. Metzner asked for clarification on Regional Planning and Economic Development Department's conditions, specifically the requirement for the completion of the updated Site Screening Questionnaire.

Secretary Treasurer, L. Trombino advised this requirement was part of an updated procedure document in 2014.

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

Committee member P. Hamilton noted the advisory comments from the City of Oshawa and the Central Lake Ontario Conservation Authority.

Agency comments were handed to Ms. K. Metzner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 097/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 2, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 14, 2016 with respect to items 2,3 and 4.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated September 2, 2016, financial and otherwise.
4. That application LD 098/2016 be finalized prior to finalizing LD 097/2016 in order to prevent a natural severance;
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 29, 2017.
 - Expiry Date of Application LD 097/2016 is Monday, October 30, 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 City of Oshawa 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 097/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.

Appendix 14



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 19, 2016

File: LD 098/2016
Submission: B 106/2016
Owner: White, Eric
Agent: Holland Homes Inc.
Location: Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever a 617.82 square metre vacant residential lot, retaining a 1236.87 square metre residential lot with an existing dwelling to remain.

Applications LD 097/2016 and LD 098/2016 were heard in concurrently.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Agent: Metzner, Katrina - Holland Homes Inc.

Ms. K. Metzner explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments. Ms. K. Metzner asked for clarification on Regional Planning and Economic Development Department's conditions, specifically the requirement for the completion of the updated Site Screening Questionnaire.

Secretary Treasurer, L. Trombino advised this requirement was part of an updated procedure document in 2014.

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

Agency comments were handed to Ms. K. Metzner.

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 098/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 2, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 14, 2016 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated September 2, 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, September 29, 2017.
 - Expiry Date of Application LD 098/2016 is Monday, October 30, 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 Oshawa that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 098/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.

Appendix 15



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, September 19, 2016

File: LD 099/2016
Owner: V.A.I. Property Investments Ltd.
Agent: Clark Consulting Services
Location: Lot 37, Concession 4
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a 1.0 hectare surplus farm dwelling, retaining a 48.5 hectare farm related rural residential parcel of land.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Agent: Clark, Bob - Clark Consulting Services

Mr. B. Clark explained the nature of the application and advised the Committee he was in receipt of the agency comments. He further advised he has met with local council to discuss the rationale for the application.

Mr. B. Clark provided the Committee with a brief history of the property and confirmed the application once approved would facilitate the severance of the surplus farm dwelling from the remainder of the parcel. He advised the severance of this home would be less detrimental to the farming operation.

Committee Member G. Kydd asked Mr. B. Clark when he had consulted with council and was advised he had done so at the public meeting.

Committee member G. Kydd asked Mr. B. Clark if the driveway would serve both parcels. Mr. B. Clark confirmed the single driveway would continue to provide access to both the severed and retained parcels by way of a private easement between the two owners to share the driveway.

Mr. B. Clark advised the Committee the severance for the residential lot will be freestanding.

Committee member G. Kydd expressed concerns with the driveway access and potential issues in the future. He recommended a tabling of the application to allow the agent to speak with the local municipality and perhaps amend the application to include the easement.

Mr. B. Clark advised the Committee he was agreeable to the tabling recommendation.

Secretary-Treasurer L. Trombino advised Mr. B. Clark speak with local and regional planning staff to address the easement and access issue before bringing the matter back to the Committee.

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 handed to Mr. B. Clark.

Motion of the Committee

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 099/2016 be tabled up to two (2) years to enable the applicant an opportunity to resolve the access issue with the local municipality. 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 099/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

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, September 19, 2016

File: LD 100/2016
Submission: B 107/2016
Owner: Brosky, Roy
Agent: H. F. Grander Co. Ltd.
Location: Lot 16, Concession 7
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

Consent to sever a 3,044 square metre hamlet lot with an existing dwelling, retaining a 1,124 square metre hamlet lot with an existing dwelling to remain.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Agent: Grander, Ralph - H. F. Grander Co. Ltd.

Mr. R. Grander 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 Township of Scugog and Kawartha Region Conservation Authority.

A written submission was received on September 11, 2016 from Colin Kemp.

Agency comments were handed to Mr. R. Grander.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 100/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 14, 2016 with respect to item 1.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated September 2, 2016, financial and otherwise.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated September 14, 2016
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 29, 2017.
 - Expiry Date of Application LD 100/2016 is Monday, October 30, 2017.

Clearing Agencies

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Health Department 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 100/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.

Appendix 17



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

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

Consent Application heard on: Monday, September 19, 2016

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

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

Applications LD 101/2016 and LD 102/2016 were heard in conjunction.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Interested party: Riddle, Marlene
Andryechen, David
Riddell, Brenda
Burton, Lynn
McGillivray, Al
Li, Lulu

Ms. M. Riddle asked for clarification on the whether the subject parcel would be further subdivided.

Committee Member P. Hamilton advised this application simply separates the ownership of the existing parcel into 2 separately conveyable parcels.

Mr. D. Andrychen asked the Committee to provide more details on the application and expressed concerns related to water runoffs.

Secretary-Treasurer, L. Trombino advised the first application will separate the parcel of land whereas the second application would facilitate an easement for nitrate dilution purposes and those lands would be sterilized from further development to allow for nitrate dilution.

Ms. B. Riddell asked for more details on the nitrate and whether the new owner would be installing a new septic system.

Secretary-Treasurer, L. Trombino advised the nitrate is produced through the existing septic system and the owner will be required by the Region to ensure the lot is adequately serviced and the new septic system must be in compliance with provincial standards.

Ms. L. Burton expressed environmental concerns and potential health issues with further development of the lands. She further inquired as to which party would be responsible for screening of carcinogen in the ground.

Secretary-Treasurer L. Trombino advised the Region does not screen directly for carcinogen, however, the groundwater reports must meet all provincial standards before the Region can issue any approvals.

Mr. A. McGillivray asked who would maintain the wetlands and was advised by Secretary-Treasurer L. Trombino the easement application does not change the ownership of the lands and the lands will be left in a natural state in order to serve as a nitrate dilution area.

Ms. L. Li asked for a timeline as to completion of the severance.

Committee Member G. Kydd provided the gallery with a detailed explanation of the current agency comments.

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

Motion of the Committee

Moved by: G. Kydd

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 101/2016 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 101/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Appendix 18



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

Minutes

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

Consent Application heard on: Monday, September 19, 2016

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

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

Applications LD 101/2016 and LD 102/2016 were heard in conjunction.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted.

Present was:

Interested party: Riddle, Marlene
Andryechev, David
Riddell, Brenda
Burton, Lynn
McGillivray, Al
Li, Lulu

Ms. M. Riddle asked for clarification on whether the subject parcel would be further subdivided.

Committee Member P. Hamilton advised this application simply separates the ownership of the existing parcel into 2 separately conveyable parcels.

Mr. D. Andryechev asked the Committee to provide more details on the application and expressed concerns related to water runoffs.

Secretary-Treasurer, L. Trombino advised the first application will separate the parcel of land whereas the second application would facilitate an easement for nitrate dilution purposes and those lands would be sterilized from further development to allow for nitrate dilution.

Ms. B. Riddell asked for more details on the nitrate and whether the new owner would be installing a new septic system.

Secretary-Treasurer, L. Trombino advised the nitrate is produced through the existing septic system and the owner will be required by the Region to ensure the lot is adequately serviced and the new septic system must be in compliance with provincial standards.

Ms. L. Burton expressed environmental concerns and potential health issues with further development of the lands. She further inquired as to which party would be responsible for screening of carcinogen in the ground.

Secretary-Treasurer L. Trombino advised the Region does not screen directly for Carcinogen, however, the groundwater reports must meet all provincial standards before the Region can issue any approvals.

Mr. A. McGillivray asked who would maintain the wetlands and was advised by Secretary-Treasurer L. Trombino the easement application does not change the ownership of the lands and the lands will be left in a natural state in order to serve as a nitrate dilution area.

Ms. L. Li asked for a timeline as to completion of the severance.

Committee Member G. Kydd provided the gallery with a detailed explanation of the current agency comments.

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

Motion of the Committee

Moved by: G. Kydd

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 102/2016 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 102/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Appendix 19



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, September 19, 2016

File: LD 103/2016
Owner: Her Majesty the Queen in Right of Ontario
Location: Lot 33, Concession 2
City of Pickering
Municipality: City of Pickering

Consent to sever a 1.260 hectare vacant residential parcel of land, retaining a 1.59 hectare vacant residential parcel of land.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted

Present was:

Owner: Cole, Michael – Agent for Her Majesty the Queen in Right of Ontario

Mr. M. Cole explained the nature of the application and requested the Committee table the application to allow him an opportunity to address the issues raised by the Toronto Region Conservation Authority.

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. M. Cole.

Motion of the Committee

Moved by: E. Hudson

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 103/2016 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 103/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Appendix 20



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 19, 2016

File: LD 104/2016
Submission: B108/2016
Owner: Her Majesty the Queen in Right of Ontario
Location: Lot 31, Concession 2
City of Pickering
Municipality: City of Pickering

Consent to sever a 7,279.9 square metre residential parcel of land, retaining a 1,425.3 square metre vacant residential parcel of land. Application includes easement for access.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted

Present was:

Owner: Cole, Michael – Agent for Her Majesty the Queen in Right of Ontario

Mr. M. Cole 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 City of Pickering and Toronto Region Conservation Authority.

Agency comments were handed to Mr. M. Cole.

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 submission, I hereby move that application LD 104/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 16, 2016 with respect to items 1 and 2.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated September 16, 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, September 29, 2017.
 - Expiry Date of Application LD 104/2016 is Monday, October 30, 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 City of Pickering 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 104/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.

Appendix 21



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 19, 2016

File: LD 105/2016
Submission: B 109/2016
Owner: St. Mary's Cement Inc. (Canada)
Agent: WeirFoulds LLP
Location: Lot 10, Concession 4
Township of Brock
(Brock)
Municipality: Township of Brock

Consent to grant a 2,949 square metre access easement in favour of the property to the north, retaining a 30.78 hectare vacant industrial parcel of land.

Applications LD 105/2016 and LD 106/2016 were heard in conjunction.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted

Present was:

Agent: Chronis, Paul - WeirFoulds LLP

Mr. P. Chronis explained the nature of the application and advised the Committee the first application replaces an approved application which had lapsed. He further advised the second application would facilitate access to Bell Canada for installing and maintaining infrastructure.

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

Departments, the Ministry of Transportation, the Township of Brock and Lake Simcoe Region Conservation Authority.

Agency comments were handed to Mr. P. Chronis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 105/2016 be approved, as applied for, as it complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Brock's letter dated August 22, 2016, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 29, 2017.
 - Expiry Date of Application LD 105/2016 is Monday, October 30, 2017.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 105/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.

Appendix 22



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 19, 2016

File: LD 106/2016
Submission: B110/2016
Owner: St. Mary's Cement Inc. (Canada)
Agent: WeirFoulds LLP
Location: Lot 10, Concession 4
Township of Brock
(Brock)
Municipality: Township of Brock

Consent to grant a 0.41 hectare access easement, retaining a 1.322 hectare parcel of land.

Applications LD 105/2016 and LD 106/2016 were heard in conjunction.

The Committee member visited the site on September 5, 2016 and confirmed the property was properly posted

Present was:

Agent: Chronis, Paul - WeirFoulds LLP

Mr. P. Chronis explained the nature of the application and advised the Committee the first application replaces an approved application which had lapsed. He further advised the second application would facilitate access to Bell Canada for installing and maintaining infrastructure.

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

Departments, the Ministry of Transportation, the Township of Brock and Lake Simcoe Region Conservation Authority.

Agency comments were handed to Mr. P. Chronis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 106/2016 be approved, as applied for, as it complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Brock's letter dated August 22, 2016, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 29, 2017.
 - Expiry Date of Application LD 106/2016 is Monday, October 30, 2017.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 106/2016 on Monday, September 19, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 18, 2016.