



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

**Minutes**

**Monday, November 14, 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, November 14, 2016 with the following in attendance:

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

Absent: G. Rock

Staff Present: L. Trombino, Secretary-Treasurer

**1. Adoption of Minutes**

Moved by: D. Marquis

Seconded by: E. Hudson

That the minutes of the Monday, October 17, 2016 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, November 14, 2016

**2. Review Consent Applications/Correspondence**

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

**3. Other Business**

The Committee discussed future administrative and procedural updates. Staff to report back to the Committee at a future meeting.

**4. Recess**

Moved by: E. Hudson

Seconded by: R. Malone

That this meeting be recessed at 11:57 a.m. and reconvene at 1:00 p.m.

Carried unanimously  
Monday, November 14, 2016

The Committee Chair opened the 1:00 P.M. session by asking Secretary-Treasurer L. Trombino if all required notices have been provided for today's Committee meeting. Mr. L. Trombino 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 076/2016  
Appendix 1

2. File: LD 079/2016  
Appendix 2

3. File: LD 111/2016  
Appendix 3

4. File: LD 112/2016  
Appendix 4

5. File: LD 113/2016  
Appendix 5

6. File: LD 114/2016  
Appendix 6

7. File: LD 115/2016  
Appendix 7

8. File: LD 116/2016  
Appendix 8

9. File: LD 117/2016  
Appendix 9

10. File: LD 118/2016  
Appendix 10

11. File: LD 119/2016  
Appendix 11

12. File: LD 120/2016  
Appendix 12

13. File: LD 121/2016  
Appendix 13

14. File: LD 122/2016  
Appendix 14

15. File: LD 123/2016  
Appendix 15

**6. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held on December 12, 2016 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

**7. Adjournment**

Moved by: K. Reinhardt

Seconded by: P. Hamilton

That this meeting be adjourned at 3:06 p.m. and the next regular meeting be held on December 12, 2016.

Carried unanimously  
Monday, November 14, 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, November 14, 2016

**File:** LD 076/2016  
**Submission:** B 119/2016  
**Owner:** Chaszewski, John  
**Location:** Lot 27, Concession 2  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to add a 51.9 square metre vacant residential parcel of land to the north, retaining a 592.3 square metre vacant residential parcel of land.

This matter was tabled from the August 15, 2106 Land Division Committee meeting.

The property was properly posted.

Present was:

Owner: Chaszewski, John

Mr. J. Chaszewski, explained the nature of the application and confirmed he had resolved his concern with the Region of Durham Works Department.

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. J. Chaszewski.

## **Decision of the Committee**

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

Moved by: G. Kydd

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2016 be approved, as applied for, as such is a lot line addition to the north and conforms to all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Town of Whitby's letter dated October 18, 2016, financial and otherwise.
2. 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.
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, November 24, 2017.
  - Expiry Date of Application LD 076/2016 is Wednesday, December 27, 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 Town of Whitby that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 076/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 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, November 14, 2016

**File:** LD 079/2016  
**Submission:** B 120/2016  
**Owner:** Jackson, Judith  
Jackson, Kenneth  
**Agent:** Clark Consulting Services  
**Location:** Lot 4, Concession 5  
Township of Brock  
(Brock)  
**Municipality:** Township of Brock

Consent to add a 38.34 hectare agricultural parcel of land to the east, retaining a 40 hectare agricultural parcel of land.

This matter was tabled from the August 15, 2106 Land Division Committee meeting.

The property was properly posted.

Present was:

Agent: Mr. Bob Clark, Clark Consulting Services  
Mr. Daryl Pheonix, Purchaser

Mr. B. Clark explained the nature of the application and advised the Committee the application was amended to address compliance issues with Provincial and Regional Plans and policies.



Mr. B. Clark also explained that the amended application has since been revised to address concerns raised by the Lake Simcoe Region Conservation Authority and advised the Committee that the latest revision to the application was acceptable to the Regional Planning and Economic Development Department.

Mr. B. Clark also clarified that the application was not facilitating the severance of a surplus farm dwelling and questioned the Regional Planning Economic Development Department's requirement relating that issue.

Secretary Treasurer L. Trombino confirmed that the subject application did not represent a surplus farm dwelling consent application and that Regional Condition No. iii was not applicable to this application.

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

Agency comments were handed to Mr. B. Clark.

### **Decision of the Committee**

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

Moved by: D. Marquis

Seconded by: B. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 079/2016 be approved, as amended on November 11, 2016, as such is a lot line addition to the east and conforms to 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 requirements of the Lake Simcoe Region Conservation Authority's letter dated November 7, 2016.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 9, 2016 with respect to item i).

3. That the applicant satisfy the requirement of the Township of Brock's letter dated October 26, 2016, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That the applicant submits 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, November 24, 2017.
  - Expiry Date of Application LD 079/2016 is Wednesday, December 27, 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 Lake Simcoe Region Conservation Authority 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 Township of Brock 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 079/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 2016.

**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, November 14, 2016

**File:** LD 111/2016  
**Owner:** Highglen Homes Limited  
**Location:** Lot 31, Concession BF  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 2,813 square metre vacant residential lot, retaining a 2,812.1 square metre residential lot with an existing dwelling to be demolished.

The property was properly posted.

Present was:  
Owner: Mr. John Perciasepe, Highglen Homes Limited

Mr. J. Perciasepe explained the nature of the application and confirmed he had no concerns with any 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 City of Pickering.

Agency comments were handed to Mr. J. Perciasepe.

**Motion of the Committee**

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 111/2016 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 111/2016 on Monday, November 14, 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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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, November 14, 2016

**File:** LD 112/2016  
**Submission:** B 121/2016  
**Owner:** 1615 Dundas St. E. Commercial Centre Inc.  
First Capital Holdings (Ontario) Corporation  
**Agent:** Johnston Litavski Planning Consultants  
**Location:** Lot 20, Concession 1  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to grant a lease in excess of 21 years over a 1,646.8 square metre commercial lot, retaining an 87,691.47 square metre commercial parcel of land with existing structures.

The property was properly posted.

Present was:

Agent: Mr. Adrian Litavski, Johnston Litavski Planning Consultants

Mr. A. Litavski explained the nature of the application and advised the Committee the application would extend an existing lease for a McDonald's restaurant.

Mr. A. Litavski confirmed he had no concerns with any of the agency submissions.

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. A. Litavski.

## **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 112/2016 be approved, as applied for, as such application conforms to 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 submit two copies of a registered plan on the subject parcel.
2. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, November 24, 2017.
  - Expiry Date of Application LD 112/2016 is Wednesday, December 27, 2017.

### **Clearing Agencies**

3. 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 # 2 have been adhered to.

Carried unanimously



Signed by all members present and concurring that this is the Committee Decision of LD 112/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 2016.

**Appendix 5**



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

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

Consent Application heard on: Monday, November 14, 2016

**File:** LD 113/2016  
**Owner:** Trafalgar Castle School  
**Agent:** Malone Given Parsons Ltd.  
**Location:** Lot 25, Concession 1  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 3.34 hectare vacant institutional parcel of land, retaining a 6.43 hectare institutional parcel of land with existing structures to remain.

The property was properly posted.

Present was:

Agent: Mr. Tom Kilpatrick, Malone Given Parsons Ltd.  
Ms. Jean Thomas  
Mr. Boyd Brooks  
Mr. David O'Connor  
Ms. Melissa McKay  
Mr. Kevin Whitehead, Whitby Hydro

Mr. T. Kilpatrick explained the nature of the application and confirmed his client had no objection to the tabling request from the Town of Whitby.

Ms. J. Thomas expressed concerns relating to potential fencing, trespass, easement and servicing issues.

Chair J. Hurst confirmed those issues would be addressed as part of the related development application currently being considered by the Town of Whitby.

Mr. B. Brooks questioned whether the existing school and the school's entire land holdings were designated as a heritage site. Mr. B. Brooks also asked for clarification relating to the process and timing associated with any potential approval of the Land Division Committee application and the related development applications filed with the Town of Whitby.

Secretary Treasurer L. Trombino indicated that he could not confirm the heritage status of the subject property and that the Land Division Committee application would only be reconsidered once a decision with respect to the related planning application was rendered by the Town of Whitby.

Mr. D. O'Connor asked for clarification on procedural and timing issues. Mr. O'Connor also raised concerns about the proposed density on the proposed severed parcel of land.

Ms. Melissa McKay indicated she was a representative of Stafford Homes, the future purchaser of the proposed severed lands. Ms. M. McKay indicated that she was in support of the tabling request and that the tabling of the application would allow for the consideration of the concerns raised by area land owners.

Mr. Kevin Whitehead indicated he was a representative of Whitby Hydro. Mr. K. Whitehead advised the Committee that the applicant should be made aware that a servicing easement will need to be addressed as part of the consideration of any approval to the proposed application.

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. T. Kilpatrick.

***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 submissions, I hereby move that application LD 113/2016 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 113/2016 on Monday, November 14, 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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Secretary-Treasurer

## Appendix 6



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, November 14, 2016

**File:** LD 114/2016  
**Submission:** B 122/2016  
**Owner:** Douglas, William  
Douglas, Rose  
**Agent:** Design Plan Services Inc.  
**Location:** Lot 32, Concession BF  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 0.096 hectare vacant residential parcel of land, retaining a 0.097 hectare residential parcel with an existing dwelling to remain.

The property was properly posted.

Applications LD 114/2016, LD 115/2016 and LD 116/2016 were heard in conjunction.

Present was:

Agent: T.J. Cieciora, Design Plan Services Inc.

Mr. T.J. Cieciora explained the nature of the application and advised the Committee that the subject application formed part of a package of applications which will ultimately facilitate a land assembly for the future development of a seven lot plan of subdivision application.

Mr. T.J. Cieciora confirmed he was in receipt of all agency comments and that he had no concerns with any of the agency submissions.

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

Agency comments were handed to Mr. William Douglas.

## **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 114/2016 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 November 9, 2016 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated November 8, 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, November 24, 2017.
  - Expiry Date of Application LD 114/2016 is Wednesday, December 27, 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.

### **Advisory Comments**

8. Ministry of Transportation Comments dated October 27, 2016.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 114/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 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, November 14, 2016

**File:** LD 115/2016  
**Submission:** B 123/2016  
**Owner:** van der Valk, Wesley  
van der Valk, Tracey  
**Agent:** Design Plan Services Inc.  
**Location:** Lot 32, Concession BF  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 0.095 hectare vacant residential parcel of land, retaining a 0.097 hectare residential parcel of land with an existing dwelling.

The property was properly posted.

Applications LD 114/2016, LD 115/2016 and LD 116/2016 were heard in conjunction.

Present was:

Agent: T.J. Cieciora, Design Plan Services Inc.

Mr. T.J. Cieciora explained the nature of the application and advised the Committee that the subject application formed part of a package of applications which will ultimately facilitate a land assembly for the future development of a seven lot plan of subdivision application.

Mr. T.J. Cieciora confirmed he was in receipt of all agency comments and that he had no concerns with any of the agency submissions.

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

Agency comments were handed to Mr. Wesley van der Valk.

## **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 115/2016 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 November 9, 2016 with respect to item 2 and 3.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated November 8, 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, November 24, 2017.
  - Expiry Date of Application LD 115/2016 is Wednesday, December 27, 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.

### **Advisory Comments**

9. Ministry of Transportation Comments dated October 27, 2016.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 115/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 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, November 14, 2016

**File:** LD 116/2016  
**Submission:** B 124/2016  
**Owner:** Salowski, Leslie  
Steenson, Dayle  
**Agent:** Design Plan Services Inc.  
**Location:** Lot 32, Concession BF  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 0.190 hectare vacant residential parcel of land, retaining a 0.135 hectare residential parcel of land with an existing dwelling.

The property was properly posted.

Applications LD 114/2016, LD 115/2016 and LD 116/2016 were heard in conjunction.

Present was:

Agent: T.J. Cieciora, Design Plan Services Inc.

Mr. T.J. Cieciora explained the nature of the application and advised the Committee that the subject application formed part of a package of applications which will ultimately facilitate a land assembly for the future development of a seven lot plan of subdivision application.

Mr. T.J. Cieciora confirmed he was in receipt of all agency comments and that he had no concerns with any of the agency submissions.

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

Agency comments were handed to Mr. T.J. Cieciora.

## **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 116/2016 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 November 9, 2016 with respect to item 2 and 3.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated November 8, 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, November 24, 2017.
  - Expiry Date of Application LD 116/2016 is Wednesday, December 27, 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.

### **Advisory Comments**

10. Ministry of Transportation Comments dated October 27, 2016.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 116/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 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, November 14, 2016

**File:** LD 117/2016  
**Submission:** B 125/2016  
**Owner:** Youngfield Farms Ltd.  
**Agent:** Clark Consulting Services  
**Location:** Lot 24, Concession 5  
Township of Scugog  
(Cartwright)  
**Municipality:** Township of Scugog

Consent to sever a 0.63 hectare surplus farm dwelling, retaining a 40.21 hectare agricultural parcel of land with existing structures to be demolished.

The property was properly posted.

Present was:

Agent: Mr. Bob Clark, Clark Consulting Services

Mr. B. Clark explained the nature of the application and advised the Committee the existing barn on the retained parcel will be demolished.

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

Agency comments were handed to Mr. B. Clark.

## **Decision of the Committee**

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

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 LD 117/2016 be approved, as applied for, as such is a lot line addition to the south and conforms to all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 9, 2016 with respect to item 3.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated October 31, 2016, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the retained land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, November 24, 2017.
  - Expiry Date of Application LD 117/2016 is Wednesday, December 27, 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 satisfied that the time periods outlined in condition #5 have been adhered to.

**Advisory Comments**

9. Kawartha Region Conservation Authority comments dated November 10, 2016.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 117/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 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, November 14, 2016

**File:** LD 118/2016  
**Submission:** B 126/2016  
**Owner:** 2353235 Ontario Limited  
**Agent:** Titlers Professional Corporation  
**Location:** Lot 32, Concession 2  
Municipality of Clarington  
(Clarke)  
**Municipality:** Municipality of Clarington

Consent to sever a 0.66 hectare rural residential parcel of land with an existing dwelling, retaining a vacant 4.35 hectare agricultural parcel of land. Replaces a previously lapsed application.

The property was properly posted.

Present was:

Agent: Diana Chambers, Titlers Professional Corporation

Ms. D. Chambers explained the nature of the application and advised the Committee that the subject application represented a resubmission of a lapsed application. Ms. D. Chambers also confirmed she was in receipt and agreement with 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, the Ganaraska Region Conservation Authority and the Ministry of Transportation. Agency comments were handed to Ms. D. Chambers.

## **Decision of the Committee**

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

Moved by: B. 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 118/2016 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 November 9, 2016 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated November 11, 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, November 24, 2017.
  - Expiry Date of Application LD 118/2016 is Wednesday, December 27, 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.

### **Advisory Comments**

8. Region of Durham Health Department comments dated October 28, 2016.
9. Ganaraska Region Conservation Authority comments dated November 2, 2016.
10. Ministry of Transportation comments dated October 24, 2016.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 118/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 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, November 14, 2016

**File:** LD 119/2016  
**Submission:** B 127/2016  
**Owner:** Parbro Farms Ltd.  
**Agent:** H. F. Grander Co. Ltd.  
**Location:** Lot 11, Concession 9  
Township of Scugog  
(Reach)  
**Municipality:** Township of Scugog

Consent to add a 41.38 hectare vacant agricultural parcel of land to the south/west, retaining a 0.76 hectare agricultural parcel of land with an existing dwelling.

The property was properly posted.

Present was:

Owner: Ron and Karen Parish, Parbro Farms Ltd.  
Agent: Ralph Grander, H. F. Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and confirmed he was in receipt of agency comments. Mr. R. Grander questioned the requirement for a new drilled well given he was uncertain as to whether the existing dug/bored well encroached onto the proposed severed lands.

Secretary Treasurer L. Trombino indicated the drilled well requirement is a typical Health Department condition in order to bring older wells into conformity with the existing drilled well requirement. L. Trombino advised Mr. Grander that the proposed condition could be clarified directly with the Health Department.



In response to questions relating to the recommended rezoning conditions, Mr. R. Grander confirmed that the subject farm would be rezoned to prohibit any future dwellings or further severances.

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

Agency comments were handed to Karen Parish.

## **Decision of the Committee**

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

Moved by: K. Reinhardt

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 119/2016 be approved, as applied for, as such is a lot line addition to the south and conforms to 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 Health Department's letter dated November 9, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 7, 2016 with respect to item 2.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated October 31, 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 retained 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, November 24, 2017.
  - Expiry Date of Application LD 119/2016 is Wednesday, December 27, 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 Health 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 Township of Scugog 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.

**Advisory Comments**

11. Kawartha Region Conservation Authority comments dated November 10, 2016.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 119/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 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, November 14, 2016

**File:** LD 120/2016  
**Submission:** B 128/2016  
**Owner:** 1390958 Ontario Limited c/o Revera Inc.  
**Agent:** Revera Inc.  
**Location:** Lot 11, Concession 3  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to grant an 805.6 square metre access easement over an 8,285.4 square metre institutional parcel of land, retaining a 1.26 hectare institutional parcel of land with an existing structure.

The property was properly posted.

Present was:

Agent: Farah Ibrahim, Revera Inc.

Ms. F. Ibrahim explained the nature of the application and confirmed she was in receipt and agreement with agency comments.

Committee Member P. Hamilton asked Ms. F. Ibrahim if she was aware of the Town of Ajax's condition regarding the requirement for Veridian to provide a minimum of 48 hour's notice prior to the commencement of any works in the easement area.

Ms. F. Ibrahim confirmed she was aware of the condition and indicated her client was actively pursuing an update to the servicing and easement agreement to address the Town's condition.

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

Agency comments were handed to Ms. F. Ibrahim.

## **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 120/2016 be approved, as applied for, as such application conforms to all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Town of Ajax's letter dated November 14, 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, November 24, 2017.
  - Expiry Date of Application LD 120/2016 is Wednesday, December 27, 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 Town of Ajax that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 120/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 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, November 14, 2016

**File:** LD 121/2016  
**Submission:** B 129/2016  
**Owner:** Gardiner, Brian  
Gardiner, Jennifer  
**Location:** Lot 17, Concession 5  
Township of Scugog (Reach)  
**Municipality:** Township of Scugog

Consent to add a 364.062 square metre vacant residential parcel of land to the east, retaining a 1,757.40 square metre residential parcel of land with an existing dwelling to remain.

The property was properly posted.

Applications LD 121/2016, LD 122/2016 and LD 123/2016 were heard in conjunction.

Present was:

Owner: Jennifer Gardiner (LD 121/2016)  
Owner: Jordan Froats (LD 122/2016)  
Owner: Peter and Dorothy Rabin (LD 123/2016)

Interested Party: Karen Johnson

J. Gardiner, P. Rabin and J. Froats explained the nature of each of the applications and advised that the package of applications will facilitate the creation of a larger parcel of land which could be developed with more than one dwelling.

In response to the applicants' concerns regarding the Region's proposed municipal servicing requirements for the retained parcels of land, Secretary Treasurer L. Trombino advised that the Regional Works and Health Departments have indicated that their existing residential dwellings will be required to connect to those services and that the timing of those works/agreements would be determined with the Regional Works Department.

J. Gardiner expressed concerns with the unanticipated servicing costs associated with the applications.

J. Froats reiterated the concerns with the servicing costs and indicated the Region had previously indicated there would be no requirement to have the existing dwellings hook up to municipal services.

Debate ensued between the applicants and the Committee with respect to potential options to clarify the servicing issue, including the option to table the applications, however, the applicants agreed to accept the condition and move forward with the package of applications.

K. Johnson appeared before the Committee in order to seek clarification over the nature of the proposed development. K. Johnson also questioned who would be responsible for the maintenance of the new lot, the potential impact to existing trees and an existing storm water easement on her property.

Committee Chair J. Hurst indicated that those would be area municipal responsibilities and that those inquiries should be directed to the Township sooner rather than later.

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

A written correspondence from Ray and Cathy Irwin expressing concerns with the application was received on November 13, 2016.

A written correspondence from Nancy and Ian Lee expressing concerns with the application was received on November 11, 2016.

A written correspondence from Karen Johnson concerns with the application was received on November 14, 2016.

Agency comments were handed to each of the applicants.

## **Decision of the Committee**

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

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 LD 121/2016 be approved, as amended, as such is a lot line addition to the east and conforms to all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated November 3, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 9, 2016 with respect to item 2.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated November 9, 2016, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated November 9, 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, November 24, 2017.
  - Expiry Date of Application LD 121/2016 is Wednesday, December 27, 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 Township of Scugog 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 121/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 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, November 14, 2016

**File:** LD 122/2016  
**Submission:** B 130/2016  
**Owner:** Froats, Jordan  
**Location:** Lot 17, Concession 5  
Township of Scugog  
(Reach)  
**Municipality:** Township of Scugog

Consent to add a 362.566 square metre vacant residential parcel of land to the property to the east, retaining a 1,850.478 square metre residential parcel of land with an existing dwelling to remain.

The property was properly posted.

Applications LD 121/2016, LD 122/2016 and LD 123/2016 were heard in conjunction.

Present was:

Owner: Jennifer Gardiner (LD 121/2016)  
Owner: Jordan Froats (LD 122/2016)  
Owner: Peter and Dorothy Rabin (LD 123/2016)

Interested Party: Karen Johnson

J. Gardiner, P. Rabin and J. Froats explained the nature of each of the applications and advised that the package of applications will facilitate the creation of a larger parcel of land which could be developed with more than one dwelling.

In response to the applicants' concerns regarding the Region's proposed municipal servicing requirements for the retained parcels of land, Secretary Treasurer L. Trombino advised that the Regional Works and Health Departments have indicated that their existing residential dwellings will be required to connect to those services and that the timing of those works/agreements would be determined with the Regional Works Department.

J. Gardiner expressed concerns with the unanticipated servicing costs associated with the applications.

J. Froats reiterated the concerns with the servicing costs and indicated the Region had previously indicated there would be no requirement to have the existing dwellings hook up to municipal services.

Debate ensued between the applicants and the Committee with respect to potential options to clarify the servicing issue, including the option to table the applications, however, the applicants agreed to accept the condition and move forward with the package of applications.

K. Johnson appeared before the Committee in order to seek clarification over the nature of the proposed development. K. Johnson also questioned who would be responsible for the maintenance of the new lot, the potential impact to existing trees and an existing storm water easement on her property.

Committee Chair J. Hurst indicated that those would be area municipal responsibilities and that those inquiries should be directed to the Township sooner rather than later.

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

A written correspondence from Ray and Cathy Irwin expressing concerns with the application was received on November 13, 2016.

A written correspondence from Nancy and Ian Lee expressing concerns with the application was received on November 11, 2016.

A written correspondence from Karen Johnson expressing concerns with the application was received on November 14, 2016.

Agency comments were handed to each of the applicants.

### ***Decision of the Committee***

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

Moved by: K. Reinhardt

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 122/2016 be approved, as amended, as such is a lot line addition to the east and conforms to all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated November 3, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 9, 2016 with respect to item 2.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated November 9, 2016, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated November 9, 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, November 24, 2017.
  - Expiry Date of Application LD 122/2016 is Wednesday, December 27, 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 Township of Scugog 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 122/2016 on Monday, November 14, 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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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 2016.

**Appendix 15**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, November 14, 2016

**File:** LD 123/2016  
**Submission:** B 131/2016  
**Owner:** Rabin, Peter  
Rabin, Dorothy  
**Location:** Lot 17, Concession 5  
Township of Scugog  
(Reach)  
**Municipality:** Township of Scugog

Consent to sever a 646 square metre vacant residential parcel of land, retaining a 1336 square metre residential parcel of land with existing dwelling to remain.

The property was properly posted.

Applications LD 121/2016, LD 122/2016 and LD 123/2016 were heard in conjunction.

Present was:

Owner: Jennifer Gardiner (LD 121/2016)  
Owner: Jordan Froats (LD 122/2016)  
Owner: Peter and Dorothy Rabin (LD 123/2016)

Interested Party: Karen Johnson

J. Gardiner, P. Rabin and J. Froats explained the nature of each of the applications and advised that the package of applications will facilitate the creation of a larger parcel of land which could be developed with more than one dwelling.

In response to the applicants' concerns regarding the Region's proposed municipal servicing requirements for the retained parcels of land, Secretary Treasurer L. Trombino advised that the Regional Works and Health Departments have indicated that their existing residential dwellings will be required to connect to those services and that the timing of those works/agreements would be determined with the Regional Works Department.

J. Gardiner expressed concerns with the unanticipated servicing costs associated with the applications.

J. Froats reiterated the concerns with the servicing costs and indicated the Region had previously indicated there would be no requirement to have the existing dwellings hook up to municipal services.

Debate ensued between the applicants and the Committee with respect to potential options to clarify the servicing issue, including the option to table the applications, however, the applicants agreed to accept the condition and move forward with the package of applications.

K. Johnson appeared before the Committee in order to seek clarification over the nature of the proposed development. K. Johnson also questioned who would be responsible for the maintenance of the new lot, the potential impact to existing trees and an existing storm water easement on her property.

Committee Chair J. Hurst indicated that those would be area municipal responsibilities and that those inquiries should be directed to the Township sooner rather than later.

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

A written correspondence from Ray and Cathy Irwin expressing concerns with the application was received on November 13, 2016.

A written correspondence from Nancy and Ian Lee expressing concerns with the application was received on November 11, 2016.

A written correspondence from Karen Johnson concerns with the application was received on November 14, 2016.

Agency comments were handed to each of the applicants.

## **Decision of the Committee**

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

Moved by: K. Reinhardt

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 123/2016 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 November 3, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 9, 2016 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated November 9, 2016, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated November 9, 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, November 24, 2017.
  - Expiry Date of Application LD 123/2016 is Wednesday, December 27, 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 Township of Scugog 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 123/2016 on Monday, November 14, 2016.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

\_\_\_\_\_  
G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 13, 2016.