



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

Minutes

Monday, December 12, 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, December 12, 2016 with the following in attendance:

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

Absent: R. Malone

Staff Present: P. Aguilera, Assistant Secretary-Treasurer (morning meeting only)
D. Perkins, Assistant Secretary-Treasurer
L. Trombino, Secretary-Treasurer

1. Adoption of Minutes

Moved by: E. Hudson

Seconded by: P. Hamilton

That the minutes of the Monday, November 14, 2016 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, December 12, 2016

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino provided the Committee with a status update regarding recent Ontario Municipal Board appeals involving Region of Durham Land Division Committee applications.

4. Recess

Moved by: P. Hamilton

Seconded by: K. Reinhardt

That this meeting be recessed at 10:37 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, December 12, 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 084/2014
Appendix 1

2. File: LD 126/2016
Appendix 2

3. File: LD 127/2016
Appendix 3

4. File: LD 128/2016
Appendix 4

5. File: LD 129/2016
Appendix 5

6. File: LD 130/2016
Appendix 6

7. File: LD 131/2016
Appendix 7

8. File: LD 132/2016
Appendix 8

9. File: LD 133/2016
Appendix 9

10. File: LD 134/2016
Appendix 10

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on January 16, 2017 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: D. Marquis

Seconded by: K. Reinhardt

That this meeting be adjourned at 2:11 p.m. and the next regular meeting be held on January 16, 2017.

Carried unanimously
Monday, December 12, 2016

8. Appendices

Appendix 1



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

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

Consent Application heard on: Monday, December 12, 2016

File: LD 084/2014
Owner: Blaauw, Ronald
Blaauw, Norma
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to add a 1.413 hectare vacant residential lot to the east, retaining a 0.195 hectare residential lot with an existing dwelling.

The property was properly posted.

Present was:

Agent: Ms. Diana Chambers, Titlers Professional Corporation

Ms. D. Chambers explained the nature of the application and confirmed receipt of agency comments.

Ms. D. Chambers advised the Committee that her client is currently addressing the issues raised by the Central Lake Ontario Conservation Authority.

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

Agency comments were provided to Ms. D. Chambers.

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 084/2014 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 084/2014 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer

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, December 12, 2016

File: LD 126/2016
Submission: B 132/2016
Owner: 639373 Ontario Limited
Agent: Rycroft, Paul
Location: Lot 25, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to grant a lease over 21 years over a 0.082 hectare commercial parcel of land, retaining a 1.499 hectare commercial parcel of land with 2 existing commercial structures to remain.

The property was properly posted.

Present was:

Agent: Rycroft, Paul

Mr. P. Rycroft explained the nature of the application and advised the Committee the proposed application would extend the current lease beyond 21 years and requires a Consent application in accordance with the requirements of the Planning Act.

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

Agency comments were provided to Mr. P. Rycroft.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 126/2016 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, December 22, 2017.
 - Expiry Date of Application LD 126/2016 is Monday, January 22, 2018.

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.

Advisory Comments

4. Ministry of Transportation comments dated November 15, 2016.
5. Central Lake Ontario Conservation Authority comments dated November 23, 2106.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 126/2016 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 10, 2017.

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, December 12, 2016

File: LD 127/2016
Submission: B 133/2016
Owner: Smith, Hayley
Agent: Smith, Tyler
Location: Lot 29, Concession 1
Municipality of Clarington
(Clarke)
Municipality: Municipality of Clarington

Consent to sever a 735.81 square metre vacant residential parcel of land, retaining an 882.65 square metre residential parcel of land with an existing dwelling to remain.

The property was properly posted.

Present was:

Agent: Tyler Smith
Interested parties: Jacqueline Lake
Dave Dakers
Dale Hubner
Virginia Dakers

Mr. Tyler Smith explained the nature of the application and confirmed receipt of agency comments.

Mr. T. Smith advised the Committee that the application conforms to all applicable plans and policies, and specifically outlined that the proposal conforms to the minimum frontage and lot size requirements of the zoning by-law. Mr. T. Smith

further confirmed that the existing sunroom within the exiting dwelling will not create any encroachment issues.

Committee Member G. Kydd requested that the applicant provide Ms. J. Lake with a copy of his submission which provided a rebuttal to Ms. Lake's written submission.

Ms. J. Lake appeared in opposition to the application and expressed concern with the proposed lot frontage. Ms. J. Lake indicated the existing lots on the west side of Baldwin Street have traditionally been wider lots and that the proposed lots would not be in keeping with the character of the area. Ms. J. Lake also presented a petition in opposition to the application from residents of the neighborhood.

The Committee provided Ms. J. Lake with a copy of the comments from the Municipality of Clarington and drew her attention to the fact the proposed application conformed to the municipal lot frontage and lot area requirements.

Mr. D. Dakers reiterated many of the concerns expressed by Ms. J. Lake. Mr. D. Dakers also advised the Committee he lived directly across the street from the proposed lot and that the decreased lot frontage on the proposed lot would affect his view and result in a loss of property value.

Mr. D. Dakers requested that the matter be tabled until such a time a building code issue related to an existing sunroom violation be addressed by the municipality. Mr. D. Dakers was of the opinion that the resolution of the sunroom issue could result in a redesign of the proposed lot frontages on the severed and retained lots.

Mr. D. Hubner appeared in opposition to the application and expressed concerns regarding a potential loss of his property value. Mr. D. Hubner also indicated that the creation of a lot with only 60 feet of frontage could create a precedent for the area.

Ms. V. Dakers reiterated the concerns expressed by other residents and indicated that the proposed lot would not maintain the look of the local streetscape. Ms. V. Dakers requested that the Committee consider conditions of approval that would limit the maximum length of any construction activity on the site given that construction activities associated with development of a new dwelling would be very disruptive to the neighborhood.

A written correspondence from Everett and Jacqueline Lake expressing concerns with the application was received on December 9, 2016.

A written correspondence from Tyler Smith was received on December 12, 2016.

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 provided to Mr. T. Smith.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 127/2016 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 November 14, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 5, 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, December 22, 2017.
 - Expiry Date of Application LD 127/2016 is Monday, January 22, 2018.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the 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. Ganaraska Region Conservation Authority comments dated November 15, 2016.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 127/2016 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 10, 2017.

Appendix 4



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, December 12, 2016

File: LD 128/2016
Owner: Emmanuel, Jerad
Agent: Atif Aqeel Architect Inc.
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 966 square metre residential lot, retaining a 976.7 square metre residential lot with an existing dwelling to be demolished.

The property was properly posted.

Present was:

Agent: Atif Aqeel Architect Inc.

Mr. A. Aqeel explained the nature of the application and confirmed receipt of agency comments. Mr. A. Aqeel acknowledged the site contained a private septic system and concurred with the Region's tabling 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 provided to Mr. A. Aqeel.

Motion of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 128/2016 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 128/2016 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer

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, December 12, 2016

File: LD 129/2016
Submission: B 134/2016
Owner: 2265390 Ontario Inc.
Location: Lot 12, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to add a 287.1 square metre vacant residential parcel of land to the north, retaining a 576.3 square metre residential parcel of land with an existing dwelling to remain.

The property was properly posted.

Applications LD 129/2016 and LD 130/2016 were heard in conjunction.

Present was:

Owner: 2265390 Ontario Inc. (Heather Holt)
Interested Party: Robert Craig

Ms. H. Holt explained the nature of the application and confirmed she had no concerns with any of the agency comments.

Mr. R. Craig reiterated Ms. H. Holt's comments.

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

Agency comments were provided to Ms. H. Holt.

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 129/2016 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 Municipality of Clarington's letter dated December 7, 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, December 22, 2017.
 - Expiry Date of Application LD 129/2016 is Monday, January 22, 2018.

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 Municipality of Clarington 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 129/2016 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 10, 2017.

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, December 12, 2016

File: LD 130/2016
Submission: B 135/2016
Owner: Craig, Mary Ellen
Craig, Robert
Location: Lot 12, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 554.6 square metre vacant residential parcel of land, retaining a 561.9 square metre residential parcel of land with an existing dwelling to remain.

The property was properly posted.

Applications LD 129/2016 and LD 130/2016 were heard in conjunction.

Present was:

Owner: Robert Craig
Interested Party: Ms. Heather Holt

Ms. H. Holt explained the nature of the application and confirmed she had no concerns with any of the agency comments.

Mr. R. Craig reiterated Ms. H. Holt's comments.

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

Agency comments were provided to Ms. H. Holt.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 130/2016 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 24, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 7, 2016, financial and otherwise.
3. That Application LD 129/2016 be perfected prior to the final approval of Application LD 130/2016.
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, December 22, 2017.
 - Expiry Date of Application LD 130/2016 is Monday, January 22, 2018.

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 Municipality of Clarington that condition # 2 has been carried out to its satisfaction.

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 130/2016 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 10, 2017.

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, December 12, 2016

File: LD 131/2016
Submission: B 136/2016
Owner: Williams, Tyler
Williams, Hugh
Williams, Joyce
Agent: King, Nena
Location: Lot 8, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 695.8 square metre residential lot, retaining a 695.8 square metre residential lot with an existing house to be demolished.

The property was properly posted.

Present was:

Owners: Williams, Hugh
Williams, Joyce

Ms. J. Williams and Mr. H. Williams explained the nature of the application and acknowledged they had no concerns with any of the agency comments and proposed conditions of approval.

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

Agency comments were provided to Ms. J. Williams.

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 submissions, I hereby move that application LD 131/2016 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 December 5, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 8, 2016 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated November 29, 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, December 22, 2017.
 - Expiry Date of Application LD 131/2016 is Monday, January 22, 2018.

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 Ajax 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 131/2016 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 10, 2017.

Appendix 8



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, December 12, 2016

File: LD 132/2016
Owner: Tooley Mills Developments Inc.
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 1130.91 square metre vacant residential parcel of land, retaining a 10,737.56 square metre residential parcel of land with a dwelling to be demolished.

The property was properly posted.

Applications LD 132/2016 - LD 134/2016 were heard in conjunction.

Present was: Agent: Ms. D. Chambers, Titlers Professional Corporation

Ms. D. Chambers explained the nature of the application and confirmed her client was in agreement with the tabling request from the Central Lake Ontario Conservation Authority. Ms. D. Chambers also indicated that her client was actively attempting to address the issues raised by the commenting agencies.

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

Agency comments were handed to Ms. D. Chambers.

Motion of the Committee

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 132/2016 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 132/2016 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer

Appendix 9



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, December 12, 2016

File: LD 133/2016
Owner: Tooley Mills Developments Inc.
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 1137.83 square metre vacant residential parcel of land, retaining a 10,730.64 square metre residential parcel of land with an existing dwelling to be demolished.

Applications LD 132/2016 - LD 134/2016 were heard in conjunction.

Present was: Agent: Ms. D. Chambers, Titlers Professional Corporation

Ms. D. Chambers explained the nature of the application and confirmed her client was in agreement with the tabling request from the Central Lake Ontario Conservation Authority. Ms. D. Chambers also indicated that her client was actively attempting to address the issues raised by the commenting agencies.

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

Agency comments were handed to Ms. D. Chambers.

Motion of the Committee

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 133/2016 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 133/2016 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer

Appendix 10



**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, December 12, 2016

File: LD 134/2016
Owner: Tooley Mills Developments Inc.
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 1237.73 square metre vacant residential parcel of land, retaining a 10,630.74 square metre residential parcel of land with an existing

Applications LD 132/2016 - LD 134/2016 were heard in conjunction.

Present was: Agent: Ms. D. Chambers, Titlers Professional Corporation

Ms. D. Chambers explained the nature of the application and confirmed her client was in agreement with the tabling request from the Central Lake Ontario Conservation Authority. Ms. D. Chambers also indicated that her client was actively attempting to address the issues raised by the commenting agencies.

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

Agency comments were handed to Ms. D. Chambers.

Motion of the Committee

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 134/2016 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 134/2016 on Monday, December 12, 2016.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

G. Rock

Secretary-Treasurer