



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

Minutes

Monday, January 16, 2017

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, January 16, 2017 with the following in attendance:

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

Absent: G. Rock
K. Reinhardt

Staff

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

1. Adoption of Minutes

Moved by: E. Hudson

Seconded by: D. Marquis

That the minutes of the Monday, December 12, 2016 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, January 16, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

4. Recess

Moved by: R. Malone

Seconded by: E. Hudson

That this meeting be recessed at 11:50 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, January 16, 2017

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

5. Consideration of Consent Applications

1. File: LD 046/2016
Appendix 1

2. File: LD 099/2016
Appendix 2

3. File: LD 124/2016
Appendix 3

4. File: LD 125/2016
Appendix 4
5. File: LD 001/2017
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6. File: LD 002/2017
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7. File: LD 003/2017
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8. File: LD 004/2017
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10. File: LD 006/2017
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11. File: LD 007/2017
Appendix 11
12. File: LD 008/2017
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13. File: LD 009/2017
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14. File: LD 010/2017
Appendix 14
15. File: LD 011/2017
Appendix 15
16. File: LD 012/2017
Appendix 16

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, February 13, 2017 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: G. Kydd

Seconded by: E. Hudson

That this meeting be adjourned at 2:20 p.m. and the next regular meeting be held on Monday, February 13, 2017.

Carried unanimously
Monday, January 16, 2017

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, January 16, 2017

File: LD 046/2016
Submission: B 001/2017
Owner: Woud, Antje
Agent: Vanderzalm, John
Location: Lot 14, Concession 5
Township of Scugog
(Reach)
Municipality: Township of Scugog

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

This matter was tabled from the July 11, 2016 Land Division Committee meeting.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Vanderzalm, John
Interested party: Muizelaar, Ed

Mr. J. Vanderzalm advised he was in receipt of and in agreement with the agency comments, however, asked the Committee for clarification of the Regional Planning and Economic Development's condition with respect to the Planning Act language pertaining to Section 50 (3) or (5).

Secretary-Treasurer, L. Trombino advised that such wording is included in the Land Division Committee's consent and would be affixed to the transfer document

at a later date once the conditions have been satisfied and the lawyer has prepared the legal documents. Secretary-Treasurer L. Trombino further advised that section speaks to prohibiting sale of either parcel without the other.

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 provided to Mr. J. Vanderzalm.

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 submissions, I hereby move that application LD 046/2016 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 January 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated January 13, 2017, 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 severed land
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, January 26, 2018.
 - Expiry Date of Application LD 046/2016 is Monday, February 26, 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 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 January 13, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 046/2016 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 2017.

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, January 16, 2017

File: LD 099/2016
Submission: B 002/2017
Owner: V.A.I. Property Investments Ltd.
Agent: Clark Consulting Services
Location: Lot 37, Concession 4
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

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

This matter was tabled from the September 19, 2016 Land Division Committee meeting.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Clark, Bob - Clark Consulting Services

Mr. B. Clark explained the nature of the application and advised the Committee the existing driveway access will serve the farm property and a new access will be provided for the newly created lot.

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

Departments, the Township of Uxbridge and Lake Simcoe Region Conservation Authority.

Agency comments were provided to Mr. B. Clark.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 099/2016 be approved, as applied for, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 13, 2017 with respect to item 3.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated October 26, 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, January 26, 2018.
 - Expiry Date of Application LD 099/2016 is Monday, February 26, 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 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 Township of Uxbridge that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 099/2016 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 2017.

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, January 16, 2017

File: LD 124/2016
Owner: Blondin, Jimmy
Pigeon, Michelle
Agent: Weston Consulting
Location: Lot 13, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 484 square metre vacant residential parcel of land, retaining a 1,524.8 square metre residential parcel of land with an existing dwelling.

Applications LD 124/2016 and LD 125/2016 were heard in conjunction.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: McFarlane, Jane - Weston Consulting

Ms. J. McFarlane explained the nature of the application and advised the Committee she was in receipt of agency comments. She further advised she was in agreement with the tabling recommendation.

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

Agency comments were provided to Ms. J. McFarlane.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 124/2016 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 124/2016 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

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, January 16, 2017

File: LD 125/2016
Owner: Blondin, Jimmy
Pigeon, Michelle
Agent: Weston Consulting
Location: Lot 13, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 486.4 square metre vacant residential parcel of land, retaining a 1,038.4 square metre residential parcel of land with an existing dwelling.

Applications LD 124/2016 and LD 125/2016 were heard in conjunction.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: McFarlane, Jane - Weston Consulting

Ms. J. McFarlane explained the nature of the application and advised the Committee she was in receipt of agency comments. She further advised she was in agreement with the tabling recommendation.

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

Agency comments were provided to Ms. J. McFarlane.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 125/2016 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 125/2016 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

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, January 16, 2017

File: LD 001/2017
Owner: Sidhu, Gurdhian
Location: Lot 11, Concession 1
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 362.2 square metre residential lot with an existing dwelling to be demolished, retaining a 362.3 square metre residential lot with an existing dwelling and garage to be demolished.

The Committee member visited the site on January 2, 2017 and confirmed the property was **not** properly posted.

Present was:

Owner: Sidhu, Gurdhian

Mr. G. Sidhu advised he was in receipt of the agency comments. He further advised he was in agreement with the tabling request.

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

Agency comments were provided to Mr. G. Sidhu.

Motion of the Committee

Moved by: R. Malone

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 001/2017 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 001/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant 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, January 16, 2017

File: LD 002/2017
Submission: B 003/2017
Owner: Carette, Tom
Carette, Della
Agent: Lavender, Ryan
Location: Lot 2, Concession 3
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 398.7 square metre vacant residential lot, retaining a 2,725.9 square metre residential lot with an existing dwelling and garage to remain.

Applications LD 002/2017, LD 003/2017 and LD 004/2017 were heard in conjunction.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Lavender, Ryan

Mr. R. Lavender explained the nature of the application and advised the Committee there are some zoning issues that will be attended to with the City of Oshawa. He further advised these lots have all been pre-serviced and will be used for their intended use.

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

Agency comments were provided to Mr. R. Lavender.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 002/2017 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 22, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 13, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated January 10, 2017, 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, January 26, 2018.
 - Expiry Date of Application LD 002/2017 is Monday, February 26, 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 City of Oshawa that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 002/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 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, January 16, 2017

File: LD 003/2017
Submission: B 004/2017
Owner: Carette, Tom
Carette, Della
Agent: Lavender, Ryan
Location: Lot 2, Concession 3
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 409.9 square metre vacant residential lot, retaining a 2,316.0 square metre residential lot with an existing dwelling and garage to remain.

Applications LD 002/2017, LD 003/2017 and LD 004/2017 were heard in conjunction.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Lavender, Ryan

Mr. R. Lavender explained the nature of the application and advised the Committee there are some zoning issues that will be attended to with the City of Oshawa. He further advised these lots have all been pre-serviced and will be used for their intended use.

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

Agency comments were provided to Mr. R. Lavender.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 003/2017 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 22, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 13, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated January 10, 2017, 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, January 26, 2018.
 - Expiry Date of Application LD 003/2017 is Monday, February 26, 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 City of Oshawa that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 003/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 2017.

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, January 16, 2017

File: LD 004/2017
Submission: B 005/2017
Owner: Carette, Della
Carette, Tom
Agent: Lavender, Ryan
Location: Lot 2, Concession 3
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 429.9 square metre vacant residential lot, retaining a 1,886.1 square metre residential lot with an existing dwelling and garage to remain.

Applications LD 002/2017, LD 003/2017 and LD 004/2017 were heard in conjunction.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Lavender, Ryan

Mr. R. Lavender explained the nature of the application and advised the Committee there are some zoning issues that will be attended to with the City of Oshawa. He further advised these lots have all been pre-serviced and will be used for their intended use.

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

Agency comments were provided to Mr. R. Lavender.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 004/2017 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 22, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 13, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated January 10, 2017, 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, January 26, 2018.
 - Expiry Date of Application LD 004/2017 is Monday, February 26, 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 City of Oshawa that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 004/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 2017.

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, January 16, 2017

File: LD 005/2017
Submission: B 006/2017
Owner: Bhatia, Vishal
Bhatia, Xaine
Agent: Grant Morris Associates Ltd.
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to add a 817.0 square metre residential parcel of land to the west, retaining a 1,084.8 square metre residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Morris, Grant - Grant Morris Associates Ltd.

Mr. G. Morris explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments. However, he expressed concern with the wording used in the City of Pickering's letter with respect to the granting of an "easement" in Condition No. 7. Mr. G. Morris explained that the City has appeared to incorrectly reference an easement instead of a conveyance in their condition. Mr. G. Morris advised that the requested change would avoid future complications with the clearance of the condition.

Mr. G. Morris advised he has had discussions with City of Pickering staff and they supported his suggested amendment to Condition No. 7.

Secretary-Treasurer L. Trombino advised the Region has not received updated comments from the City of Pickering to this effect.

Committee member P. Hamilton advised the dedication is for road purposes not an easement. He felt comfortable altering the condition imposed by the City of Pickering to accurately reflect this.

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

Agency comments were provided to Mr. G. Morris.

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 005/2017 be approved, as applied for, as such is a lot line addition to the west 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 City of Pickering's letter dated 2017, financial and otherwise, as amended on the floor to remove the word "easement" in condition number 7 and replace it with "dedication".
2. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
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, January 26, 2018.
 - Expiry Date of Application LD 005/2017 is Monday, February 26, 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 City of Pickering 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.

Amendment to Motion

Moved by: E. Hudson

Seconded by: G. Kydd

That condition number 3 as noted above be amended to remove the reference to “dedication” and be replaced with “conveyance at no cost to the City of Pickering 3m across the frontage of the property for road widening purposes”.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 005/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 2017.

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, January 16, 2017

File: LD 006/2017
Owner: Bradley, Annie
Bradley, Michael
Agent: Beg, Absar
Location: Lot 31, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a 727.25 square metre vacant residential lot, retaining a 727.25 square metre residential lot with an existing dwelling to remain.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Irfan, Nadeem
Owner: Beg, Absar

Mr. N. Irfan explained the nature of the application and advised the Committee he had met with the City of Pickering and is working on resolving the concerns raised by the City of Pickering.

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

Agency comments were provided to Mr. N. Irfan.

Motion of the Committee

Moved by: E. Hudson

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 006/2017 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 006/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

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, January 16, 2017

File: LD 007/2017
Submission: B 007/2017
Owner: Fisico, Victoria
Agent: Gatzios Planning & Development Consultants Inc.
Location: Lot 13, Concession 5
Township of Brock
(Thorah)
Municipality: Township of Brock

Consent to sever a vacant 348.3 square metre residential lot, retaining a 916.8 square metre residential lot.

Applications LD 007/2017 and LD 008/2017 were heard in conjunction.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Koutsovitis, James –
Gatzios Planning & Development Consultants Inc.

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

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

Agency comments were provided to Mr. J. Koutsovitis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 007/2017 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 22, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 13, 2017.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated January 10, 2017, financial and otherwise.
4. That LD 007/2017 be perfected prior to the completion of LD 008/2017.
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, January 26, 2018.
 - Expiry Date of Application LD 007/2017 is Monday, February 26, 2018.

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 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 007/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 2017.

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, January 16, 2017

File: LD 008/2017
Submission: B 008/2017
Owner: Fisico, Victoria
Agent: Gatzios Planning & Development Consultants Inc.
Location: Lot 13, Concession 5
Township of Brock
(Thorah)
Municipality: Township of Brock

Consent to sever a vacant 397.9 square metre residential lot, retaining a 518.9 square metre residential lot.

Applications LD 007/2017 and LD 008/2017 were heard in conjunction.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Koutsovitis, James –
Gatzios Planning & Development Consultants Inc.

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

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

Agency comments were provided to Mr. J. Koutsovitis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 008/2017 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 22, 2016, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 13, 2017.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated January 10, 2017, financial and otherwise.
4. That LD 007/2017 be perfected prior to the completion of LD 008/2017.
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, January 26, 2018.
 - Expiry Date of Application LD 008/2017 is Monday, February 26, 2018.

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 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 008/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 2017.

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, January 16, 2017

File: LD 009/2017
Submission: B 009/2017
Owner: 703898 Ontario Limited
Agent: MacNaughton Hermsen Britton Clarkson Planning Ltd.
Location: Lot 14, Concession BF
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 5,092.2 square metre industrial parcel of land, retaining a 26, 217.9 square metre vacant industrial parcel of land. Application includes easement.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Owner: Bigione, Denis - 703898 Ontario Limited
Agent: Theodore, Eldon –
MacNaughton Hermsen Britton Clarkson Planning Ltd.

Mr. E. Theodore explained the nature of the application and advised the Committee the application would facilitate the advancement of the related zoning by-law amendment and site plan applications. Mr. E. Theodore advised he was in receipt of the agency comments and expressed concerns related to the Town of Ajax comments and the Regional Planning and Economic Development Department's comments regarding the requirement for additional easements.

Mr. E. Theodore further advised it was his understanding that blanket easements do not require the consent of the Committee and could be registered at any time.

Secretary-Treasurer L. Trombino confirmed discussions between Mr. E. Theodore and the Region had taken place in advance of today's meeting and advised Mr. Theodore that the Region's standard practice required a separate application for any reciprocal easement.

Secretary-Treasurer L. Trombino further advised if the agent was not in agreement with the conditions he has the option to request a tabling of the matter, agree to the condition or appeal the matter to the Ontario Municipal Board in the event the Committee imposed all of the conditions requested by the Town of Ajax and the Region of Durham.

Committee Member P. Hamilton advised Mr. E. Theodore that if at a later date, the said proposed conditions were discovered to not be required by the commenting agencies, the agencies could deem them to be addressed.

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

Agency comments were provided to Mr. E. Theodore.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 009/2017 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 January 13, 2017 with respect to items 2, 3 and 4.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated January 11, 2017, financial and otherwise.

3. That the applicant submit a Solicitor's Undertaking confirming the reciprocal easement over the retained lands will be perfected prior to the completion of LD 009/2017.
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, January 26, 2018.
 - Expiry Date of Application LD 009/2017 is Monday, February 26, 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 009/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 2017.

Appendix 14



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, January 16, 2017

File: LD 010/2017
Owner: JAK Eastern Holdings Inc.
Agent: Weston Consulting
Location: Lot 6, Concession BF
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 6,150.9 square metre industrial parcel of land, retaining a vacant 1.556 hectare industrial parcel of land.

Applications LD 010/2017 and LD 011/2017 were heard in conjunction.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Quarcoopome, Martin - Weston Consulting

Mr. M. Quartcoopome advised he was in receipt of the agency comments, however, he indicated that he did not have sufficient time to review same and requested the matters be tabled in order to afford him an opportunity to fully consider the implications associated with the proposed conditions of approval.

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

Agency comments were provided to Mr. M. Quarcoopome.

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 submission, I hereby move that application LD 010/2017 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 010/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Appendix 15



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, January 16, 2017

File: LD 011/2017
Owner: JAK Eastern Holdings Inc.
Agent: Weston Consulting
Location: Lot 6, Concession BF
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 1.06 hectare industrial parcel of land, retaining a vacant 1.556 hectare industrial parcel of land.

Applications LD 010/2017 and LD 011/2017 were heard in conjunction.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Quarcoopome, Martin - Weston Consulting

Mr. M. Quartcoopome advised he was in receipt of the agency comments, however, he indicated that he did not have sufficient time to review same and requested the matters be tabled in order to afford him an opportunity to fully consider the implications associated with the proposed conditions of approval.

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

Agency comments were provided to Mr. M. Quarcoopome.

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 submission, I hereby move that application LD 011/2017 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 011/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Appendix 16



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, January 16, 2017

File: LD 012/2017
Submission: B 010/2017
Owner: 821017 Ontario Limited
Agent: D.G. Biddle & Associates Ltd.
Location: Lot 5, Concession 4
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 3.57 hectare vacant, agricultural parcel of land, retaining a 12.28 hectare vacant agricultural parcel of land.

The Committee member visited the site on January 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Vierhout, Fred - D.G. Biddle & Associates Ltd.

Mr. F. Vierhout explained the nature of the application and advised the Committee the intent of the application is to sever and convey a portion of an existing draft approved plan of subdivision to another developer. He further advised he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. F. Vierhout.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 012/2017 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 January 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated January 10, 2017, 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, January 26, 2018.
 - Expiry Date of Application LD 012/2017 is Monday, February 26, 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 Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 012/2017 on Monday, January 16, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 14, 2017.