



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

Minutes

Monday, March 20, 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, March 20, 2017 with the following in attendance:

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

Absent: E. Hudson

Staff

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

1. Adoption of Minutes

Moved by: D. Marquis

Seconded by: R. Malone

That the minutes of the Monday, February 13, 2017 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, March 20, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino advised the Province's Four Plan Review has yet to be completed.

Committee Member K. Reinhardt suggested a revision fee for any amendments to existing applications and inquired as to if the Committee should look at including a fee for these changes. Secretary-Treasurer L. Trombino advised the Region will undertake a fee by-law review in 2018 and it will be brought forward for consideration at that time.

Committee member K. Reinhardt inquired if the applicant for LD 032/2017 had to demonstrate the need for the severance and was advised by Secretary-Treasurer L. Trombino that applicants must demonstrate to the Region of Durham that they are a bonafide farmer through the submission of studies/reports.

4. Recess

Moved by: K. Reinhardt

Seconded by: R. Malone

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

Carried unanimously
Monday, March 20, 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 041/2016
Appendix 1
2. File: LD 111/2016
Appendix 2
3. File: LD 006/2017
Appendix 3
4. File: LD 022/2017
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6. File: LD 024/2017
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7. File: LD 025/2017
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8. File: LD 026/2017
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9. File: LD 027/2017
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10. File: LD 028/2017
Appendix 10
11. File: LD 029/2017
Appendix 11
12. File: LD 030/2017
Appendix 12
13. File: LD 031/2017
Appendix 13
14. File: LD 032/2017
Appendix 14

15. File: LD 033/2017
Appendix 15

16. File: LD 034/2017
Appendix 16

17. File: LD 035/2017
Appendix 17

18. File: LD 036/2017
Appendix 18

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, April 24, 2017 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: K. Reinhardt

Seconded by: R. Malone

That this meeting be adjourned at 2:20 p.m. and the next regular meeting be held on Monday, April 24, 2017.

Carried unanimously
Monday, March 20, 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, March 20, 2017

File: LD 041/2016
Submission: B 019/2017
Owner: Capris Investments Inc.
Agent: HBR Planning Centre
Location: Lot 35, Concession 6
Township of Uxbridge
(Scott)
Municipality: Township of Uxbridge

Consent to sever a vacant 2,130 square metre hamlet lot, retaining a vacant 9,029 square metre hamlet lot for future development.

This matter was tabled from the April 18, 2016 Land Division Committee meeting.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Williams, Stacey - HBR Planning Centre

Ms. S. Williams explained the nature of the application and advised the Committee the application was previously tabled due to concerns related to contamination on the site. She advised a Phase 1 Environmental Site Assessment Report has now been completed and there was no contamination found on the site and her client is in process of filing a Record of Site Conditions.

Ms. S. Williams further advised she was in receipt of and in agreement with the agency comments and was ready to proceed with the 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 Uxbridge and the Region of York.

Agency comments were provided to Ms. S. Williams.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 041/2016 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 February 28, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 17, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated March 16, 2017, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated March 2, 2017, financial and otherwise.
5. That the applicant satisfy the requirement of the Region of York's letter dated March 2, 2017, financial and otherwise
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 30, 2018.
 - Expiry Date of Application LD 041/2016 is Monday, April 30, 2018.

Clearing Agencies

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 Works Department that condition #1 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 Regional Planning and Economic Development Department that condition #2 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 Township of Uxbridge that condition #3 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 advised in writing by the Regional Health Department that condition #4 has been carried out to its satisfaction.
12. 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 Region of York that condition #5 has been carried out to its satisfaction.
13. 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 #7 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 041/2016 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 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, March 20, 2017

File: LD 111/2016
Submission: B 020/2017
Owner: Highglen Homes Limited
Location: Lot 31, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1,157.70 square metre residential lot, retaining a 881.90 square metre residential lot with an existing dwelling to be demolished. Application includes access easement.

This matter was tabled from the November 14, 2016 Land Division Committee meeting.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Owner: Perciasepe, John - Highglen Homes Limited

Mr. John Perciasepe explained the nature of the application and advised the Committee the application was previously tabled due to issues with TRCA, and indicated that those issues have now been resolved and he is ready to proceed with the application.

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 Toronto Region Conservation Authority.

Agency comments were provided to Mr. John Perciasepe.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 111/2016 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 March 15, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated March 14, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated March 7, 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, March 30, 2018.
 - Expiry Date of Application LD 111/2016 is Monday, April 30, 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 City of Pickering 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 Toronto Region Conservation Authority 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

Amendment to Motion

Moved by: K. Reinhardt

Seconded by: D. Marquis

That the application, be approved, **as revised**, as it complies with all applicable plans and policies.

Signed by all members present and concurring that this is the Committee Decision of LD 111/2016 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 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, March 20, 2017

File: LD 006/2017
Submission: B 021/2017
Owner: Beg, Absar
Location: Lot 31, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 716.30 square metre residential lot, retaining a 742.17 square metre residential lot with an existing dwelling to remain.

This matter was tabled from the January 16, 2017 Land Division Committee meeting.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Owner: Beg, Absar
Agent: Irfan, Nadeem

Mr. N. Irfan explained the nature of the application and advised the Committee the application was previously tabled at the request of the City of Pickering and indicated that those issues have now been resolved with the City and the applicant is ready to proceed with the application.

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. A. Beg.

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 006/2017 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 January 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 16, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated March 14, 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, March 30, 2018.
 - Expiry Date of Application LD 006/2017 is Monday, April 30, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 006/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

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, March 20, 2017

File: LD 022/2017
Submission: B 022/2017
Owner: Toronto Region Conservation Authority
Agent: E. Ovide Holdings (Altona) Inc.
Location: Lot 32, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to grant a 330.6 square metre access easement for stormwater maintenance, retaining a 1.45 hectare environmentally protected parcel of land.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Owner: Leja, George - Toronto Region Conservation Authority
Agent: Gervais, Steve - E. Ovide Holdings (Altona) Inc.

Mr. G. Leja explained the nature of the application and advised the Committee the application would facilitate access to an infiltration trench which treats stormwater and serves the proposed residential development to the south of the subject site.

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 provided to Mr. S. Gervais.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: D. Marquis

That application LD 022/2017 be approved, as applied for, as such is an easement, 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 March 16, 2017, 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, March 30, 2018.
 - Expiry Date of Application LD 022/2017 is Monday, April 30, 2018.

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 City of Pickering 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 022/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

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, March 20, 2017

File: LD 023/2017
Submission: B 023/2017
Owner: Sameem, Fatima
Agent: Thomas, Efraim LLP
Location: Lot 15, Concession 2
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever a vacant 671.0 square metre residential parcel of land, retaining a 659.5 square metre residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Blackman, Sommer - Thomas, Efraim LLP

Ms. S. Blackman explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments. She further advised the Committee a minor variance is required to deal with the frontage deficiency.

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 Ms. S. Blackman.

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 023/2017 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 February 28, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 16, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated March 9, 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, March 30, 2018.
 - Expiry Date of Application LD 023/2017 is Monday, April 30, 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 023/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

Appendix 6



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, March 20, 2017

File: LD 024/2017
Owner: Marshall Homes (Copperfield) Ltd.
Agent: Design Plan Services Inc.
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 0.11 hectare residential parcel of land, retaining a vacant 0.28 hectare residential parcel of land for future development of a subdivision.

There were no parties present.

A written correspondence was received on February 6, 2017 from Mr. T.J. Cieciora, Marshall Homes (Copperfield) Ltd., owner of the property, requesting that the application be withdrawn.

Appendix 7



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, March 20, 2017

File: LD 025/2017
Owner: Krink Corporation
Agent: Brumley, Aston
Location: Lot 18, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a 1.8456 hectare industrial parcel of land, retaining a 2.2165 hectare industrial parcel of land with an existing building to remain.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Brumley, Aston

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

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

Agency comments were provided to Mr. A. Brumley.

Motion of the Committee

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 025/2017 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 025/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

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, March 20, 2017

File: LD 026/2017
Submission: B 024/2017
Owner: Pickering Developments (Squires) Inc.
Agent: Melymuk, Thomas
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 998.9 square metre residential lot with an existing dwelling to be demolished, retaining a 1998.4 square metre residential lot for future development.

LD 026/2017 and LD 027/2017 were heard in conjunction.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Melymuk, Thomas

Mr. T. Melymuk explained the nature of the application and advised the Committee a minor variance was obtained in January 2017 in order to address the frontage requirements. Mr. T. Melymuk further advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. T. Melymuk.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 026/2017 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 March 15, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 15, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated March 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, March 30, 2018.
 - Expiry Date of Application LD 026/2017 is Monday, April 30, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 026/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 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, March 20, 2017

File: LD 027/2017
Submission: B 025/2017
Owner: Pickering Developments (Squires) Inc.
Agent: Melymuk, Thomas
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 999.2 square metre residential lot with an existing dwelling to be demolished, retaining a 999.4 square metre residential lot for future development.

LD 026/2017 and LD 027/2017 were heard in conjunction.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Melymuk, Thomas

Mr. T. Melymuk explained the nature of the application and advised the Committee a minor variance was obtained in January 2017 in order to address the frontage requirements. Mr. T. Melymuk further advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. T. Melymuk.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 027/2017 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 March 15, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 15, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated March 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, March 30, 2018.
 - Expiry Date of Application LD 027/2017 is Monday, April 30, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 027/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

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, March 20, 2017

File: LD 028/2017
Submission: B 026/2017
Owner: Merlin, Cynthia
Harrison, Laurie
Agent: Beg, Absar
Location: Lot 31, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 494.551 square metre residential parcel of land, retaining a 989.066 square metre residential parcel of land with an existing dwelling and garage to be demolished.

LD 028/2017 and LD 029/2017 were heard in conjunction.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Beg, Absar

Mr. A. Beg 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 Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. A. Beg.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 028/2017 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 February 28, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 16, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated March 16, 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, March 30, 2018.
 - Expiry Date of Application LD 028/2017 is Monday, April 30, 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 Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated March 2, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 028/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

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, March 20, 2017

File: LD 029/2017
Submission: B 027/2017
Owner: Merlin, Cynthia
Harrison, Laurie
Agent: Beg, Absar
Location: Lot 31, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 494.543 square metre residential parcel of land with an existing garage to be demolished, retaining a 494.523 square metre residential parcel of land with an existing dwelling to be demolished.

LD 028/2017 and LD 029/2017 were heard in conjunction.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Beg, Absar

Mr. A. Beg 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 Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. A. Beg.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 029/2017 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 February 28, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 16, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated March 16, 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, March 30, 2018.
 - Expiry Date of Application LD 029/2017 is Monday, April 30, 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 Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated March 2, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 029/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

Appendix 12



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, March 20, 2017

File: LD 030/2017
Owner: Holland Homes Inc.
Agent: Metzner, Katrina
Location: Lot 12, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 634.9 square metre residential lot, retaining a 635.3 square metre residential lot with an existing dwelling to be demolished.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Metzner, Katrina
Interested party: Feddema, Rienk

Ms. K. Metzner advised the Committee she was in receipt of and in agreement with the agency comments and the tabling recommendation.

Mr. R. Feddema expressed concerns with the potential type of development proposed on the site, more specifically Mr. R. Feddema opposed any high density development on the property.

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. K. Metzner.

Motion of the Committee

Moved by: R. Malone

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 030/2017 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 030/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 13



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

Minutes

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

Consent Application heard on: Monday, March 20, 2017

File: LD 031/2017
Owner: 2385787 Ontario Ltd.
Agent: KLM Planning Partners Inc.
Location: Lot 11, Concession 1
Town of Ajax
Municipality: Town of Ajax

Consent to add a 371.17 square metre vacant industrial parcel to the east, retaining a 4,634.40 square metre vacant industrial parcel of land. Application includes easement.

A written correspondence was received on March 14, 2017 from Mr. Marshall Smith, agent, KLM Planning Partners Inc. requesting that the application be withdrawn.

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, March 20, 2017

File: LD 032/2017
Submission: B 028/2017
Owner: Mulock Farms Ltd.
Agent: H. F. Grander Co. Ltd.
Location: Lot 8, Concession 10
Township of Brock
(Thorah)
Municipality: Township of Brock

Consent to sever a 0.78 hectare farm related rural residential parcel of land with an existing dwelling, retaining a 50 hectare agricultural parcel of land.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Owner: Mulock, Carl - Mulock Farms Ltd.
Agent: Grander, Ralph - H. F. Grander Co. Ltd.

Mr. R. Grander advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. R. Grander.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 032/2017 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 March 16, 2017 with respect to items 1 and 2.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated March 6, 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, March 30, 2018.
 - Expiry Date of Application LD 032/2017 is Monday, April 30, 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 Brock 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

1. Regional Works Department comments dated February 28, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 032/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

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, March 20, 2017

File: LD 033/2017
Submission: B 029/2017
Owner: Shanmugarajah, Sudahar
Agent: Balanyuk, Diana
Location: Lot 20, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 1,272.17 square metre residential parcel of land with an existing dwelling to be demolished, retaining a 1,272.17 square metre residential parcel of land.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Balanyuk, Diana

Ms. D. Balanyuk advised the Committee she was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Ms. D. Balanyuk.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 033/2017 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 March 15, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated March 16, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated March 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, March 30, 2018.
 - Expiry Date of Application LD 033/2017 is Monday, April 30, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 033/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

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, March 20, 2017

File: LD 034/2017
Submission: B 030/2017
Owner: Smith, Kevin
Smith, Colleen
Agent: H. F. Grander Co. Ltd.
Location: Lot 21, Concession 10
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

Consent to grant a 138 square metre access easement in favour of the property to the east, retaining a 5,617 square metre shoreline residential parcel of land.

LD 034/2017 and LD 035/2017 were heard in conjunction.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Owner: Smith, Kevin
Agent: Grander, Ralph - H. F. Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and advised the Committee the application would facilitate the appropriate access easement to the lake and the transfer of ownership of an existing driveway which currently travels over an abutting property.

Mr. K. Smith asked the Committee for clarification on the Township of Scugog's conditions.

Chair J. Hurst advised Mr. K. Smith to speak directly with Township staff for clarification of conditions.

Committee member K. Reinhardt asked the owner if the driveway was placed on the adjacent property at the time of construction and if he was aware of this issue when he took title.

Mr. K. Smith advised he was aware of the driveway issue. He further advised that the property owners had an informal easement in place and that the two subject applications would formalize those easements.

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

Agency comments were provided to Mr. R. Grander.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: G.Kydd

That application LD 034/2017 be approved, as applied for, as such is an easement, however, Subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated March 16, 2017, 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, March 30, 2018.
 - Expiry Date of Application LD 034/2017 is Monday, April 30, 2018.

Clearing Agencies

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog 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 034/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

Appendix 17



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, March 20, 2017

File: LD 035/2017
Submission: B 031/2017
Owner: LDB Holdings Ltd.
Agent: H. F. Grander Co. Ltd.
Location: Lot 21, Concession 10
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

Consent to add a vacant 541 square metre shoreline residential parcel of land to the property to the east, retaining a 4,078 square metre shoreline residential parcel of land with an existing dwelling to remain.

LD 034/2017 and LD 035/2017 were heard in conjunction.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Owner: Smith, Kevin
Agent: Grander, Ralph - H. F. Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and advised the Committee the application would facilitate the appropriate access easement to the lake and the transfer of ownership of an existing driveway which currently travels over an abutting property.

Mr. K. Smith asked the Committee for clarification on the Township of Scugog's conditions.

Chair J. Hurst advised Mr. K. Smith to speak directly with Township staff for clarification of conditions.

Committee member K. Reinhardt asked the owner if the driveway was placed on the adjacent property at the time of construction and if he was aware of this issue when he took title.

Mr. K. Smith advised he was aware of the driveway issue. He further advised that the property owners had an informal easement in place and that the two subject applications would formalize those easements.

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

Agency comments were provided to Mr. R. Grander.

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 035/2017 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated March 16, 2017, financial and otherwise.
2. 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

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, March 30, 2018.
 - Expiry Date of Application LD 035/2017 is Monday, April 30, 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 Township of Scugog 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.

Signed by all members present and concurring that this is the Committee Decision of LD 035/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.

Appendix 18



**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, March 20, 2017

File: LD 036/2017
Submission: B 032/2017
Owner: Durham Region Non-Profit Housing Corporation
Agent: Polak, Mckay & Hawkshaw
Location: Lot 15, Concession 5
Township of Brock
(Thorah)
Municipality: Township of Brock

Consent to sever a 2,550.70 square metre vacant residential parcel of land, retaining a 9,958.6 square metre residential parcel of land with an existing structure to remain. Application includes easement.

The Committee member visited the site on March 6, 2017 and confirmed the property was properly posted.

Present was:

Agent: Carpio, Joseph - Polak, Mckay & Hawkshaw
Interested party: Berkun, Samuel – SHS Consulting

Mr. J. Carpio explained the nature of the application and provided the Committee with a brief history of the property and the proposed plan for development that will facilitate the construction of 18 Rental units.

Committee Member K. Reinhardt asked for clarification on who retained the surveyor to prepare the survey for the application and was advised by Mr. J. Carpio that his firm hired the surveyor in tangent with a series of other consultants as part of this project team.

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 provided to Mr. J. Carpio.

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 036/2017 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 March 16, 2017 with respect to items 1, 2 and 3.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated March 6, 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, March 30, 2018.
 - Expiry Date of Application LD 036/2017 is Monday, April 30, 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 Brock 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 036/2017 on Monday, March 20, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 18, 2017.