



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

Minutes

Monday, April 24, 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 9:30 A.M. on Monday, April 24, 2017 with the following in attendance:

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

Absent: P. Hamilton
E. Hudson

Staff

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

1. Adoption of Minutes

Moved by: K. Reinhardt

Seconded by: G. Rock

That the minutes of the Monday, March 20, 2017 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, April 24, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

The Committee discussed concerns associated with late agency comments. Moving forward any late agency comments will be circulated electronically to all members.

The Committee discussed posting of notice requirements and enhancements to the current practice.

Committee member K. Reinhardt discussed Surplus Farm Dwelling applications and requested that the Farm Inventory Report/Planning Justification Report be provided with any future application in order to assist the members in their review of the file.

4. Recess

Moved by: K. Reinhardt

Seconded by: G. Rock

That this meeting be recessed at 11:55 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, April 24, 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 017/2017
Appendix 1
2. File: LD 018/2017
Appendix 2
3. File: LD 037/2017
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4. File: LD 038/2017
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12. File: LD 046/2017
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13. File: LD 047/2017
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14. File: LD 048/2017
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15. File: LD 049/2017
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16. File: LD 050/2017
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17. File: LD 051/2017
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18. File: LD 052/2017
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19. File: LD 053/2017
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20. File: LD 054/2017
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21. File: LD 055/2017
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22. File: LD 056/2017
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23. File: LD 057/2017
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24. File: LD 058/2017
Appendix 24

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, May 15, 2016 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: R. Malone

Seconded by: G. Kydd

That this meeting be adjourned at 3:45 p.m. and the next regular meeting be held on Monday May 15, 2017.

Carried unanimously
Monday, April 24, 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, April 24, 2017

File: LD 017/2017
Submission: B 033/2017
Owner: Irving, Betty
Irving, William
Agent: LCJ Thomas Estates Inc.
Location: Lot 9, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 671.3 square metre agricultural parcel of land with an existing barn to be demolished, retaining a 1,339.50 square metre agricultural parcel of land with an existing dwelling to be demolished.

Application LD 017/2017 and LD 018/2017 were heard in conjunction.

This application was tabled from the February 13, 2017 hearing.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Agent: Thomas, Nathan - LCJ Thomas Estates Inc.

Mr. N. Thomas confirmed he was in receipt of the agency comments and advised the Committee he had no further comments with respect to the application.

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

Agency comments were provided to Mr. N. Thomas.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 017/2017 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 April 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 20, 2017, financial and otherwise.
3. That application LD 017/2017 be perfected prior to completion of application LD 018/2017
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, May 04, 2018.
 - Expiry Date of Application LD 017/2017 is Monday, June 04, 2018.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 017/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 018/2017
Submission: B 034/2017
Owner: Irving, Betty
Irving, William
Agent: LCJ Thomas Estates Inc.
Location: Lot 9, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 669.6 square metre agricultural parcel of land, retaining a 670 square metre agricultural parcel of land with an existing dwelling to be demolished.

Application LD 017/2017 and LD 018/2017 were heard in conjunction.

This application was tabled from the February 13, 2017 hearing.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Agent: Thomas, Nathan - LCJ Thomas Estates Inc.

Mr. N. Thomas confirmed he was in receipt of the agency comments and advised the Committee he had no further comments with respect to the application.

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

Agency comments were provided to Mr. N. Thomas.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 018/2017 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 April 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 20, 2017, financial and otherwise.
3. That application LD 017/2017 be perfected prior to completion of application LD 018/2017.
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, May 04, 2018.
 - Expiry Date of Application LD 018/2017 is Monday, June 04, 2018.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 018/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 037/2017
Submission: B 035/2017
Owner: Boynton, Catherine
Boynton, John
Location: Lot 14, Concession 9
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to grant a 2,016.89 square metre access easement retaining a 5,046.79 square metre seasonal, residential parcel of land with an existing dwelling.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Interested party: Vann, Janice

Ms. J. Vann inquired as to the purpose of the easement and asked if the property owners would be severing the property.

Chair J. Hurst advised that the easement is for access to the property to the west.

Secretary-Treasurer L. Trombino advised the property is located within the limits of the Oak Ridges Moraine and is subject to very strict policies that are in place with respect to potential severances. He further advised that the application is only for an easement.

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.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 037/2017 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 Municipality of Clarington's letter dated April 13, 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, May 04, 2018.
 - Expiry Date of Application LD 037/2017 is Monday, June 04, 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 Municipality of Clarington 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 037/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 038/2017
Submission: B 036/2017
Owner: Kis, Katalin
Kis, Sandor
Location: Lot 1, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 697.9 square metre residential lot with an existing dwelling to be demolished, retaining a 700.3 square metre residential lot with an existing dwelling to be demolished.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Owner: Kis, Katalin
Kis, Sandor
Interested party: Moores, Trevor
Moores, Emily

Ms. K. Kis advised the Committee they were in receipt of and in agreement with the agency comments.

Mrs. E. Moores asked for clarification on the location of the proposed foundation in relation to the property line and expressed concerns related to setbacks, noise issue and disruption of reasonable enjoyment of her property.

Chair J. Hurst advised that the owners have provided the Committee with drawings indicating the existing property will be demolished and 2 new dwellings will be constructed. Chair J. Hurst further advised the building permit process is quite strict and the owners would have to deal with the local municipality with respect to building requirements and setbacks.

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

Agency comments were provided to Ms. K. Kis.

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 submissions, I hereby move that application LD 038/2017 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 April 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 21, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated April 12, 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, May 04, 2018.
 - Expiry Date of Application LD 038/2017 is Monday, June 04, 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 038/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 039/2017
Submission: B 037/2017
Owner: Peters, Kenneth
Peters-Bathe, Karen
Peters, May Edna
Agent: Abbott, Ray
Location: Lot 20, Concession 9
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 49,801 square metre hamlet lot, retaining a 9,537 square metre hamlet lot with an existing dwelling to remain as is.

The Committee member visited the site on April 11, 2017 and confirmed the property was properly posted.

Present was:

Agent: Rolfe, David on behalf Abbott, Ray
Objector: Carter, Jessica

Mr. D. Wolfe confirmed he was in receipt of the agency comments and advised the Committee he had no further comments with respect to the application.

Ms. J. Carter advised the property is located within the limits of the Oak Ridges Moraine and should therefore be protected from development. She expressed concerns related to contamination of wells and loss of natural habitat.

Secretary-Treasurer L. Trombino confirmed the property is within the limits of the Oak Ridges Moraine and is designated as a hamlet and that any proposed development is subject to future scrutiny. He further advised a Hydro Geological assessment will be completed at a later date once lands are to be developed. The study will determine amount of lots appropriate for the area.

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

Agency comments were provided to Mr. D. Rolfe.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 039/2017 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 Health Department's letter dated April 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 19, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated April 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, May 04, 2018.
 - Expiry Date of Application LD 039/2017 is Monday, June 04, 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 Health Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

1. Ministry of Transportation comments dated April 3, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 039/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 2017.

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 24, 2017

File: LD 040/2017
Submission: B 038/2017
Owner: Hartford, David
Agent: Walters, Kevin
Location: Lot 22, Concession BF
Municipality of Clarington
(Clarke)
Municipality: Municipality of Clarington

Consent to grant a 176.9 square metre access easement in favour of the property to the south, retaining a vacant 12,376.2 square metre rural residential parcel of land.

The Committee member visited the site on April 10, 2017 and confirmed the property was not properly posted.

Present was:

Agent: Walters, Kevin

Committee member R. Malone advised he had visited the site at 1:00pm and it was not posted at the time of the site visit.

Mr. Kevin Walters advised the Committee he had in fact posted the property later in the day. He further advised the Committee the site is subject to a historic crossing that has been in place for over a hundred years by way of registered easements on title. This application would facilitate an additional easement on the subject parcel of land.

Chair J. Hurst directed Mr. Walters to the correspondence from the CP Railway indicating there is no record of an existing easement on the subject lands.

Mr. K. Walters advised the Committee he was in disagreement with the position from CP Railway and reiterated there is an agreement in place to continue to use the access. He also indicated he has retained a lawyer to dispute this position given he was advised the right to a railway crossing was not lost.

Chair J. Hurst advised that the Municipality of Clarington is recommending denial of the application and that the Region of Durham has indicated the application is premature.

A discussion ensued about posting of notice requirements. Secretary-Treasurer L. Trombino indicated that in addition to mailed notice, the requirements of the Planning Act necessitates a posting of notice on the frontage of the property.

Committee member R. Malone confirmed notice was posted on the property on his subsequent visit to the property

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

Agency comments were provided to Mr. K. Walters.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 040/2017 be denied, as it does not comply with all applicable plans and policies and is not supported by the Municipality of Clarington.

Mr. K. Reinhardt asked if there is a posting confirmation in the file and was advised by the Asst. Secretary-Treasurer there is nothing in the file to confirm the property was posted in a timely manner.

Mr. G. Kydd advised he cannot support the motion to deny the application as there was no clear confirmation as to whether the property was properly posted.

Mr. G. Rock concurred with Mr. G. Kydd's position.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 040/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 041/2017
Submission: B 039/2017
Owner: 1529250 Ontario Inc.
Location: Lot 11, Concession 1
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 645.33 square metre residential lot with an existing dwelling to be demolished, retaining a 759.04 square metre residential lot

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Owner: Hoy, Ken - 1529250 Ontario Inc.

Mr. K. Hoy 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, Works Departments, and the Municipality of Clarington.

Agency comments were provided to Mr. K. Hoy.

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 041/2017 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 April 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 19, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 20, 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, May 04, 2018.
 - Expiry Date of Application LD 041/2017 is Monday, June 04, 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 041/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 042/2017
Submission: B 040/2017
Owner: Winster Investments
Agent: White, David
Location: Lot 15, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 0.073 hectare commercial parcel of land, retaining a 0.255 hectare commercial parcel of land with an existing structure to remain.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Agent: White, David

Mr. D. White advised the Committee he was in receipt of the agency comments and asked for clarification related to the conditions from the Town of Ajax with respect to the zoning compliance.

Secretary-Treasurer L. Trombino advised that the Town of Ajax's letter indicated that both the severed and retained parcels are in compliance with the zoning by-law and that the Town will review this in more detail prior to providing their clearance letter. Secretary-Treasurer L. Trombino further advised the agent to contact the Town directly for clarification and advised he could request a tabling of the matter to allow for discussions with the Town.

Mr. D. White advised he was ready to proceed with the application today.

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

Agency comments were provided to Mr. D. White.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 042/2017 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 Town of Ajax's letter dated April 19, 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, May 04, 2018.
 - Expiry Date of Application LD 042/2017 is Monday, June 04, 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 Town of Ajax that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 042/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 2017.

Appendix 9



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, April 24, 2017

File: LD 043/2017
Owner: 2335051 Ontario Limited
Agent: Miller Planning Services
Location: Lot 17, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 0.78 hectare industrial parcel of land, retaining a 1.2059 hectare parcel of land with an existing building

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services

Mr. R. Miller advised the Committee he was in receipt of the agency comments and requested the matter be tabled.

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

Agency comments were provided to Mr. R. Miller.

Motion of the Committee

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 043/2017 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 043/2017 on Monday, April 24, 2017.

J. Hurst, Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

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, April 24, 2017

File: LD 044/2017
Submission: B 041/2017
Owner: Holland Homes Inc.
Agent: Metzner, Katrina
Location: Lot 31, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 541.9 square metre residential parcel of land, retaining a 2,524.7 square metre residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Agent: Metzner, Katrina

Ms. K. Metzner 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, and Works Departments, the Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Ms. K. Metzner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 044/2017 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 April 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 21, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 19, 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, May 04, 2018.
 - Expiry Date of Application LD 044/2017 is Monday June 04, 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 April 13, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 044/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 045/2017
Submission: B 042/2017
Owner: Symmban-IBI Developments Inc.
Agent: Evans Planning Inc.
Location: Lot 27, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 603.6 square metre residential parcel of land, retaining a 1,380.2 square residential parcel of land with an existing dwelling.

Applications LD 045/2017 and LD 046/2017 were heard in conjunction.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Agent: Evans, Murray - Evans Planning Inc.
Interested Party: Zhuang, Holly
Heemskerk, Frits

Mr. M. Evans advised the Committee he was in receipt of and in agreement with the agency comments.

Ms. H. Zhuang asked for clarification as to what will be constructed on the subject parcel.

Mr. M. Evans provided her with a copy of the proposed severance plan and drawing indicating there will be 2 new building lots and confirmed the existing dwelling will be retained.

Ms. H. Zhuang asked whether the trees on the property would be cut down and was advised by Mr. M. Evans there is an arborist report being prepared and they will try to retain as many trees as possible.

Mr. F. Heemskerk expressed concerns related to the potential loss of trees located on the subject property, impact on wildlife habitat, and loss of his unobstructed view of the lake from his property.

Chair J. Hurst referred Mr. Heemskerk to the letter from the City of Pickering which would address this issue.

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. M. Evans.

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 045/2017 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 April 19, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 21, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 21, 2017, financial and otherwise.

4. That application LD 045/2017 be perfected prior to the completion of LD 046/2017.
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, May 04, 2018.
 - Expiry Date of Application LD 045/2017 is Monday, June 04, 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 City of Pickering 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 045/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 046/2017
Submission: B 043/2017
Owner: Symmban-IBI Developments Inc.
Agent: Evans Planning Inc.
Location: Lot 27, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 603.6 square metre residential parcel of land, retaining a 776.6 square metre residential parcel of land with an existing dwelling.

Applications LD 045/2017 and LD 046/2017 were heard in conjunction.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Agent: Evans, Murray - Evans Planning Inc.
Interested Party: Zhuang, Holly
Heemskerck, Frits

Mr. M. Evans advised the Committee he was in receipt of and in agreement with the agency comments.

Ms. H. Zhuang asked for clarification as to what will be constructed on the subject parcel.

Mr. M. Evans provided her with a copy of the proposed severance plan and drawing indicating there will be 2 new building lots and confirmed the existing dwelling will be retained.

Ms. H. Zhuang asked whether the trees on the property would be cut down and was advised by Mr. M. Evans there is an arborist report being prepared and they will try to retain as many trees as possible.

Mr. F. Heemskerk expressed concerns related to the potential loss of trees located on the subject property, impact on wildlife habitat, and loss of his unobstructed view of the lake from his property.

Chair J. Hurst referred Mr. Heemskerk to the letter from the City of Pickering which would address this issue.

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. M. Evans.

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 046/2017 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 April 19, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 21, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 21, 2017, financial and otherwise.

4. That application LD 045/2017 be perfected prior to the completion of LD 046/2017.
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, May 04, 2018.
 - Expiry Date of Application LD 046/2017 is Monday, June 04, 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 City of Pickering 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 046/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 047/2017
Submission: B 044/2017
Owner: Mitchell Bros. Building Supplies Limited
Agent: Solly, Jeff
Location: Lot 23, Concession 6
Town of Whitby
Municipality: Town of Whitby

Consent to sever a .061 hectare residential parcel of land, retaining a 0.092 hectare residential parcel of land with an existing structure to be demolished.

Applications LD 047/2017, LD 048/2017 and LD 049/2017 were heard in conjunction.

The Committee member visited the site on April 11, 2017 and confirmed the property was properly posted.

Present was:

Agent: Solly, Jeff

Mr. J. Solly 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 Town of Whitby.

Agency comments were provided to Mr. J. Solly.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 047/2017, 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 April 19, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 20, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated April 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, May 04, 2018.
 - Expiry Date of Application LD 047/2017 is Monday, June 04, 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 Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 047/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 2017.

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, April 24, 2017

File: LD 048/2017
Submission: B 045/2017
Owner: Mitchell Bros. Building Supplies Limited
Agent: Solly, Jeff
Location: Lot 23, Concession 6
Town of Whitby
Municipality: Town of Whitby

Consent to add a 0.030 hectare residential parcel of land to the property to the west, retaining a 0.062 hectare residential parcel of land with an existing structure to be demolished.

Applications LD 047/2017, LD 048/2017 and LD 049/2017 were heard in conjunction.

The Committee member visited the site on April 11, 2017 and confirmed the property was properly posted.

Present was:

Agent: Solly, Jeff

Mr. J. Solly 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 Town of Whitby.

Agency comments were provided to Mr. J. Solly.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 048/2017 be approved, as applied for, as such is a lot line adjustment to the west 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 Regional Planning and Economic Development Department's letter dated April 20, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated April 10, 2017, financial and otherwise.
3. 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.
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, May 04, 2018.
 - Expiry Date of Application LD 048/2017 is Monday, June 04, 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 Town of Whitby that condition #2 has been carried out to its satisfaction.

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 048/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 049/2017
Submission: B 046/2017
Owner: Mitchell, Elizabeth
Agent: Mitchell, Don
Location: Lot 23, Concession 6
Town of Whitby
Municipality: Town of Whitby

Consent to add a 0.003 hectare parcel of land to the north, retaining a 0.082 hectare parcel of land with an existing structure.

Applications LD 047/2017, LD 048/2017 and LD 049/2017 were heard in conjunction.

The Committee member visited the site on April 11, 2017 and confirmed the property was properly posted.

Present was:

Agent: Solly, Jeff

Mr. J. Solly 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 Town of Whitby.

Agency comments were provided to Mr. J. Solly.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: G. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 049/2017 be approved, as applied for, as such is a lot line adjustment to the north 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 Town of Whitby's letter dated April 10, 2017, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 04, 2018.
 - Expiry Date of Application LD 049/2017 is Monday, June 04, 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 Town of Whitby that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 049/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 050/2017
Submission: B 047/2017
Owner: R. Bouma Construction Inc.
Location: Lot 12, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 562 square metre residential parcel of land, retaining a 1,186 square metre residential parcel of land with an existing dwelling to remain.

Applications LD 050/2017, LD 051/2017 and LD 052/2017 were heard in conjunction.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Owner: Bouma, Richard - R. Bouma Construction Inc.
Objectors: Colwell, Mary Alice
Colwell, John
Przysieszny, Stan
Przysieszny, Barbara

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

Mrs. M. Colwell expressed concerns with the application including: potential loss of trees, issues with vehicular access, flow of traffic and lack of conformity with the character of the area.

Mr. J. Colwell indicated his concerns specifically related to application LD 050/2017 and stated he felt the proposal was not in conformity with the character of the neighborhood.

Mr. S. Przysienzy expressed his objection to the application and raised concerns related to storm water runoff, flooding and traffic issues.

Chair J. Hurst advised the objectors that these issues will be covered by the local municipality and referred the objectors to the comment letter received from the Municipality of Clarington.

Secretary-Treasurer L. Trombino also referred the objectors to the Municipality of Clarington's comment letter and advised that the Municipality has imposed several conditions related draining and grading on the property.

Ms. B. Przysienzny questioned who is responsible for water drainage issues and what her recourse would be if there was damage to her property due to poor drainage. She further asked for a timeline on the road repair that was scheduled to be completed and inquired if those repairs would be delayed due to this application.

L. Trombino advised that the lot will not be created until the storm water/storm sewer issues have been addressed. He further indicated that any historical grading alterations by an adjacent neighbor should be addressed by Clarington's by-law enforcement services.

Mr. R. Bouma advised that the storm sewers are definitely coming and that the grading at the rear of the land will not be changed as the construction plan is for a walk out basement. He further advised draining will be done in compliance with the recommendations of the Municipality of Clarington.

Mr. R. Bouma further advised that with respect to the existing trees on the property, which are silver maple trees, he has done some research and has discovered this tree is the most common tree in North America and they tend to grow very quickly. He further advised he had been in discussion with the Colwell's and they advised they were concerned with the existing silver maple tree falling unto their property. Mr. R. Bouma indicated the tree is a liability to him as a property owner and he is willing to either retain the tree or have it removed. He

further advised that the size of the property will require a minor variance, however, the development will remain in character with the neighborhood.

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.

A letter of objection was received on April 24, 2017 from Mr. S. Przysienzy.

A letter of objection was received on April 19, 2017 from Mr. John Colwell and Mary Alice Colwell.

Agency comments were provided to Mr. R. Bouma.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 050/2017 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 April 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's revised letter dated April 24, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the revised Municipality of Clarington's letter dated April 20, 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, May 04, 2018.
 - Expiry Date of Application LD 050/2017 is Monday, June 04, 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 050/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 051/2017
Submission: B 048/2017
Owner: R. Bouma Construction Inc.
Location: Lot 12, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 866 square metre residential parcel of land, retaining a vacant 1,353 square metre residential parcel of land.

Applications LD 050/2017, LD 051/2017 and LD 052/2017 were heard in conjunction.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Owner: Bouma, Richard - R. Bouma Construction Inc.
Objectors: Colwell, Mary Alice
Colwell, John
Przysiezny, Stan
Przysiezny, Barbara

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

Mrs. M. Colwell expressed concerns with the application including: potential loss of trees, issues with vehicular access, flow of traffic and lack of conformity with the character of the area.

Mr. J. Colwell indicated his concerns specifically related to application LD 050/2017 and stated he felt the proposal was not in conformity with the character of the neighborhood.

Mr. S. Przysienzy expressed his objection to the application and raised concerns related to storm water runoff, flooding and traffic issues.

Chair J. Hurst advised the objectors that these issues will be covered by the local municipality and referred the objectors to the comment letter received from the Municipality of Clarington.

Secretary-Treasurer L. Trombino also referred the objectors to the Municipality of Clarington's comment letter and advised that the Municipality has imposed several conditions related draining and grading on the property.

Ms. B. Przysienzny questioned who is responsible for water drainage issues and what her recourse would be if there was damage to her property due to poor drainage. She further asked for a timeline on the road repair that was scheduled to be completed and inquired if those repairs would be delayed due to this application.

L. Trombino advised that the lot will not be created until the storm water/storm sewer issues have been addressed. He further indicated that any historical grading alterations by an adjacent neighbor should be addressed by Clarington's by-law enforcement services.

Mr. R. Bouma advised that the storm sewers are definitely coming and that the grading at the rear of the land will not be changed as the construction plan is for a walk out basement. He further advised draining will be done in compliance with the recommendations of the Municipality of Clarington.

Mr. R. Bouma further advised that with respect to the existing trees on the property, which are silver maple trees, he has done some research and has discovered this tree is the most common tree in North America and they tend to grow very quickly. He further advised he had been in discussion with the Colwell's and they advised they were concerned with the existing silver maple tree falling unto their property. Mr. R. Bouma indicated the tree is a liability to him as a property owner and he is willing to either retain the tree or have it removed. He

further advised that the size of the property will require a minor variance, however, the development will remain in character with the neighborhood.

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.

A letter of objection was received on April 24, 2017 from Mr. S. Przysienzy.

A letter of objection was received on April 19, 2017 from Mr. John Colwell and Mary Alice Colwell.

Agency comments were provided to Mr. R. Bouma.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 051/2017 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 April 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's revised letter dated April 24, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the revised Municipality of Clarington's letter dated April 20, 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, May 04, 2018.
 - Expiry Date of Application LD 051/2017 is Monday, June 04, 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 051/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 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, April 24, 2017

File: LD 052/2017
Submission: B 049/2017
Owner: R. Bouma Construction Inc.
Location: Lot 12, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 696 square metre residential parcel of land, retaining a vacant 657 square metre residential parcel of land.

Applications LD 050/2017, LD 051/2017 and LD 052/2017 were heard in conjunction.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Owner: Bouma, Richard - R. Bouma Construction Inc.
Objectors: Colwell, Mary Alice
Colwell, John
Przysiezny, Stan
Przysiezny, Barbara

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

Mrs. M. Colwell expressed concerns with the application including: potential loss of trees, issues with vehicular access, flow of traffic and lack of conformity with the character of the area.

Mr. J. Colwell indicated his concerns specifically related to application LD 050/2017 and stated he felt the proposal was not in conformity with the character of the neighborhood.

Mr. S. Przysienzy expressed his objection to the application and raised concerns related to storm water runoff, flooding and traffic issues.

Chair J. Hurst advised the objectors that these issues will be covered by the local municipality and referred the objectors to the comment letter received from the Municipality of Clarington.

Secretary-Treasurer L. Trombino also referred the objectors to the Municipality of Clarington's comment letter and advised that the Municipality has imposed several conditions related draining and grading on the property.

Ms. B. Przysienzny questioned who is responsible for water drainage issues and what her recourse would be if there was damage to her property due to poor drainage. She further asked for a timeline on the road repair that was scheduled to be completed and inquired if those repairs would be delayed due to this application.

L. Trombino advised that the lot will not be created until the storm water/storm sewer issues have been addressed. He further indicated that any historical grading alterations by an adjacent neighbor should be addressed by Clarington's by-law enforcement services.

Mr. R. Bouma advised that the storm sewers are definitely coming and that the grading at the rear of the land will not be changed as the construction plan is for a walk out basement. He further advised draining will be done in compliance with the recommendations of the Municipality of Clarington.

Mr. R. Bouma further advised that with respect to the existing trees on the property, which are silver maple trees, he has done some research and has discovered this tree is the most common tree in North America and they tend to grow very quickly. He further advised he had been in discussion with the Colwell's and they advised they were concerned with the existing silver maple tree falling unto their property. Mr. R. Bouma indicated the tree is a liability to him as a property owner and he is willing to either retain the tree or have it removed. He

further advised that the size of the property will require a minor variance, however, the development will remain in character with the neighborhood.

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.

A letter of objection was received on April 24, 2017 from Mr. S. Przysienzy.

A letter of objection was received on April 19, 2017 from Mr. John Colwell and Mary Alice Colwell.

Agency comments were provided to Mr. R. Bouma.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 052/2017 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 April 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's revised letter dated April 24, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the revised Municipality of Clarington's letter dated April 20, 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, May 04, 2018.
 - Expiry Date of Application LD 052/2017 is Monday, June 04, 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 052/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 2017.

Appendix 19



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, April 24, 2017

File: LD 053/2017
Submission: B 050/2017
Owner: Courtice North Inc.
Location: Lot 29, Concession BF
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 0.009 hectare access easement in favour of the property to the north, retaining a 1.461 hectare residential parcel of land.

Applications LD 053/2017 and LD 054/2017 were heard in conjunction.

The Committee member visited the site on April 11, 2017 and confirmed the property was properly posted.

Present was:

Owner: Colin McLachlan - Courtice North Inc.

Mr. C. McLachlan advised the Committee he was in receipt of and in agreement with the agency comments subject to clarification regarding the Regional Planning and Economic Development Department's requirement for an archaeology study.

Secretary-Treasurer Mr. L. Trombino advised that the Region's Site Screening Protocol requires the need for the report.

Mr. C. McLachlan advised the site has been substantially disturbed and will follow up with Regional Planning staff to demonstrate the requested study is no longer feasible.

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

Agency comments were provided to Mr. C. McLachlan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 053/2017 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 Regional Planning and Economic Development Department's letter dated April 21, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated April 19, 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, May 04, 2018.
 - Expiry Date of Application LD 053/2017 is Monday, June 04, 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 Town of Whitby 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 053/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 2017.

Appendix 20



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 24, 2017

File: LD 054/2017
Submission: B 051/2017
Owner: Viva Whitby Shores GP Inc.
Agent: McLachlan, Colin
Location: Lot 29, Concession BF
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 0.029 hectare access easement in favour of the property to the west, retaining a 0.8173 hectare residential parcel of land.

Applications LD 053/2017 and LD 054/2017 were heard in conjunction.

The Committee member visited the site on April 11, 2017 and confirmed the property was properly posted.

Present was:

Owner: Colin McLachlan - Courtice North Inc.

Mr. C. McLachlan advised the Committee he was in receipt of and in agreement with the agency comments subject to clarification regarding the Regional Planning and Economic Development Department's requirement for an archaeology study.

Secretary-Treasurer Mr. L. Trombino advised that the Region's Site Screening Protocol requires the need for the report.

Mr. C. McLachlan advised the site has been substantially disturbed and will follow up with Regional Planning staff to demonstrate the requested study is no longer feasible.

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

Agency comments were provided to Mr. C. McLachlan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 054/2017 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 Regional Planning and Economic Development Department's letter dated April 21, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated April 19, 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, May 04, 2018.
 - Expiry Date of Application LD 054/2017 is Monday, June 04, 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 Town of Whitby 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 054/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 2017.

Appendix 21



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 24, 2017

File: LD 055/2017
Submission: B 052/2017
Owner: Enayati, Azar
Agent: D.G. Biddle & Associates Ltd.
Location: Lot 14, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 605.6 square metre residential lot with an existing dwelling to be demolished, retaining a 605.6 square metre residential lot with an existing dwelling to be demolished.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Agent: Dissanayake, Dan - D.G. Biddle & Associates Ltd.

Mr. D. Dissanayake advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. D. Dissanayake.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 055/2017 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 April 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 21, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated April 12, 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, May 04, 2018.
 - Expiry Date of Application LD 055/2017 is Monday, June 04, 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.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated March 31, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 055/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 2017.

Appendix 22



**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, April 24, 2017

File: LD 056/2017
Owner: De Souza, Curtis
Agent: D.G. Biddle & Associates Ltd.
Location: Lot 8, Concession 1
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 322.4 square metre residential lot, retaining a 571.2 square metre residential lot with an existing dwelling to remain.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Agent: Dissanayake, Dan - D.G. Biddle & Associates Ltd.
Interested party: Nikolakakos, Georgia
Sivekumar, Sinna

Mr. D. Dissanayake explained the nature of the application and advised the Committee he had met with the Town of Ajax and was advised a minor variance would be required. He advised he was not aware that the minor variance would be required prior to the severance and respectfully requested the tabling fee be waived due a miscommunication between himself and Town staff.

Ms. G. Nikolakakos expressed concerns with the size of the proposed lot and the proposed setback. She also indicated she was concerned about loss of property value, loss of natural sunlight and increase of traffic.

Mr. S. Sivekumar indicated he was an interested party.

Chair J. Hurst advised there is a tabling recommendation before the Committee and should the Committee decide to table the application all interested parties will be notified of the new meeting date.

Mr. D. Dissanayake advised he will file a minor variance application with the Town of Ajax. He indicated that based on prior use of the site as a daycare centre, the building proposed is moving towards a more residential use and would therefore reduce the impact as opposed to current use.

Committee member K. Reinhardt advised the interested parties they will have an opportunity to attend the minor variance hearing when that application is considered by the Town of Ajax.

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

Agency comments were provided to Mr. D. Dissanayake.

Motion of the Committee

Moved by: K. Reinhardt

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 056/2017 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 056/2017 on Monday, April 24, 2017.

J. Hurst, Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 23



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, April 24, 2017

File: LD 057/2017
Owner: Grandy, Samuel
Agent: The Biglieri Group
Location: Lot 16, Concession 6
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 11.721 hectare parcel of land, retaining a vacant 32.95 hectare parcel of land.

The Committee member visited the site on April 10, 2017 and confirmed the property was not properly posted.

There were no parties present.

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.

Motion of the Committee

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 057/2017 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 057/2017 on Monday, April 24, 2017.

J. Hurst, Chair

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 24



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, April 24, 2017

File: LD 058/2017
Submission: B 053/2017
Owner: Kiya Investment Corp.
Location: Lot 13, Concession 1
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever a vacant 329.22 square metre residential lot, retaining a vacant 329.22 square metre residential lot.

The Committee member visited the site on April 10, 2017 and confirmed the property was properly posted.

Present was:

Owner: Dutt, Lucky - Kiya Investment Corp.

Mr. L. Dutt advised the Committee he was in receipt of the agency comments asked if the Committee could address the Development Charges condition requested by one of the commenting agencies.

Secretary-Treasurer L. Trombino advised the owner he could ask for the matter to be tabled to allow for discussions with the commenting agency as the LDC Committee does not have jurisdiction to waive the Development Charge requirement.

Mr. L. Dutt advised he would like to proceed with the application today.

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. L. Dutt.

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 058/2017 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 April 19, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 21, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated April 12, 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, May 04, 2018.
 - Expiry Date of Application LD 058/2017 is Monday, June 04, 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 058/2017 on Monday, April 24, 2017.

J. Hurst, 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, May 23, 2017.