



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

Minutes

Monday, May 15, 2017

The Region of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:45 A.M. on Monday, May 15, 2017 with the following in attendance:

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

Absent: G. Rock
R. Malone

Staff

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

1. Adoption of Minutes

Moved by: D. Marquis

Seconded by: K. Reinhardt

That the minutes of the Monday, April 24, 2017 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, May 15, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

The Committee discussed the Regional and legislative notice requirements for the posting of notice and procedural matters related thereto.

Committee Member K. Reinhardt requested that Land Division staff electronically provide the members with all Regional Planning comments that are received within one week of any scheduled meeting.

4. Recess

Moved by: E. Hudson

Seconded by: K. Reinhardt

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

Carried unanimously
Monday, May 15, 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 055/2014
Appendix 1

2. File: LD 056/2014
Appendix 2

3. File: LD 010/2017
Appendix 3

4. File: LD 059/2017
Appendix 4

5. File: LD 060/2017
Appendix 5

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, June 12, 2017 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: D. Marquis

Seconded by: P. Hamilton

That this meeting be adjourned at 1:40 p.m. and the next regular meeting be held on Monday, June 12, 2017.

Carried unanimously
Monday, May 15, 2017

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, May 15, 2017

File: LD 055/2014
Owner: Honey Harbour Heights
562503 Ontario Limited
Agent: CM Planning Inc.
Location: Lot 17, Concession 5
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 0.53 hectare agricultural parcel of land, retaining a 0.52 hectare agricultural parcel of land.

Applications LD 055/2014 and LD 056/2017 were heard in conjunction.

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

The Committee member visited the site on May 1, 2017 and confirmed the property was properly posted.

Present was: Owner: Rondeau, Rick – Honey Harbour Heights
Agent: Molinari, Carolyn - CM Planning Inc.
McIlveen, Nyle- GHD

Ms. C. Molinari advised the Committee she was in receipt of and in agreement with the conditions contained in the agency comments.

Committee Member G. Kydd asked whether or not Ms. Molinari was in receipt of the tabling request from the Central Lake Ontario Conservation Authority (CLOCA).

Ms. C. Molinari acknowledged receipt of CLOCA's comments and indicated that the issues raised by CLOCA have been addressed by the Region of Durham and the Municipality of Clarington.

Committee Member G. Kydd asked for confirmation as to whether Ms. Molinari had been in contact with CLOCA and was advised by Ms. C. Molinari that she had contacted the agency on Thursday, May 11, 2017 and also provided them with the most recent technical reports as per their request.

Ms. C. Molinari reiterated that CLOCA had all the required documentation and should have been in a position to proceed with the approval of the application.

Committee Member G. Kydd advised that the Committee is not in receipt of any updated comments from CLOCA and the last comments from the agency dated May 1, 2017, recommended a tabling.

Committee member P. Hamilton confirmed that CLOCA was provided with the updated technical information on May 11, 2017 and indicated he did not feel that was sufficient time for the agency to review the material and provide updated comments.

Mr. R. Rondeau advised he has been working with the Municipality and Regional staff with respect to the nitrate dilution issues and that both the Municipality and Region have reviewed the reports and are satisfied with the reports. Mr. R. Rondeau advised the Committee that CLOCA shared the same concerns raised by the Region and that those concerns have since been addressed to the satisfaction of the Region.

Mr. R. Rondeau asked the Committee if CLOCA's acceptance could be made a condition of approval.

Secretary-Treasurer, L. Trombino advised the Committee they could either table the matter or approve the application subject to the issues noted in the May 1, 2017 CLOCA letter or impose a condition indicating the approval is subject to satisfying CLOCA's conditions financial and otherwise.

Mr. McIlveen advised the Committee that CLOCA may not have the capacity or expertise to review this type of study and felt that was the reason the peer review of the report was led by the Region.

Secretary-Treasurer, L. Trombino advised the Region does have a Peer Review Roster to review these reports with respect to subdivision and consent applications.

Ms. C. Molinari advised the Committee the updated Hydro Geological study was submitted to the Region in December and assumed it was forwarded to CLOCA by Regional staff.

Assistant Secretary Pamela Aguilera advised that following the original application circulation by the Region, the onus is on the agent/applicant to provide any applicable studies and reports directly to each commenting agency.

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

Agency comments were provided to Ms. Molinari.

Motion of the Committee

Moved by: G. Kydd

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 055/2014 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 055/2014 on Monday, May 15, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 2



**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, May 15, 2017

File: LD 056/2014
Owner: Honey Harbour Heights
562503 Ontario Limited
Agent: CM Planning Inc.
Location: Lot 17, Concession 5
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Applications LD 055/2014 and LD 056/2017 were heard in conjunction.

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

The Committee member visited the site on May 1, 2017 and confirmed the property was properly posted.

Present was: Owner: Rondeau, Rick – Honey Harbour Heights
Agent: Molinari, Carolyn - CM Planning Inc.
McIlveen, Nyle- GHD

Ms. C. Molinari advised the Committee she was in receipt of and in agreement with the conditions contained in the agency comments.

Committee Member G. Kydd asked whether or not Ms. Molinari was in receipt of the tabling request from the Central Lake Ontario Conservation Authority (CLOCA).

Ms. C. Molinari acknowledged receipt of CLOCA's comments and indicated that the issues raised by CLOCA have been addressed by the Region of Durham and the Municipality of Clarington.

Committee Member G. Kydd asked for confirmation as to whether Ms. Molinari had been in contact with CLOCA and was advised by Ms. C. Molinari that she had contacted the agency on Thursday, May 11, 2017 and also provided them with the most recent technical reports as per their request.

Ms. C. Molinari reiterated that CLOCA had all the required documentation and should have been in a position to proceed with the approval of the application.

Committee Member G. Kydd advised that the Committee is not in receipt of any updated comments from CLOCA and the last comments from the agency dated May 1, 2017, recommended a tabling.

Committee member P. Hamilton asked confirmed that CLOCA was provided with the updated technical information on May 11, 2017 and indicated he did not feel that was sufficient time for the agency to review the material and provide updated comments.

Mr. R. Rondeau advised he has been working with the Municipality and Regional staff with respect to the nitrate dilution issues and that both the Municipality and Region have reviewed the report and have been satisfied. Mr. R. Rondeau advised the Committee that CLOCA shared the same concerns raised by the Region and that those concerns have since been addressed to the satisfaction of the Region.

Mr. R. Rondeau asked the Committee if CLOCA's acceptance could be made a condition of approval.

Secretary-Treasurer, L. Trombino advised the Committee they could either table the matter or approve the application subject to the issues noted in the May 1, 2017 CLOCA letter or impose a condition indicating the approval is subject to satisfying CLOCA's conditions financial and otherwise.

Mr. McIlveen advised the Committee that CLOCA may not have the capacity or expertise to review this type of study and felt that was the reason the peer review of the report was led by the Region.

Secretary-Treasurer, L. Trombino advised the Region does have a Peer Review Roster to review these reports with respect to subdivision and consent applications.

Ms. C. Molinari advised the Committee the updated Hydro Geological study was submitted to the Region in December and assumed it was forwarded to CLOCA by Regional staff.

Assistant Secretary Pamela Aguilera advised that following the original application circulation by the Region, the onus is on the agent/applicant to provide any applicable studies and reports directly to each commenting agency.

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

Agency comments were provided to Ms. Molinari.

Motion of the Committee

Moved by: G. Kydd

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 056/2014 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 056/2014 on Monday, May 15, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

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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, May 15, 2017

File: LD 010/2017
Submission: B 054/2017
Owner: JAK Eastern Holdings Inc.
Agent: Weston Consulting
Location: Lot 6, Concession BF
City of Oshawa
Municipality: City of Oshawa

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

This application was tabled from the January 16, 2017 hearing.

The Committee member visited the site on May 1, 2017 and confirmed the property was properly posted.

Present was:

Agent: Quarcoopome, Martin - Weston Consulting

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

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

Agency comments were provided to Mr. M. Quarcoopome.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 010/2017 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 25, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 11, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated May 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 25, 2018.
 - Expiry Date of Application LD 010/2017 is Monday, June 25, 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 010/2017 on Monday, May 15, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 13, 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, May 15, 2017

File: LD 059/2017
Submission: B 055/2017
Owner: 1898626 Ontario Ltd.
Agent: Candevcon Ltd.
Location: Lot 18, Concession 8
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1,721 square metre residential lot, retaining a 1,035 square metre residential lot with an existing dwelling to remain.

The Committee member visited the site on May 1, 2017 and confirmed the property was properly posted.

Present was:

Owner: McDowell, Keith - 1898626 Ontario Ltd.
Agent: Waterhouse, Scott - Candevcon Ltd.

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

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

Agency comments were provided to Mr. S. Waterhouse.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 059/2017 be approved, as applied for, as it complies with all applicable plans and policies, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 12, 2017 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated May 10, 2017, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 25, 2018.
 - Expiry Date of Application LD 059/2017 is Monday, June 25, 2018.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 059/2017 on Monday, May 15, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 13, 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, May 15, 2017

File: LD 060/2017
Submission: B 056/2017
Owner: Zikmann, Edith
Thornton, Jesse
Agent: Beg, Absar
Location: Lot 9, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 343.17 square metre residential lot, retaining a 389.48 square metre residential lot with an existing dwelling to remain.

The Committee member visited the site on May 1, 2017 and confirmed the property was properly posted.

Present was:

Agent: Beg, Absar

Mr. A. Beg advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. A. Beg.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 060/2017 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 25, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 11, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated May 9, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 25, 2018.
 - Expiry Date of Application LD 060/2017 is Monday, June 25, 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 060/2017 on Monday, May 15, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 13, 2017.