



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

Minutes

Monday, June 12, 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 9:00 A.M. on Monday, June 12, 2017 with the following in attendance:

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

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: P. Hamilton

Seconded by: K. Reinhardt

That the minutes of the Monday, May 15, 2017 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, June 12, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

Assistant Secretary-Treasurer P. Aguilera advised the Committee that the applicant has appealed the denial of application LD 040/2017 to the Ontario Municipal Board.

Committee Member P. Hamilton advised the Committee he became aware of a change to land division applications process at other municipalities using electronic submissions. He advised he would like to see this Committee go in that direction.

Committee Member R. Malone discussed the need for clearer maps.

4. Recess

Moved by: K. Reinhardt

Seconded by: E. Hudson

That this meeting be recessed at 10:45 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, June 12, 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.

Moved: R. Malone

Seconded: P. Hamilton

That Applications LD 076/2017 through application LD 087/2017 be moved to the beginning of the agenda due to an accessibility issue affecting the agent for these applications.

5. Consideration of Consent Applications

1. File: LD 011/2017
Appendix 1
2. File: LD 061/2017
Appendix 2
3. File: LD 062/2017
Appendix 3
4. File: LD 063/2017
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5. File: LD 064/2017
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6. File: LD 065/2017
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8. File: LD 067/2017
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9. File: LD 068/2017
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10. File: LD 069/2017
Appendix 10
11. File: LD 070/2017
Appendix 11
12. File: LD 071/2017
Appendix 12
13. File: LD 072/2017
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14. File: LD 073/2017
Appendix 14
15. File: LD 074/2017
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16. File: LD 075/2017
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17. File: LD 076/2017
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18. File: LD 077/2017
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24. File: LD 083/2017
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25. File: LD 084/2017
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26. File: LD 085/2017
Appendix 26
27. File: LD 086/2017
Appendix 27
28. File: LD 087/2017
Appendix 28

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, July 17, 2017, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: K. Reinhardt

Seconded by: E. Hudson

That this meeting be adjourned at 3:50 p.m. and the next regular meeting be held on Monday, July 17, 2017.

Carried unanimously
Monday, June 12, 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, June 12, 2017

File: LD 011/2017
Submission: B 057/2017
Owner: JAK Eastern Holdings Inc.
Agent: Weston Consulting
Location: Lot 6, Concession BF
City of Oshawa
Municipality: City of Oshawa

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

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

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Martin Quarcoopome - Weston Consulting

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

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

Agency comments were provided to Mr. M. Quarcoopome.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 011/2017 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 May 26, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 6, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated June 2, 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, June 22, 2018.
 - Expiry Date of Application LD 011/2017 is Monday, July 23, 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 011/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 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, June 12, 2017

File: LD 061/2017
Submission: B 058/2017
Owner: Pelico Developments Inc.
Agent: Miller Planning Services
Location: Lot 24, Concession BF
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to add a vacant 0.821 hectare industrial parcel of land to the north, retaining a vacant 5.7018 hectare industrial parcel of land. Application includes existing easement.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services

Mr. R. Miller explained the nature of the application and requested a minor change to the dimensions noted in the application.

Secretary-Treasurer L. Trombino advised the Committee the reference to the easement in the title of proceedings should be amended to reflect an existing easement rather than a newly created 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.

Agency comments were provided to Mr. R. Miller.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 061/2017 be approved, as amended, 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 Municipality of Clarington's letter dated June 6, 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, June 22, 2018.
 - Expiry Date of Application LD 061/2017 is Monday, July 23, 2018.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

1. Ministry of Transportation Comments dated May 17 and May 31, 2017.
2. Hydro One Networks Inc. Comments dated June 6, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 061/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 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, June 12, 2017

File: LD 062/2017
Submission: B 059/2017
Owner: Deligio, Doriana
Deligio, Vito
Agent: Pereira, Carlos
Location: Lot 35, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 597.0 square metre residential lot, retaining a 1,754.9 square metre residential lot.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Pereira, Carlos
Interested party: Foley, Mark

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

Mr. M. Foley advised he is the owner of the property to the south of the subject lands and expressed concern related to the potential impact to the planned lotting and servicing pattern for the area abutting the subject lands.

In response to a question about lot depth, Secretary-Treasurer L. Trombino confirmed the proposed new lot is identical to the lot line to the north.

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

Agency comments were provided to Mr. C. Pereira.

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 062/2017 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 May 25, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 8, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 8, 2017, financial and otherwise.
4. That application LD 062/2017 must be finalized prior to the completion of applications LD 063/2017 and LD 064/2017.
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, June 22, 2018.
 - Expiry Date of Application LD 062/2017 is Monday, July 23, 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 Municipality of Clarington 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 062/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 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, June 12, 2017

File: LD 063/2017
Submission: B 060/2017
Owner: Sacco, Dora
Agent: Pereira, Carlos
Location: Lot 35, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 1,161.5 square metre residential lot, retaining a 1,642.0 square metre residential lot with an existing dwelling to remain.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present were:

Owner: Sacco, Dora
Agent: Pereira, Carlos
Interested party: Foley, Mark

Mr. C. Pereira explained the nature of the application and advised he was in receipt of and in agreement with the agency comments.

Mr. M. Foley asked for clarification of the proposed lot lines and whether there would be any further severances or development on the proposed lot.

Mr. C. Pereira advised that no further development is contemplated at this time.

Mr. M. Foley expressed concern with the sewer and water connection for the property to the south. He advised the Committee if there is no further development proposed on the parcel, the existing water and sewer connection will become surplus and expressed concerns related to having to bear that expense to remove those connections at a later date.

Mr. M. Foley advised that he would like to see the lotting pattern amended to utilize all such connections that are currently in place.

Chair J. Hurst asked the agent who installed the connections initially and was advised by Mr. M. Foley that the connection was installed by the Region and if not utilized by this developer, a service connection will have to be removed.

Mr. C. Pereira advised the Committee he has approached the abutting owner to purchase his land to utilize that connection, however, the owner is not interested in a sale of his lands at this time. He further advised that if in the future that purchase is successful then the surplus connection will be utilized.

Secretary-Treasurer L. Trombino asked the agent to clarify where the house will be sited and to confirm if it will be on the northern portion so as to not preclude the possibility to merge with the lands to the south if the owner will sell at a later date.

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

Agency comments were provided to Mr. C. Pereira.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 063/2017 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 May 25, 2017, financial and otherwise.

2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 8, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 8, 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, June 22, 2018.
 - Expiry Date of Application LD 063/2017 is Monday, July 23, 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 063/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 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, June 12, 2017

File: LD 064/2017
Submission: B 061/2017
Owner: Sacco, Dora
Agent: Pereira, Carlos
Location: Lot 35, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to add a vacant 74.0 square metre residential lot to the north, retaining a vacant 1,161.5 square metre residential lot.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Owner: Sacco, Dora
Agent: Pereira, Carlos
Interested party: Foley, Mark

Mr. C. Pereira explained the nature of the application and advised he was in receipt of and in agreement with the agency comments.

Mr. M. Foley asked for clarification of the proposed lot lines and future subdivision and development of the lot.

Mr. M. Foley expressed concern with the sewer and water connection for property to the south. He advised the Committee if there is no further development proposed on the parcel, the existing water and sewer connection will become surplus and expressed concerns related to having to bear that expense to remove those connections at a later date.

Mr. M. Foley advised that he would like to see the lotting pattern amended to utilize all such connections that are currently in place.

Chair J. Hurst asked the agent who installed the connections initially and was advised by Mr. M. Foley that the connection was installed by the Region and if not utilized by this developer, a service connection will have to be removed.

Mr. C. Pereira advised the Committee he has approached the abutting owner to purchase his land to utilize that connection, however, the owner is not interested in a sale of his lands at this time. He further advised that if in the future that purchase is successful then the surplus connection will be utilized.

Secretary-Treasurer L. Trombino asked the agent to clarify where the house will be sited and to confirm it will be on the northern portion so as to not preclude the possibility to merge with the lands to the south if the owner will sell at a later date.

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

Agency comments were provided to Mr. C. Pereira.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 064/2017 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 May 25, 2017, financial and otherwise.

2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 8, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 8, 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, June 22, 2018.
 - Expiry Date of Application LD 063/2017 is Monday, July 23, 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 064/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 2017.

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, June 12, 2017

File: LD 065/2017
Owner: Ghandour, Mona
Agent: Khan, Muhammad
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to add a 459 square metre residential parcel of land to the property to the north, retaining a 918 square metre residential parcel of land with an existing dwelling to be demolished.

A written correspondence was received on May 15, 2017 from Mr. Muhammad Khan, authorized agent for the application, requesting that the application be withdrawn.

Appendix 7



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, June 12, 2017

File: LD 066/2017
Owner: Farrell, Lynda
Farrell, Richard
Agent: Khan, Muhammad
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 918 square metre residential parcel of land, retaining a 918 square metre residential parcel of land with an existing structure to be demolished.

A written correspondence was received on May 15, 2017 from Mr. Muhammad Khan, authorized agent for the application, requesting that the application be withdrawn.

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, June 12, 2017

File: LD 067/2017
Submission: B 062/2017
Owner: Nohos, Nick
Nohos, Flora
Agent: Wadia, Niketa
Location: Lot 30, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 497.5 square metre residential parcel of land with an existing dwelling to be demolished, retaining a 497.5 square metre residential parcel of land.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Irfan, Nadeem
Owner: Hitesh Jhaveri - Lerrado Inc.
Interested party: Clarke, Patricia
Bridge, Hortense
Rodrigues, Bryan

Mr. N. Irfan explained the nature of the application and advised the Committee a minor variance application has been submitted to the City to address the lot size deficiency. Mr. M. Irfan further advised he was in receipt of and in agreement with the agency comments.

Ms. P. Clarke expressed concerns related to the size of the adjacent existing lots. Ms. P. Clarke asked the Committee if they could approve a change to the configuration of the proposed lot in order to facilitate an increase to the lot depth of the two properties to the east.

Mr. B. Rodrigues asked the Committee for clarification of the boundaries and asked if a historical survey of the subject parcel of land was available.

Ms. H. Bridge asked the Committee for direction on obtaining a portion of the subject parcel and adding same to her parcel.

Chair J. Hurst advised the interested parties that their request could not be granted by the Committee as it is outside of the Committee's purview and advised they should speak with the property owner directly to discuss possible acquisition of the desired lands.

Committee member K. Reinhardt asked if the owner would like to table the application to allow for discussions with the potential buyers.

Mr. N. Irfan advised the Committee he wished to proceed with the application today.

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

Agency comments were provided to Mr. N. Irfan

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 067/2017 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 June 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 8, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated June 7, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, June 22, 2018.
 - Expiry Date of Application LD 067/2017 is Monday, July 23, 2018.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 067/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 2017.

Appendix 9



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

Minutes and Decisions

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

Consent Application heard on: Monday, June 12, 2017

File: LD 068/2017
Submission: B 063/2017
Owner: Dunbury Developments Ltd.
Agent: T. Johns Consulting Group Ltd.
Location: Lot 2, Concession 7
Town of Ajax
Municipality: Town of Ajax

Consent to grant a 1,999.7 square metre access and servicing easements in favour of the property to the west, retaining a 8,065.4 square metre commercial parcel of land.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Selig, Cheryl - T. Johns Consulting Group Ltd.
Interested party: Henry, Nancy
Dearing, Kathy

Ms. C. Selig explained the nature of the application and advised the Committee the application would facilitate pedestrian and vehicular access in favour of the property to the west once those lands have been sold and developed. She further advised the abutting lands will be developed with a 14 story senior's residence.

Committee Member P. Hamilton asked for clarification regarding the lands to the west and whether those lands were subject to a Ontario Municipal Board (“OMB”) hearing and if so what was the result of that hearing.

Ms. C. Selig confirmed there was a previous OMB hearing and advised the appeal was dismissed.

Committee Member P. Hamilton questioned whether the proposal is consistent with the local zoning and the OMB ruling. Ms. C. Selig confirmed that was correct.

Committee Member P. Hamilton advised that the Region and Town will review the related site plan application and confirm whether entrances to the site will be from Rossland Road and/or an additional entrance off of Harwood Avenue. He further advised access to the abutting property will be finalized through the site plan process not through easement application before the Committee.

Ms. N. Henry advised the Committee the plans before the Town for the abutting property are not the same as the plans that were before the OMB and that this easement application will facilitate a road from the back of the building and out to Harwood Avenue. Ms. N. Henry felt it would be necessary to have a traffic study completed during peak hours.

Ms. K. Dearing expressed concerns related to the applications before the Town and the Land Division Committee.

Ms. N. Henry expressed concerns related to loss of privacy, noise and increased traffic.

Ms. K. Dearing expressed concerns related to elevation changes, noise, traffic and drainage issues.

Secretary-Treasurer L. Trombino advised that the proposed easement will not be a public road as it does not meet the requirements for a road. He further advised that part of the easement appeared to be a private road or driveway that may be used for access purposes and by emergency vehicles.

Committee Member P. Hamilton advised that if the Town finds the application to be consistent with the site plan on the abutting property, the Town will deal with the access issue through the site plan approval process. He recommended that any interested party contact the Town directly to discuss their concerns related to the site plan.

Ms. C. Selig asked for relief of the archaeological study as there is an existing parking lot.

Secretary-Treasurer L. Trombino advised that the site was identified as an area of high potential and the requirement for an archaeological study is a delegated provincial plan review responsibility.

Committee member P. Hamilton advised the agent that there will be site disturbance when the site is developed and therefore the archaeological study would be appropriate.

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

A written submission was received from Ms. N. Henry dated June 12, 2017.

Agency comments were provided to Ms. C. Selig.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: K. Reinhardt

That application LD 068/2017 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 June 8, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated June 6, 2017, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, June 22, 2018.
 - Expiry Date of Application LD 068/2017 is Monday, July 23, 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 Ajax 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 068/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 2017.

Appendix 10



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

Minutes and Decisions

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

Consent Application heard on: Monday, June 12, 2017

File: LD 069/2017
Submission: B 064/2017
Owner: Windrem, Shannon
Roy, Ryan
Agent: Pollock, Gary
Location: Lot 17, Concession 4
Township of Uxbridge
(Scott)
Municipality: Township of Uxbridge

Consent to add a vacant 0.1258 hectare non-farm related rural residential parcel of land to the property to the west, retaining a 17.552 hectare non-farm related rural residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Pollock, Gary
Owner: Pollock, Nancy

Mr. G. Pollock offered no further comment with respect to the application.

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

Agency comments were provided to Mr. G. Pollock.

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 069/2017 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 June 9, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated June 8, 2017, financial and otherwise, save and except for condition number 2 contained therein.
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, June 22, 2018.
 - Expiry Date of Application LD 069/2017 is Monday, July 23, 2018.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge 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 069/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 2017.

Appendix 11



**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, June 12, 2017

File: LD 070/2017
Owner: Loffmark Investments Ltd.
Matthew, Diane
Agent: H. F. Grander Co. Ltd.
Location: Lot 16, Concession 5
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to sever a vacant 2,027 square metre residential parcel of land, retaining a 3,259 square metre residential parcel of land with an existing dwelling to be retained.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Grander, Ralph - H. F. Grander Co. Ltd.
Owner: Matthew, Diane

Mr. R. Grander explained the nature of the application and advised the Committee he was in receipt of the agency comments save and except comments from the conservation authority.

Committee Member P. Hamilton referred the Committee to the Regional Planning and Economic Development Department comment letter dated June 9, 2017 with respect to potential conditions from the conservation authority.

Committee Member K. Reinhardt suggested a tabling of the matter at no cost to the applicant to allow the conservation authority an opportunity to provide comments on the application.

Committee Member D. Marquis expressed his support of a tabling recommendation.

Mr. R. Grander expressed his desire to proceed with the matter today in the absence of the comments from the conservation authority.

Committee Member E. Hudson advised his position would be to move the matter forward today.

Committee Member K. Reinhardt advised he has visited the site and it is not leveled with the road and therefore felt it was necessary to allow the conservation authority an opportunity to comment.

Ms. D. Matthews advised she has a buyer in place and would like to proceed with the application today.

Secretary-Treasurer L. Trombino advised that fragmentation of land could be prohibited in that area and asked if the agent has had any pre-consultation with the conservation authority prior to submission of the application.

Committee member G. Rock asked if the Committee could approve the application subject to receipt of supportive comments from the conservation authority.

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

Agency comments were provided to Mr. R. Grander.

Motion of the Committee

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 070/2017 be tabled up to one (1) year at no expense to the applicant. 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 070/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 12



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, June 12, 2017

File: LD 071/2017
Owner: Byers, Jim
Agent: Clark Consulting Services
Location: Lot 8, Concession 2
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

Consent to sever a vacant 61.983 hectare agricultural parcel of land, retaining a 40.5 hectare agricultural parcel of land with an existing dwelling, shed and barn to remain.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Stewart, Hugh - Clark Consulting Services

Mr. H. Stewart explained the nature of the application and advised the Committee the application complies with provincial legislation and municipal plans.

Mr. H. Stewart further advised the Committee he was in receipt of and in agreement with the agency comments, however, he asked for relief of Condition Number 2 from the Regional Planning and Economic Development Department's condition letter since the farming operation use will remain unchanged.

Secretary-Treasurer L. Trombino advised that the Region has a screening protocol that was adopted by Regional Council. He further advised from a screening and liability point of view the Region wants to ensure it meets all current standards and that there is no contamination on the property before it is conveyed.

Committee Member K. Reinhardt expressed concerns with moving forward with the application today as the Committee is not in receipt of comments from the conservation authority.

Committee Member G. Rock expressed his support of a tabling recommendation.

Committee Member D. Marquis expressed his support of a tabling recommendation.

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

Agency comments were provided to Mr. H. Stewart.

Motion of the Committee

Moved by: K. Reinhardt

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 070/2017 be tabled up to one (1) year at no expense to the applicant. 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 071/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 13



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, June 12, 2017

File: LD 072/2017
Submission: B 065/2017
Owner: Penner, Donald
Penner, Laurie-Anne
Location: Lot 29, Concession 6
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a vacant 590 square metre residential parcel of land, retaining a 3,637 square metre residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Owner: Penner, Donald
Interested party: McIntosh, David

Applications LD 072/2017 and LD 073/2017 were heard in conjunction.

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

Committee Member G. Kydd asked if the applicant had consulted with the Township prior to filing these applications.

Mr. D. Penner advised he did speak with the Planning Department at the Township prior to filing the applications and they were in a supportive position.

Committee Member G. Kydd asked if the applications will all be in compliance with local zoning and if any minor variances will be required. Mr. D. Penner advised that only one application will require a minor variance application.

Mr. D. McIntosh expressed concerns with loss of trees and asked for direction from the Committee as to where his concerns should be directed.

Chair J. Hurst advised Mr. McIntosh to contact the local municipality directly to address his concerns.

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

Agency comments were provided to Mr. D. Penner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 072/2017 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 May 25, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 8, 2017 with respect to item 2.

3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated June 8, 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, June 22, 2018.
 - Expiry Date of Application LD 072/2017 is Monday, July 23, 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 Township of Uxbridge 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 072/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 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, June 12, 2017

File: LD 073/2017
Submission: B 066/2017
Owner: Penner, Laurie-Anne
Penner, Donald
Location: Lot 29, Concession 6
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a vacant 580 square metre residential parcel of land, retaining a 3,057 square metre residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Owner: Penner, Donald
Interested party: McIntosh, David

Applications LD 072/2017 and LD 073/2017 were heard in conjunction.

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

Committee Member G. Kydd asked if the applicant had consulted with the Township prior to filing these applications.

Mr. D. Penner advised he did speak with the Planning Department at the Township prior to filing the applications and they were in a supportive position.

Committee Member G. Kydd asked if the applications will all be in compliance with local zoning and if any minor variances will be required. Mr. D. Penner advised that only one application will require a minor variance application.

Mr. D. McIntosh expressed concerns with loss of trees and asked for direction from the Committee as to where his concerns should be directed.

Chair J. Hurst advised Mr. McIntosh to contact the local municipality directly to address his concerns.

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

Agency comments were provided to Mr. D. Penner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 073/2017 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 May 25, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 8, 2017 with respect to item 2.

3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated June 8, 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, June 22, 2018.
 - Expiry Date of Application LD 073/2017 is Monday, July 23, 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 Township of Uxbridge 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 073/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 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, June 12, 2017

File: LD 074/2017
Submission: B 067/2017
Owner: Penner, Donald
Penner, Laurie-Anne
Location: Lot 29, Concession 6
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a vacant 686 square metre residential parcel of land, retaining a 2,371 square metre residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Owner: Penner, Donald
Interested party: McIntosh, David

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

Committee Member G. Kydd asked if the applicant had consulted with the Township prior to filing these applications.

Mr. D. Penner advised he did speak with the Planning Department at the Township prior to filing the applications and they were in a supportive position.

Committee Member G. Kydd asked if the applications will all be in compliance with local zoning and if any minor variances will be required. Mr. D. Penner advised that only one application will require a minor variance application.

Mr. D. McIntosh expressed concerns with loss of trees and asked for direction from the Committee as to where his concerns should be directed.

Chair J. Hurst advised Mr. McIntosh to contact the local municipality directly to address his concerns.

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

Agency comments were provided to Mr. D. Penner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

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 074/2017 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 May 26, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 8, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated June 8, 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, June 22, 2018.
 - Expiry Date of Application LD 074/2017 is Monday, July 23, 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 Township of Uxbridge 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 074/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, July 11, 2017.

Appendix 16



**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, June 12, 2017

File: LD 075/2017
Owner: Jeronimo, Jose
Strasser, Jay
Strasser, Reesa
Jeronimo, Teresa
Jeronimo, Jeffery
Agent: Weston Consulting
Location: Lot 10, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to add a vacant 1.87 hectare non-farm related rural residential parcel of land to the property to the south, retaining a 5.13 hectare non-farm related rural residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting

Mr. R. Guetter requested a tabling of the matter to allow for discussions with the commenting agencies to resolve outstanding issues. He advised the Committee that the owner is in the process of initiating some environmental work/studies to address some of the issues raised by the commenting agencies.

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

Agency comments were provided to Mr. R. Guetter.

Motion of the Committee

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 075/2017 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 075/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 17



**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, June 12, 2017

File: LD 076/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever 12 residential lots, ranging in size from 0.037 hectare to 0.038 hectare, retaining a 0.584 hectare residential parcel of land.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 076/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 18



**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, June 12, 2017

File: LD 077/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 077/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 19



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, June 12, 2017

File: LD 078/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 078/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 20



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, June 12, 2017

File: LD 079/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 079/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 21



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, June 12, 2017

File: LD 080/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 080/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

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, June 12, 2017

File: LD 081/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 081/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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, June 12, 2017

File: LD 082/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 082/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

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

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

Consent Application heard on: Monday, June 12, 2017

File: LD 083/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 083/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 25



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, June 12, 2017

File: LD 084/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 084/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 26



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, June 12, 2017

File: LD 085/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 085/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 27



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, June 12, 2017

File: LD 086/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

Mr. Manson advised that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 086/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 28



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, June 12, 2017

File: LD 087/2017
Owner: 1361189 Ontario Limited/Claret Investments Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

Applications LD 076/2017 through LD 087/2017 were heard in conjunction.

The Committee member visited the site on May 29, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, William - WDM Consultants

Mr. W. Manson provided the Committee with a detailed history of the subject lands and explained the nature of the application. He advised that services were previously installed on the frontage of the site.

He further advised that in order to advance development of this parcel of land he had met with an engineer at Clarington on April 14, 2016 and discussed the proposal. He advised Clarington staff that he preferred to proceed by way of consent rather than plan of subdivision because it is more cost efficient to the land

owner and more financially feasible to pursue the creation of the lots via the consent process.

Mr. W. Manson advised that the rezoning application was submitted to the Town and that the public meeting was held in December 2016. Council approved the rezoning application in January 2017. Mr. W. Manson expressed his disagreement with the interpretation presented by both the Region and Clarington with respect to the subdivision requirement.

Mr. Manson requested the matter be tabled to allow for discussions with the Municipality directly to resolve the issues and reverse their denial recommendation.

Committee Member K. Reinhardt asked for clarification as to when the pre-consultation had taken place with the municipality and was advised by Mr. Manson it was completed in May of 2016.

Committee Member K. Reinhardt asked the agent why he had not pre-consulted again with the Municipality prior to submitting the applications to the Region Land Division Committee.

Mr. Manson advised he was under the impression the Municipality would be supportive of the applications notwithstanding the consent route was not preferred by the Municipality. He also indicated the Municipality of Clarington had advised him that they would not oppose the applications.

Committee Member G. Kydd questioned whether the existing set of applications was similar to the nearby group of consent applications which were approved by the Land Division Committee in 2015 and whether all the infrastructure was in place for these applications.

Committee Member D. Marquis asked Mr. Manson what future action will be taken on the retained lands.

Mr. Manson advised that all the necessary infrastructure was in place and that the retained lands will primarily provide access to the lands to the east which have received draft approval for plan of subdivision.

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 Conservation Authority.

Agency comments were provided to Mr. W. Manson.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 through LD 087/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 per application 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.

Discussion to the motion

Committee Member P. Hamilton recommended that the agent arrange for a meeting with all commenting agencies prior to bringing the matter back.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 087/2017 on Monday, June 12, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer