



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

Minutes

Monday, July 17, 2017

The Region Of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 A.M. on Monday, July 17, 2017 with the following in attendance:

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

Absent: K. Reinhardt

Staff

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

1. Adoption of Minutes

Moved by: R. Malone

Seconded by: G. Kydd

That the minutes of the Monday, June 12, 2017 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, July 17, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

The Committee discussed the consent and minor variance process and the sequence by which each application is filed and processed at the local and Regional levels.

Secretary-Treasurer L. Trombino provided the Committee with a brief update on changes to some Provincial plans that came into effect as of July 1, 2017.

4. Recess

Moved by: E. Hudson

Seconded by: G. Rock

That this meeting be recessed at 12:00 p.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, July 17, 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.

MOTION

Committee member E. Hudson made a motion that LD 100/2017 be moved up in the agenda to be heard in conjunction with LD 103/2016 as the two applications are related.

MOVED: E. Hudson

SECONDED: G. Rock

5. Consideration of Consent Applications

1. File: LD 055/2014
Appendix 1
2. File: LD 056/2014
Appendix 2
3. File: LD 072/2015
Appendix 3
4. File: LD 103/2016
Appendix 4
5. File: LD 057/2017
Appendix 5
6. File: LD 088/2017
Appendix 6
7. File: LD 089/2017
Appendix 7
8. File: LD 090/2017
Appendix 8
9. File: LD 091/2017
Appendix 9
10. File: LD 092/2017
Appendix 10
11. File: LD 093/2017
Appendix 11
12. File: LD 094/2017
Appendix 12

13. File: LD 095/2017
Appendix 13
14. File: LD 096/2017
Appendix 14
15. File: LD 097/2017
Appendix 15
16. File: LD 098/2017
Appendix 16
17. File: LD 099/2017
Appendix 17
18. File: LD 100/2017
Appendix 18
19. File: LD 101/2017
Appendix 19
20. File: LD 102/2017
Appendix 20
21. File: LD 103/2017
Appendix 21
22. File: LD 104/2017
Appendix 22
23. File: LD 105/2017
Appendix 23
24. File: LD 106/2017
Appendix 24
25. File: LD 107/2017
Appendix 25
26. File: LD 108/2017
Appendix 26
27. File: LD 109/2017
Appendix 27
28. File: LD 110/2017
Appendix 28

29. File: LD 111/2017
Appendix 29

30. File: LD 112/2017
Appendix 30

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, August 14, 2017 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: R. Malone

Seconded by: G. Kydd

That this meeting be adjourned at 4:10 p.m. and the next regular meeting be held on Monday, August 14, 2017.

Carried unanimously
Monday, July 17, 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, July 17, 2017

File: LD 055/2014
Submission: B 068/2017
Owner: Honey Harbour Heights Estates Ltd.
Agent: CM Planning Inc.
Location: Lot 17, Concession 5
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

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

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

This application was tabled from the May 15, 2017 Hearing.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Molinari, Carolyn - CM Planning Inc.

Ms. C. Molinari advised the Committee she was in receipt of and in agreement with the agency comments. Ms. C. Molinari indicated all agency issues had been resolved and she was hopeful the application would be approved today.

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 and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Ms. C. Molinari.

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 055/2014 be approved, as applied for, as it complies with all applicable plans and policies, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 12, 2017 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 12, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 18, 2017.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated May 1, 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, July 27, 2018.
 - Expiry Date of Application LD 055/2014 is Monday, August 27, 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 Planning and Economic Development 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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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 advised in writing by the Region of Durham Health Department that condition #4 has been carried out to its satisfaction
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated May 18, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 055/2014 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 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, July 17, 2017

File: LD 056/2014
Submission: B 069/2017
Owner: Honey Harbour Heights Estates Ltd.
Agent: CM Planning Inc.
Location: Lot 17, Concession 5
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 0.46 hectare agricultural parcel of land, retaining a 0.44 hectare agricultural parcel of land.

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

This application was tabled from the May 15, 2017 Hearing.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Molinari, Carolyn - CM Planning Inc.

Ms. C. Molinari advised the Committee she was in receipt of and in agreement with the agency comments. Ms. C. Molinari indicated all agency issues had been resolved and she was hopeful the application would be approved today.

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 and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Ms. C. Molinari.

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 056/2014 be approved, as applied for, as it complies with all applicable plans and policies, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 12, 2017 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 12, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 18, 2017.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated May 1, 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, July 27, 2018.
 - Expiry Date of Application LD 056/2014 is Monday, August 27, 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 Planning and Economic Development 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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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 advised in writing by the Region of Durham Health Department that condition #4 has been carried out to its satisfaction
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated May 18, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 056/2014 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 3



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, July 17, 2017

File: LD 072/2015
Owner: 974729 Ontario Limited
Agent: Abbott, Ray
Location: Lot 7, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to add a 0.149 hectare residential parcel of land to the west, retaining a 0.052 hectare residential parcel of land for future development.

A written correspondence was received on June 28, 2017 from Mr. Ray Abbott, Abbott Drafting and Design, agent, requesting that the application be withdrawn.

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, July 17, 2017

File: LD 103/2016
Submission: B 070/2017
Owner: Her Majesty the Queen in Right of Ontario
Location: Lot 33, Concession 2
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1.260 hectare residential parcel of land, retaining a vacant 1.59 hectare residential parcel of land.

This matter was tabled from the September 19, 2016 hearing.

Applications LD 103/2016 and LD 100/2017 were heard in conjunction as the matters are related.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Owner: Her Majesty the Queen in Right of Ontario
Agent: Erasmus, Jordan - Infrastructure Ontario
Interested party: Mendonca, Michelle
Youngs, Robert

Ms. J. Erasmus explained the nature of the application and advised the Committee the owner has now resolved the issues with the TRCA and they are ready to move forward with the consideration of the application.

Ms. M. Mendonca requested additional information regarding the severance application and details on the future development on the land. She expressed concerns related to potential drainage issues and the effect to her home.

Ms J. Erasmus advised the intent of the application is simply to sever the land and dispose of it as it is surplus to their needs. She further advised that no development was planned at this stage of the process.

Mr. R. Youngs expressed concerns related to the future development of the property and the potential negative effects to his property.

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

Agency comments were provided to Ms. J. Erasmus.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 103/2016 be approved, as applied for, as it complies with all applicable plans and policies, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated July 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated July 4, 2017.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 27, 2018.
 - Expiry Date of Application LD 103/2016 is Monday, August 27, 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 City of Pickering that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Toronto Region Conservation Authority that condition #3 has been carried out to its satisfaction
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 103/2016 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 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, July 17, 2017

File: LD 057/2017
Submission: B 071/2017
Owner: Grandy, Samuel
Agent: The Biglieri Group
Location: Lot 16, Concession 6
City of Oshawa
Municipality: City of Oshawa

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

This application was tabled from the April 24, 2017 hearing.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Biglieri, Anthony - The Biglieri Group

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

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

Agency comments were provided to Mr. A. Biglieri.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 057/2017 be approved, as applied for, as it complies with all applicable plans and policies, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 11, 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, July 27, 2018.
 - Expiry Date of Application LD 057/2017 is Monday, August 27, 2018.

Clearing Agencies

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

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated June 23, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 057/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 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, July 17, 2017

File: LD 088/2017
Owner: McWalters, Travis
Agent: Osmi Homes
Location: Lot 28, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 512.9 square metre residential lot with an existing dwelling to be demolished, retaining a 512.9 square metre residential lot with an existing dwelling to be demolished.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Owner: Javeri, Hitesh - Osmi Homes
Agent: Irfan, Nadeem
Objectors: Riordan, Bernadette
Richardson, Paul
Gerhardt, Carl
Engle, Mike
Jimmo, Jennifer

Mr. N. Irfan explained the nature of the application and advised the Committee a minor variance application will be filed in due course in order to address lot area and frontage requirements. He further advised he was in receipt of and in agreement with the agency comments.

Ms. B. Riordan stated her objection to the application and expressed concerns related to zoning, conformity with the character of the neighborhood and loss of property value. She further expressed concerns related to loss of trees, lack of construction details associated with the development of the land and the deficiency of lot frontage.

Mr. P. Richardson advised the Committee he is a long time resident of the area and expressed his objection to the application. He further expressed concerns related to lot size and conformity with the existing character of the neighborhood.

Committee member P. Hamilton asked where Harris Street is located in relation to the subject property. Mr. P. Richardson advised he was unsure of where Harris Street is located.

Mr. N. Irfan advised the Committee he had file material that would assist in this regard.

Mr. C. Gerhardt advised he is a long time resident of the neighborhood and expressed concerns related to development on the property and lack of conformity with the character of the neighborhood. He further indicated that he was not supportive of multi-unit homes given such density was out of character with the area.

Mr. M. Engle stated his objection to the application and expressed concerns related to noise, construction and loss of enjoyment of his property.

Ms. J. Jimmo expressed concerns related to lot size, potential drainage and flooding issues and loss of privacy.

Mr. N. Irfan advised that the owner had conducted a lot size study prior to filing the application. The study found that there were similar properties in the neighbourhood and this property would conform to the character of the area. He further advised the minor variance will be solely for lot frontage and lot area and that the home that will be constructed will be similar to those recently constructed on Harris Street.

Mr. N. Irfan addressed the neighbors' concerns related to the loss of trees and advised there will be an arborist report prepared and reviewed by Town staff. He further advised that a soil report will be conducted and reviewed by Town staff to ensure there will be no flooding on the property or adjacent properties.

Committee Member G. Kydd asked for clarification that there will be no other minor variances required other than those stated.

Committee Member R. Malone asked for clarification regarding the location of other homes in the neighborhood that are of similar lot frontages.

Committee Member P. Hamilton asked for confirmation that the homes on Harris Street are link homes and are not single family detached homes.

Committee Chair J. Hurst expressed concerns that the agent's reference to the types of dwellings in the neighborhood was not accurate given some of the homes referenced by Mr. N. Irfan in his submission as single family dwellings were actually link homes.

Mr. N. Irfan provided the Committee with additional supporting material for comparables in the neighborhood. He advised the Committee that the lot sizes vary from 40-50 feet and the houses that will be built will be comparable to the other houses on the street save and except for the lot frontage.

Secretary-Treasurer L. Trombino advised the exhibits provided by the agent will be recorded in the minutes and entered into the record.

The Committee recommended that the applicant resolve the related minor variance requirements prior to having the Land Division Committee reconsider the consent application.

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

A letter of objection was received from Bonnie & Peter Dederichs dated July 11, 2017.

A letter of objection was received from Doug & Sue McGraw dated July 13, 2017.

A letter of objection was received from Kathy Kilpatrick dated July 14, 2017.

Agency comments were provided to Mr. N Irfan.

Motion of the Committee

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 088/2017 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 13, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 29, 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, July 27, 2018.
 - Expiry Date of Application LD 088/2017 is Monday, August 26, 2018.

Not carried

DISCUSSION TO THE MOTION:

Committee Member P. Hamilton indicated the applicant's comparables were not accurate and as such he could not support the motion.

Committee Member R. Malone expressed his opposition to the motion.

Committee Member D. Marquis advised the variance should be completed prior to the severance. It is not minor and expressed his opposition the motion.

Committee Member G. Kydd expressed his opposition to the motion.

AMENDMENT TO THE MOTION:

Having reconsidered the information provided and heard the oral submissions by fellow Committee Members, I hereby move that application LD 088/2017 be tabled up to two (2) years. 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.

Moved: G. Rock

Seconded by: D. Marquis

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 088/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

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, July 17, 2017

File: LD 089/2017
Owner: Joshani Homes Ltd.
Agent: Foster, Mike
Location: Lot 30, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 2,022 square metre residential parcel of land, retaining a 992 square metre residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Interested party: Bryunson, Rick
Lambert, John Lambert
Seeley, Diane
Sutton, Nicole

Mr. R. Bryunson appeared in support of the application, however, he was not authorized to speak on behalf of the applicant.

Mr. J. Lambert stated his objection to the application and expressed concerns related to potential loss of property value.

Ms. D. Sealy stated her objection to the application and advised she owns the property adjacent to the subject parcel and expressed concerns related to water damage, construction and loss of privacy.

Ms. N. Sutton stated her objection to the application and expressed concerns related to loss of trees and privacy.

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

Motion of the Committee

Moved by: E. Hudson

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 089/2017 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.

DISCUSSION TO THE MOTION

Committee Member P. Hamilton advised the interested parties to speak directly with the City of Pickering regarding the extension of Dunn Crescent.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 089/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Appendix 8



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 17, 2017

File: LD 090/2017
Submission: B 072/2017
Owner: MGM Dream Homes Ltd.
Mekhail, Mina
Agent: Demczak, Paul
Location: Lot 26, Concession 1
Municipality of Clarington
(Clarke)
Municipality: Municipality of Clarington

Consent to add a vacant 315.6 square metre residential parcel of land to the property to the east, retaining a vacant 594.8 square metre residential parcel of land.

Application LD 090/2017 and LD 091/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Demczak, Paul
Interested party: Wipp, Dave

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

Mr. D. Wipp requested information related to the future development on the property once the property has been severed. He expressed concerns related to loss of trees on the property.

Mr. P. Demczak advised the Committee that the intent of the applications is to create 3 building lots and to construct a single family dwelling on each newly created lot. He further advised that the zoning is R1 and that all dwellings will be in compliance with the local zoning by-law.

Mr. P. Demczak also advised that a Heritage Impact Assessment has been completed and presented to the local municipality for review. He also indicated that a site plan was prepared and submitted to the municipality and that no variances are anticipated.

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 Ganaraska Region Conservation Authority.

Agency comments were provided to Mr. P. Demczak.

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 090/2017 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated June 23, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to items 2, 3, 4, 5.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 11, 2017, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
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, July 27, 2018.
 - Expiry Date of Application LD 090/2017 is Monday, August 27, 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 090/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 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, July 17, 2017

File: LD 091/2017
Submission: B 073/2017
Owner: MGM Dream Homes Ltd.
Mekhail, Mina
Agent: Demczak, Paul
Location: Lot 26, Concession 1
Municipality of Clarington
(Clarke)
Municipality: Municipality of Clarington

Consent to sever a vacant 601 square metre residential parcel of land, retaining a 601 square metre residential parcel of land with an existing dwelling to be demolished.

Application LD 090/2017 and LD 091/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Demczak, Paul
Interested party: Wipp, Dave

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

Mr. D. Wipp requested information related to the future development on the property once the property has been severed. He expressed concerns related to loss of trees on the property.

Mr. P. Demczak advised the Committee that the intent of the applications is to create 3 building lots and to construct a single family dwelling on each newly created lot. He further advised that the zoning is R1 and that all dwellings will be in compliance with the local zoning by-law.

Mr. P. Demczak also advised that a Heritage Impact Assessment has been completed and presented to the local municipality for review. He also indicated that a site plan was prepared and submitted to the municipality and that no variances are anticipated.

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 Ganaraska Region Conservation Authority.

Agency comments were provided to Mr. P. Demczak.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: R. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 091/2017 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 23, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2, 3, 4 and 5.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 11, 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, July 27, 2018.
 - Expiry Date of Application LD 091/2017 is Monday, August 27, 2018.

Clearing Agencies

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

Advisory Comments

1. Ganaraska Region Conservation Authority Comments dated June 27, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 091/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 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, July 17, 2017

File: LD 092/2017
Submission: B 074/2017
Owner: Warriner, Michael
Agent: Self, Kennedy
Location: Lot 3, Concession 4
Township of Brock
(Brock)
Municipality: Township of Brock

Consent to add a 1.34 hectare agricultural parcel of land with an existing dwelling to be consolidated with the farm property to the north, retaining a 56.74 hectare non-farm related, rural residential lot with an existing dwelling.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Owner: Warriner, Michael
Warriner, Collette
Agent: Self, Kennedy
Interested party: Dilling, Mark
Boswell, Brenda

Mr. K. Self explained the nature of the application and advised the Committee that the application is for a severance of a surplus dwelling. He advised he was in receipt of the agency comments and asked for clarification regarding the Regional Planning Division's Condition Number 4.

Secretary-Treasurer L. Trombino advised that the intent of the application is to create a new lot, accordingly the retained parcel must be merged with the property to the south to be in compliance with the Regional Official Plan.

Mr. M. Dilling asked if the property is deemed agricultural and what, if any, restrictions would be in place on the development of the property.

Secretary Treasurer L. Trombino confirmed that the lands surrounding the proposed severed lot are designated Prime Agriculture Areas as per the Region of Durham Official Plan. He further advised there is an official plan policy which would permit a severance on the property through the consolidation of farms.

Ms. B. Boswell stated her objection to the application and advised she did not want to see demolition of the barn on the property.

Secretary-Treasurer L. Trombino advised the barn can be used for agricultural purposes and that as a condition of approval the barn would remain, however, it would be prohibited to have livestock.

Ms. B. Boswell further advised the Committee there is a paddock on the northern portion of the property and she felt this severance would disturb the wildlife in the area when the owner requires access to the paddock once the lands are severed.

Mr. M. Warriner advised that they plan to enter into an agreement for a right of way access from the south end of the property to the north.

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

Agency comments were provided to Mr. M. Warriner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 092/2017 be approved, as amended, 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 23, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 13, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated June 27, 2017, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated June 26, 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, July 27, 2018.
 - Expiry Date of Application LD 092/2017 is Monday, August 27, 2018.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Health Department that condition #4 has been carried out to its satisfaction

11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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 092/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 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, July 17, 2017

File: LD 093/2017
Owner: Werrcroft Farms Limited
Agent: GHD
Location: Lot 6, Concession 5
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever a vacant 16.262 hectare agricultural parcel of land, retaining a vacant 27.936 hectare residential parcel of land.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Owner: Werri, John
Werri, Kevin
Agent: Edwards, Steve - GHD

Mr. S. Edwards explained the nature of the application advised the Committee there was extensive pre-consultation with the City prior to submission of the Land Division application. He requested the matter to be tabled to allow for an opportunity to address the concerns raised by the City of Oshawa.

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

Agency comments were provided to Mr. S. Edwards.

Motion of the Committee

Moved by: P. Hamilton

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 093/2017 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 093/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Appendix 12



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 17, 2017

File: LD 094/2017
Submission: B 075/2017
Owner: LDB Holdings Ltd.
Agent: Holland Homes Inc.
Location: Lot 11, Concession 1
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 500.24 square metre residential parcel of land, retaining a 504.53 square metre residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Katrina Metzner - Holland Homes Inc.

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

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

Agency comments were provided to Ms. K. Metzner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 094/2017 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 22, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 12, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 28, 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, July 27, 2018.
 - Expiry Date of Application LD 094/2017 is Monday, August 27, 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 094/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 13



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 17, 2017

File: LD 095/2017
Submission: B 076/2017
Owner: Bark, Mary
Armstrong, Paula
Agent: Puckrin, Brett
Location: Lot 17, Concession 10
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

Consent to add a 0.147 hectare non-farm related rural residential parcel of land to the property to the south, retaining a vacant 53.63 hectare agricultural parcel of land.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Puckrin, Brett

Mr. B. Puckrin explained the nature of the application and advised the Committee there was a prior application that had lapsed and that the current application is simply a resubmission of same. He further advised he was in receipt of and in agreement with the agency comments.

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

Departments, the Township of Scugog and Kawartha Region Conservation Authority.

Agency comments were provided to Mr. B. Puckrin.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 095/2017 be approved, as applied for, as such is a lot line adjustment to the south 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 Works Department's letter dated June 22, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 1.
3. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbrancing 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, July 27, 2018.
 - Expiry Date of Application LD 095/2017 is Monday, August 27, 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 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 095/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 14



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

Minutes

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

Consent Application heard on: Monday, July 17, 2017

File: LD 096/2017
Owner: Fu, Bin
Agent: Evans Planning Inc.
Location: Lot 11, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 475.2 square metre residential parcel of land, retaining a 1,327.2 square metre residential parcel of land with an existing dwelling to be demolished.

Applications LD 096/2017 and LD 097/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Layton, Adam - Evans Planning Inc.
Interested party: Bleau, Nicole
Gallante, Julie

Mr. A. Layton advised the Committee that access from Westney Road would be removed and a new access will be constructed from Tipton for the newly created lots. He further advised that the lot size and frontage will be in compliance with the local zoning by-law.

Through the use of three exhibits, Mr. A. Layton disputed the Town's position to defer the application and advised the Committee he would be agreeable to having the application approved subject to satisfying the Town's conditions.

Committee Member Mr. P. Hamilton advised that the noise attenuation fencing went in some time ago. He further advised that his position would be to defer the matter to allow the Town an opportunity to review the noise study submitted in support of the application.

Ms. N. Bleau asked for details of the construction plan for the property and information relating to the noise wall.

Mr. A. Layton advised there are no variances required and that construction will be in compliance with zoning by-law requirements.

Ms. J. Gallante asked for details of planned development and expressed her objection to the creation of 3 new lots. She indicated her primary concern was the loss of her view. She advised she would be supportive of 2 new lots as that would be more appropriate for the area.

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 letter of objection was received from Carla Agaton and Melvin Manlulu dated July 17, 2017.

Agency comments were provided to Mr. A. Layton.

Motion of the Committee

Moved by: P. Hamilton

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 096/2017 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 096/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Appendix 15



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

Minutes

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

Consent Application heard on: Monday, July 17, 2017

File: LD 097/2017
Owner: Fu, Bin
Agent: Evans Planning Inc.
Location: Lot 11, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 545.7 square metre residential parcel of land, retaining a 781.5 square metre residential parcel of land with an existing dwelling to be demolished.

Applications LD 096/2017 and LD 097/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Layton, Adam - Evans Planning Inc.
Interested party: Bleau, Nicole
Gallante, Julie

Mr. A. Layton advised the Committee that access from Westney Road would be removed and a new access will be constructed from Tipton for the newly created lots. He further advised that the lot size and frontage will be in compliance with the local zoning by-law.

Through the use of three exhibits, Mr. A. Layton disputed the Town's position to defer the application and advised the Committee he would be agreeable to having the application approved subject to satisfying the Town's conditions.

Committee Member Mr. P. Hamilton advised that the noise attenuation fencing went in some time ago. He further advised that his position would be to defer the matter to allow the Town an opportunity to review the noise study submitted in support of the application.

Ms. N. Bleau asked for details of the construction plan for the property and information relating to the noise wall.

Mr. A. Layton advised there are no variances required and that construction will be in compliance with zoning by-law requirements.

Ms. J. Gallante asked for details of planned development and expressed her objection to the creation of 3 new lots. She indicated her primary concern was the loss of her view. She advised she would be supportive of 2 new lots as that would be more appropriate for the area.

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 letter of objection was received from Carla Agaton and Melvin Manlulu dated July 17, 2017.

Agency comments were provided to Mr. A. Layton.

Motion of the Committee

Moved by: P. Hamilton

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 097/2017 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 097/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

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, July 17, 2017

File: LD 098/2017
Owner: Durkin, Jennifer
Bishop, Robert
Location: Lot 31, Concession 7
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a vacant 550 square metre residential parcel of land, retaining a 984 square metre residential parcel of land with an existing dwelling.

Applications LD 098/2017 and LD 099/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Owner: Durkin, Jennifer
Bishop, Robert
Interested party: Lockwood, Brian
Roa, Eve

Mr. R. Bishop asked that the applications be tabled to allow for resolution of the issues raised by the Township of Uxbridge.

Mr. B. Lockwood stated his objection to the application and expressed concerns related to loss of privacy, lot sizes, loss of property value and the potential impact of a historic home on the retained lands.

Mr. B. Lockwood also advised the Committee that the Township of Uxbridge Council recently adopted a motion to recognize the subject property as a heritage site.

Ms. E. Roa expressed concerns with the loss of a historic home and advised that the new proposal would not be in character with the existing the neighborhood. Ms. E. Roa reiterated Mr. B. Lockwood's opinion that the subject site should be preserved as a historic site.

Committee Member G. Kydd recommended that the applicant resolve the related minor variance requirements prior to having the Land Division Committee consider the consent applications.

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.

A letter of objection was received from Donna Reeve dated July 14, 2017.

A letter of objection was received from Brian Lockwood dated July 6, 2017

Agency comments were provided to Mr. R. Bishop.

Motion of the Committee

Moved by: G. Kydd

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 098/2017 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 098/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

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, July 17, 2017

File: LD 099/2017
Owner: Durkin, Jennifer
Bishop, Robert
Location: Lot 31, Concession 7
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a 416 square metre residential parcel of land with an existing sunroom to be demolished, retaining a 568 square metre residential parcel of land with an existing dwelling.

Applications LD 098/2017 and LD 099/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Owner: Durkin, Jennifer
Bishop, Robert
Interested party: Lockwood, Brian
Roa, Eve

Mr. R. Bishop asked that the applications be tabled to allow for resolution of the issues raised by the Township of Uxbridge.

Mr. B. Lockwood stated his objection to the application and expressed concerns related to loss of privacy, lot sizes, loss of property value and the potential impact of a historic home on the retained lands.

Mr. B. Lockwood also advised the Committee that the Township of Uxbridge Council recently adopted a motion to recognize the subject property as a heritage site.

Ms. E. Roa expressed concerns with the loss of a historic home and advised that the new proposal would not be in character with the existing the neighborhood. Ms. E. Roa reiterated Mr. B. Lockwood's opinion that the subject site should be preserved as a historic site.

Committee Member G. Kydd recommended that the applicant resolve the related minor variance requirements prior to having the Land Division Committee consider the consent applications.

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.

A letter of objection was received from Donna Reeve dated July 14, 2017.

A letter of objection was received from Brian Lockwood dated July 6, 2017

Agency comments were provided to Mr. R. Bishop.

Motion of the Committee

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 099/2017 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 099/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Appendix 18



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 17, 2017

File: LD 100/2017
Submission: B 077/2017
Owner: Her Majesty the Queen in Right of Ontario
Location: Lot 33, Concession 2
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 5,123.7 square metre residential parcel of land, retaining a vacant 1.263 hectare residential parcel of land.

Applications LD 103/2016 and LD 100/2017 were heard in conjunction as the matters are related.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Owner: Her Majesty the Queen in Right of Ontario
Agent: Erasmus, Jordan - Infrastructure Ontario
Interested party: Mendonca, Michelle
Youngs, Robert

Ms. J. Erasmus explained the nature of the application and advised the Committee that the owner has now resolved the issues with the TRCA and they are ready to go forward with the application today.

Ms. M. Mendonca asked for information on the severance on the application and details on the development on the land. She expressed concerns related to possible water damage and potential impact on her home.

Ms. J. Erasmus advised the intent at this stage is simply to sever the land and dispose of it as it is surplus to their needs at this time. She further advised that no development was planned at this stage.

Mr. R. Youngs expressed concerns related to future development of the property that may negatively affect his property.

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

Agency comments were provided to Ms. J. Erasmus.

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 submissions, I hereby move that application LD 100/2017 be approved, as applied for, as it complies with all applicable plans and policies, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated July 13, 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, July 27, 2018.
 - Expiry Date of Application LD 100/2017 is Monday, August 27, 2018.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 100/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 19



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 17, 2017

File: LD 101/2017
Submission: B 078/2017
Owner: GHR Investment Corp.
Agent: Mandarello, Michael
Location: Lot 34, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 926 square metre lot with an existing dwelling, retaining a 929 square metre lot with an existing dwelling. Lots inadvertently merged.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Owner: Gallo, Cesar - GHR Investment Corp.

Mr. C. Gallo explained the nature of the application and provided the Committee with a brief history of the property. He advised the Committee the lands had inadvertently merged and this application would facilitate the re-establishment of the original lots.

He further advised the Committee that he was in receipt of and in agreement with the agency comments, however, asked for relief of the archaeological study condition imposed by the Regional Planning Division.

Secretary-Treasurer L. Trombino advised that requirement is a provincial requirement, however, if it can be demonstrated that the majority of site has been disturbed then Regional staff can potentially waive the archaeological condition.

Secretary Treasurer L. Trombino asked for confirmation that the lands are vacant and was advised by C. Gallo that the lands are currently being developed.

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

Agency comments were provided to C. Gallo.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 101/2017 be approved, as applied for, as it complies with all applicable plans and policies, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2 and 3.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated July 14, 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, July 27, 2018.
 - Expiry Date of Application LD 101/2017 is Monday, August 27, 2018.

Clearing Agencies

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 101/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 20



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 17, 2017

File: LD 102/2017
Submission: B 079/2017
Owner: Carkner, Deborah
Agent: Carkner, Greg
Location: Lot 31, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 835.9 square metre residential parcel of land, retaining a 2,875.1 square metre residential parcel of land with an existing dwelling to remain.

Applications LD 102/2017 and LD 103/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Carkner, Greg

Mr. G. Carkner explained the nature of the application and advised the Committee he wished to create 2 new building lots. He further advised that no development was proposed at this time.

Mr. G. Carkner further advised he was in receipt of and in agreement with the agency comments save and except for the condition from the Regional Planning Division regarding an archaeological study. He advised that there was a builder

that had completed a study on the adjacent site and questioned whether that study would provide for relief of the archaeology condition.

Secretary-Treasurer L. Trombino advised Mr. Carkner to provide Regional staff with the study as this would allow staff to confirm if the study would capture his property.

Mr. G. Carkner asked for relief of Regional Planning's condition for an Environmental Site Assessment.

Secretary-Treasurer L. Trombino advised Mr. G. Carkner that the Region will work with the City of Pickering and the Toronto Region Conservation Authority to determine the scope of study for the subject lands.

Committee Member P. Hamilton suggested the applicant should speak with the arborist that conducted the study for the subdivision immediately to the south of the subject property.

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

Agency comments were provided to Mr. G. Carkner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 102/2017 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 13, 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, July 27, 2018.
 - Expiry Date of Application LD 102/2017 is Monday, August 27, 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 102/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 21



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 17, 2017

File: LD 103/2017
Submission: B 080/2017
Owner: Carkner, Deborah
Agent: Carkner, Greg
Location: Lot 31, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 835.9 square metre residential parcel of land, retaining a 2,039.2 square metre residential parcel of land with an existing dwelling to remain.

Applications LD 102/2017 and LD 103/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Carkner, Greg

Mr. G. Carkner explained the nature of the application and advised the Committee he wished to create 2 new building lots. He further advised that no development was proposed at this time.

Mr. G. Carkner further advised he was in receipt of and in agreement with the agency comments save and except for the condition from the Regional Planning Division regarding an archaeological study. He advised that there was a builder

that had completed a study on the adjacent site and included his lot and questioned whether that study would provide for relief of the archaeology condition.

Secretary-Treasurer L. Trombino advised Mr. Carkner to provide Regional staff with the study as this would allow staff to confirm if the study would capture his property.

Mr. G. Carkner asked for relief of Regional Planning's condition for an Environmental Site Assessment.

Secretary-Treasurer L. Trombino advised Mr. G. Carkner that the Region will work with the City of Pickering and the Toronto Region Conservation Authority to determine the scope of study for the subject lands.

Committee Member P. Hamilton suggested the applicant should speak with the arborist that conducted the study for the subdivision immediately to the south of the subject property.

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

Agency comments were provided to Mr. G. Carkner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 103/2017 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 13, 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, July 27, 2018.
 - Expiry Date of Application LD 102/2017 is Monday, August 27, 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 103/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 22



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, July 17, 2017

File: LD 104/2017
Submission: B 081/2017
Owner: Cusimano, Jo-Anne
Roche, John
Agent: Demczak, Paul
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a 927 square metre residential parcel of land, retaining a 927 square metre residential parcel of land with an existing dwelling.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Demczak, Paul

Mr. P. Demczak advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. P. Demczak.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 104/2017 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 13, 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, July 27, 2018.
 - Expiry Date of Application LD 104/2017 is Monday, August 27, 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 104/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 23



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, July 17, 2017

File: LD 105/2017
Submission: B 082/2017
Owner: Sloley, Thom
Sloley, Maureen
Location: Lot 23, Concession 6
Town of Whitby
Municipality: Town of Whitby

Consent to add a vacant 338.36 square metre residential parcel of land to the property to the east, retaining a 822.5 square metre residential parcel of land with an existing dwelling to remain.

Applications LD 105/2017 and LD 106/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Owner: Sloley, Thom

Mr. T. Sloley 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 Town of Whitby.

Agency comments were provided to Mr. T. Sloley.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 105/2017 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 13, 2017 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 29, 2017, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
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, July 27, 2018.
 - Expiry Date of Application LD 105/2017 is Monday, August 27, 2018.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 105/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 24



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 17, 2017

File: LD 106/2017
Submission: B 083/2017
Owner: Holliday, Paul
Desveaux, Yvette
Agent: Sloley, Thom
Location: Lot 23, Concession 6
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 676.7 square metre residential parcel of land, retaining a 821.5 square metre residential parcel of land with an existing dwelling to remain.

Applications LD 105/2017 and LD 106/2017 were heard in conjunction.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Mr. T. Sloley 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 Town of Whitby.

Agency comments were provided to Mr. T. Sloley.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 106/2017 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 13, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 29, 2017, financial and otherwise.
4. That application LD 105/17 be perfected prior to the completion of LD 106/17.
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, July 27, 2018.
 - Expiry Date of Application LD 106/2017 is Monday, August 27, 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 Town of Whitby 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 106/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 25



**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, July 17, 2017

File: LD 107/2017
Submission: B 084/2017
Owner: Agraso, Anna
Agraso, Ricardo
Agent: Mandel, Harvey
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 597.4 square metre residential parcel of land, retaining a 2,122.6 square metre residential parcel of land with an existing dwelling.

Applications LD 107/2017 through LD 112/2017 save and except for application LD 110/2017.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Mandel, Harvey
Morris, Grant
Interested party: Gallo, Cesar

Mr. G. Morris advised the Committee that the subject applications represented a resubmission of previously approved applications that had lapsed. Mr. G. Morris further advised that all of the previous Committee conditions were satisfied, however, the applications lapsed due to failure to submit the deeds in a timely manner.

Mr. G. Morris offered a brief explanation of the intent of the application and advised he has been in recent discussions with Regional and City staff in order to facilitate approval of the applications.

Mr. C. Gallo expressed an interest in the applications and offered his support of the applications.

Committee Member P. Hamilton confirmed that the conveyance of land to the City of Pickering would be free of charge.

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

A letter of objection was received from Terri and Stephen Dougall dated July 15/17.

Agency comments were provided to Mr. G. Morris.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application, LD 107/2017 through LD 112/2017 save and except for LD 110/2017, 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 12, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 27, 2018.
 - Expiry Date of Application LD 107/2017 is Monday, August 27, 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 107/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 26



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, July 17, 2017

File: LD 108/2017
Submission: B 085/2017
Owner: Agraso, Anna
Agraso, Ricardo
Agent: Mandel, Harvey
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 330.5 square metre residential parcel of land, retaining a 1,792.1 square metre residential parcel of land with an existing dwelling.

Applications LD 107/2017 through LD 112/2017 save and except for application LD 110/2017.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Mandel, Harvey
Morris, Grant
Interested party: Gallo, Cesar

Mr. G. Morris advised the Committee that the subject applications represented a resubmission of previously approved applications that had lapsed. Mr. G. Morris further advised that all of the previous Committee conditions were satisfied, however, the applications lapsed due to failure to submit the deeds in a timely manner.

Mr. G. Morris offered a brief explanation of the intent of the application and advised he has been in recent discussions with Regional and City staff in order to facilitate approval of the applications.

Mr. C. Gallo expressed an interest in the applications and offered his support of the applications.

Committee Member P. Hamilton confirmed that the conveyance of land to the City of Pickering would be free of charge.

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

A letter of objection was received from Terri and Stephen Dougall dated July 15/17.

Agency comments were provided to Mr. G. Morris.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application, LD 107/2017 through LD 112/2017 save and except for LD 110/2017, 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 12, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 27, 2018.
 - Expiry Date of Application LD 108/2017 is Monday, August 27, 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 108/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 27



**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, July 17, 2017

File: LD 109/2017
Submission: B 086/2017
Owner: Agraso, Ricardo
Agent: Mandel, Harvey
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 642.5 square metre residential parcel of land, retaining a 1,963.9 square metre residential parcel of land with an existing dwelling.

Applications LD 107/2017 through LD 112/2017 save and except for application LD 110/2017.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Mandel, Harvey
Morris, Grant
Interested party: Gallo, Cesar

Mr. G. Morris advised the Committee that the subject applications represented a resubmission of previously approved applications that had lapsed. Mr. G. Morris further advised that all of the previous Committee conditions were satisfied, however, the applications lapsed due to failure to submit the deeds in a timely manner.

Mr. G. Morris offered a brief explanation of the intent of the application and advised he has been in recent discussions with Regional and City staff in order to facilitate approval of the applications.

Mr. C. Gallo expressed an interest in the applications and offered his support of the applications.

Committee Member P. Hamilton confirmed that the conveyance of land to the City of Pickering would be free of charge.

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

A letter of objection was received from Terri and Stephen Dougall dated July 15/17.

Agency comments were provided to Mr. G. Morris.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application, LD 107/2017 through LD 112/2017 save and except for LD 110/2017, 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 12, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 27, 2018.
 - Expiry Date of Application LD 109/2017 is Monday, August 27, 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 109/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 28



**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, July 17, 2017

File: LD 110/2017
Submission: B 087/2017
Owner: Agraso, Ricardo
Agent: Mandel, Harvey
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 317.2 square metre residential parcel of land to the property to the north, retaining a 1,662.0 square metre residential parcel of land with an existing dwelling on the parcel.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Mandel, Harvey
Morris, Grant
Interested party: Gallo, Cesar

Mr. G. Morris advised the Committee that the subject applications represented a resubmission of previously approved applications that had lapsed. Mr. G. Morris further advised that all of the previous Committee conditions were satisfied, however, the applications lapsed due to failure to submit the deeds in a timely manner.

Mr. G. Morris offered a brief explanation of the intent of the application and advised he has been in recent discussions with Regional and City staff in order to facilitate approval of the applications.

Mr. C. Gallo expressed an interest in the applications and offered his support of the applications.

Committee Member P. Hamilton confirmed that the conveyance of land to the City of Pickering would be free of charge.

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

A letter of objection was received from Terri and Stephen Dougall dated July 15/17.

Agency comments were provided to Mr. G. Morris.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 110/2017 be approved, as applied for, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 12, 2017, financial and otherwise.

4. 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
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, July 27, 2018.
 - Expiry Date of Application LD 110/2017 is Monday, August 27, 2018.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 110/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 29



**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, July 17, 2017

File: LD 111/2017
Submission: B 088/2017
Owner: Agraso, Anna
Agraso, Ricardo
Agent: Mandel, Harvey
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 77.8 square metre residential parcel of land, retaining a vacant 457.0 square metre residential parcel of land.

Applications LD 107/2017 through LD 112/2017 save and except for application LD 110/2017.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Mandel, Harvey
Morris, Grant
Interested party: Gallo, Cesar

Mr. G. Morris advised the Committee that the subject applications represented a resubmission of previously approved applications that had lapsed. Mr. G. Morris further advised that all of the previous Committee conditions were satisfied, however, the applications lapsed due to failure to submit the deeds in a timely manner.

Mr. G. Morris offered a brief explanation of the intent of the application and advised he has been in recent discussions with Regional and City staff in order to facilitate approval of the applications.

Mr. C. Gallo expressed an interest in the applications and offered his support of the applications.

Committee Member P. Hamilton confirmed that the conveyance of land to the City of Pickering would be free of charge.

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

A letter of objection was received from Terri and Stephen Dougall dated July 15/17.

Agency comments were provided to Mr. G. Morris.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application, LD 107/2017 through LD 112/2017 save and except for LD 110/2017, 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 12, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 27, 2018.
 - Expiry Date of Application LD 111/2017 is Monday, August 27, 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 111/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.

Appendix 30



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, July 17, 2017

File: LD 112/2017
Submission: B 089/2017
Owner: Agraso, Ricardo
Agent: Mandel, Harvey
Location: Lot 32, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 45.9 square metre residential parcel of land, retaining a vacant 454.3 square metre residential parcel of land.

Applications LD 107/2017 through LD 112/2017 save and except for application LD 110/2017.

The Committee member visited the site on July 3, 2017 and confirmed the property was properly posted.

Present was:

Agent: Mandel, Harvey
Morris, Grant
Interested party: Gallo, Cesar

Mr. G. Morris advised the Committee that the subject applications represented a resubmission of previously approved applications that had lapsed. Mr. G. Morris further advised that all of the previous Committee conditions were satisfied, however, the applications lapsed due to failure to submit the deeds in a timely manner.

Mr. G. Morris offered a brief explanation of the intent of the application and advised he has been in recent discussions with Regional and City staff in order to facilitate approval of the applications.

Mr. C. Gallo expressed an interest in the applications and offered his support of the applications.

Committee Member P. Hamilton confirmed that the conveyance of land to the City of Pickering would be free of charge.

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

A letter of objection was received from Terri and Stephen Dougall dated July 15/17.

Agency comments were provided to Mr. G. Morris.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application, LD 107/2017 through LD 112/2017 save and except for LD 110/2017, 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 July 11, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 14, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 12, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 27, 2018.
 - Expiry Date of Application LD 112/2017 is Monday, August 27, 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 112/2017 on Monday, July 17, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 15, 2017.