



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

**Minutes**

**Monday, August 14, 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, August 14, 2017 with the following in attendance:

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

Absent: G. Rock

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

**1. Adoption of Minutes**

Moved by: Eric Hudson

Seconded by: Robert Malone

That the minutes of the Monday, July 17, 2017 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, August 14, 2017

**2. Review Consent Applications/Correspondence**

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

**3. Other Business**

The Committee discussed a variety of administrative matters, including: an enhanced sign posting requirement for tabled applications, budget implications associated with the increase in the number of Consent applications in 2017. Committee remuneration and allowances were also discussed. Committee staff agreed to report back on these issues.

**4. Recess**

Moved by: K. Reinhardt

Seconded by: E. Hudson

That this meeting be recessed at 11:50 a.m. and reconvene at 1:00 p.m.

Carried unanimously  
Monday, August 14, 2017

The Committee Chair opened the 1:00 P.M. session by asking Assistant Secretary-Treasurer Ms. P. Aguilera if all required notices have been provided for today's Committee meeting. Ms. P. Aguilera advised the Committee that all notices of application/meeting had been issued in accordance with Section 53 Subsection 5 of the Planning Act.

## **5. Consideration of Consent Applications**

1. File: LD 081/2015  
Appendix 1
2. File: LD 070/2017  
Appendix 2
3. File: LD 113/2017  
Appendix 3
4. File: LD 114/2017  
Appendix 4
5. File: LD 115/2017  
Appendix 5
6. File: LD 116/2017  
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7. File: LD 117/2017  
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8. File: LD 118/2017  
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10. File: LD 120/2017  
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11. File: LD 121/2017  
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12. File: LD 122/2017  
Appendix 12
13. File: LD 123/2017  
Appendix 13
14. File: LD 124/2017  
Appendix 14
15. File: LD 125/2017  
Appendix 15
16. File: LD 126/2017  
Appendix 16

17. File: LD 127/2017  
Appendix 17

18. File: LD 128/2017  
Appendix 18

19. File: LD 129/2017  
Appendix 19

20. File: LD 130/2017  
Appendix 20

21. File: LD 131/2017  
Appendix 21

22. File: LD 132/2017  
Appendix 22

23. File: LD 133/2017  
Appendix 23

24. File: LD 134/2017  
Appendix 24

## **6. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held on Monday, September 11, 2017 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

## **7. Adjournment**

Moved by: K. Reinhardt

Seconded by: E. Hudson

That this meeting be adjourned at 3:01 p.m. and the next regular meeting be held on Monday, September 11, 2017.

Carried unanimously  
Monday, August 14, 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, August 14, 2017

**File:** LD 081/2015  
**Submission:** B 090/2017  
**Owner:** Mahoney, Gerald  
**Location:** Lot 8, Concession BF  
Municipality of Clarington  
(Clarke)  
**Municipality:** Municipality of Clarington

Consent to sever a vacant 23.86 hectare agricultural parcel of land, retaining a 1.22 hectare farm related rural residential parcel of land with an existing dwelling.

This application was tabled from the August 17, 2015 meeting.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Owner: Mahoney, Gerald

Mr. G. Mahoney explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments. Mr. G. Mahoney further explained to the Committee that the application was previously tabled due to a requirement to obtain a Regional Planning Official Plan amendment and that same was now complete. He confirmed that he was now ready to proceed with the application.

In response to questions from Committee Member K. Reinhardt, Mr. G. Mahoney explained that the tenant of the existing subject farm is a bona-fide dairy farmer and that the subject application will facilitate the sale of the severed lands to the farmer.

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

Agency comments were provided to Mr. G. Mahoney.

### ***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 081/2015 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 August 2, 2017 with respect to items 1 and 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 7 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, August 24, 2018.
  - Expiry Date of Application LD 081/2015 is Monday, September 24, 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 Municipality of Clarington 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. GRCA Comments dated August 4, 2017 and August 13, 2015.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 081/2015 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2017.

## Appendix 2



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

#### Minutes

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

Consent Application heard on: Monday, August 14, 2017

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

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

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

There were no parties in attendance for this meeting.

A written request dated August 14, 2017 was received from Ralph Grander, requesting a tabling of the application.

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

Agency comments were provided to Mr. R. Grander.



**Motion of the Committee**

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and the written public submission, I hereby move that application LD 070/2017 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 070/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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G. Rock

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Secretary-Treasurer

### Appendix 3



## The Regional Municipality of Durham Land Division Committee Meeting

### Minutes and Decisions

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 113/2017  
**Submission:** B 091/2017  
**Owner:** deBoo, Candice  
deBoo, Lee  
**Location:** Lot 11, Concession 1  
Municipality of Clarington  
(Darlington)  
**Municipality:** Municipality of Clarington

Consent to sever a 705.5 square metre residential lot with a shed to be moved, retaining a 766.4 square metre residential lot with an existing dwelling to remain.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Owner: deBoo, Lee

Mr. L. deBoo advised he was in receipt of the agency comments and asked for clarification regarding the Municipality of Clarington's road widening requirement.

In response to the inquiry, the Committee explained this was a standard condition of approval. Mr. L. deBoo acknowledged the clarification provided by the Committee with respect to the road widening condition.

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

Agency comments were provided to Mr. L. deBoo.

### ***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 113/2017 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 25, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 9, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated July 31, 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, August 24, 2018.
  - Expiry Date of Application LD 113/2017 is Monday, September 24, 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 113/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2017.

**Appendix 4**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 114/2017  
**Submission:** B 092/2017  
**Owner:** Kerry, Glen  
**Agent:** Clark Consulting Services  
**Location:** Lot 2, Concession 6  
Township of Scugog  
(Reach)  
**Municipality:** Township of Scugog

Consent to sever a 0.442 hectare surplus farm dwelling, retaining a 38.94 hectare agricultural parcel of land to be consolidated with the property to the west.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: Mann, Jacqueline - Clark Consulting Services

Ms. J. Mann advised the Committee she was in receipt of the agency comments and confirmed the application will facilitate the consolidation of the subject farm parcel with the property to the west.

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

Agency comments were provided to Ms. J. Mann.

## **Decision of the Committee**

### **Applicants/owners are responsible for fulfilling all conditions.**

Moved by: K. Reinhardt

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 114/2017 be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter dated August 11, 2017 with respect to items 2, 5 and 6.
2. That the applicant satisfy the requirements of the Township of Scugog's letter dated August 3, 2017, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 24, 2018.
  - Expiry Date of Application LD 114/2017 is Monday, September 24, 2018.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition # 1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog 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 114/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 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, August 14, 2017

**File:** LD 115/2017  
**Submission:** B 093/2017  
**Owner:** James, Joanne  
Lyne, Thomas  
**Agent:** Riahi, Hooman  
**Location:** Lot 30, Concession BF  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 929.03 square metre residential parcel of land, retaining a 929.03 square metre residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: Riahi, Hooman

Mr. H. Riahi advised the Committee he was in receipt of the agency comments. He explained the nature of the application and advised the Committee the proposed homes on the site will be in keeping with the existing character of the neighbourhood.

Mr. H. Riahi also addressed the written submission from the abutting property owners with respect to the potential loss of trees on the subject property. Mr. H. Riahi explained that an arborist will be hired to try and preserve the trees on the property and that if any trees are damaged, a privacy fence will be installed along the objector's property line and new trees will be planted where appropriate.



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 written submission dated July 31, 2017 was received from Sandra and Leyland Sampayo.

Agency comments and written submissions were provided to Mr. H. Riahi.

### ***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 115/2017 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 August 9, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 11, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated August 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, August 24, 2018.
  - Expiry Date of Application LD 115/2017 is Monday, September 24, 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 115/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 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, August 14, 2017

**File:** LD 116/2017  
**Owner:** 2489731 Ontario Limited  
**Agent:** McDermott & Associates Limited  
**Location:** Lot 3, Concession 9  
Township of Scugog  
(Scugog Island)  
**Municipality:** Township of Scugog

Consent to sever a vacant 4,805 square metre hamlet lot, retaining a vacant 10,774 square metre residential lot for future development.

Application LD 116/2017 and LD 117/2017 were heard in conjunction.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: McDermott, John - McDermott & Associates Limited

Mr. J. McDermott provided the Committee with additional materials in support of his applications and requested the minutes reflect the submission of the following: A Topographical Detail dated August 25, 2015, Extracts from the Provincial Policy Statement; a letter dated August 11, 2017 from Brian Plazek, P.Eng; and an e-mail from Stacy Porter at KRCA dated February 2, 2017.

Mr. J. McDermott advised the Committee he was in receipt of all the agency comments and indicated he was objecting to the agency comments and took particular exception to the comments prepared by the Kawartha Region Conservation Authority (KRCA).

Mr. J. McDermott respectively requested that the Committee render a decision on the applications given he felt that he had addressed the KRCA's flood issues prior to filing the subject applications. He directed the Committee to the KRCA correspondence he provided to the Committee at the beginning of the meeting.

Mr. J. McDermott opined that the KRCA has misinterpreted the relevant PPS policies and felt that a rendering of a decision on these applications was in order. He felt he had conducted his due diligence with KRCA prior to filing the applications and that the proposed lot configuration was based on the Ontario Municipal Board minutes of settlement between his client and KRCA which stemmed from the appeal on his client's previous consent application for this property.

Committee Member K. Reinhardt asked if the subject lands contained a new drilled well or whether a letter of credit for a drilled well was secured against the property. Mr. J. McDermott confirmed that his client had addressed the Regional Health Department's requirements for a well as part of the previous consent application for this property and that his client was agreeable to the current proposed condition for another well requested by the Regional Health Department.

Secretary Treasurer L. Trombino explained that if the application is approved, the applicant will have to demonstrate that they have satisfied the Regional Health Department's conditions of approval prior to the lot being created.

Mr. J. McDermott stating he was not prepared to accept a tabling of the applications given that some of the agency comments are erroneous. He indicated that agency comments were only provided at the eleventh hour and this did not provide him a fair opportunity to address their concerns. He concluded by stating he will be appealing this matter to the Ontario Municipal Board.

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 KRCA.

Agency comments were provided to Mr. J. McDermott.

### ***Motion of the Committee***

Moved by: K. Reinhardt

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I have difficulty in overstepping the recommendations submitted by the Region of Durham, the Township of Scugog and the KRCA. Therefore, I hereby move that application LD 116/2017 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 116/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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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, August 14, 2017

**File:** LD 117/2017  
**Owner:** 2489731 Ontario Limited  
**Agent:** McDermott & Associates Limited  
**Location:** Lot 3, Concession 9  
Township of Scugog  
(Scugog Island)  
**Municipality:** Township of Scugog

Consent to sever a vacant 4,318 square metre hamlet lot, retaining a vacant 6,456 square metre residential lot to be developed.

Application LD 116/2017 and LD 117/2017 were heard in conjunction.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: McDermott, John - McDermott & Associates Limited

Mr. J. McDermott provided the Committee with additional materials in support of his applications and requested the minutes reflect the submission of the following: A Topographical Detail dated August 25, 2015, Extracts from the Provincial Policy Statement; a letter dated August 11, 2017 from Brian Plazek, P.Eng; and an e-mail from Stacy Porter at KRCA dated February 2, 2017.

Mr. J. McDermott advised the Committee he was in receipt of all the agency comments and indicated he was objecting to the agency comments and took particular exception to the comments prepared by the Kawartha Region Conservation Authority (KRCA).

Mr. J. McDermott respectively requested that the Committee render a decision on the applications given he felt that he had addressed the KRCA's flood issues prior to filing the subject applications. He directed the Committee to the KRCA correspondence he provided to the Committee at the beginning of the meeting.

Mr. J. McDermott opined that the KRCA has misinterpreted the relevant PPS policies and felt that a rendering of a decision on these applications was in order. He felt he had conducted his due diligence with KRCA prior to filing the applications and that the proposed lot configuration was based on the Ontario Municipal Board minutes of settlement between his client and KRCA which stemmed from the appeal on his client's previous consent application for this property.

Committee Member K. Reinhardt asked if the subject lands contained a new drilled well or whether a letter of credit for a drilled well was secured against the property. Mr. J. McDermott confirmed that his client had addressed the Regional Health Department's requirements for a well as part of the previous consent application for this property and that his client was agreeable to the current proposed condition for another well requested by the Regional Health Department.

Secretary Treasurer L. Trombino explained that if the application is approved, the applicant will have to demonstrate that they have satisfied the Regional Health Department's conditions of approval prior to the lot being created.

Mr. J. McDermott stating he was not prepared to accept a tabling of the applications given that some of the agency comments were erroneous. He indicated that agency comments were only provided at the eleventh hour and this did not provide him a fair opportunity to address their concerns. He concluded by stating he will be appealing this matter to the Ontario Municipal Board.

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 KRCA.

Agency comments were provided to Mr. J. McDermott.

***Motion of the Committee***

Moved by: K. Reinhardt

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I have difficulty in overstepping the recommendations submitted by the Region of Durham, the Township of Scugog and the KRCA. Therefore, I hereby move that application LD 116/2017 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 117/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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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, August 14, 2017

**File:** LD 118/2017  
**Submission:** B 094/2017  
**Owner:** Hoy, K. Ryan  
**Agent:** Hoy, Ken  
**Location:** Lot 33, Concession 3  
Municipality of Clarington  
(Darlington)  
**Municipality:** Municipality of Clarington

Consent to sever a 1,217.26 square metre residential parcel of land, retaining a 1,216.66 square metre residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: Hoy, Ken

Mr. K. Hoy advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. K. Hoy.

## **Decision of the Committee**

### **Applicants/owners are responsible for fulfilling all conditions.**

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 118/2017 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 25, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 8, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated July 25, 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, August 24, 2018.
  - Expiry Date of Application LD 118/2017 is Monday, September 24, 2018.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition # 2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Central Lake Ontario 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 118/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2017.

**Appendix 9**



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

**Minutes**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 119/2017  
**Owner:** Daniels LR Corporation  
**Agent:** Daniels LR Corporation  
**Location:** Lot 20, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a vacant 4,727.4 square metre residential parcel of land, retaining a vacant 14,430.9 square metre residential parcel of land for future development. Application includes easement.

Applications LD 119/2017 and LD 120/2017 were heard in conjunction.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: Millar, Sarah - Daniels LR Corporation

Ms. S. Millar advised the Committee she was in receipt of the agency comments and explained that application LD 119/2017 would facilitate the creation of a new lot with an easement and that application LD 120/2017 would provide a reciprocal easement over the severed lands.

Ms. S. Millar referred to her submission dated August 11, 2017 requesting the Committee consider some minor changes to the internal configuration of the proposed easements. She explained that in her opinion the proposed changes were minor given the areas of the retained and severed areas remain unchanged and that the intent of the application also remained the same.

Committee Member Mr. E. Hudson requested an overview of the proposed changes given the Committee had only received the applicant's amendment request on the morning of the hearing.

Ms S. Millar advised the Committee that the areas on some parts on the draft R-Plan have been reconfigured.

Committee Member P. Hamilton identified that the related site plan application appeared to be on-going and suggested the Committee may want to wait for Pickering's response to the changes.

Ms S. Millar advised the related site plan application has not been approved at this time, however, she felt confident that no further changes would be required to the applications.

Committee Chair J. Hurst indicated that any changes to an application is usually circulated to commenting agencies in order to afford them an opportunity to review and comment on the revisions to the applications.

Secretary Treasurer L. Trombino advised the Committee that they have discretion to make very minor changes to the applications when amendments are proposed, however, the Committee must be satisfied the changes are minor in nature and not prejudicial to any stakeholder. He explained that servicing and or zoning implications could be one of their considerations and if the Committee did not feel they had sufficient information related to the change they always had to the option to table the application.

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

A written submission objecting to the applications dated August 4, 2017 was received from Ms Claire Cartman.

A written submission objecting to the applications dated August 8, 2017 was received from Ms Bonnie Fowler.

Agency comments were provided to Ms. S. Millar.

**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 submission, I hereby move that application LD 119/2017 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 119/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

**Appendix 10**



**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, August 14, 2017

**File:** LD 120/2017  
**Owner:** Daniels LR Corporation  
**Agent:** Daniels LR Corporation  
**Location:** Lot 20, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to grant a 29.1 square metre access easement in favour of the property to the east, retaining a 4,698.3 square metre residential parcel of land for future development.

Applications LD 119/2017 and LD 120/2017 were heard in conjunction.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: Millar, Sarah - Daniels LR Corporation

Ms. S. Millar advised the Committee she was in receipt of the agency comments and explained that application LD 119/2017 would facilitate the creation of a new lot with an easement and that application LD 120/2017 would provide a reciprocal easement over the severed lands.

Ms. S. Millar referred to her submission dated August 11, 2017 requesting the Committee consider some minor changes to the internal configuration of the proposed easements. She explained that in her opinion the proposed changes were minor given the areas of the retained and severed areas remain unchanged and that the intent of the application also remained the same.

Committee Member Mr. E. Hudson requested an overview of the proposed changes given the Committee had only received the applicant's amendment request on the morning of the hearing.

Ms S. Millar advised the Committee that the areas on some parts on the draft R-Plan have been reconfigured.

Committee Member P. Hamilton identified that the related site plan application appeared to be on-going and suggested the Committee may want to wait for Pickering's response to the changes.

Ms S. Millar advised the related site plan application has not been approved at this time, however, she felt confident that no further changes would be required to the applications.

Committee Chair J. Hurst indicated that any changes to an application is usually circulated to commenting agencies in order to afford them an opportunity to review and comment on the revisions to the applications.

Secretary Treasurer L. Trombino advised the Committee that they have discretion to make very minor changes to the applications when amendments are proposed, however, the Committee must be satisfied the changes are minor in nature and not prejudicial to any stakeholder. He explained that servicing and or zoning implications could be one of their considerations and if the Committee did not feel they had sufficient information related to the change they always had to the option to table the application.

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

A written submission objecting to the applications dated August 4, 2017 was received from Ms Claire Cartman.

A written submission objecting to the applications dated August 8, 2017 was received from Ms Bonnie Fowler.

Agency comments were provided to Ms. S. Millar.



**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 submission, I hereby move that application LD 119/2017 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 120/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

**Appendix 11**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 121/2017  
**Submission:** B 095/2017  
**Owner:** Symmban-IBI Developments Inc.  
**Agent:** Evans Planning Inc.  
**Location:** Lot 6, Concession 1  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a vacant 418.63 square metre residential parcel of land, retaining a vacant 1,468.14 square metre residential parcel of land for future development.

Applications LD 121/2017 – LD 124/2017 were heard in conjunction.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: Evans, Murray - Evans Planning Inc.  
Santos, Adam - Evans Planning Inc.  
Interested party: Lane, Jada - area resident  
Lane, Ryan - area resident

Mr. M. Evans explained the nature of the application and advised the Committee the parcel is being severed to create 5 separate building lots which will facilitate the future development of five street townhomes. He further advised that these newly created lots will be in conformity with the lotting fabric in the area.

Mr. M. Evans also explained that the depth of the proposed lots is much greater than any of the surrounding lots and that minor variance applications for a frontage deficiency on three of the lots has been scheduled for late August.

Mr. M. Evans confirmed he was in receipt and agreement with agency comments.

Ms J. Lane and Mr. R. Lane appeared in opposition to the applications and expressed concerns with a variety of issues, including: loss of privacy and property value, noise, parking, grading and loss of light caused by shading from the proposed construction.

Ms J. Lane also expressed a concern that the proposed building form did not fit into the character of the neighbourhood given the subject lands abutted an area with many single family homes.

Committee Member R. Malone asked the objectors if they had shared their concerns with the Town of Ajax. In response to the Committee's inquiry, both Mr. Lane and Ms. Lane indicated that they did speak with Town representatives and were advised their concerns should be considered by the Land Division Committee.

Committee Member G. Kydd asked the agent for clarification on what would be constructed on the newly created lots and if any minor variances would be required.

Mr. M. Evans advised the Committee that a minor variance application would be required for three of the proposed lots. He also advised the Committee that he will meet with Town staff to address tree preservation, drainage and siting of the homes and that many of the issues raised at this meeting will be addressed through building permit stage and design process

Committee Member K. Reinhardt confirmed that the objectors to the application reside to the north of the subject lands.

In response to Committee Member J. Hurst's inquiry about parking requirements, Mr. M. Evans confirmed that the by-law requires two spaces.

Committee Member P. Hamilton asked the agent if the site was governed by Section 41 Site Plan Control and was advised by Mr. Evans that the development agreement for the site will address all Section 41 matters.

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

Agency comments were provided to Mr. M. Evans.

### ***Decision of the Committee***

#### **Applicants/owners are responsible for fulfilling all conditions.**

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that applications LD 121/2017 – LD 124/2017 (inclusive) be approved, as applied for, as they comply 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 August 11, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated August 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, August 24, 2018.
  - Expiry Date of Application LD 121/2017 is Monday, September 24, 2018.

#### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax 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 121/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2017.

**Appendix 12**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 122/2017  
**Submission:** B 096/2017  
**Owner:** Symmban-IBI Developments Inc.  
**Agent:** Evans Planning Inc.  
**Location:** Lot 6, Concession 1  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a vacant 347.49 square metre residential parcel of land, retaining a vacant 1,120.65 square metre residential parcel of land for future development.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Applications LD 121/2017 – LD 124/2017 were heard in conjunction.

Present was:

Agent: Evans, Murray - Evans Planning Inc.  
Santos, Adam - Evans Planning Inc.  
Interested party: Lane, Jada - area resident  
Lane, Ryan - area resident

Mr. M. Evans explained the nature of the application and advised the Committee the parcel is being severed to create 5 separate building lots which will facilitate the future development of five street townhomes. He further advised that these newly created lots will be in conformity with the lotting fabric in the area.

Mr. M. Evans also explained that the depth of the proposed lots is much greater than any of the surrounding lots and that minor variance applications for a frontage deficiency on three of the lots has been scheduled for late August.

Mr. M. Evans confirmed he was in receipt and agreement with agency comments.

Ms J. Lane and Mr. R. Lane appeared in opposition to the applications and expressed concerns with a variety of issues, including: loss of privacy and property value, noise, parking, grading and loss of light caused by shading from the proposed construction.

Ms J. Lane also expressed a concern that the proposed building form did not fit into the character of the neighbourhood given the subject lands abutted an area with many single family homes.

Committee Member R. Malone asked the objectors if they had shared their concerns with the Town of Ajax. In response to the Committee's inquiry, both Mr. Lane and Ms. Lane indicated that they did speak with Town representatives and were advised their concerns should be considered by the Land Division Committee.

Committee Member G. Kydd asked the agent for clarification on what would be constructed on the newly created lots and if any minor variances would be required.

Mr. M. Evans advised the Committee that a minor variance application would be required for three of the proposed lots. He also advised the Committee that he will meet with Town staff to address tree preservation, drainage and siting of the homes and that many of the issues raised at this meeting will be addressed through building permit stage and design process

Committee Member K. Reinhardt confirmed that the objectors to the application reside to the north of the subject lands.

In response to Committee Member J. Hurst's inquiry about parking requirements, Mr. M. Evans confirmed that the by-law requires two spaces.

Committee Member P. Hamilton asked the agent if the site was governed by Section 41 Site Plan Control and was advised by Mr. Evans that the development agreement for the site will address all Section 41 matters.

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

Agency comments were provided to Mr. M. Evans.

### ***Decision of the Committee***

#### **Applicants/owners are responsible for fulfilling all conditions.**

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that applications LD 121/2017 – LD 124/2017 (inclusive) be approved, as applied for, as they comply with all applicable plans and policies, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated 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, August 24, 2018.
  - Expiry Date of Application LD 122/2017 is Sunday, September 23, 2018.

#### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax 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 122/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 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, August 14, 2017

**File:** LD 123/2017  
**Submission:** B 097/2017  
**Owner:** Symmban-IBI Developments Inc.  
**Agent:** Evans Planning Inc.  
**Location:** Lot 6, Concession 1  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a vacant 348.37 square metre residential parcel of land, retaining a vacant 772.28 square metre residential parcel of land for future development.

Applications LD 121/2017 – LD 124/2017 were heard in conjunction.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: Evans, Murray - Evans Planning Inc.  
Santos, Adam - Evans Planning Inc.  
Interested party: Lane, Jada - area resident  
Lane, Ryan - area resident

Mr. M. Evans explained the nature of the application and advised the Committee the parcel is being severed to create 5 separate building lots which will facilitate the future development of five street townhomes. He further advised that these newly created lots will be in conformity with the lotting fabric in the area.

Mr. M. Evans also explained that the depth of the proposed lots is much greater than any of the surrounding lots and that minor variance applications for a frontage deficiency on three of the lots has been scheduled for late August.

Mr. M. Evans confirmed he was in receipt and agreement with agency comments.

Ms J. Lane and Mr. R. Lane appeared in opposition to the applications and expressed concerns with a variety of issues, including: loss of privacy and property value, noise, parking, grading and loss of light caused by shading from the proposed construction.

Ms J. Lane also expressed a concern that the proposed building form did not fit into the character of the neighbourhood given the subject lands abutted an area with many single family homes.

Committee Member R. Malone asked the objectors if they had shared their concerns with the Town of Ajax. In response to the Committee's inquiry, both Mr. Lane and Ms. Lane indicated that they did speak with Town representatives and were advised their concerns should be considered by the Land Division Committee.

Committee Member G. Kydd asked the agent for clarification on what would be constructed on the newly created lots and if any minor variances would be required.

Mr. M. Evans advised the Committee that a minor variance application would be required for three of the proposed lots. He also advised the Committee that he will meet with Town staff to address tree preservation, drainage and siting of the homes and that many of the issues raised at this meeting will be addressed through building permit stage and design process

Committee Member K. Reinhardt confirmed that the objectors to the application reside to the north of the subject lands.

In response to Committee Member J. Hurst's inquiry about parking requirements, Mr. M. Evans confirmed that the by-law requires two spaces.

Committee Member P. Hamilton asked the agent if the site was governed by Section 41 Site Plan Control and was advised by Mr. Evans that the development agreement for the site will address all Section 41 matters.

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

Agency comments were provided to Mr. M. Evans.

### ***Decision of the Committee***

**Applicants/owners are responsible for fulfilling all conditions.**

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that applications LD 121/2017 – LD 124/2017 (inclusive) be approved, as applied for, as they comply with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated 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, August 24, 2018.
  - Expiry Date of Application LD 123/2017 is Sunday, September 23, 2018.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax 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 123/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2017.

**Appendix 14**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 124/2017  
**Submission:** B 098/2017  
**Owner:** Symmban-IBI Developments Inc.  
**Agent:** Evans Planning Inc.  
**Location:** Lot 6, Concession 1  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a vacant 349.23 square metre residential parcel of land, retaining a vacant 423.05 square metre residential parcel of land for future development.

Applications LD 121/2017 – LD 124/2017 were heard in conjunction.

The Committee member visited the site on July 31, 2017 and confirmed the property was properly posted.

Present was:

Agent: Evans, Murray - Evans Planning Inc.  
Santos, Adam - Evans Planning Inc.  
Interested party: Lane, Jada - area resident  
Lane, Ryan - area resident

Mr. M. Evans explained the nature of the application and advised the Committee the parcel is being severed to create 5 separate building lots which will facilitate the future development of five street townhomes. He further advised that these newly created lots will be in conformity with the lotting fabric in the area.

Mr. M. Evans also explained that the depth of the proposed lots is much greater than any of the surrounding lots and that minor variance applications for a frontage deficiency on three of the lots has been scheduled for late August.

Mr. M. Evans confirmed he was in receipt and agreement with agency comments.

Ms J. Lane and Mr. R. Lane appeared in opposition to the applications and expressed concerns with a variety of issues, including: loss of privacy and property value, noise, parking, grading and loss of light caused by shading from the proposed construction.

Ms J. Lane also expressed a concern that the proposed building form did not fit into the character of the neighbourhood given the subject lands abutted an area with many single family homes.

Committee Member R. Malone asked the objectors if they had shared their concerns with the Town of Ajax. In response to the Committee's inquiry, both Mr. Lane and Ms. Lane indicated that they did speak with Town representatives and were advised their concerns should be considered by the Land Division Committee.

Committee Member G. Kydd asked the agent for clarification on what would be constructed on the newly created lots and if any minor variances would be required.

Mr. M. Evans advised the Committee that a minor variance application would be required for three of the proposed lots. He also advised the Committee that he will meet with Town staff to address tree preservation, drainage and siting of the homes and that many of the issues raised at this meeting will be addressed through building permit stage and design process

Committee Member K. Reinhardt confirmed that the objectors to the application reside to the north of the subject lands.

In response to Committee Member J. Hurst's inquiry about parking requirements, Mr. M. Evans confirmed that the by-law requires two spaces.

Committee Member P. Hamilton asked the agent if the site was governed by Section 41 Site Plan Control and was advised by Mr. Evans that the development agreement for the site will address all Section 41 matters.

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

Agency comments were provided to Mr. M. Evans.

### ***Decision of the Committee***

#### **Applicants/owners are responsible for fulfilling all conditions.**

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that applications LD 121/2017 – LD 124/2017 (inclusive) be approved, as applied for, as they comply with all applicable plans and policies, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated 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, August 24, 2018.
  - Expiry Date of Application LD 124/2017 is Sunday, September 23, 2018.

#### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax 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 124/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2017.

**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, August 14, 2017

**File:** LD 125/2017  
**Owner:** LG (Uxbridge) Investments Ltd.  
**Location:** Lot 29, Concession 3  
Township of Uxbridge  
(Uxbridge)  
**Municipality:** Township of Uxbridge

Consent to add a vacant 261,848.46 square metre agricultural parcel of land to the property to the south, retaining a 138,536.20 square metre non-farm related rural residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 31, 2017 and advised the Committee that the property was not adequately posted in accordance with the posting instructions.

Present was:

Interested party: Ms Kimberly Warga

Ms K. Warga identified herself as one of the abutting property owners to the west of the subject lands and explained she had an interest in the application.

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

**Motion of the Committee**

Moved by: G. Kydd

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 125/2017 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 125/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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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, August 14, 2017

**File:** LD 126/2017  
**Owner:** DH Development Corporation  
**Agent:** Weston Consulting  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 461.7 square metre residential parcel of land, retaining a 1,119.6 square metre residential parcel of land.

Applications LD 126/2017 - 134/2017 (inclusive) were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting  
Interested Party: Ghanim, Enam

Mr. R. Guetter provided a high level overview of the applications and indicated he regrettably acknowledged that a tabling of the applications was appropriate in the absence of comments from all the commenting agencies. Mr. R. Guetter respectively requested a waiving of the tabling fees in light of the circumstances.

Mr. E. Ghanim identified himself as the abutting property owner to the south-west of the subject lands and explained that the subject proposal may impede his ability to gain access to the future extension of Old Colony Drive.

Committee Member J. Hurst advised Mr. Ghanim that any arrangements for access to Old Colony Drive would have to be negotiated with the owner of the intervening lands.

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

Agency comments were provided to Mr. R. Guetter.

*Motion of the Committee*

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that applications LD 126/2017 – LD 134/2017 (inclusive) be tabled up to two (2) years. 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 126/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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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, August 14, 2017

**File:** LD 127/2017  
**Owner:** DH Development Corporation  
**Agent:** Weston Consulting  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 461.5 square metre residential parcel of land, retaining a 658.1 square metre residential parcel of land.

Applications LD 126/2017 - 134/2017 (inclusive) were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting  
Interested Party: Ghanim, Enam

Mr. R. Guetter provided a high level overview of the applications and indicated he regrettably acknowledged that a tabling of the applications was appropriate in the absence of comments from all the commenting agencies. Mr. R. Guetter respectively requested a waiving of the tabling fees in light of the circumstances.

Mr. E. Ghanim identified himself as the abutting property owner to the south-west of the subject lands and explained that the subject proposal may impede his ability to gain access to the future extension of Old Colony Drive.

Committee Member J. Hurst advised Mr. Ghanim that any arrangements for access to Old Colony Drive would have to be negotiated with the owner of the intervening lands.

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

Agency comments were provided to Mr. R. Guetter.

*Motion of the Committee*

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that applications LD 126/2017 – LD 134/2017 (inclusive) be tabled up to two (2) years. 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 127/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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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, August 14, 2017

**File:** LD 128/2017  
**Submission:** B  
**Owner:** DH Development Corporation  
**Agent:** Weston Consulting  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 463.6 square metre residential parcel of land, retaining a 194.5 square metre residential parcel of land.

Applications LD 126/2017 - 134/2017 (inclusive) were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting  
Interested Party: Ghanim, Enam

Mr. R. Guetter provided a high level overview of the applications and indicated he regrettably acknowledged that a tabling of the applications was appropriate in the absence of comments from all the commenting agencies. Mr. R. Guetter respectively requested a waiving of the tabling fees in light of the circumstances.

Mr. E. Ghanim identified himself as the abutting property owner to the south-west of the subject lands and explained that the subject proposal may impede his ability to gain access to the future extension of Old Colony Drive.

Committee Member J. Hurst advised Mr. Ghanim that any arrangements for access to Old Colony Drive would have to be negotiated with the owner of the intervening lands.

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

Agency comments were provided to Mr. R. Guetter.

*Motion of the Committee*

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that applications LD 126/2017 – LD 134/2017 (inclusive) be tabled up to two (2) years. 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 128/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

**Appendix 19**



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

**Minutes**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 129/2017  
**Owner:** DH Development Corporation  
**Agent:** Weston Consulting  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 97.0 square metre residential parcel of land, retaining a 97.5 square metre residential parcel of land.

Applications LD 126/2017 - 134/2017 (inclusive) were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting  
Interested Party: Ghanim, Enam

Mr. R. Guetter provided a high level overview of the applications and indicated he regrettably acknowledged that a tabling of the applications was appropriate in the absence of comments from all the commenting agencies. Mr. R. Guetter respectively requested a waiving of the tabling fees in light of the circumstances.

Mr. E. Ghanim identified himself as the abutting property owner to the south-west of the subject lands and explained that the subject proposal may impede his ability to gain access to the future extension of Old Colony Drive.

Committee Member J. Hurst advised Mr. Ghanim that any arrangements for access to Old Colony Drive would have to be negotiated with the owner of the intervening lands.

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

Agency comments were provided to Mr. R. Guetter.

*Motion of the Committee*

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that applications LD 126/2017 – LD 134/2017 (inclusive) be tabled up to two (2) years. 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 129/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

**Appendix 20**



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

**Minutes**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 130/2017  
**Owner:** DH Development Corporation  
**Agent:** Weston Consulting  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 21.5 square metre residential parcel of land, retaining a 159.2 square metre residential parcel of land.

Applications LD 126/2017 - 134/2017 (inclusive) were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting  
Interested Party: Ghanim, Enam

Mr. R. Guetter provided a high level overview of the applications and indicated he regrettably acknowledged that a tabling of the applications was appropriate in the absence of comments from all the commenting agencies. Mr. R. Guetter respectively requested a waiving of the tabling fees in light of the circumstances.

Mr. E. Ghanim identified himself as the abutting property owner to the south-west of the subject lands and explained that the subject proposal may impede his ability to gain access to the future extension of Old Colony Drive.



Committee Member J. Hurst advised Mr. Ghanim that any arrangements for access to Old Colony Drive would have to be negotiated with the owner of the intervening lands.

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

Agency comments were provided to Mr. R. Guetter.

*Motion of the Committee*

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that applications LD 126/2017 – LD 134/2017 (inclusive) be tabled up to two (2) years. 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 130/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

**Appendix 21**



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

**Minutes**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 131/2017  
**Owner:** DH Development Corporation  
**Agent:** Weston Consulting  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 29.4 square metre residential parcel of land, retaining a 129.8 square metre residential parcel of land.

Applications LD 126/2017 - 134/2017 (inclusive) were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting  
Interested Party: Ghanim, Enam

Mr. R. Guetter provided a high level overview of the applications and indicated he regrettably acknowledged that a tabling of the applications was appropriate in the absence of comments from all the commenting agencies. Mr. R. Guetter respectively requested a waiving of the tabling fees in light of the circumstances.

Mr. E. Ghanim identified himself as the abutting property owner to the south-west of the subject lands and explained that the subject proposal may impede his ability to gain access to the future extension of Old Colony Drive.

Committee Member J. Hurst advised Mr. Ghanim that any arrangements for access to Old Colony Drive would have to be negotiated with the owner of the intervening lands.

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

Agency comments were provided to Mr. R. Guetter.

*Motion of the Committee*

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that applications LD 126/2017 – LD 134/2017 (inclusive) be tabled up to two (2) years. 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 131/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

**Appendix 22**



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

**Minutes**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 132/2017  
**Owner:** DH Development Corporation  
**Agent:** Weston Consulting  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 30.7 square metre residential parcel of land, retaining a 99.1 square metre residential parcel of land.

Applications LD 126/2017 - 134/2017 (inclusive) were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting  
Interested Party: Ghanim, Enam

Mr. R. Guetter provided a high level overview of the applications and indicated he regrettably acknowledged that a tabling of the applications was appropriate in the absence of comments from all the commenting agencies. Mr. R. Guetter respectively requested a waiving of the tabling fees in light of the circumstances.

Mr. E. Ghanim identified himself as the abutting property owner to the south-west of the subject lands and explained that the subject proposal may impede his ability to gain access to the future extension of Old Colony Drive.

Committee Member J. Hurst advised Mr. Ghanim that any arrangements for access to Old Colony Drive would have to be negotiated with the owner of the intervening lands.

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

Agency comments were provided to Mr. R. Guetter.

*Motion of the Committee*

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that applications LD 126/2017 – LD 134/2017 (inclusive) be tabled up to two (2) years. 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 132/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer



**Appendix 23**



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

**Minutes**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 133/2017  
**Owner:** DH Development Corporation  
**Agent:** Weston Consulting  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 31.9 square metre residential parcel of land, retaining a 67.2 square metre residential parcel of land.

Applications LD 126/2017 - 134/2017 (inclusive) were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting  
Interested Party: Ghanim, Enam

Mr. R. Guetter provided a high level overview of the applications and indicated he regrettably acknowledged that a tabling of the applications was appropriate in the absence of comments from all the commenting agencies. Mr. R. Guetter respectively requested a waiving of the tabling fees in light of the circumstances.

Mr. E. Ghanim identified himself as the abutting property owner to the south-west of the subject lands and explained that the subject proposal may impede his ability to gain access to the future extension of Old Colony Drive.

Committee Member J. Hurst advised Mr. Ghanim that any arrangements for access to Old Colony Drive would have to be negotiated with the owner of the intervening lands.

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

Agency comments were provided to Mr. R. Guetter.

*Motion of the Committee*

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that applications LD 126/2017 – LD 134/2017 (inclusive) be tabled up to two (2) years. 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 133/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer

**Appendix 24**



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

**Minutes**

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

Consent Application heard on: Monday, August 14, 2017

**File:** LD 134/2017  
**Owner:** DH Development Corporation  
**Agent:** Weston Consulting  
**Location:** Lot 26, Concession 3  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 33.0 square metre residential parcel of land, retaining a 34.2 square metre residential parcel of land.

Applications LD 126/2017 - 134/2017 (inclusive) were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting  
Interested Party: Ghanim, Enam

Mr. R. Guetter provided a high level overview of the applications and indicated he regrettably acknowledged that a tabling of the applications was appropriate in the absence of comments from all the commenting agencies. Mr. R. Guetter respectively requested a waiving of the tabling fees in light of the circumstances.

Mr. E. Ghanim identified himself as the abutting property owner to the south-west of the subject lands and explained that the subject proposal may impede his ability to gain access to the future extension of Old Colony Drive.

Committee Member J. Hurst advised Mr. Ghanim that any arrangements for access to Old Colony Drive would have to be negotiated with the owner of the intervening lands.

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

Agency comments were provided to Mr. R. Guetter.

*Motion of the Committee*

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that applications LD 126/2017 – LD 134/2017 (inclusive) be tabled up to two (2) years. 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 134/2017 on Monday, August 14, 2017.

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J. Hurst, Chair

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P. Hamilton, Vice-Chair

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E. Hudson

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G. Kydd

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R. Malone

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D. Marquis

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K. Reinhardt

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Secretary-Treasurer