



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

Minutes

Monday, September 11, 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 AM on Monday, September 11, 2017 with the following in attendance:

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

Absent: K. Reinhardt

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

1. Adoption of Minutes

Moved by: G. Kydd

Seconded by: R. Malone

That the minutes of the Monday, August 14, 2017 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, September 11, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

The LDC discussed the need for enhanced sign posting requirements for notice of applications.

4. Recess

Moved by: E. Hudson

Seconded by: P. Hamilton

That this meeting be recessed at 11:25 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, September 11, 2017

The Committee Chair opened the 1:00 PM 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 105/2015
Appendix 1
2. File: LD 106/2015
Appendix 2
3. File: LD 014/2017
Appendix 3

4. File: LD 071/2017
Appendix 4
5. File: LD 116/2017
Appendix 5
6. File: LD 117/2017
Appendix 6
7. File: LD 135/2017
Appendix 7
8. File: LD 136/2017
Appendix 8
9. File: LD 137/2017
Appendix 9
10. File: LD 139/2017
Appendix 10
11. File: LD 140/2017
Appendix 11
12. File: LD 141/2017
Appendix 12
13. File: LD 142/2017
Appendix 13
14. File: LD 143/2017
Appendix 14
15. File: LD 144/2017
Appendix 15
16. File: LD 145/2017
Appendix 16
17. File: LD 146/2017
Appendix 17

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, October 16, 2017 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: D. Marquis

Seconded by: R. Malone

That this meeting be adjourned at 3:05 p.m. and the next regular meeting be held on Monday, October 16, 2017.

Carried unanimously
Monday, September 11, 2017

8. Appendices

Appendix 1



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

Minutes

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

Consent Application heard on: Monday, September 11, 2017

File: LD 105/2015
Owner: Ceilo Realty Ltd.
Agent: Laimon, Kenneth
Location: Lot 23, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 4,610.8 square metre commercial parcel with an existing dwelling, retaining a 21,820.4 square metre commercial parcel of land with existing commercial buildings. Application includes easement.

This application was tabled from the September 15, 2016 Committee meeting.

Application LD 105/2015 and LD 106/2015 were heard in conjunction.

The Committee member visited the site on August 29, 2017 and confirmed the property was NOT properly posted.

There were no parties present for the application.

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

Motion of the Committee

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered the agency comments and noted the applicant was not in attendance, I hereby move that application LD 105/2015 be tabled up to six (6) months at the expense of the applicant. A tabling fee of \$150.00 is payable by certified cheque or a bank draft 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 105/2015 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Appendix 2



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

Minutes

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

Consent Application heard on: Monday, September 11, 2017

File: LD 106/2015
Owner: Ceilo Realty Ltd.
Agent: Laimon, Kenneth
Location: Lot 23, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 21,820.4 square metre access easement in favor of the property to the north, retaining a 4,610.8 square metre commercial parcel of land.

This application was tabled from the September 15, 2016 Committee meeting.

Application LD 105/2015 and LD 106/2015 were heard in conjunction.

The Committee member visited the site on August 29, 2017 and confirmed the property was NOT properly posted.

There were no parties present for the application.

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

Motion of the Committee

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered the agency comments and noted the applicant was not in attendance, I hereby move that application LD 106/2015 be tabled up to six (6) months at the expense of the applicant. A tabling fee of \$150.00 is payable by certified cheque or a bank draft 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 106/2015 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



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, September 11, 2017

File: LD 014/2017
Submission: B 099/2017
Owner: Fridel Limited
Agent: H. F. Grander Co. Ltd.
Location: Lot 31, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 310 square metre vacant residential parcel of land, retaining a vacant 591 square metre residential parcel of land.

This application was tabled from the February 13, 2017 Committee meeting.

The Committee member visited the site on August 28, 2017 and confirmed the property was properly posted.

Present was: Agent: Mark Foley

Mr. M. Foley explained the nature of the application and advised the Committee that the issues raised by the Municipality Clarington have now been addressed and that he is in agreement with agency comments and conditions.

Committee Member R. Malone advised Mr. M. Foley that the posting was not clearly posted on the severed parcel. In response to the Committee's comments, Mr. M. Foley acknowledged to the Committee that the sign was not posted in the

ideal location and that he will take greater care in the posting of signage for future applications in accordance with the direction of the Committee.

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

Agency comments were provided to Mr. Foley.

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 014/2017 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 September 1, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 21, 2018.
 - Expiry Date of Application LD 014/2017 is Monday, October 22, 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.

Discussion to the motion

Committee Member P. Hamilton asked the agent if the recommendations of the Regional Works Department can be accommodated given the site was currently under construction.

Mr. Foley advised the Committee he had no concerns with the requirement and felt they could be accommodated.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 014/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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, September 11, 2017

File: LD 071/2017
Submission: B 100/2017
Owner: Byers, Jim
Agent: Clark Consulting Services
Location: Lot 8, Concession 2
Township of Scugog
(Cartwright)
Municipality: Township of Scugog

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

This application was tabled from the June 12, 2017 Committee meeting.

The Committee member visited the site on August 28, 2017 and confirmed the property was properly posted.

Present was:

Owner: Byers, Jim
Agent: Stewart, Hugh - Clark Consulting Services

Mr. H. Stewart explained the nature of the application and advised the Committee that the matter was originally tabled in order to confirm the position of the local conservation authority. Mr. H. Stewart advised the Committee that he was in agreement with all agency comments and conditions. Mr. H. Stewart also provided the Committee with a status update relating to the Regional Planning Division's condition relating to a Phase One Environmental Site Assessment.

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. H. Stewart.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 071/2017 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 24, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated August 14, 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, September 21, 2018.
 - Expiry Date of Application LD 071/2017 is Monday, October 22, 2018.

Clearing Agencies

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

1. KRCA Comments dated August 16, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 071/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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, September 11, 2017

File: LD 116/2017
Submission: B 101/2017
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.

The Committee member visited the site on August 28, 2017 and confirmed the property was properly posted.

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

Present was:

Owner: Malcolm, David - 2489731 Ontario Limited
Agent: McDermott, John - McDermott & Associates Limited

Mr. J. McDermott explained the nature of the application and advised the Committee that since the tabling of the matter on August 14, 2017, he had met with the Kawartha Region Conservation Authority and resolved all outstanding issues.

Mr. J. McDermott advised the Committee he was in receipt and agreement with all agency comments and that he was ready to proceed with the consideration of the applications.

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

Agency comments were provided to Mr. J. McDermott.

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 submission, I hereby move that application LD 116/2017 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 Kawartha Region Conservation Authority's letter dated August 30, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated September 1, 2017, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated August 25, 2017.
5. That application LD 116/2017 be perfected prior to application LD 117/2017.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 21, 2018.
 - Expiry Date of Application LD 116/2017 is Monday, October 22, 2018.

Clearing Agencies

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 Kawartha Region Conservation Authority that condition #1 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #3 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Health Department that condition #4 has been carried out to its satisfaction.
12. 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 #7 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 116/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 2017.

Appendix 6



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 11, 2017

File: LD 117/2017
Submission: B 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.

The Committee member visited the site on August 28, 2017 and confirmed the property was properly posted.

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

Present was:

Owner: Malcolm, David - 2489731 Ontario Limited
Agent: McDermott, John - McDermott & Associates Limited

Mr. J. McDermott explained the nature of the application and advised the Committee that since the tabling of the matter on August 14, 2017, he had met with the Kawartha Region Conservation Authority and resolved all outstanding issues.

Mr. J. McDermott advised the Committee he was in receipt and agreement with all agency comments and that he was ready to proceed with the consideration of the applications.

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

Agency comments were provided to Mr. J. McDermott.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 117/2017 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 Kawartha Region Conservation Authority's letter dated August 30, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated September 1, 2017, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated August 23, 2017.
5. That application LD 116/2017 be perfected prior to application LD 117/2017.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 21, 2018.
 - Expiry Date of Application LD 116/2017 is Monday, October 22, 2018.

Clearing Agencies

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 Kawartha Region Conservation Authority that condition #1 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #3 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Health Department that condition #4 has been carried out to its satisfaction.
12. 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 #7 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 117/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 2017.

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, September 11, 2017

File: LD 135/2017
Owner: Koukidis, Tom
Location: Lot 26, Concession 9
Town of Whitby
(Whitby)
Municipality: Town of Whitby

Consent to sever a vacant 340 m² residential parcel of land, retaining a vacant 320 m² residential parcel of land

The Committee member visited the site on August 29, 2017 and confirmed the property was not properly posted.

There were no parties present at the meeting for this application.

The Committee was in receipt of a written correspondence from the applicant withdrawing the application.

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, September 11, 2017

File: LD 136/2017
Submission: B 103/2017
Owner: Brown, Heather
Agent: 1494339 Ontario Ltd.
Location: Lot 35, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 938 m² residential parcel of land to the property to the north, retaining a 1298 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 28, 2017, 2017 and confirmed the property was properly posted.

Applications LD 136/2017 and LD 137/2017 were heard in conjunction.

Present was:

Agent: Foley, Mark - 1494339 Ontario Ltd.
Interested party: Brown, David

Mr. M. Foley explained the nature of the application and advised the Committee the application would split the rear (easterly) portion of the subject lands and that one part would be added to the northerly abutting parcel of land and the other parcel would be added to the southerly parcel of land.

Mr. M. Foley further indicated that the two applications would facilitate the development of two building lots and that he was in agreement with agency comments and conditions.

Committee Member R. Malone asked the agent if he had received the sign posting instructions from staff. Mr. M. Foley confirmed receipt of the Region's sign posting instructions and that he had adhered to the instructions. He also provided a rationale for the combined sign on the subject lands.

Mr. D. Brown expressed his support of the application.

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

Agency comments were provided to M. Foley.

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 submissions, I hereby move that application LD 136/2017 be approved, as applied for, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 1, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 2017, financial and otherwise.

4. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 21, 2018.
 - Expiry Date of Application LD 136/2017 is Monday, October 22, 2018.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 136/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 2017.

Appendix 9



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 11, 2017

File: LD 137/2017
Submission: B 104/2017
Owner: Brown, Heather
Agent: 1494339 Ontario Ltd.
Location: Lot 35, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 422 m2 residential parcel of land to the property to the south, retaining a vacant 659 m2 residential parcel of land.

The Committee member visited the site on August 28, 2017, 2017 and confirmed the property was properly posted.

Applications LD 136/2017 and LD 137/2017 were heard in conjunction.

Present was:

Agent: Foley, Mark - 1494339 Ontario Ltd.
Interested party: Brown, David

Mr. M. Foley explained the nature of the application and advised the Committee the application would split the rear (easterly) portion of the subject lands and that one part would be added to the northerly abutting parcel of land and the other parcel would be added to the southerly parcel of land.

Mr. M. Foley further indicated that the two applications would facilitate the development of two building lots and that he was in agreement with agency comments and conditions.

Committee Member R. Malone asked the agent if he had received the sign posting instructions from staff. Mr. M. Foley confirmed receipt of the Region's sign posting instructions and that he had adhered to the instructions. He also provided a rationale for the combined sign on the subject lands.

Mr. D. Brown expressed his support of the application.

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

Agency comments were provided to M. Foley.

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 submissions, I hereby move that application LD 137/2017 be approved, as applied for, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 1, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 2017, financial and otherwise.

4. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 21, 2018.
 - Expiry Date of Application LD 137/2017 is Monday, October 22, 2018.

Clearing Agencies

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

Advisory Comments

1. Region of Durham Health Department comments dated August 28, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 137/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 2017.

Appendix 10



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 11, 2017

File: LD 139/2017
Submission: B 105/2017
Owner: Royal Canadian Legion, Branch 419
Agent: Oxnard Development Inc.
Location: Lot 17, Concession 6
Township of Scugog
Municipality: Township of Scugog

Consent to sever a vacant 0.581 HA institutional parcel of land, retaining a 1.05 HA institutional parcel of land with an existing building to remain.

Applications LD 139/2017 and LD 140/2017 were heard in conjunction.

The Committee member visited the site on August 28, 2017 and confirmed the property was properly posted

Present was:

Owner: Dubreuil, Desmond - Royal Canadian Legion, Branch 419
Agent: Jordan, Bryce – GHD Consulting
Interested parties: Rogers-Brown, Hailey
Anker, Bill

Mr. B. Jordan explained the nature of the applications and advised the Committee that application LD 139/17 would facilitate the sale of lands that are surplus to owner's need. Mr. B. Jordan further indicated that the lands subject to application LD 139/2017 would be sold to Oxnard Developments and future development applications would be submitted once the consent application is finalized.

Mr. B. Jordan also explained that the applicant has no plans for the lands proposed to be severed through application LD 140/2017 and also acknowledged the concerns raised by area residents regarding the loss of publicly owned park space. He confirmed that those lands will continue to be used for community recreation purposes at this time notwithstanding they are privately owned lands.

Committee member R. Malone asked for clarification regarding the current use of the subject lands and asked when the development might begin for the lands associated with application LD 139/2017.

Mr. B. Jordan advised it would likely take at least a year and a half to navigate through the zoning and subdivision approval process before construction could begin. He also advised that the future proposed development would help facilitate road improvements to Bay Street.

In response to questions from Committee Member R. Malone, Mr. B. Jordan confirmed that the lands subject to application LD 140/2017 could be sold at any time once they are severed, however, those lands would at a minimum, require a rezoning application in order to facilitate any development.

Ms H. Roger-Brown expressed concerns with loss of parkland and the future impacts from construction of new homes on Bay Street. Ms H. Roger-Brown also questioned when construction was scheduled to begin on Balsam Street.

Committee Member P. Hamilton clarified that the subject lands are currently under private ownership and that if the loss of this private open space will facilitate a shortage of parkland in the Township, area residents have the ability to address the issue with the Township.

Mr. B. Anker expressed concerns with loss of parkland and with the construction of new homes associated with the development of the parcel of land created through application LD 139/2017. Mr. B. Anker also raised concerns relating to the poor physical condition of Balsam Street, traffic congestion, storm water management and loss of his view.

Committee Member J. Hurst reiterated that the subject lands were under private ownership and that the Committee had no jurisdiction to deal with the future land use. J. Hurst confirmed that future land inquiries and concerns should be addressed to the Township of Scugog.

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

Agency comments were provided to Mr. B. Jordan.

A written submission in opposition to the application dated September 4, 2017 was received by Ray Smith and Sharon Dodgson-Smith

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 139/2017 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 September 1, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated September 1, 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, September 21, 2018.
 - Expiry Date of Application LD 139/2017 is Monday, October 22, 2018.

Clearing Agencies

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

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog 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 139/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 2017.

Appendix 11



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 11, 2017

File: LD 140/2017
Submission: B 106/2017
Owner: Royal Canadian Legion, Branch 419
Agent: Oxnard Development Inc.
Location: Lot 17, Concession 6
Township of Scugog
Municipality: Township of Scugog

Consent to sever a vacant 0.562 HA institutional parcel of land, retaining a 0.494 HA institutional parcel of land with an existing building to remain.

Applications LD 139/2017 and LD 140/2017 were heard in conjunction.

The Committee Member confirmed the property was properly posted.

Present was:

Owner: Dubreuil, Desmond - Royal Canadian Legion, Branch 419
Agent: Jordan, Bryce – GHD Consulting
Interested parties: Rogers-Brown, Hailey
Anker, Bill

Mr. B. Jordan explained the nature of the applications and advised the Committee that application LD 139/17 would facilitate the sale of lands that are surplus to owner's need. Mr. B. Jordan further indicated that the lands subject to application LD 139/2017 would be sold to Oxnard Developments and future development applications would be submitted once the consent application is finalized.

Mr. B. Jordan also explained that the applicant has no plans for the lands proposed to be severed through application LD 140/2017 and also acknowledged the concerns raised by area residents regarding the loss of publicly owned park space. He confirmed that those lands will continue to be used for community recreation purposes at this time notwithstanding they are privately owned lands.

Committee member R. Malone asked for clarification regarding the current use of the subject lands and asked when the development might begin for the lands associated with application LD 139/2017.

Mr. B. Jordan advised it would likely take at least a year and a half to navigate through the zoning and subdivision approval process before construction could begin. He also advised that the future proposed development would help facilitate road improvements to Bay Street.

In response to questions from Committee Member R. Malone, Mr. B. Jordan confirmed that the lands subject to application LD 140/2017 could be sold at any time once they are severed, however, those lands would at a minimum, require a rezoning application in order to facilitate any development.

Ms H. Roger-Brown expressed concerns with loss of parkland and the future impacts from construction of new homes on Bay Street. Ms H. Roger-Brown also questioned when construction was scheduled to begin on Balsam Street.

Committee Member P. Hamilton clarified that the subject lands are currently under private ownership and that if the loss of this private open space will facilitate a shortage of parkland in the Township, area residents have the ability to address the issue with the Township.

Mr. B. Anker expressed concerns with loss of parkland and with the construction of new homes associated with the development of the parcel of land created through application LD 139/2017. Mr. B. Anker also raised concerns relating to the poor physical condition of Balsam Street, traffic congestion, storm water management and loss of his view.

Committee Member J. Hurst reiterated that the subject lands were under private ownership and that the Committee had no jurisdiction to deal with the future land use. J. Hurst confirmed that future land inquiries and concerns should be addressed to the Township of Scugog.

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

Agency comments were provided to Mr. B. Jordan.

A written submission in opposition to the application dated August 25, 2017 was received by Ms Sarah St. Pierre.

A written submission in opposition to the application dated September 4, 2017 was received by Ray Smith and Sharon Dodgson-Smith

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 140/2017 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 September 1, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated September 1, 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, September 21, 2018.
 - Expiry Date of Application LD 140/2017 is Monday, October 22, 2018.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog 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 140/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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, September 11, 2017

File: LD 141/2017
Submission: B 107/2017
Owner: Lucas-O'Neil, Georgina
Agent: O'Neill, Nigel
Location: Lot 24, Concession 6
Town of Whitby
(Whitby)
Municipality: Town of Whitby

Consent to sever a vacant 0.55 HA residential parcel of land, retaining a 0.68 HA residential parcel of land with an existing dwelling to remain.

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

Present was:

Agent: O'Neill, Nigel

Mr. N. O'Neill explained the nature of the application and advised the Committee that he was in receipt of and in agreement with the agency comments and conditions.

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

Agency comments were provided to Mr. N. O'Neill.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 141/2017 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 September 6, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 22, 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, September 21, 2018.
 - Expiry Date of Application LD 141/2017 is Monday, October 22, 2018.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 141/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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, September 11, 2017

File: LD 142/2017
Submission: B 108/2017
Owner: Daniels LR Corporation
Agent: Daniels LR Corporation
Location: Lot 8, Concession 4
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 1.38 HA residential parcel of land, retaining a vacant 0.9083 HA residential parcel of land for future development.

The Committee member visited the site on August 28, 2017 and confirmed the site was properly posted.

Present was:

Agent: Millar, Sarah - Daniels LR Corporation
Interested party: Katherine Bremner

Ms. S. Millar advised she was in receipt of and in agreement with the agency comments, however, she sought clarification regarding the Regional Planning Division's condition associated with the environmental condition of the site and the expected timing of the said report.

Secretary-treasurer L. Trombino advised those conditions must be fulfilled prior to finalization of the severance application.

Ms S. Millar advised they will be undertaking environmental studies for submission to the Regional Planning Division and that she did not anticipate any issues associated with the site.

Ms. K. Bremner advised she owns the property directly across the street from the subject lands and expressed a variety of concerns with the proposed development and the associated increased density, they included: shortage of parking, traffic and pedestrian safety, noise and air pollution.

Committee Member P. Hamilton referred Ms. Bremner to the City of Oshawa's comments which indicated uses such as apartments and senior's homes were permitted uses on the subject lands.

Ms. K. Bremner acknowledged the consent process was just one of the steps required to facilitate the proposed development of the site and there would be other development applications that could address the traffic issue in the neighbourhood.

Ms. S. Millar advised that the Daniels Corporation will manage the site plan application process in a fashion that will include resident participation. Ms S. Millar also confirmed that Daniels Corporation will work with the City and area residents through the site plan process in order to address any concerns.

Ms S. Millar also indicated that to date no applications have been made to the City for development. She further advised that no zoning or official plan amendments are proposed given future development would be in conformity with existing zoning by-law provisions.

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

Agency comments were provided to Ms S. Millar.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 142/2017 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2, 3 and 4.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated September 11, 2017, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 21, 2018.
 - Expiry Date of Application LD 142/2017 is Monday, October 22, 2018.

Clearing Agencies

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

Advisory Comments

1. Regional Works Department comments dated September 1, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 142/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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, September 11, 2017

File: LD 143/2017
Submission: B 109/2017
Owner: Holland Homes Inc.
Agent: Holland Homes Inc.
Location: Lot 12, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 423.12 m2 residential parcel of land to the property to the north, retaining a 653.7 m2 residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on August 28, 2017 and confirmed the property was properly posted.

Applications LD 143/2017 – 146/2017 (inclusive) were heard in conjunction.

Present was:

Agent: Metzner, Katrina - Holland Homes Inc.
Interested party: Przysieszny, Stan – 65 Lambs lane
Przysieszny Barb,

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

Mr. S. Przysiezny expressed concerns related to the proposed development. Concerns related to traffic and parking issues related to the undersized nature of the local road. He further indicated that parking has been an historical issue and will be compounded with the proposed development. Mr. S. Przysiezny also noted the proposed development would not be consistent with the character of the existing neighbourhood and will increase the hazard to pedestrians and cyclist. He further advised there is no possibility of widening Lambs lane.

Committee Member G. Kydd asked Mr. Przysiezny if he has had any conversation with the local municipality.

Committee Member D. Marquis referred Mr. Przysiezny to the comments and conditions contained in the letter from the Municipality of Clarington.

Committee Member R. Malone asked Mr. Przysiezny if he had been in contact with the municipality in order to address his concerns related to traffic.

K. Metzner advised all lots that are being created are in compliance with the local zoning by-law and that no minor variances will be required to facilitate development of the proposed dwellings. Mr. K. Metzner also advised the Committee that she had met with the Municipality of Clarington prior to filing the applications and that they had advised her that no road widenings would be required for the proposed development.

Ms B. Przysiezny reiterated the concerns expressed by Mr. S. Przysiezny and also expressed concerns with potential storm water management, run off and flooding.

Chair J. Hurst referred the objectors to the comments from the Municipality of Clarington related to road reconstruction, grading and drainage.

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.

A written submission in opposition to the applications from Mr. Andrew Miller was received on September 11, 2017.

Agency comments were provided to Ms. K. Metzner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 143/2017 be approved, as applied for, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 1, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 31, 2017, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 21, 2018.
 - Expiry Date of Application LD 143/2017 is Monday, October 22, 2018.

Clearing Agencies

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

9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Advisory Comments

1. Region of Durham Health Department comments dated August 25, 2017.
2. Applications must be perfected in the numerical sequence they were filed.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 143/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 2017.

Appendix 15



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 11, 2017

File: LD 144/2017
Submission: B 110/2017
Owner: Holland Homes Inc.
Agent: Holland Homes Inc.
Location: Lot 12, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 648.01 m² vacant residential parcel of land, retaining a 1927.55 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on August 28, 2017 and confirmed the property was properly posted.

Applications LD 143/2017 – 146/2017 (inclusive) were heard in conjunction.

Present was:

Agent: Metzner, Katrina - Holland Homes Inc.
Interested party: Przysieszny, Stan – 65 Lambs lane
Przysieszny Barb,

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

Mr. S. Przysieszny expressed concerns related to the proposed development. Concerns related to traffic and parking issues related to the undersized nature of

the local road. He further indicated that parking has been an historical issue and will be compounded with the proposed development. Mr. S. Przysiezny also noted the proposed development would not be consistent with the character of the existing neighbourhood and will increase the hazard to pedestrians and cyclist. He further advised there is no possibility of widening Lambs lane.

Committee Member G. Kydd asked Mr. Przysiezny if he has had any conversation with the local municipality.

Committee Member D. Marquis referred Mr. Przysiezny to the comments and conditions contained in the letter from the Municipality of Clarington.

Committee Member R. Malone asked Mr. Przysiezny if he had been in contact with the municipality in order to address his concerns related to traffic.

K. Metzner advised all lots that are being created are in compliance with the local zoning by-law and that no minor variances will be required to facilitate development of the proposed dwellings. Mr. K. Metzner also advised the Committee that she had met with the Municipality of Clarington prior to filing the applications and that they had advised her that no road widenings would be required for the proposed development.

Ms B. Przysiezny reiterated the concerns expressed by Mr. S. Przysiezny and also expressed concerns with potential storm water management, run off and flooding.

Chair J. Hurst referred the objectors to the comments from the Municipality of Clarington related to road reconstruction, grading and drainage.

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.

A written submission in opposition to the applications from Mr. Andrew Miller was received on September 11, 2017.

Agency comments were provided to Ms. K. Metzner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 144/2017 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 September 1, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 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, September 21, 2018.
 - Expiry Date of Application LD 143/2017 is Monday, October 22, 2018.

Clearing Agencies

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

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

Advisory Comments

1. Region of Durham Health Department comments dated August 25, 2017.
2. Applications must be perfected in the numerical sequence they were filed.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 144/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 2017.

Appendix 16



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 11, 2017

File: LD 145/2017
Submission: B 111/2017
Owner: Holland Homes Inc.
Agent: Holland Homes Inc.
Location: Lot 12, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 642.7 m² residential parcel of land, retaining a 1,286.00 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on August 28, 2017 and confirmed the property was properly posted.

Applications LD 143/2017 – 146/2017 (inclusive) were heard in conjunction.

Present was:

Agent: Metzner, Katrina - Holland Homes Inc.
Interested party: Przysiezny, Stan – 65 Lambs lane
Przysiezny Barb,

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

Mr. S. Przysiezny expressed concerns related to the proposed development. Concerns related to traffic and parking issues related to the undersized nature of

the local road. He further indicated that parking has been an historical issue and will be compounded with the proposed development. Mr. S. Przysiezny also noted the proposed development would not be consistent with the character of the existing neighbourhood and will increase the hazard to pedestrians and cyclist. He further advised there is no possibility of widening Lambs lane.

Committee Member G. Kydd asked Mr. Przysiezny if he has had any conversation with the local municipality.

Committee Member D. Marquis referred Mr. Przysiezny to the comments and conditions contained in the letter from the Municipality of Clarington.

Committee Member R. Malone asked Mr. Przysiezny if he had been in contact with the municipality in order to address his concerns related to traffic.

K. Metzner advised all lots that are being created are in compliance with the local zoning by-law and that no minor variances will be required to facilitate development of the proposed dwellings. Mr. K. Metzner also advised the Committee that she had met with the Municipality of Clarington prior to filing the applications and that they had advised her that no road widenings would be required for the proposed development.

Ms B. Przysiezny reiterated the concerns expressed by Mr. S. Przysiezny and also expressed concerns with potential storm water management, run off and flooding.

Chair J. Hurst referred the objectors to the comments from the Municipality of Clarington related to road reconstruction, grading and drainage.

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.

A written submission in opposition to the applications from Mr. Andrew Miller was received on September 11, 2017.

Agency comments were provided to Ms. K. Metzner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 145/2017 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 September 1, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 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, September 21, 2018.
 - Expiry Date of Application LD 143/2017 is Monday, October 22, 2018.

Clearing Agencies

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

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

Advisory Comments

1. Region of Durham Health Department comments dated August 25, 2017.
2. Applications must be perfected in the numerical sequence they were filed.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 145/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 2017.

Appendix 17



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 11, 2017

File: LD 146/2017
Submission: B 112/2017
Owner: Holland Homes Inc.
Agent: Holland Homes Inc.
Location: Lot 12, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 643.00 m² residential parcel of land, retaining a 643.00 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on August 28, 2017 and confirmed the property was properly posted.

Applications LD 143/2017 – 146/2017 (inclusive) were heard in conjunction.

Present was:

Agent: Metzner, Katrina - Holland Homes Inc.
Interested party: Przysiezny, Stan – 65 Lambs lane
Przysiezny Barb,

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

Mr. S. Przysiezny expressed concerns related to the proposed development. Concerns related to traffic and parking issues related to the undersized nature of

the local road. He further indicated that parking has been an historical issue and will be compounded with the proposed development. Mr. S. Przysiezny also noted the proposed development would not be consistent with the character of the existing neighbourhood and will increase the hazard to pedestrians and cyclist. He further advised there is no possibility of widening Lambs lane.

Committee Member G. Kydd asked Mr. Przysiezny if he has had any conversation with the local municipality.

Committee Member D. Marquis referred Mr. Przysiezny to the comments and conditions contained in the letter from the Municipality of Clarington.

Committee Member R. Malone asked Mr. Przysiezny if he had been in contact with the municipality in order to address his concerns related to traffic.

K. Metzner advised all lots that are being created are in compliance with the local zoning by-law and that no minor variances will be required to facilitate development of the proposed dwellings. Mr. K. Metzner also advised the Committee that she had met with the Municipality of Clarington prior to filing the applications and that they had advised her that no road widenings would be required for the proposed development.

Ms B. Przysiezny reiterated the concerns expressed by Mr. S. Przysiezny and also expressed concerns with potential storm water management, run off and flooding.

Chair J. Hurst referred the objectors to the comments from the Municipality of Clarington related to road reconstruction, grading and drainage.

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.

A written submission in opposition to the applications from Mr. Andrew Miller was received on September 11, 2017.

Agency comments were provided to Ms. K. Metzner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 146/2017 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 September 1, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2017 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 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, September 21, 2018.
 - Expiry Date of Application LD 146/2017 is Monday, October 22, 2018.

Clearing Agencies

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

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

Advisory Comments

1. Region of Durham Health Department comments dated August 25, 2017.
2. Applications must be perfected in the numerical sequence they were filed.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 146/2017 on Monday, September 11, 2017.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock



Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 2017.