



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

Minutes

Monday, December 10, 2018

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, December 10, 2018 with the following in attendance:

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

Absent: G. Rock
J. Hurst

Staff

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

1. Adoption of Minutes

Moved by: R. Malone

Seconded by: D. Marquis

That the minutes of the Monday, November 05, 2018 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, December 10, 2018

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino provided the Committee with a brief update with respect to the introduction of Bill 66 from a land use planning perspective. Secretary-Treasurer L. Trombino further highlighted the fact that the proposed intent of the Bill would be to fast track zoning by-law permissions for employment areas.

4. Recess

Moved by: E. Hudson

Seconded by: K. Reinhardt

That this meeting be recessed at 11:15 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, December 10, 2018

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 084/2014
Appendix 1

2. File: LD 132/2016
Appendix 2

3. File: LD 133/2016
Appendix 3

4. File: LD 134/2016
Appendix 4

5. File: LD 030/2017
Appendix 5

6. File: LD 148/2017
Appendix 6

7. File: LD 150/2017
Appendix 7

8. File: LD 151/2017
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9. File: LD 109/2018
Appendix 9

10. File: LD 117/2018
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11. File: LD 137/2018
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12. File: LD 148/2018
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13. File: LD 149/2018
Appendix 13

14. File: LD 150/2018
Appendix 14

15. File: LD 151/2018
Appendix 15

16. File: LD 152/2018
Appendix 16

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, January 14, 2019, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: D. Marquis

Seconded by: E. Hudson

That this meeting be adjourned at 2:10 p.m. and the next regular meeting be held on Monday, January 14, 2019.

Carried unanimously
Monday, December 10, 2018

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, December 10, 2018

File: LD 084/2014
Owner: Blaauw, Ronald
Blaauw, Norma
Agent: 1370304 Ontario Ltd.
Location: Lot 33, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to add a 1.413 hectare vacant residential lot to the east, retaining a 0.195 hectare residential lot with an existing dwelling.

This application was tabled from the December 12, 2016 hearing.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

A letter was received from the agent on November 20, 2018 requesting a tabling of the application.

There were no parties present.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 084/2014 be tabled at the expense of the applicant for up to two (2) years and no later than December 2020. A tabling fee of \$300.00 is payable by certified funds 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 084/2014 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, December 10, 2018

File: LD 132/2016
Owner: Tooley Mills Developments Inc.
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 1130.91 square metre vacant residential parcel of land, retaining a 10,737.56 square metre residential parcel of land with a dwelling to be demolished.

This application was tabled from the December 12, 2016 hearing.

Applications LD 132/16 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

A letter was received from the agent on November 20, 2018 requesting a tabling of the application.

There were no parties present.

Motion of the Committee

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 132/2016 be tabled at the expense of the applicant for up to two (2) years and no later than December 2020. A tabling fee of \$300.00 is payable by certified funds 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 132/2016 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 3



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, December 10, 2018

File: LD 133/2016
Owner: Tooley Mills Developments Inc.
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 1137.83 square metre vacant residential parcel of land, retaining a 10,730.64 square metre residential parcel of land with an existing dwelling to be demolished.

This application was tabled from the December 12, 2016 hearing.

Applications LD 132/16 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

A letter was received from the agent on November 20, 2018 requesting a tabling of the application.

There were no parties present.

Motion of the Committee

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 133/2016 be tabled at the expense of the applicant for up to two (2) years and no later than December 2020. A tabling fee of \$300.00 is payable by certified funds 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 133/2016 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 4



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, December 10, 2018

File: LD 134/2016
Owner: Tooley Mills Developments Inc.
Agent: Titlers Professional Corporation
Location: Lot 33, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 1237.73 square metre vacant residential parcel of land, retaining a 10,630.74 square metre residential parcel of land with an existing dwelling to be demolished.

This application was tabled from the December 12, 2016 hearing.

Applications LD 132/16 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

A letter was received from the agent on November 20, 2018 requesting a tabling of the application.

There were no parties present.

Motion of the Committee

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 134/2016 be tabled at the expense of the applicant for up to two (2) years and no later than December 2020. A tabling fee of \$300.00 is payable by certified funds 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 134/2016 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

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, December 10, 2018

File: LD 030/2017
Submission: B 152/2018
Owner: Holland Homes Inc.
Agent: Holland Homes Inc.
Location: Lot 12, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 634.9 square metre residential lot, retaining a 635.3 square metre residential lot with an existing dwelling to be demolished.

This matter was tabled from March 20, 2017 hearing.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Agent: Metzner, Katrina Holland Homes Inc.

Ms. K. Metzner explained the nature of the application and advised the Committee that the owner has now satisfied the concerns raised by the Municipality of Clarington. She advised the foundation has now been poured as per the recommendations of the Municipality and the owner is now ready to proceed with the application.

She further advised the Committee she was in receipt of and in agreement with the agency comments.

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

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: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 030/2017, 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 November 19, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 5, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated November 13, 2018, 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, December 20, 2019.
 - Expiry Date of Application LD 030/2017 is Monday, January 20, 2020.

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 030/2017 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 8, 2019.

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, December 10, 2018

File: LD 148/2017
Submission: B 153/2018
Owner: Chen, Fu Sheng
Agent: Liang, George
Location: Lot 15, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever a vacant 3,621.4 m² industrial lot, retaining a 47,914.2 m² industrial lot with an existing building.

This matter was tabled from the November 6, 2017 hearing.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Owner: Chen, Fu Sheng
Agent: Liang, George

Mr. G. Liang advised the Committee that he has resolved the issues previously raised by the commenting agencies.

Mr. G. Liang also advised 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, the City of Oshawa and Central Lake Ontario Conservation Authority.

Agency comments were provided to Mr. G. Liang.

Vice-Chair P. Hamilton asked for clarification on the comments received from the City of Oshawa relating to zoning by-law and official plan conformity.

Secretary-Treasurer L. Trombino advised the Committee that all applications must conform or be deemed to conform with all applicable zoning by-law and Official Plan provisions and requirements.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 148/2018, 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 December 7, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 6, 2018, 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, December 20, 2019.
 - Expiry Date of Application LD 148/2017 is Monday, January 20, 2020.

Clearing Agencies

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

Advisory Comments

1. Central Lake Ontario Conservation Authority comments dated November 29, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 148/2017 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 8, 2019.

Appendix 7



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, December 10, 2018

File: LD 150/2017
Submission: B 154/2018
Owner: Bell, Peter
Location: Lot 26, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 806.54 m² residential parcel of land, retaining a 627.78 m² residential parcel of land.

Applications LD 150/2017 and LD 151/2017 were heard in conjunction.

These applications were tabled from the October 16, 2017 hearing.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Owner: Bell, Peter

Mr. P. Bell explained the nature of the application and advised the Committee he wishes to develop the property into two separate building lots. He further advised he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. P. Bell.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 150/2017, 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 December 3, 2018 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated November 16, 2018, financial and otherwise.
3. That application LD 150/2017 be perfected prior to the finalization of application LD 151/2017. A solicitor's undertaking shall be provided in this regard.
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, December 20, 2019.
 - Expiry Date of Application LD 150/2017 is Monday, January 20, 2020.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 150/2017 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 8, 2019.

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, December 10, 2018

File: LD 151/2017
Submission: B 155/2018
Owner: Bell, Peter
Location: Lot 26, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 400.96 m² residential parcel of land, retaining a 405.58 m² residential parcel of land.

Applications LD 150/2017 and LD 151/2017 were heard in conjunction.

These applications were tabled from the October 16, 2017 hearing.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Owner: Bell, Peter

Mr. P. Bell explained the nature of the application and advised the Committee he wishes to develop the property into two separate building lots. He further advised he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. P. Bell.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 151/2017, 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 December 3, 2018 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated November 16, 2018, financial and otherwise.
3. That application LD 150/2017 be perfected prior to the finalization of application LD 151/2017. A solicitor's undertaking shall be provided in this regard.
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, December 20, 2019.
 - Expiry Date of Application LD 151/2017 is Monday, January 20, 2020.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 151/2017 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 8, 2019.

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, December 10, 2018

File: LD 109/2018
Submission: B 156/2018
Owner: Bortolazzo, Danna
Agent: D.G. Biddle & Associates Limited
Location: Lot PT Lot 19, Concession 8
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to add an 8.048 hectare non-farm rural residential parcel of land to the north, retaining a 0.7 hectare non-farm rural residential parcel of land with an existing dwelling to remain.

This application was tabled from October 15, 2018 hearing.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Agent: Rubino, Toni - D.G. Biddle & Associates Limited

Ms. T. Rubino advised the Committee that a concurrent Minor Variance application was made to address the lot area deficiencies and that said application was approved on November 29, 2018.

She further advised the Committee she was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Ms. T. Rubino.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 109/2018 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 Municipality of Clarington's letter dated October 2, 2018, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 20, 2019.
 - Expiry Date of Application LD 109/2018 is Monday, January 20, 2020.

Clearing Agencies

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

Advisory Comments

1. Central Lake Ontario Conservation Authority advisory comments dated November 22, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 109/2018 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 8, 2019.

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, December 10, 2018

File: LD 117/2018
Submission: B 157/2018
Owner: Bridges, David
Bridges, Katherine
Location: Lot Pt Lot 25, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 0.09 hectare residential parcel of land, retaining a 0.11 hectare residential parcel of land with an existing dwelling.

This application was tabled from the September 10, 2018 hearing.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Owner: Bridges, David
Agent: Martindale, Bob

Mr. B. Martindale explained the nature of the applications.

Mr. B. Martindale advised the Committee that the some of the recommended agency comments appeared premature. He indicated this is simply an infilling project. He advised he has spoken with the local and Regional Planning Departments regarding their requirements.

He further advised the Committee that the recommended Acoustic Report is not generally completed until the details of the development are finalized and therefore questioned the requirements for the report at this time.

Secretary-Treasurer L. Trombino advised that an acoustic study is required at this time given there will be no other opportunities for the Region to require the study prior to the issuance of the building permit on the proposed lot.

Secretary-Treasurer L. Trombino indicated that most likely there will be warning clauses registered on title to the property.

Mr. B. Martindale advised the Committee he was now agreeable to the conditions that have been imposed by the agencies.

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

Agency comments were provided to Mr. B. Martindale.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 117/2018, 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 November 16, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 3, 2018 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated September 7, 2018, 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, December 20, 2019.
 - Expiry Date of Application LD 117/2018 is Monday, January 20, 2020.

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 117/2018 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 8, 2019.

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, December 10, 2018

File: LD 137/2018
Submission: B 158/2018
Owner: McFarland, Brendan Kenneth
McFarland, Renee Nicole
Agent: WeirFoulds LLP
Location: Lot Pt Lot 24, Concession 5
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to grant a 250.1 m² access easement, retaining a 3541.73 residential parcel of land.

This matter was tabled from the November 5, 2018 hearing.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Agent: Chronis, Paul - WeirFoulds LLP

Mr. P. Chronis explained the nature of the application and advised the Committee this matter was tabled to allow for discussions with the commenting agencies. He further advised the easement is over an area along the full frontage of the property in favour of Telus Communications. He also indicated his client entered into discussions with Telus for this access easement in order to allow the encroachment of the telecommunication equipment to stay in its current location.

Mr. P. Chronis further advised he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. P. Chronis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: K. Reinhardt

That application LD 137/2018 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 5, 2018, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 20, 2019.
 - Expiry Date of Application LD 137/2018 is Monday, January 20, 2020.

Clearing Agencies

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #1 has been carried out to its satisfaction.
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 satisfied that the time periods outlined in condition #3 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 137/2018 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 8, 2019.

Appendix 12



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, December 10, 2018

File: LD 148/2018
Owner: 1520274 Ontario Ltd.
Agent: R. E. Millward & Associates
Location: Lot Pt Lot 19, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 3,368.3 m² industrial parcel of land to the east, retaining a 7,554.9 m² industrial parcel of land with an existing structure to remain. Application includes easement.

A letter was received on December 6, 2018, from the agent, Natasha Petzold, withdrawing the application.

Appendix 13



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, December 10, 2018

File: LD 149/2018
Owner: R. E. Millward & Associates
Agent: 2218053 Ontario Corp
Location: Lot Pt Lot 19, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to grant a 974.2 m² access easement in favor of the property to the west retaining a 12,236.2 m² industrial parcel of land with an existing building to remain.

A letter was received on December 6, 2018, from the agent, Natasha Petzold, withdrawing the application.

Appendix 14



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

Minutes

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

Consent Application heard on: Monday, December 10, 2018

File: LD 150/2018
Owner: Lowrie, James Christopher
Lowrie, Elisabeth
Agent: Lowrie, James Christopher
Location: Lot 10 & 11, Concession 5
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1,602.2 m² hamlet lot, retaining a 2,505.5 m² parcel of land with an existing dwelling.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Agent: Lowrie, James Christopher
Interested party: Michelle Dunne

Mr. J. Lowrie explained the nature of the application and advised the Committee he has been working diligently with all of the agencies involved over the past three years. He further advised that there is an existing Minister's Zoning Order on title to the property that currently restricts development on his property.

Mr. J. Lowrie further advised he has met with the Ministry of Municipal Affairs and Housing and that an application to amend this Minister's Zoning Order will be filed forthwith with the Province

Mr. J. Lowrie requested a tabling of the application in order to address the Minister's Order issue.

Ms. M. Dunne expressed concerns related to potential drainage issues as a result of this application.

Mr. J. Lowrie advised the Committee discussions with the City of Pickering Engineering Department with respect to grading and drainage.

Vice-Chair P. Hamilton asked if the agent was aware of the Regional Health Department concerns. Mr. J. Lowrie confirmed he was aware of their requirements.

Secretary-Treasurer L. Trombino advised the agent he should speak directly with the Health Department as soon as possible regarding their concerns and potential lot sizing issues.

Mr. J. Lowrie advised he has had conversations and pre-consultations with the Regional Health Department and is working with them to satisfy their requirements.

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

A written submission was received on December 10, 2018 from Tim Kibbey and Michelle Dunne.

Agency comments were provided to Mr. J. Lowrie.

Motion of the Committee

Moved by: E. Hudson

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 150/2018 be tabled at the expense of the applicant for up to two (2) years and no later than December 2020. A tabling fee of \$300.00 is payable by certified funds 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 150/2018 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 15



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, December 10, 2018

File: LD 151/2018
Owner: Greig, James Herbert
Agent: Gagnon Walker Domes Ltd.
Location: Lot 19, Concession 9
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1.147 hectare residential parcel of land, retaining a 0.193 hectare residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Agent: Marc De Nardis - Gagnon Walker Domes Ltd.

Mr. M. De Nardis explained the nature of the application. He advised the Committee that he was in receipt of and in agreement with the agency comments.

Mr. M. De Nardis requested a tabling of the matter.

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

Agency comments were provided to Mr. M. De Nardis.

Motion of the Committee

Moved by: R. Hudson

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 151/2018 be tabled at the expense of the applicant for up to two (2) years and no later than December 2020. A tabling fee of \$300.00 is payable by certified funds 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 151/2018 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

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, December 10, 2018

File: LD 152/2018
Submission: B 159/2018
Owner: Durham District School Board
Agent: Durham District School Board
Location: Lot 30, Concession BFC
Town of Whitby
Municipality: Town of Whitby

Consent to add a vacant 0.808 hectare institutional parcel of land to the east, retaining a 1.59 hectare institutional parcel of land.

The Committee member visited the site on November 26, 2018 and confirmed the property was properly posted.

Present was:

Agent: Christine Nancekivell - Durham District School Board

Committee Member D. Marquis recused himself from this application as his personal company does business with the school board.

Secretary-Treasurer L. Trombino advised the Committee that while he does not have pecuniary interest in the application, his spouse is working on this application.

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

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

Agency comments were provided to C. Nancekivell.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 152/2018 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 7, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated November 28, 2018, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 20, 2019.
 - Expiry Date of Application LD 152/2018 is Monday, January 20, 2020.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 152/2018 on Monday, December 10, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 8, 2019.