



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

Minutes

Monday, January 15, 2018

The Region of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rössland Road East, Whitby, ON at 9:30 a.m. on Monday, January 15, 2018 with the following in attendance:

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

Absent: G. Rock
K. Reinhardt
G. Kydd

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

1. Adoption of Minutes

Moved by: P. Hamilton

Seconded by: E. Hudson

That the minutes of the Monday, December 11, 2017 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, January 15, 2018

2. Review Consent Applications/Correspondence

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

3. Other Business

None.

4. Recess

Moved by: E. Hudson

Seconded by: R. Malone

That this meeting be recessed at 11:30 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, January 15, 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 007/2016
Appendix 1

2. File: LD 008/2016
Appendix 2

3. File: LD 096/2017
Appendix 3

4. File: LD 097/2017
Appendix 4
5. File: LD 163/2017
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8. File: LD 166/2017
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15. File: LD 006/2018
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16. File: LD 007/2018
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17. File: LD 008/2018
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18. File: LD 009/2018
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19. File: LD 010/2018
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20. File: LD 011/2018
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21. File: LD 012/2018
Appendix 21

22. File: LD 013/2018
Appendix 22

23. File: LD 014/2018
Appendix 23

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, February 12, 2018, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: E. Hudson

Seconded by: D. Marquis

That this meeting be adjourned at 3: 00 p.m. and the next regular meeting be held on Monday, February 12, 2018.

Carried unanimously
Monday, January 15, 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, January 15, 2018

File: LD 007/2016
Owner: 1929572 Ontario Ltd. c/o Ali Mirkarimi
Agent: The Biglieri Group Ltd.
Location: Lot 10, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 1882.86 square metre vacant residential parcel of land, retaining a 3887.4 square metre residential parcel of land with an existing building.

This application was tabled from the January 18, 2016 committee meeting.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Holland, Melinda - The Biglieri Group Ltd.

Ms. M. Holland explained the nature of the application and advised the Committee she was in receipt of the agency comments and in agreement with the tabling recommendations.

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. M. Holland.

Motion of the Committee

Moved by: P. Hamilton

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 007/2016 be tabled at the expense of the applicant for up to two (2) years and no later than January 2020. A tabling fee of \$150.00 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 007/2016 on Monday, January 15, 2018.

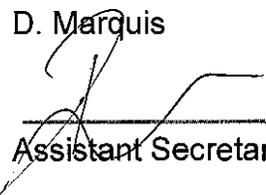
J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis



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, January 15, 2018

File: LD 008/2016
Owner: Emix Ltd.
Agent: The Biglieri Group Ltd.
Location: Lot 24, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 6529.22 square metre commercial parcel of land, retaining a 14,210.57 square metre commercial parcel of land with an existing structure.

This application was tabled from the January 18, 2016 committee meeting.

A written correspondence was received on December 19, 2017 from Ms. Melinda Holland, agent for the owner of the property, requesting that the application be withdrawn.

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, January 15, 2018

File: LD 096/2017
Submission: B 001/2018
Owner: Fu, Bin
Agent: Evans Planning Inc.
Location: Lot 11, Concession 2
Town of Ajax
Municipality: Town of Ajax

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

This application was tabled from the July 17, 2017 committee meeting.

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

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Layton, Adam - Evans Planning Inc.
Rodrigues, Ashley – Objector
Bleau, Nicole - Objector

Mr. A. Layton explained the nature of the application and advised the Committee that the applicant has resolved the raised by the Town of Ajax.

Mr. A. Layton also advised the Committee that he was in receipt of and in agreement with the agency comments.

Ms. A. Rodrigues asked for clarification on the nature of the application. She expressed concerns related to potential noise impact and enjoyment of her property.

Chair J. Hurst advised the application was circulated to the local municipality and they would be charged with the ensuring the applicant is in compliance with noise and property standard by-laws.

Committee Member P. Hamilton referred Ms. Rodrigues to the comments from the Town of Ajax and advised the applications are in conformity with the local zoning and Official Plan and also consistent with the surrounding area.

Secretary-Treasurer L. Trombino advised Ms. Rodrigues that any appeal to the Ontario Municipal Board must be on planning grounds.

Committee Member R. Malone suggested Ms. Rodrigues review the agency comments. Secretary-Treasurer L. Trombino provided Ms. Rodriguez with a copy of said comments.

Ms. N. Bleau expressed concerns related to lack of detailed information provided to the area residents.

Chair J. Hurst advised the notice was completed in accordance with the Planning Act Regulations.

Ms. N. Bleau further expressed concerns with potential noise issues and access issues.

Secretary-Treasurer L. Trombino advised that the noise study was submitted to the Town of Ajax and they have reviewed it and are satisfied. He further advised that if there are any conditions they will be completed to the satisfaction of the Town and the Region.

Mr. A. Layton advised the Committee that the applications are in conformity with the local zoning by-law. He further advised that 3 new dwellings will be constructed on the parcel which will have direct frontage from Tipton Crescent. The noise wall will be extended along the rear of the newly created lots and the existing fence along Tipton Crescent will be removed and subject to any design guidelines imposed by the Town.

Mr. A. Layton further advised the Committee that the existing sanitary water and sewer connections currently in place will be utilized by these applications.

Committee Member P. Hamilton asked Mr. Layton if this is the last missing link for the noise attenuation wall along Westney Road. Mr. Layton confirmed this was correct and the extension of the noise wall will be completed along this section of Westney Road.

Ms. N. Bleau asked if access will strictly be limited to Tipton Crescent. Mr. Layton confirmed the sole access will be from Tipton Crescent.

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

Agency comments were provided to Mr. A. Layton.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 096/2017 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 January 8, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 10, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated January 10, 2018, financial and otherwise.
4. That LD 096/2017 be perfected prior to the completion of LD 097/2017. A solicitors undertaking must be provided to this effect.
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, February 22, 2019.
 - Expiry Date of Application LD 096/2017 is Monday, March 25, 2019.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax 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 096/2017 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

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, January 15, 2018

File: LD 097/2017
Submission: B 002/2018
Owner: Fu, Bin
Agent: Evans Planning Inc.
Location: Lot 11, Concession 2
Town of Ajax
Municipality: Town of Ajax

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

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

This application was tabled from the July 17, 2017 committee meeting.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Layton, Adam - Evans Planning Inc.
Rodrigues, Ashley – Objector
Bleau, Nicole - Objector

Mr. A. Layton explained the nature of the application and advised the Committee that the applicant has resolved the raised by the Town of Ajax.

Mr. A. Layton also advised the Committee that he was in receipt of and in agreement with the agency comments.

Ms. A. Rodrigues asked for clarification on the nature of the application. She expressed concerns related to potential noise impact and enjoyment of her property.

Chair J. Hurst advised the application was circulated to the local municipality and they would be charged with the ensuring the applicant is in compliance with noise and property standard by-laws.

Committee Member P. Hamilton referred Ms. Rodrigues to the comments from the Town of Ajax and advised the applications are in conformity with the local zoning and Official Plan and also consistent with the surrounding area.

Secretary-Treasurer L. Trombino advised Ms. Rodrigues that any appeal to the Ontario Municipal Board must be on planning grounds.

Committee Member R. Malone suggested Ms. Rodrigues review the agency comments. Secretary-Treasurer L. Trombino provided Ms. Rodrigues with a copy of said comments.

Ms. N. Bleau expressed concerns related to lack of detailed information provided to the area residents.

Chair J. Hurst advised the notice was completed in accordance with the Planning Act Regulations.

Ms. N. Bleau further expressed concerns with potential noise issues and access issues.

Secretary-Treasurer L. Trombino advised that the noise study was submitted to the Town of Ajax and they have reviewed it and are satisfied. He further advised that if there are any conditions they will be completed to the satisfaction of the Town and the Region.

Mr. A. Layton advised the Committee that the applications are in conformity with the local zoning by-law. He further advised that 3 new dwellings will be constructed on the parcel which will have direct frontage from Tipton Crescent. The noise wall will be extended along the rear of the newly created lots and the existing fence along Tipton Crescent will be removed and subject to any design guidelines imposed by the Town.

Mr. A. Layton further advised the Committee that the existing sanitary water and sewer connections currently in place will be utilized by these applications.

Committee Member P. Hamilton asked Mr. Layton if this is the last missing link for the noise attenuation wall along Westney Road. Mr. Layton confirmed this was correct and the extension of the noise wall will be completed along this section of Westney Road.

Ms. N. Bleau asked if access will strictly be limited to Tipton Crescent. Mr. Layton confirmed the sole access will be from Tipton Crescent.

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

Agency comments were provided to Mr. Layton.

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 097/2017 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 January 8, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 10, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated January 10, 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, February 22, 2019.
 - Expiry Date of Application LD 097/2017 is Monday, March 25, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 097/2017 on Monday, January 15, 2018.

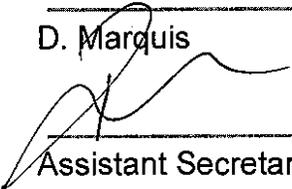
J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis



Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

Appendix 5



**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, January 15, 2018

File: LD 163/2017
Owner: 2565072 Ontario Ltd.
Agent: Sol-Arch
Location: Lot 19, Concession 6
Township of Scugog
(Scugog Island)
Municipality: Township of Scugog

Consent to sever a 338 m² vacant residential parcel of land, retaining a 327.4 m² residential parcel of land with an existing dwelling to be relocated.

This application was moved from the November 6, 2017 hearing due to non-payment of fees.

Applications LD 163/2017 and LD 164/2017 were heard in conjunction.

The Committee member visited the site on January 1, 2018 and confirmed the property was NOT properly posted.

Present was:

Agent: Benczkowski, Jonathan -Sol-Arch

Mr. J. Benczkowski requested a tabling of the application as there is currently a related Ontario Municipal Board appeal associated with the site's heritage designation.

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 Kawartha Region Conservation Authority.

Agency comments were provided to Mr. J. Benczkowski.

Motion of the Committee

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 163/2017 be tabled, due to non-payment of agency fees and non posting of the required signs, for a period of up to two (2) years and no later than January 2020 at the expense of the applicant. A tabling fee of \$150.00 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 163/2017 on Monday, January 15, 2018.

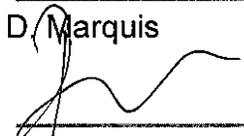
J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis



Assistant Secretary-Treasurer

Appendix 6



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

Minutes

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

Consent Application heard on: Monday, January 15, 2018

File: LD 164/2017
Owner: 2565072 Ontario Ltd.
Agent: Sol-Arch
Location: Lot 19, Concession 6
Township of Scugog
(Scugog Island)
Municipality: Township of Scugog

Consent to sever a 321.8 m² vacant residential parcel of land, retaining a 327.4 m² residential parcel of land with an existing dwelling to be relocated.

This application was moved from the November 6, 2017 hearing due to non-payment of fees.

Applications LD 163/2017 and LD 164/2017 were heard in conjunction.

The Committee member visited the site on January 1, 2018 and confirmed the property was NOT properly posted.

Present was:

Agent: Benczkowski, Jonathan -Sol-Arch

Mr. J. Benczkowski requested a tabling of the application as there is currently a related Ontario Municipal Board appeal associated with the site's heritage designation.

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 Kawartha Region Conservation Authority.

Agency comments were provided to Mr. J. Benczkowski.

Motion of the Committee

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 164/2017 be tabled, due to non-payment of agency fees and non posting of the required signs, for a period of up to two (2) years and no later than January 2020 at the expense of the applicant. A tabling fee of \$150.00 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 164/2017 on Monday, January 15, 2018.

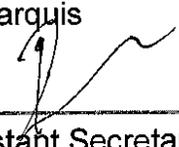
J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis



Assistant Secretary-Treasurer

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, January 15, 2018

File: LD 165/2017
Submission: B 003/2018
Owner: Edvan Properties Inc.
Location: Lot 28, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to grant a 158.7 m² access easement in favour of the property to the east, retaining a 3151.9 m² commercial parcel of land.

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

Applications LD 165/2017 and LD 166/2017 were heard in conjunction.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Owner: Vanhaverbeke, Theresa - Edvan Properties Inc.
Davenport, Lucy - interested party
Don Wright and Karen Wright – interested party

Ms. T. Vanhaverbeke advised that following the initial November 2017, hearing she met with the adjacent neighbor, Ms. Stephenson, and has made some amendments to the original application which are satisfactory to both owners.

Ms. L. Davenport asked for confirmation that the easement has been reduced in size and inquired as to the intent of the easement.

Ms. T. Vanhaverbeke advised the Committee that the proposed easement represents the existing use of the property and is now being formalized.

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. T. Vanhaverbeke.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

That application LD 165/2017 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 January 4, 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, February 22, 2019.
 - Expiry Date of Application LD 165/2017 is Monday, March 25, 2019.

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 165/2017 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

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, January 15, 2018

File: LD 166/2017
Submission: B 004/2018
Owner: Stephenson, Nancy
Agent: Vanhaverbeke, Theresa
Location: Lot 28, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to grant a 192.4 m² access easement in favour of the property to the west, retaining a 3169.3 m² commercial parcel of land.

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

Applications LD 165/2017 and LD 166/2017 were heard in conjunction.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Owner: Vanhaverbeke, Theresa - Edvan Properties Inc.
Davenport, Lucy - interested party
Don Wright and Karen Wright – interested party

Ms. T. Vanhaverbeke advised that following the initial November 2017, hearing she met with the adjacent neighbor, Ms. Stephenson, and has made some amendments to the original application which are satisfactory to both owners.

Ms. L. Davenport asked for confirmation that the easement has been reduced in size and inquired as to the intent of the easement.

Ms. T. Vanhaverbeke advised the Committee that the proposed easement represents the existing use of the property and is now being formalized.

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. T. Vanhaverbeke.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

That application LD 166/2017 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 January 4, 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, February 22, 2019.
 - Expiry Date of Application LD 166/2017 is Monday, March 25, 2019.

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 166/2017 on Monday, January 15, 2018.

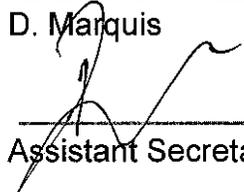
J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis



Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

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, January 15, 2018

File: LD 169/2017
Submission: B 005/2018
Owner: Srisangar, Jeremy
Agent: Marshall Homes Corporation
Location: Lot 31, Concession 2
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to sever a vacant 0.493 HA residential parcel of land for future development, retaining a 0.163 HA residential parcel of land with an existing dwelling.

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

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Demczak, Paul

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

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

Agency comments were provided to Mr. P. Demczak.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 169/2017 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 Health Department's letter dated January 9, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 12, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated January 11, 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, February 22, 2019.
 - Expiry Date of Application LD 169/2017 is Monday, March 25, 2019.

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 Health 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 169/2017 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

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, January 15, 2018

File: LD 001/2018
Submission: B 006/2018
Owner: Lucyk, Marie
Agent: Lucyk, John
Location: Lot 17, Concession 6
Township of Scugog
(Scugog Island)
Municipality: Township of Scugog

Consent to sever a vacant 449.3 m² residential parcel of land, retaining a 1,258.6m² residential parcel of land with an existing dwelling.

Applications LD 001/2018 and LD 002/2018 were heard in conjunction.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Molinari, Carolyn

Ms. C. Molinari advised the Committee that 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 Township of Scugog and Kawartha Region Conservation Authority

Agency comments were provided to Ms. C. Molinari.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 001/2018 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 revised letter dated January 12, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 12, 2018 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated January 12, 2018, financial and otherwise.
4. That LD 001/2018 be perfected prior to the completion of LD 002/2018
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, February 22, 2019.
 - Expiry Date of Application LD 001/2018 is Monday, March 25, 2019.

Clearing Agencies

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

9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog 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 001/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

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, January 15, 2018

File: LD 002/2018
Submission: B 007/2018
Owner: Lucyk, Marie
Agent: Lucyk, John
Location: Lot 17, Concession 6
Township of Scugog
(Scugog Island)
Municipality: Township of Scugog

Consent to sever a vacant 452.8 m² residential parcel of land with an existing dwelling to be moved, retaining a 805.8 m² residential parcel of land with an existing dwelling.

Applications LD 001/2018 and LD 002/2018 were heard in conjunction.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Molinari, Carolyn

Ms. C. Molinari advised the Committee that 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 Township of Scugog and Kawartha Region Conservation Authority

Agency comments were provided to Ms. C. Molinari.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 002/2018 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 revised letter dated January 12, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 12, 2018 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated January 12, 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, February 22, 2019.
 - Expiry Date of Application LD 002/2018 is Monday, March 25, 2019.

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 002/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

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, January 15, 2018

File: LD 003/2018
Owner: Morrison, William
Morrison, Lavern
Agent: Worboy, Ronald
Location: Lot 11, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 627.1 m² residential parcel of land, retaining a 5,777.7 m² residential parcel of land with an existing dwelling and shed to remain.

Applications LD 003/2018 and LD 004/2018 were heard in conjunction.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Worboy, Ronald

Chair J. Hurst declared a conflict of interest with respect to these applications and vacated the Chair's seat. Accordingly, Vice-Chair P. Hamilton presided over these applications.

Mr. R. Worboy advised he was in receipt of and in agreement with the agency comments and the tabling recommendation. He requested the matter be tabled for

the maximum tabling period of 2 years to allow for sufficient time to complete the required studies and reports.

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 Mr. Worboy.

Motion of the Committee

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 003/2018 be tabled at the expense of the applicant for up to two (2) years and no later than January 2020. A tabling fee of \$150.00 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 003/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

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, January 15, 2018

File: LD 004/2018
Owner: Morrison, William
Morrison, Lavern
Agent: Worboy, Ronald
Location: Lot 11, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 627.1 m² residential parcel of land, retaining a 5,150.5 m² residential parcel of land with an existing dwelling and shed to remain.

Applications LD 003/2018 and LD 004/2018 were heard in conjunction.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Worboy, Ronald

Chair J. Hurst declared a conflict of interest with respect to these applications and vacated the Chair's seat. Accordingly, Vice-Chair P. Hamilton presided over these applications.

Mr. R. Worboy advised he was in receipt of and in agreement with the agency comments and the tabling recommendation. He requested the matter be tabled for

the maximum tabling period of 2 years to allow for sufficient time to complete the required studies and reports.

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 Mr. Worboy.

Motion of the Committee

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 004/2018 be tabled at the expense of the applicant for up to two (2) years and no later than January 2020. A tabling fee of \$150.00 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 004/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

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, January 15, 2018

File: LD 005/2018
Submission: B 008/2018
Owner: Kumaravel, Saththyabama
Agent: O'Neill, Nigel
Location: Lot 31, Concession Range 2
City of Pickering
Municipality: City of Pickering

Consent to sever an 852.37 m² residential lot with an existing dwelling, retaining a vacant 2,014.6 m² residential parcel of land. Application includes a servicing easement for the retained lands.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: O'Neill, Nigel
Interested party: Collier, Tim

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

Mr. T. Collier expressed concerns with the disruption of wildlife in the area and potential loss of the deer population in the area.

Mr. T. Collier asked if a wildlife study was completed in support of the application.

Secretary-Treasurer L. Trombino advised that no assessment was completed as the lands are designated Living Areas in the Regional Official Plan. He further advised that the local Municipality and the Region have not identified any environmentally sensitive features on the site.

Committee Member R. Malone asked Mr. Collier if he had been in contact with the local Municipality and was advised by Mr. Collier he had not spoken with the City.

Secretary-Treasurer L. Trombino advised that as per the City of Pickering's comment letter indicates the lands have been designated for residential purposes.

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

A written submission was received on January 15, 2018 from Tim and Taryn Collier.

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

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 005/2018 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 City of Pickering's letter dated January 11, 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, February 22, 2019.
 - Expiry Date of Application LD 005/2018 is Monday, March 25, 2019.

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 City of Pickering 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 005/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

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, January 15, 2018

File: LD 006/2018
Submission: B 009/2017
Owner: Pinnacle Custom Homes Inc.
Agent: O'Neill, Nigel
Location: Lot 31, Concession Range 3
City of Pickering
Municipality: City of Pickering

Consent to sever a 1,351.48 m² residential lot, retaining a 1,351.48 residential lot.
Existing dwelling to be demolished.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: O'Neill, Nigel

Mr. N. O' Neill advised the Committee he was in receipt of and in agreement with the agency comments.

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

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

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 006/2018, 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 January 8, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 12, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated January 2, 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, February 22, 2019.
 - Expiry Date of Application LD 006/2018 is Monday, March 25, 2019.

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 006/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

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, January 15, 2018

File: LD 007/2018
Submission: B 010/2018
Owner: Bradley, James
Agent: O'Neill, Nigel
Location: Lot 31, Concession Range 2
City of Pickering
Municipality: City of Pickering

Consent to sever a 796.9 m² residential lot with an existing dwelling, retaining a vacant 2,006.9 m² residential parcel of land.

The Committee member visited the site on January 1, 2018 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 this application represents a housekeeping matter, as another application was previously heard and approved by the Committee, however, it had lapsed.

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

Written submission received on January 15, 2018 from Tim and Taryn Collier.

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

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 008/2018 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 City of Pickering's letter dated January 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, February 22, 2019.
 - Expiry Date of Application LD 007/2018 is Monday, March 25, 2019.

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 City of Pickering 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 007/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

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, January 15, 2018

File: LD 008/2018
Submission: B 011/2018
Owner: Lakewinds Farm Limited
Agent: Clark Consulting Services
Location: Lot 15, Concession 1
Township of Brock
(Thorah)
Municipality: Township of Brock

Consent to sever a rural 1.07 HA residential lot with an existing surplus farm dwelling, retaining a 36.55 HA agricultural parcel of land with an existing barn.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Stewart, Hugh - Clark Consulting Services

Mr. H. Stewart explained the nature of the application and advised the Committee the property has gone through a rezoning as well as a Regional Official Plan Amendment. He further advised that the original application has been amended to include an easement for access to barn and driveway.

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

Agency comments were provided to Mr. H. Stewart.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 008/2018 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 January 9, 2018 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated December 18, 2017 and further email correspondence January 9, 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, February 22, 2019.
 - Expiry Date of Application LD 008/2018 is Monday, March 25, 2019.

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 008/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

Appendix 18



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

Minutes

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

Consent Application heard on: Monday, January 15, 2018

File: LD 009/2018
Owner: Karakolis, Tasse
Karakolis, Georgia
Location: Lot 6, Concession Range 3
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 557.9 m² residential parcel of land, retaining a 1,301.3 m² residential parcel of land with an existing dwelling.

The Committee member visited the site on December 31, 2017 and January 1, 2018 and confirmed the property was NOT properly posted.

Present was:

Owner: Karakolis, Tasse
Karakolis, Georgia

Mr. T. Karakolis advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. T. Karakolis.

Motion of the Committee

Moved by: P. Hamilton

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 009/2018 be tabled at the expense of the applicant, due to non-posting, for up to two (2) years and no later than January 2020. A tabling fee of \$150.00 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 009/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Appendix 19



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

Minutes and Decisions

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

Consent Application heard on: Monday, January 15, 2018

File: LD 010/2018
Submission: B 012/2018
Owner: Iqbal, Wajid
Agent: Sol-Arch
Location: Lot 17, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 611.9 m² residential parcel of land, retaining a vacant 326.8 m² residential parcel of land for future development.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Benczkowski, Jonathan - Sol-Arch

Mr. J. Benczkowski advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. J. Benczkowski.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 010/2018 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 January 8, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 12, 2018 with respect to item 2, 3, 4 and 5.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated January 11, 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, February 22, 2019.
 - Expiry Date of Application LD 010/2018 is Monday, March 25, 2019.

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.

Advisory Comments

1. Toronto Region Conservation Authority comments dated January 11, 2018.

Carried unanimously

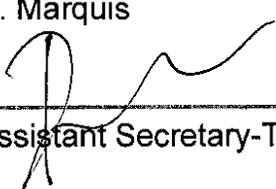
Signed by all members present and concurring that this is the Committee Decision of LD 010/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis


Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

Appendix 20



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

Minutes and Decisions

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

Consent Application heard on: Monday, January 15, 2018

File: LD 011/2018
Submission: B 013/2018
Owner: Scott, Garrett
Agent: Urban in Mind
Location: Lot 10, Concession B.F.C.
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 418.82 m² residential parcel of land with an existing dwelling, retaining a 538.87 m² residential parcel of land with an existing dwelling.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Agent: Glover, Terrence - Urban in Mind

Mr. T. Glover explained the nature of the application and advised the Committee the application is in compliance with the local zoning by-law and the Regional Official Plan. He further advised the parcel was previously approved for a semi-detached that would be attached by a hallway.

Mr. T. Glover further explained that the original development proposal has since been revised and that the application will now facilitate the development of two single detached dwellings.

Mr. T. Glover advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. T. Glover.

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 011/2018 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 January 4, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's revised letter dated January 15, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's revised letter dated January 15, 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, February 22, 2019.
 - Expiry Date of Application LD 011/2018 is Monday, March 25, 2019.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 011/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis



Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

Appendix 21



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

Minutes and Decisions

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

Consent Application heard on: Monday, January 15, 2018

File: LD 012/2018
Submission: B 014/2018
Owner: Cahill, Kevin
Cahill, Kimberly
Location: Lot 32, Concession Range 3
City of Pickering
Municipality: City of Pickering

Consent to grant a 67.5 m² access easement in favour of the residential lot to the west, while retaining a 2,263.5 m² residential lot with an existing dwelling.

The Committee member visited the site on January 1, 2018 and confirmed the property was properly posted.

Present was:

Owner: Cahill, Kevin

Mr. K. Cahill explained the nature of the application and advised the Committee the application will formalize the expansion of the existing driveway. 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 City of Pickering.

Agency comments were provided to Mr. K. Cahill.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: R. Malone

That application LD 012/2018 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 City of Pickering's letter dated December 27, 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, February 22, 2019.
 - Expiry Date of Application LD 012/2018 is Monday, March 25, 2019.

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 City of Pickering 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 012/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 13, 2018.

Appendix 22



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

Minutes and Decisions

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

Consent Application heard on: Monday, January 15, 2018

File: LD 013/2018
Owner: 1015 King Investments Limited
Agent: D.G. Biddle & Associates Limited
Location: Lot 3, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to grant a 69.9 m² stormwater easement in favour of the property to the east, retaining a vacant 2,047.72 m² commercial parcel of land.

A written correspondence was received on December 15, 2017 from Toni Rubino, agent, requesting that the application be withdrawn.

Appendix 23

Decisions

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

Consent Application heard on: Monday, January 15, 2018

File: LD 014/2018
Owner: Rowe, Ralph
Agent: Worboy, Ronald
Location: Lot 10, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever vacant 717.58 m² residential parcel of land, retaining a 778.16 m² residential parcel of land with an existing dwelling and shed.

The Committee member visited the site on January 1, 2018 and subsequently on January 2, 2018 and confirmed the property was NOT properly posted.

Present was:

Agent: Worboy, Ronald

Mr. R. Worboy advised the Committee the owner has passed away and asked that the application be amended to the Estate of Ralph Rowe. He further advised the Committee that he had attended at the property and posted the required signs, however, the signs had fallen and/or been removed from the property.

Mr. R. Worboy advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. R. Worboy.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 014/2018 be tabled, due to non-posting, at the expense of the applicant for up to two (2) years and no later than January 2020. A tabling fee of \$150.00 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 014/2018 on Monday, January 15, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

R. Malone

D. Marquis

Assistant Secretary-Treasurer