



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

**Minutes**

**Monday, August 12, 2019**

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 9:00 A.M on Monday, August 12, 2019 with the following in attendance:

Present: Gerri Lynn O'Connor, Chair  
Allan Arnott  
Kitty Bavington  
Alex Georgieff  
Eric Hudson  
Carolyn Molinari  
Donovan Smith

Absent: S. Cooke

**Staff**

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

**1. Adoption of Minutes**

Moved by: A. Georgieff

Seconded by: A. Smith

That the minutes of the Monday, July 15, 2019 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, August 12, 2019

**2. Review Consent Applications/Correspondence**

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

**3. Other Business**

None.

**4. Recess**

Moved by: A. Georgieff

Seconded by: A. Arnott

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

Carried unanimously  
Monday, August 12, 2019

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 046/2019  
Appendix 1

2. File: LD 084/2019  
Appendix 2

3. File: LD 085/2019  
Appendix 3

4. File: LD 086/2019  
Appendix 4
5. File: LD 087/2019  
Appendix 5
6. File: LD 088/2019  
Appendix 6
7. File: LD 089/2019  
Appendix 7
8. File: LD 090/2019  
Appendix 8
9. File: LD 091/2019  
Appendix 9
10. File: LD 092/2019  
Appendix 10
11. File: LD 093/2019  
Appendix 11
12. File: LD 094/2019  
Appendix 12
13. File: LD 095/2019  
Appendix 13
14. File: LD 096/2019  
Appendix 14
15. File: LD 097/2019  
Appendix 15
16. File: LD 098/2019  
Appendix 16

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

The next regularly scheduled Land Division Committee meeting will be held on September 9, 2019, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

## **7. Adjournment**

Moved by: A. Georgieff

Seconded by: E. Hudson

That this meeting be adjourned at 2:30 p.m. and the next regular meeting be held on September 9, 2019.

Carried unanimously  
Monday, August 12, 2019

## **8. Appendices**

**Appendix 1**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 12, 2019

**File:** LD 046/2019  
**Submission:** B 074/2019  
**Owner:** Smith, Kevin  
Pottruff, Keri  
**Agent:** TD Consulting Inc.  
**Location:** Lot 32, Concession 6  
Township of Uxbridge  
**Municipality:** Township of Uxbridge

Consent to sever a vacant 1,087 m<sup>2</sup> residential parcel of land, retaining a 988 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

Agent: DeBoer, Tom - TD Consulting Inc.

Mr. T. DeBoer explained the nature of the application and advised the Committee he has completed the requested studies for the Regional Planning and Economic Development Department. He further advised the Committee the grading plan depicts a building envelope compliant with the local zoning by-law requirements.

Mr. T. DeBoer also advised the Committee the owner is willing to commit to the Town's conditions to ensure that all requirements will be met.

He advised he was in receipt of all agency comments and in agreement with same.

Committee Member A. Georgieff asked the consultant if they had met with Township staff to review the proposal and to ensure it was in compliance with the local zoning by-law. Mr. T. DeBoer confirmed that there was some dialogue with Town staff and that he and his client were prepared to move forward with the application today.

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

Agency comments were provided to Mr. T. DeBoer.

### **Decision of the Committee**

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

Moved by: A. Georgieff

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 046/2019, be approved, as applied, as it generally complies with all applicable plans, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated May 3, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 12, 2019.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated July 26, 2019.
4. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated August 12, 2019, financial and otherwise, and specifically related to condition number 2 of their letter.
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, August 21, 2020.
  - Expiry Date of Application LD 046/2019 is Monday, September 21, 2020.

### **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 Regional Health Department that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 046/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.

## Appendix 2



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, August 12, 2019

**File:** LD 084/2019  
**Submission:** B 075/2019  
**Owner:** Abiramithevi, Asokkanth  
Subramaniam, Manoharan  
**Agent:** Gadde, Sadasivarao  
**Location:** Lot 19, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever an 876.58 m<sup>2</sup> residential parcel of land, retaining an 876.58 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

Agent: Gadde, Sadasivarao

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

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

Agency comments were provided to Mr. S. Gadde.

## **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 084/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 9, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated August 2, 2019, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 084/2019 is Monday, September 21, 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.

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 084/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.

### Appendix 3



## The Regional Municipality of Durham Land Division Committee Meeting

### Minutes and Decisions

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

Consent Application heard on: Monday, August 12, 2019

**File:** LD 085/2019  
**Submission:** B 076/2019  
**Owner:** Grewal, Navtaj  
Grewal, Navdeep  
**Location:** Lot 14, Concession 6  
Township of Brock  
**Municipality:** Township of Brock

Consent to add a vacant 383.2 m<sup>2</sup> residential parcel to the east, retaining a vacant 860.3 m<sup>2</sup> residential parcel of land for future development.

Applications LD 85/2019 through LD 092/2019 were heard in conjunction.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

Owner: Grewal, Navdeep  
Agent: Matias, Paul

Mr. P. Matias explained the nature of the application and advised the Committee the first batch of applications (being LD 085/2019 through LD 088/2019) will facilitate lot line adjustments between abutting parcels of land owned individually by different family members and the subsequent batch of applications (being LD 089/2019 through LD 092/2019) will create the desired 9 legally conveyable lots for future development.

Committee Member A. Georgieff asked the agent to advise why his clients had chosen to proceed by way of severance rather than plan of subdivision given the number of applications.

Mr. P. Matias advised they had met with staff both at the Regional and local offices and were advised that the Committee could consider the consent applications.

Secretary-Treasurer L. Trombino advised that the Region would have preferred these applications proceed by plan of subdivision, however, Brock Township was supportive of the land severance option.

Committee Member K. Bavington asked the agent what his intent was with regard to the existing mature trees on the property.

Mr. P. Matias advised the Chair that those trees are mainly located on the northern portion of the lands which under separate ownership. He advised that any trees on the subject parcel will be taken into consideration.

Committee Member A. Arnott asked the agent if these applications must proceed simultaneously and in conjunction.

Mr. P. Matias advised the Committee that there are 3 owners involved in this transaction and they would like all the applications to proceed at the same time.

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

Agency comments were provided to Mr. P. Matias.

A letter of objection was received from Ms. Doris Feitler on August 10, 2019.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 085/2019 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 7, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letters dated July 24, 2019 and July 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated July 31, 2019, financial and otherwise.
5. 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.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 085/2019 is Monday, September 21, 2020.

### **Clearing Agencies**

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Lake Simcoe Region Conservation Authority that condition #4 has been carried out to its satisfaction.
12. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #7 have been adhered to.

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 085/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.

## Appendix 4



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, August 12, 2019

**File:** LD 086/2019  
**Submission:** B 077/2019  
**Owner:** Sekhon, Karandeep  
**Location:** Lot 14, Concession 6  
Township of Brock  
**Municipality:** Township of Brock

Consent to add a vacant 383.2 m<sup>2</sup> residential parcel to the east, retaining a vacant 1,300.6 m<sup>2</sup> residential parcel of land for future development.

Applications LD 85/2019 through LD 092/2019 were heard in conjunction.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

Owner: Grewal, Navdeep  
Agent: Matias, Paul

Mr. P. Matias explained the nature of the application and advised the Committee the first batch of applications (being LD 085/2019 through LD 088/2019) will facilitate lot line adjustments between abutting parcels of land owned individually by different family members and the subsequent batch of applications (being LD 089/2019 through LD 092/2019) will create the desired 9 legally conveyable lots for future development.

Committee Member A. Georgieff asked the agent to advise why his clients had chosen to proceed by way of severance rather than plan of subdivision given the number of applications.

Mr. P. Matias advised they had met with staff both at the Regional and local offices and were advised that the Committee could consider the consent applications.

Secretary-Treasurer L. Trombino advised that the Region would have preferred these applications proceed by plan of subdivision, however, Brock Township was supportive of the land severance option.

Committee Member K. Bavington asked the agent what his intent was with regard to the existing mature trees on the property.

Mr. P. Matias advised the Chair that those trees are mainly located on the northern portion of the lands which under separate ownership. He advised that any trees on the subject parcel will be taken into consideration.

Committee Member A. Arnott asked the agent if these applications must proceed simultaneously and in conjunction.

Mr. P. Matias advised the Committee that there are 3 owners involved in this transaction and they would like all the applications to proceed at the same time.

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

Agency comments were provided to Mr. P. Matias.

A letter of objection was received from Ms. Doris Feitler on August 10, 2019.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 086/2019 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 7, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letters dated July 24, 2019 and July 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated July 31, 2019, financial and otherwise.
5. 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.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 086/2019 is Monday, September 21, 2020.

### **Clearing Agencies**

1. 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.

2. 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.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.
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 Lake Simcoe Region Conservation Authority that condition #4 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 #7 have been adhered to.

#### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 086/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.

## Appendix 5



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, August 12, 2019

**File:** LD 087/2019  
**Submission:** B 078/2019  
**Owner:** Sekhon, Karandeep  
Grewal, Navtaj  
Grewal, Navdeep  
**Location:** Lot 14, Concession 6  
Township of Brock  
**Municipality:** Township of Brock

Consent to add a vacant 383.2 m<sup>2</sup> residential parcel to the east, retaining a vacant 1,300.6 m<sup>2</sup> residential parcel of land for future development.

Applications LD 85/2019 through LD 092/2019 were heard in conjunction.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

**Owner:** Grewal, Navdeep  
Sekhon, Karandeep  
**Agent:** Matias, Paul

Mr. P. Matias explained the nature of the application and advised the Committee the first batch of applications (being LD 085/2019 through LD 088/2019) will facilitate lot line adjustments between abutting parcels of land owned individually by different family members and the subsequent batch of applications (being LD 089/2019 through LD 092/2019) will create the desired 9 legally conveyable lots for future development.

Committee Member A. Georgieff asked the agent to advise why his clients had chosen to proceed by way of severance rather than plan of subdivision given the number of applications.

Mr. P. Matias advised they had met with staff both at the Regional and local offices and were advised that the Committee could consider the consent applications.

Secretary-Treasurer L. Trombino advised that the Region would have preferred these applications proceed by plan of subdivision, however, Brock Township was supportive of the land severance option.

Committee Member K. Bavington asked the agent what his intent was with regard to the existing mature trees on the property.

Mr. P. Matias advised the Chair that those trees are mainly located on the northern portion of the lands which under separate ownership. He advised that any trees on the subject parcel will be taken into consideration.

Committee Member A. Arnott asked the agent if these applications must proceed simultaneously and in conjunction.

Mr. P. Matias advised the Committee that there are 3 owners involved in this transaction and they would like all the applications to proceed at the same time.

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

Agency comments were provided to Mr. P. Matias.

A letter of objection was received from Ms. Doris Feitler on August 10, 2019.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 087/2019 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 7, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letters dated July 24, 2019 and July 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated July 31, 2019, financial and otherwise.
5. 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.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 087/2019 is Monday, September 21, 2020.

### **Clearing Agencies**

1. 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.

2. 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.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.
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 Lake Simcoe Region Conservation Authority that condition #4 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 #7 have been adhered to.

#### **Advisory Comments**

2. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 087/2019 on Monday, August 12, 2019.

\_\_\_\_\_  
Gerri Lynn O'Connor, Chair

\_\_\_\_\_  
Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 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, August 12, 2019

**File:** LD 088/2019  
**Submission:** B 079/2019  
**Owner:** Grewal, Navtaj  
Grewal, Navdeep  
**Location:** Lot 14, Concession 6  
Township of Brock  
**Municipality:** Township of Brock

Consent to add a vacant 383.2 m<sup>2</sup> residential parcel to the east, retaining a vacant 1,300.6 m<sup>2</sup> residential parcel of land for future development.

Applications LD 85/2019 through LD 092/2019 were heard in conjunction.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

**Owner:** Grewal, Navtaj  
Grewal, Navdeep  
**Agent:** Matias, Paul

Mr. P. Matias explained the nature of the application and advised the Committee the first batch of applications (being LD 085/2019 through LD 088/2019) will facilitate lot line adjustments between abutting parcels of land owned individually by different family members and the subsequent batch of applications (being LD 089/2019 through LD 092/2019) will create the desired 9 legally conveyable lots for future development.

Committee Member A. Georgieff asked the agent to advise why his clients had chosen to proceed by way of severance rather than plan of subdivision given the number of applications.

Mr. P. Matias advised they had met with staff both at the Regional and local offices and were advised that the Committee could consider the consent applications.

Secretary-Treasurer L. Trombino advised that the Region would have preferred these applications proceed by plan of subdivision, however, Brock Township was supportive of the land severance option.

Committee Member K. Bavington asked the agent what his intent was with regard to the existing mature trees on the property.

Mr. P. Matias advised the Chair that those trees are mainly located on the northern portion of the lands which under separate ownership. He advised that any trees on the subject parcel will be taken into consideration.

Committee Member A. Arnott asked the agent if these applications must proceed simultaneously and in conjunction.

Mr. P. Matias advised the Committee that there are 3 owners involved in this transaction and they would like all the applications to proceed at the same time.

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

Agency comments were provided to Mr. P. Matias.

A letter of objection was received from Ms. Doris Feitler on August 10, 2019.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 088/2019 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 7, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letters dated July 24, 2019 and July 31, 2019, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 088/2019 is Monday, September 21, 2020.

### **Clearing Agencies**

1. 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.
2. 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.

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

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 088/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 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, August 12, 2019

**File:** LD 089/2019  
**Submission:** B 080/2019  
**Owner:** Sekhon, Karandeep  
**Location:** Lot 14, Concession 6  
Township of Brock  
**Municipality:** Township of Brock

Consent to sever a vacant 650.3 m<sup>2</sup> residential parcel, retaining a vacant 650.3 m<sup>2</sup> residential parcel of land for future development.

Applications LD 85/2019 through LD 092/2019 were heard in conjunction.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

Owner: Sekhon, Karandeep  
Agent: Matias, Paul

Mr. P. Matias explained the nature of the application and advised the Committee the first batch of applications (being LD 085/2019 through LD 088/2019) will facilitate lot line adjustments between abutting parcels of land owned individually by different family members and the subsequent batch of applications (being LD 089/2019 through LD 092/2019) will create the desired 9 legally conveyable lots for future development.

Committee Member A. Georgieff asked the agent to advise why his clients had chosen to proceed by way of severance rather than plan of subdivision given the number of applications.

Mr. P. Matias advised they had met with staff both at the Regional and local offices and were advised that the Committee could consider the consent applications.

Secretary-Treasurer L. Trombino advised that the Region would have preferred these applications proceed by plan of subdivision, however, Brock Township was supportive of the land severance option.

Committee Member K. Bavington asked the agent what his intent was with regard to the existing mature trees on the property.

Mr. P. Matias advised the Chair that those trees are mainly located on the northern portion of the lands which under separate ownership. He advised that any trees on the subject parcel will be taken into consideration.

Committee Member A. Arnott asked the agent if these applications must proceed simultaneously and in conjunction.

Mr. P. Matias advised the Committee that there are 3 owners involved in this transaction and they would like all the applications to proceed at the same time.

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

Agency comments were provided to Mr. P. Matias.

A letter of objection was received from Ms. Doris Feitler on August 10, 2019.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 089/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 7, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letters dated July 24, 2019 and July 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated July 31, 2019, financial and otherwise.
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, August 21, 2020.
  - Expiry Date of Application LD 089/2019 is Monday, September 21, 2020.

### **Clearing Agencies**

1. 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.
2. 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.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.

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 Lake Simcoe Region Conservation Authority that condition #4 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 #6 have been adhered to.

#### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 089/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 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, August 12, 2019

**File:** LD 090/2019  
**Submission:** B 081/2019  
**Owner:** Grewal, Navdeep  
Sekhon, Karandeep  
Grewal, Navtaj  
**Location:** Lot 14, Concession 6  
Township of Brock  
**Municipality:** Township of Brock

Consent to sever a vacant 650.3 m<sup>2</sup> residential parcel, retaining a vacant 650.3 m<sup>2</sup> residential parcel of land for future development.

Applications LD 85/2019 through LD 092/2019 were heard in conjunction.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

**Owner:** Grewal, Navdeep  
Sekhon, Karandeep  
Grewal, Navtaj  
**Agent:** Matias, Paul

Mr. P. Matias explained the nature of the application and advised the Committee the first batch of applications (being LD 085/2019 through LD 088/2019) will facilitate lot line adjustments between abutting parcels of land owned individually by different family members and the subsequent batch of applications (being LD

089/2019 through LD 092/2019) will create the desired 9 legally conveyable lots for future development.

Committee Member A. Georgieff asked the agent to advise why his clients had chosen to proceed by way of severance rather than plan of subdivision given the number of applications.

Mr. P. Matias advised they had met with staff both at the Regional and local offices and were advised that the Committee could consider the consent applications.

Secretary-Treasurer L. Trombino advised that the Region would have preferred these applications proceed by plan of subdivision, however, Brock Township was supportive of the land severance option.

Committee Member K. Bavington asked the agent what his intent was with regard to the existing mature trees on the property.

Mr. P. Matias advised the Chair that those trees are mainly located on the northern portion of the lands which under separate ownership. He advised that any trees on the subject parcel will be taken into consideration.

Committee Member A. Arnott asked the agent if these applications must proceed simultaneously and in conjunction.

Mr. P. Matias advised the Committee that there are 3 owners involved in this transaction and they would like all the applications to proceed at the same time.

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

Agency comments were provided to Mr. P. Matias.

A letter of objection was received from Ms. Doris Feitler on August 10, 2019.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 090/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 7, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letters dated July 24, 2019 and July 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated July 31, 2019, financial and otherwise.
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, August 21, 2020.
  - Expiry Date of Application LD 090/2019 is Monday, September 21, 2020.

### **Clearing Agencies**

1. 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.
2. 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.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.

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 Lake Simcoe Region Conservation Authority that condition #4 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 #6 have been adhered to.

#### **Advisory Comments**

2. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 090/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 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, August 12, 2019

**File:** LD 091/2019  
**Submission:** B 082/2019  
**Owner:** Grewal, Navdeep  
Grewal, Navtaj  
**Location:** Lot 14, Concession 6  
Township of Brock  
**Municipality:** Township of Brock

Consent to sever a vacant 650.3 m<sup>2</sup> residential parcel, retaining a vacant 650.3 m<sup>2</sup> residential parcel of land for future development.

Applications LD 85/2019 through LD 092/2019 were heard in conjunction.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

**Owner:** Grewal, Navtaj  
Grewal, Navdeep  
**Agent:** Matias, Paul

Mr. P. Matias explained the nature of the application and advised the Committee the first batch of applications (being LD 085/2019 through LD 088/2019) will facilitate lot line adjustments between abutting parcels of land owned individually by different family members and the subsequent batch of applications (being LD 089/2019 through LD 092/2019) will create the desired 9 legally conveyable lots for future development.

Committee Member A. Georgieff asked the agent to advise why his clients had chosen to proceed by way of severance rather than plan of subdivision given the number of applications.

Mr. P. Matias advised they had met with staff both at the Regional and local offices and were advised that the Committee could consider the consent applications.

Secretary-Treasurer L. Trombino advised that the Region would have preferred these applications proceed by plan of subdivision, however, Brock Township was supportive of the land severance option.

Committee Member K. Bavington asked the agent what his intent was with regard to the existing mature trees on the property.

Mr. P. Matias advised the Chair that those trees are mainly located on the northern portion of the lands which under separate ownership. He advised that any trees on the subject parcel will be taken into consideration.

Committee Member A. Arnott asked the agent if these applications must proceed simultaneously and in conjunction.

Mr. P. Matias advised the Committee that there are 3 owners involved in this transaction and they would like all the applications to proceed at the same time.

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

Agency comments were provided to Mr. P. Matias.

A letter of objection was received from Ms. Doris Feitler on August 10, 2019.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 091/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 7, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letters dated July 24, 2019 and July 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated July 31, 2019, financial and otherwise.
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, August 21, 2020.
  - Expiry Date of Application LD 091/2019 is Monday, September 21, 2020.

### **Clearing Agencies**

1. 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.
2. 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.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.

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 Lake Simcoe Region Conservation Authority that condition #4 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 #6 have been adhered to.

#### **Advisory Comments**

3. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 091/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 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, August 12, 2019

**File:** LD 092/2019  
**Submission:** B 083/2019  
**Owner:** Sekhon, Karandeep  
**Location:** Lot 14, Concession 6  
Township of Brock  
**Municipality:** Township of Brock

Consent to sever a vacant 650.3 m<sup>2</sup> residential parcel, retaining a vacant 893.6 m<sup>2</sup> residential parcel of land for future development.

Applications LD 85/2019 through LD 092/2019 were heard in conjunction.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

Owner: Sekhon, Karandeep

Agent: Matias, Paul

Mr. P. Matias explained the nature of the application and advised the Committee the first batch of applications (being LD 085/2019 through LD 088/2019) will facilitate lot line adjustments between abutting parcels of land owned individually by different family members and the subsequent batch of applications (being LD 089/2019 through LD 092/2019) will create the desired 9 legally conveyable lots for future development.

Committee Member A. Georgieff asked the agent to advise why his clients had chosen to proceed by way of severance rather than plan of subdivision given the number of applications.

Mr. P. Matias advised they had met with staff both at the Regional and local offices and were advised that the Committee could consider the consent applications.

Secretary-Treasurer L. Trombino advised that the Region would have preferred these applications proceed by plan of subdivision, however, Brock Township was supportive of the land severance option.

Committee Member K. Bavington asked the agent what his intent was with regard to the existing mature trees on the property.

Mr. P. Matias advised the Chair that those trees are mainly located on the northern portion of the lands which under separate ownership. He advised that any trees on the subject parcel will be taken into consideration.

Committee Member A. Arnott asked the agent if these applications must proceed simultaneously and in conjunction.

Mr. P. Matias advised the Committee that there are 3 owners involved in this transaction and they would like all the applications to proceed at the same time.

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

Agency comments were provided to Mr. P. Matias.

A letter of objection was received from Ms. Doris Feitler on August 10, 2019.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 092/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 7, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letters dated July 24, 2019 and July 31, 2019, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 092/2019 is Monday, September 21, 2020.

### **Clearing Agencies**

1. 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.
2. 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.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.
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 satisfied that the time periods outlined in condition #5 have been adhered to.

### **Advisory Comments**

4. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 092/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 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, August 12, 2019

**File:** LD 093/2019  
**Submission:** B 084/2019  
**Owner:** Ruscica Holdings Inc.  
**Agent:** KLM Planning Partners Inc.  
**Location:** Lot Pt Lot 8, Concession 2  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a 696.25 m<sup>2</sup> residential lot with an existing dwelling to be demolished, retaining a 696.3 m<sup>2</sup> residential lot with an existing dwelling to be demolished.

The Committee member visited the site on July 28, 2019 and confirmed the property was properly posted.

Present was:

Agent: Ryan Mino-Leahan- KLM Planning Partners Inc.

Mr. R. Mino-Leahan explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments.

He further advised the Committee he has had discussions with Regional Planning staff and was satisfied with their conditions.

Committee Member C. Molinari asked the agent if he had reviewed all comments and was in agreement with them. Mr. R. Mino-Leahan confirmed he was 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. R. Mino-Leahan.

### **Decision of the Committee**

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

Moved by: C. Molinari

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 093/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 9, 2019.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated August 8, 2019, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 093/2019 is Monday, September 21, 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 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.

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 093/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.

**Appendix 12**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 12, 2019

**File:** LD 094/2019  
**Submission:** B 085/2019  
**Owner:** Taylor, A. Duayne  
Taylor, Elizebeth  
**Location:** Lot Pt Lot 17, Concession 5  
Township of Scugog  
**Municipality:** Township of Scugog

Consent to sever a vacant 348.5 m<sup>2</sup> residential parcel of land, retaining a 664 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

Owner: Taylor, A. Duayne

Objector: Frampton, Susan

Mr. D. Taylor advised the Committee he had purchased the land from his daughter. After purchasing the land he subsequently rented the house to a Community Living Organization for a number of years. However, due government funding cuts the tenants have now moved out and it has since become difficult to maintain two large properties. He indicated they have made application to sever the portion of the existing lot in an effort to properly maintain the property.

Mr. D. Taylor further advised the Committee he has consulted with the Township staff and has completed a minor variance application related to set back requirements which has now been approved. He confirmed the land division application was now in compliance with the local zoning by-laws.

Committee Member D. Smith disclosed that he is a member of the Township of Scugog's Committee of Adjustment and confirmed the variance was approved and is currently in the appeal period.

Ms. S. Frampton advised the Committee she lives near the subject property on the north side. She expressed objections related to the application specifically to drainage issues and the existing natural water source near the property. She indicated that trees are struggling and not standing upright in the area due to poor drainage conditions.

Ms. S. Frampton further expressed concerns related to the type of structure that is to be constructed on the property and potential loss of privacy.

Ms. S. Frampton provided the Committee with a compilation of photos illustrating existing drainage issues.

Ms. S. Frampton advised the Committee she had attended the Committee of Adjustment meeting and objected to the related minor variance application.

Ms. S. Frampton provided the Committee with a written submission and included various neighbours names on the submission noting them as objectors to the application as well.

Committee Member K. Bavington asked Ms. Frampton to confirm if she had permission to include the other neighbours names in her submission.

Assistant Secretary-Treasurer Ms. P. Aguilera advised the Committee that Land Division staff had received no such authorizations.

Secretary-Treasurer L. Trombino the Committee all the names on Ms. Frampton's submission would receive a copy of the Committee's Minutes and Decision.

Committee Member D. Smith advised Ms. Frampton that drainage issues will be addressed by the local municipality as part of the conditions of approval of this land division.

Mr. D. Taylor advised the Committee that 75% of drainage of the newly created lot will run to Victoria Street and there will be a swale between the two houses. This will alleviate a lot of the drainage going to the northeast.

Ms. S. Frampton further advised the Committee there is an existing catch basin along the sidewalk in front of the subject property.

Chair G. O'Connor advised Ms. Frampton that the Township will review the issues related to drainage.

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

Agency comments were provided to Ms. D. Taylor.

A Letter of objection was received from Susan Frampton on August 12, 2019.

Letter of objection was received from Ray and Cathy Irwin on July 30, 2019.

### **Decision of the Committee**

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

Moved by: D. Smith

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 094/2019, be approved, as it complies with all applicable plans and policies, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 26, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 31, 2019.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated July 30, 2019, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 094/2019 is Monday, September 21, 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 Township of Scugog that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 094/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.

**Appendix 13**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 12, 2019

**File:** LD 095/2019  
**Submission:** B 086/2019  
**Owner:** Graham, Jennifer Garret  
Graham, Mark Harvey  
**Agent:** Clark Consulting Services  
**Location:** Lot 4 & 5, Concession 3  
Township of Scugog  
(Cartwright)  
**Municipality:** Township of Scugog

Consent to add a 59.163 hectare agricultural parcel of land to the east, retaining a vacant 0.897 hectare parcel of land.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

Agent: Bob Clark - Clark Consulting Services

Mr. B. Clark advised the Committee that this application was initially for a surplus farm dwelling and has since changed. He advised the application meets all criterias and is consistent with all applicable plans and policies.

He further advised the Committee he was in receipt of the agency comments and was in agreement with same, however, the letter from the Regional Planning and Economic Development Department had inadvertently mixed up the severed and retained.

Donavon asked if bob had planning comments. Advised it contained an error wherein the lands were mixed up – retained should be noted as severed.

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

Agency comments were provided to Mr. B. Clark.

## **Decision of the Committee**

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

Moved by: D. Smith

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 095/2019 be approved, as amended, 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 dated July 31, 2019.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated July 30, 2019, 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, August 21, 2020.
  - Expiry Date of Application LD 095/2019 is Monday, September 21, 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 Township of Scugog that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 095/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.

**Appendix 14**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 12, 2019

**File:** LD 096/2019  
**Submission:** B 087/2019  
**Owner:** Jensen, Richard Brian  
Jensen, Judith Anne  
**Agent:** Clark Consulting Services  
**Location:** Lot Pt Lot 25, Concession 9  
Municipality of Clarington  
(Darlington)  
**Municipality:** Municipality of Clarington

Consent to add a 38.57 hectare agricultural parcel of land to the west, retaining a 14.48 hectare agricultural parcel of land.

The Committee member visited the site on July 31, 2019 and confirmed the property was properly posted.

Present was:

**Owner:** Jensen, Richard Brian  
**Agent:** Clark, Bob - Clark Consulting Services

Mr. B. Clark advised the Committee that this application will facilitate a transfer of agricultural land from an existing agricultural property to the north in order to increase the size of the abutting parcel of land.

Mr. A. Arnott asked Mr. Clark to confirm what will happen to the existing agricultural building on the subject property.

Mr. B. Clark advised the Committee the agricultural building will be kept on the severed parcel as it will be used for that farming operation.

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 Mr. B. Clark.

### **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 096/2019 be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated August 7, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's dated August 9, 2019.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 096/2019 is Monday, September 21, 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 Municipality of Clarington that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Central Lake Ontario Conservation Authority Comments dated July 25, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 096/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.

## 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, August 12, 2019

**File:** LD 097/2019  
**Submission:** B 088/2019  
**Owner:** Mo, Ellen  
**Agent:** Thomas Efraim LLP  
**Location:** Lot Pt Lt 16, Concession 2  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a vacant 365.60 m<sup>2</sup> residential parcel of land, retaining a 392.8 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on July 28, 2019 and confirmed the property was properly posted.

Present was:

Agent: Wooderson, Michael - Thomas Efraim LLP

Mr. Wooderson advised the Committee that the subject lands have a long history of previous consent applications and that he was in receipt of and in agreement with 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 and Toronto Region Conservation Authority.

Agency comments were provided to M. Wooderson.

## **Decision of the Committee**

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

Moved by: C. Molinari

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 097/2019, be approved, as it complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 9, 2019.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated August 8, 2019, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority letters dated February 9, 2019 and August 9, 2019, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 21, 2020.
  - Expiry Date of Application LD 097/2019 is Monday, September 21, 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 Ajax 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.

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the

legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 097/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.

## 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, August 12, 2019

**File:** LD 098/2019  
**Submission:** B 089/2019  
**Owner:** Campus Development Whitby Corp.  
**Agent:** Davis, Neil  
**Location:** Lot 20, Concession 1  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to grant a lease over 21 years over a vacant 5,013.1 m<sup>2</sup> institutional parcel of land, retaining a institutional parcel of land.

The Committee member visited the site on July 29, 2019 and confirmed the property was properly posted.

Present was:

Agent: Bahmanpour, Hannah, solicitor – Davis Webb LLP

Ms. H. Bahmanpour advised the Committee the application will facilitate a lease over 21 for an existing student housing building and that no new development is proposed.

Ms. H. Bahmanpour further advised the Committee the proposed lease was for 69 years.

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 Ms. H. Bahmanpour.

### **Decision of the Committee**

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

Moved by: A. Georgieff

Seconded by: D. Smith

That application LD 098/2019 be approved, as applied for, as such is a lease in excess of 21 years 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 Town of Whitby's letter dated 2019, 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, August 21, 2020.
  - Expiry Date of Application LD 098/2019 is Monday, September 21, 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 Town of Whitby 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.

#### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham

Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 098/2019 on Monday, August 12, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 10, 2019.