



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

Minutes

Monday, October 7, 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 9:30 AM on Monday, October 7, 2019 with the following in attendance:

Present: Gerri Lynn O'Connor, Chair
Alex Georgieff, Vice-Chair
Kitty Bavington
Carolyn Molinari
Donovan Smith

Absent: Allan Arnott
Eric Hudson

Staff

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

If this information is required in an accessible format, please contact 1-800-372-1102, ext. 2583.

1. Adoption of Minutes

Moved by: A. Georgieff

Seconded by: K. Bavington

That the minutes of the Monday, September 09, 2019 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, October 7, 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: D. Smith

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

Carried unanimously

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

5. Consideration of Consent Applications

1. File: LD 063/2019
Appendix 1

2. File: LD 126/2019
Appendix 2

3. File: LD 127/2019
Appendix 3

4. File: LD 128/2019
Appendix 4

5. File: LD 129/2019
Appendix 5

6. File: LD 131/2019
Appendix 6

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on November 4, 2019 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: A. Georgieff

Seconded by: D. Smith

That this meeting be adjourned at 1:45 p.m. and the next regular meeting be held on November 4, 2019.

Carried unanimously
Monday, October 7, 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, October 7, 2019

File: LD 063/2019
Submission: B 104/2019
Owner: 2531751 Ontario Inc.
Agent: Bennett Jones Services LP
Location: Lot Pt Lot 12, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 0.2082 hectare commercial parcel of land to the west, retaining a vacant 4.5 hectare commercial parcel of land.

This matter was tabled from the July 15, 2019 hearing.

The Committee member visited the site on September 23, 2019 and confirmed the property was properly posted.

Present was:

Agent: Blunt, Robert - Bennett Jones Services LP

Mr. R. Blunt explained the nature of the application and advised the Committee that title to the property had inadvertently merged and this application would rectify that merger.

He advised the Committee he had met with staff at the Toronto Region Conservation Authority and has worked with them to resolve their concerns. He indicated he has now reconfigured the lot lines of the parcel to address the Conservation Authority's concerns.

Mr. R. Blunt further advised he was in receipt of and in agreement with the agency comments, save and except for the Regional Planning and Economic Development Department's condition related to the Region's Site Contamination Protocol. He advised this condition is onerous and unnecessary.

He further indicated the subject lands are owned by the parent company and that they are not aware of any fill or contamination on the site. He also advised that an Environmental Assessment for a portion of the site is currently underway.

Committee Member A. Georgieff asked the agent to confirm whether he had addressed this concern with Regional Planning staff. Mr. R. Blunt indicated he had discussed the matter with the assigned Regional Planner.

Committee Member C. Molinari advised the agent he could still speak with Regional Planning staff offline to satisfy this condition.

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 Robert Blunt.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 063/2019 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 Regional Planning and Economic Development Department's letter dated October 4, 2019.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated September 27, 2019, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated September 19, 2019, financial and otherwise
4. 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.
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, October 16, 2020.
 - Expiry Date of Application LD 063/2019 is Monday, November 16, 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 Planning and Economic Development 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 City of Pickering 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 Toronto Region Conservation Authority that condition #3 has been carried out to its satisfaction
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Advisory Comments

1. 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 063/2019 on Monday, October 7, 2019.

Gerri Lynn O'Connor, Chair

Kitty Bavington

Alex Georgieff

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 5, 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, October 7, 2019

File: LD 126/2019
Submission: B 105/2019
Owner: Williams, Nena
Williams, Hugh
Williams, Joyce
Dennat group Inc.
Location: Lot 8, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 695.8 m² residential parcel of land, retaining a 695.8 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on September 23, 2019 and confirmed the property was properly posted.

Present was:

Owner:
Williams, Hugh
Williams, Joyce

Mr. H. Williams explained the nature of the application and advised the Committee he will be developing the lands once the severance is complete. He further advised the Committee this application was previously applied for and approved, however, it had lapsed due to failure to address conditions of approval within the prescribed time frame.

He further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee Member D. Smith asked the agent if he was aware and agreeable to the newly imposed conditions from the Town of Ajax. Mr. H. Williams answered in the affirmative.

Committee Member K. Bavington asked the agent if he was going to personally develop the lands. Mr. Williams answered in the affirmative.

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

Agency comments were provided to Mr. Williams.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 126/2019, be approved, as applied for, 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 September 23, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated September 20, 2019, financial and otherwise.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated September 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, October 16, 2020.
 - Expiry Date of Application LD 126/2019 is Monday, November 16, 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 Health 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 126/2019 on Monday, October 7, 2019.

Gerri Lynn O'Connor, Chair

Kitty Bavington

Alex Georgieff

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 5, 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, October 7, 2019

File: LD 127/2019
Submission: B 106/2019
Owner: TK Building Group Limited
Agent: Northover, Kyle
Location: Lot 15, Concession 6
Township of Brock
Municipality: Township of Brock

Consent to sever a 650.3 m² residential parcel of land, retaining a 650.3 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on September 23, 2019 and confirmed the property was properly posted.

Present was:

Agent: Northover, Kyle

Mr. K. Northover explained the nature of the application and advised the Committee they would be demolishing the existing dwelling and constructing two dwellings on the subject site.

Committee Member K. Bavington asked for more information related to potential development on the site and if any variances would be required. She also asked the agent if he was agreeable with the conditions. Mr. Northover answered in the affirmative.

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. K. Northover.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 127/2019, be approved, as applied for, 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 September 20, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 3, 2019.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated September 20, 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, October 16, 2020.
 - Expiry Date of Application LD 127/2019 is Monday, November 16, 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 Brock 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 127/2019 on Monday, October 7, 2019.

Gerri Lynn O'Connor, Chair

Kitty Bavington

Alex Georgieff

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 5, 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, October 7, 2019

File: LD 128/2019
Submission: B 107/2019
Owner: Kent, Robert James
Kent, Valerie Denise
Location: Lot 33, Concession 4
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 41 hectare agricultural parcel of land the south, retaining a 0.4047 hectare parcel of land.

The Committee member visited the site on September 23, 2019 and confirmed the property was properly posted.

Present was:

Owner: Kent, Robert James
Kent, Valerie Denise

Mr. J. Kent explained the nature of the application and advised the Committee his family purchased the farm in 1970 and has been actively farming the lands since that time. He further advised there was a historic retirement lot obtained, however, they would prefer to move the vacant lot to a less travelled road to accommodate traffic issues.

Chair G. O'Connor asked the agent to identify the nature of the farming operation.

Mr. J. Kent advised the Committee it was made of composting which included recycling manure from other sites which is then mixed with apple pulp from local orchards and composted. He further advised they grow apples and other crops on the farm.

Chair G. O'Connor asked the agent to confirm the size of the farming operation.

Mr. J. Kent advised the Committee that the farming operation consists of 250 acres and includes: beans, corns, squash and pumpkins.

Chair G. O'Connor asked the agent to speak to the multiple trucks on the southerly portion of the site.

Mr. J. Kent advised the Committee those are storage containers, trucks and trailers.

Ms. V. James advised the Committee the farm produces hay, squash, straw, corn stalks, pumpkins and the truck boxes are used to store these crops.

Chair G. O'Connor asked the owner to identify the use on the site to the west of Pollard Street. Mr. J. Kent advised a compost mixing station is located to the west of Pollard.

Chair G. O'Connor asked the agent if the municipality was aware of this activity on the property. Mr. J. Kent answered in the affirmative.

Committee Member D. Smith queried when the retirement lot was created and whom would be living on the severed lot. Mr. J. Kent advised the lot was initially created in 1976 and the lot may be sold in the future.

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. J. Kent.

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 of the agency comments and heard the oral submissions, I hereby move that application LD 128/2019 be approved, as applied for, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 4, 2019.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated September 23, 2019, financial and otherwise.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 4, 2019, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 16, 2020.
 - Expiry Date of Application LD 128/2019 is Monday, November 16, 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 Planning and Economic Development 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 Health Department that condition #2 has been carried out to its satisfaction.

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

Advisory Comments

1. 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 128/2019 on Monday, October 7, 2019.

Gerri Lynn O'Connor, Chair

Kitty Bavington

Alex Georgieff

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 5, 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, October 7, 2019

File: LD 129/2019
Submission: B108/2019
Owner: Kotsopoulos, Paul
Kotsopoulos, Kristina
Agent: Marshall Homes
Location: Lot 34, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to grant a 379 m² access easement in favour of the property to the north retaining a 0.023 hectare residential parcel of land.

The Committee member visited the site on September 23, 2019 and confirmed the property was properly posted.

Present was:

Agent: Bateman, Samantha - Marshall Homes

Ms. S. Bateman explained the nature of the application and advised the Committee the easement is in favour of the neighbor to the north in order to facilitate better access to their driveway.

Ms. S. Bateman further advised the Committee she was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to S. Bateman.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: D. Smith

That application LD 129/2019 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the City of Pickering's letter dated September 20, 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, October 16, 2020.
 - Expiry Date of Application LD 129/2019 is Monday, November 16, 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 City of Pickering that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

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. Filing 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 129/2019 on Monday, October 7, 2019.

Gerri Lynn O'Connor, Chair

Kitty Bavington

Alex Georgieff

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 5, 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, October 7, 2019

File: LD 131/2019
Submission: B 109/2019
Owner: Turney, Alanna
Agent: Metcalfe, Keirra
Location: Lot Pt Lt 12, Concession Blk E
City of Pickering
Municipality: City of Pickering

Consent to sever a 134 m² residential parcel of land, retaining a 492 m² residential parcel of land.

The Committee member visited the site on September 23, 2019 and confirmed the property was properly posted.

Present was:

Agent: Metcalfe, Keirra
Leadbetter, Cory

Mr. C. Leadbetter explained the nature of the application and advised the Committee the previous owner of 660 Pleasant Avenue purchased the lot in 2011 and then subsequently purchased 604 Annland Street in 2017 and as a result these properties inadvertently merged. He further advised that in order to complete a sale transaction, a declaration of trust was signed by the owners and once the severance is complete then 604 Annland Street would subsequently be reconveyed to back to him.

Committee Member K. Bavington noted the dimensions of the proposed lot may not in compliance with local zoning and asked the agent if a new minor variance would be required.

Ms. K. Metcalfe advised the Committee they have been in contact with the local municipality and have confirmed a variance will not required.

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

Agency comments were provided to Mr. C. Leadbetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 131/2019, be approved, as applied for, as it generally complies with all applicable plans, subject to:

Conditions

1. That the applicant satisfy the requirement of the City of Pickering's letter dated October 3, 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, October 16, 2020.
 - Expiry Date of Application LD 131/2019 is Monday November 16, 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 City of Pickering that condition # 1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

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 131/2019 on Monday, October 7, 2019.

Gerri Lynn O'Connor, Chair

Kitty Bavington

Alex Georgieff

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, November 5, 2019.