



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

Minutes

Monday, February 12, 2018

The Region of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:00 A.M. on Monday, February 12, 2018 with the following in attendance:

Present: J. Hurst, Chair
E. Hudson
G. Kydd
D. Marquis
K. Reinhardt

Absent: G. Rock
P. Hamilton
R. Malone

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

1. Adoption of Minutes

Moved by: D. Marquis

Seconded by: E. Hudson

That the minutes of the Monday, January 15, 2018 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, February 12, 2018

2. Review Consent Applications/Correspondence

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

3. Other Business

The Committee discussed the Municipality of Clarington's commenting practices regarding tabling requests. Staff was directed by the Committee to contact the Municipality of Clarington in order to gain a better understanding of how the development of semi-detached dwellings is impacted by the Consent process.

4. Recess

Moved by: K. Reinhardt

Seconded by: D. Marquis

That this meeting be recessed at 11: 40 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, February 12, 2018

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

5. Consideration of Consent Applications

1. File: LD 016/2016
Appendix 1

2. File: LD 019/2016
Appendix 2

3. File: LD 124/2016
Appendix 3
4. File: LD 125/2016
Appendix 4
5. File: LD 149/2017
Appendix 5
6. File: LD 155/2017
Appendix 6
7. File: LD 187/2017
Appendix 7
8. File: LD 188/2017
Appendix 8
9. File: LD 015/2018
Appendix 9
10. File: LD 016/2018
Appendix 10
11. File: LD 017/2018
Appendix 11
12. File: LD 018/2018
Appendix 12

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, March 19, 2018 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: G. Kydd

Seconded by: E. Hudson

That this meeting be adjourned at 2:15 p.m. and the next regular meeting be held on Monday, March 19, 2018.

Carried unanimously
Monday, February 12, 2018

8. Appendices

Appendix 1



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

Minutes

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

Consent Application heard on: Monday, February 12, 2018

File: LD 016/2016
Owner: 2374996 Ontario Inc.
Agent: Miller Planning Services
Location: Lot 24, Concession 6
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 914.9 square metre residential/commercial lot, retaining a 1,097.8 square metre residential/commercial lot with an existing dwelling.

This application was tabled from the February 22, 2016 Land Division hearing.

The Committee member visited the site on January 29, 2018 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services
Interested party: Stobbs, Craig, area resident
Logiacco, Leo, area resident
Hoxford, Matilda, area resident
Graham, Roger, area resident

Mr. R. Miller explained the nature of the application and advised the Committee he was in receipt of the agency comments and requested the Committee to table the application pending the resolution of the concurrent zoning by-law amendment application.

Mr. C. Stobbs objected to the application and advised the Committee that his concerns remain unchanged from those originally noted at the February 22, 2016 Land Division Committee hearing. He further provided the Committee with excerpts from various policies and guidelines. His concerns related to: loss of greenspace, traffic, destruction of neighbourhood character and heritage.

Committee Member G. Kydd asked Mr. C. Stobbs if he had raised his concerns with the Town of Whitby and recommended that he contact the municipality directly to discuss some of his concerns.

Mr. L. Logiacco questioned why the consent application was brought forward given that the zoning by-law amendment process was still on-going. He further expressed his objection to the application, concerns included: loss of neighbourhood character and the lack of justification for the proposal given there was a high commercial vacancy rate in the area. He provided the Committee with a petition in opposition to the application dated September 5, 2017.

Ms. M. Hoxford advised the Committee she has resided at her home for the past 34 years and expressed her objection to the application, her concerns included: loss of mature trees, traffic and loss of neighbourhood character.

Mr. R. Graham stated his objection to the application. He expressed concerns related to: parking and loss of mature trees. He further advised the Committee he felt the agent has misrepresented the intent of the application and is misleading the Committee and Town of Whitby staff and Council.

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

A written correspondence was received objecting to the application from K.R. Worsley, Brooklin United Church Property Committee.

A petition objecting to the application was received from the members of the Brooklin United Church.

Agency comments were provided to Mr. R. Miller.

Motion of the Committee

Moved by: D. Marquis

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 016/2016 be tabled at the expense of the applicant for up to two (2) years and no later than February 2020. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 016/2016 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, February 12, 2018

File: LD 019/2016
Owner: Ghanem, Fadel
Rizk, Georgina
Khalil, Joseph
Location: Lot 16, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 765 square metre vacant residential lot, retaining a 722 square metre residential lot with an existing dwelling.

This application was previously tabled from the February 22, 2016 hearing.

The Committee member visited the site on January 29, 2018 and confirmed the property was not properly posted.

Present was: Agent: Williams, Melanie

Ms. M. Williams advised the Committee she was in receipt of and in agreement with the agency comments. Ms. M. Williams also acknowledged she was not aware of the fact the property was not properly posted.

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 and the Toronto Region Conservation Authority.

Agency comments were provided to Ms M. Williams.

Motion of the Committee

Moved by: E. Hudson

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 019/2016 be tabled at the expense of the applicant for up to two (2) years and no later than February 2020. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 019/2016 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 3



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

Minutes

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

Consent Application heard on: Monday, February 12, 2018

File: LD 124/2016
Owner: Pigeon, Michelle
Blondin, Jimmy
Agent: Weston Consulting
Location: Lot 13, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 484 square metre vacant residential parcel of land, retaining a 1,524.8 square metre residential parcel of land with an existing dwelling.

Applications LD 124/2016 and LD 125/2016 were heard in conjunction.

This application was tabled at the January 16, 2017 Land Division Committee hearing.

The Committee member visited the site on January 29, 2018 and confirmed the property was properly posted.

Present was:

Agent: McFarlane, Jane - Weston Consulting

Ms. J. McFarlane advised the Committee the application was previously tabled in order to address zoning and servicing issues associated with the property. Ms. J. McFarlane advised the Committee that the related zoning by-law has been approved and the sanitary sewer has been constructed and extended to the

subject site. She further advised that an application to connect the retained lot to the municipal sewer was imminent.

Committee Member G. Kydd asked for clarification on the status of the existing private sewage system and its future decommissioning.

Ms. J. McFarlane advised the lot at 46 Mill Lane will be serviced through the development of the abutting plan of subdivision in exchange for the sale of the two proposed lots which were subject to the consent applications. She further advised that the existing septic system would be decommissioned once the home at 46 Mill Lane was connected to municipal services.

Committee member G. Kydd asked the agent if she has been in contact with the Regional Health Department and was advised that she had spoken with Health and felt that there concerns were addressed.

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 the Central Lake Ontario Conservation Authority.

Agency comments were provided to Ms. J. McFarlane.

Motion of the Committee

Moved by: G. Kydd

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 124/2016 be tabled at the expense of the applicant for up to two (2) years and no later than February 2020. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 124/2016 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

Appendix 4



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

Minutes

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

Consent Application heard on: Monday, February 12, 2018

File: LD 125/2016
Owner: Pigeon, Michelle
Blondin, Jimmy
Agent: Weston Consulting
Location: Lot 13, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 486.4 square metre vacant residential parcel of land, retaining a 1,038.4 square metre residential parcel of land with an existing dwelling.

Applications LD 124/2016 and LD 125/2016 were heard in conjunction.

This application was tabled at the January 16, 2017 Land Division Committee hearing.

The Committee member visited the site on January 29, 2018 and confirmed the property was properly posted.

Present was:

Agent: McFarlane, Jane - Weston Consulting

Ms. J. McFarlane advised the Committee the application was previously tabled in order to address zoning and servicing issues associated with the property. Ms. J. McFarlane advised the Committee that the related zoning by-law has been approved and the sanitary sewer has been constructed and extended to the

subject site. She further advised that an application to connect the retained lot to the municipal sewer was imminent.

Committee Member G. Kydd asked for clarification on the status of the existing private sewage system and its future decommissioning.

Ms. J. McFarlane advised the lot at 46 Mill Lane will be serviced through the development of the abutting plan of subdivision in exchange for the sale of the two proposed lots which were subject to the consent applications. She further advised that the existing septic system would be decommissioned once the home at 46 Mill Lane was connected to municipal services.

Committee member G. Kydd asked the agent if she has been in contact with the Regional Health Department and was advised that she had spoken with Health and felt that there concerns were addressed.

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 the Central Lake Ontario Conservation Authority.

Agency comments were provided to Ms. J. McFarlane.

Motion of the Committee

Moved by: G. Kydd

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 125/2016 be tabled at the expense of the applicant for up to two (2) years and no later than February 2020. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 125/2016 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 5



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

Minutes and Decisions

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

Consent Application heard on: Monday, February 12, 2018

File: LD 149/2017
Submission: B 015/2018
Owner: Van Kessel, Mary
Van Kessel, Herman
Agent: Clark Consulting Services
Location: Lot 12, Concession 7
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to add a 0.53 HA agricultural parcel of land to the property to the north, retaining a 24.47 HA non-farm related rural residential parcel of land with an existing dwelling to remain.

This application was tabled from the October 16, 2017 Land Division Committee hearing.

The Committee member visited the site on January 29, 2018 and confirmed the property was properly posted.

Present was:

Agent: Clark, Bob - Clark Consulting Services

Mr. B. Clark explained the nature of the application and advised the Committee that this application was previously tabled in order to address agency concerns related to the use of the accessory structure. Mr. B. Clark advised the Committee that the property has now been rezoned and that all agency concerns have been addressed.

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 the Kawartha Regional Conservation Authority.

Agency comments were provided to B. Clark.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 149/2017 be approved, as applied for, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated January 16, 2018, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 22, 2019.
 - Expiry Date of Application LD 149/2017 is Monday, March 25, 2019.

Clearing Agencies

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

Advisory Comments

1. Kawartha Region Conservation Authority comments dated February 8, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 149/2017 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

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

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, February 12, 2018

File: LD 155/2017
Submission: B 016/2018
Owner: 1093560 Ontario Limited
Location: Lot 29, Concession 6
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a 409 m² residential lot, retaining a 569 m² residential lot.
Existing dwelling to be demolished.

This application was tabled from the October 16, 2017 Land Division Committee hearing.

The Committee member visited the site on January 29, 2018 and confirmed the property was properly posted.

Present was:

Owner: Furlan, Fabio - 1093560 Ontario Limited

Mr. F. Furlan explained the nature of the application and advised the Committee the application was previously tabled in order to address zoning conformity issues. He further advised the application was revised in response to agency and neighbourhood concerns. Mr. F. Furlan also advised the Committee he had withdrawn the related severance application (LD 156/2017) and that his revised development proposal would facilitate the construction of only two single family detached dwellings.

Committee Member G. Kydd asked the applicant whether or not the proposed dwellings would require any minor variance applications and was advised the proposed buildings would conform to all by-law requirements.

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 the Lake Simcoe Region Conservation Authority.

Agency comments were provided to Mr. F. Furlan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 155/2017 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated January 22, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 8, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated February 8, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 22, 2019.
 - Expiry Date of Application LD 155/2017 is Monday, March 25, 2019.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 155/2017 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

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

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, February 12, 2018

File: LD 187/2017
Submission: B 017/2018
Owner: Mutton, John
Location: Lot 11, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 280.53 m² residential lot, retaining a vacant 1010.73 m² residential lot with an existing dwelling to be demolished.

Applications LD 187/2017 and LD 188/2017 were heard in conjunction.

This application was tabled from the December 11, 2017 Land Division Committee hearing.

The Committee member visited the site on January 29, 2018 and confirmed the property was properly posted.

Present was:

Owner: Mutton, John

Mr. J. Mutton 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, Health and Works Departments, and the Municipality of Clarington.

Agency comments were provided to Mr. J. Mutton.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 187/2017 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated February 2, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 8, 2018 with respect to items 2, 3, 4 and 5.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated February 6, 2018, financial and otherwise.
4. That Application LD 187/2017 be perfected prior to the completion of Application LD 188/2017.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 22, 2019.
 - Expiry Date of Application LD 187/2017 is Monday, March 25, 2019.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 187/2017 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

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

Appendix 8



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

Minutes and Decisions

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

Consent Application heard on: Monday, February 12, 2018

File: LD 188/2017
Submission: B 019/2018
Owner: Mutton, John
Location: Lot 11, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 280.53 m² residential lot, retaining a vacant 1010.73 m² residential lot with an existing dwelling to be demolished.

Applications LD 187/2017 and LD 188/2017 were heard in conjunction.

This application was tabled from the December 11, 2017 Land Division Committee hearing.

The Committee member visited the site on January 29, 2018 and confirmed the property was properly posted.

Present was:

Owner: Mutton, John

Mr. J. Mutton 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, Health and Works Departments, and the Municipality of Clarington.

Agency comments were provided to Mr. J. Mutton.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 188/2017 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated February 2, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 8, 2018 with respect to items 2, 3, 4 and 5.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated February 6, 2018, financial and otherwise.
4. That Application LD 187/2017 be perfected prior to the completion of Application LD 188/2017.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 22, 2019.
 - Expiry Date of Application LD 188/2017 is Monday, March 25, 2019.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 188/2017 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

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

Appendix 9



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

Minutes and Decisions

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

Consent Application heard on: Monday, February 12, 2018

File: LD 015/2018
Submission: B 019/2018
Owner: 1968160 Ontario Inc.
Agent: Borden Ladner Gervais LLP
Location: Lot 18, Concession 1
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to grant an 8.8 m² access easement in favour of the property to the south, retaining 3577.2 m² commercial parcel of land.

Applications LD 015/2018 and LD 016/2018 were heard in conjunction.

The Committee member visited the site on January 29, 2018 and confirmed the property was not properly posted.

Present was:

Agent: Shipowick, Adam - Borden Ladner Gervais LLP

Mr. A. Shipowick 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, Health and Works Departments, and the City of Pickering.

Agency comments were provided to Mr. A. Shipowick.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

That application LD 015/2018 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, Subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the City of Pickering's letter dated February 1, 2018, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 22, 2019.
 - Expiry Date of Application LD 015/2018 is Monday, March 25, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 015/2018 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

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

Appendix 10



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

Minutes and Decisions

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

Consent Application heard on: Monday, February 12, 2018

File: LD 016/2018
Submission: B 020/2018
Owner: 1331371 Ontario Ltd.
Agent: Borden Ladner Gervais LLP
Location: Lot 18, Concession 1
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to grant a 6.9 m² access easement in favour of the property to the North, retaining a 3,129.1 m² commercial parcel of land.

Applications LD 015/2018 and LD 016/2018 were heard in conjunction.

The Committee member visited the site on January 29, 2018 and confirmed the property was not properly posted.

Present was:

Agent: Shipowick, Adam - Borden Ladner Gervais LLP

Mr. A. Shipowick 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, Health and Works Departments, and the City of Pickering.

Agency comments were provided to Mr. A. Shipowick.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

That application LD 016/2018 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, Subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

6. That the applicant satisfy the requirement of the City of Pickering's letter dated February 1, 2018, financial and otherwise.
7. That the applicant submit two copies of a registered plan on the subject parcel.
8. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 22, 2019.
 - Expiry Date of Application LD 016/2018 is Monday, March 25, 2019.

Clearing Agencies

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 City of Pickering that condition # 1 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 # 3 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 016/2018 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

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

Appendix 11



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

Minutes and Decisions

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

Consent Application heard on: Monday, February 12, 2018

File: LD 017/2018
Submission: B 021/2018
Owner: Lee, Donald
Lee, Darlene
Agent: Worboy, Ronald
Location: Lot 32, Concession 9
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 62.73 HA agricultural parcel of land with an existing dwelling and barn, retaining a 46.54 HA agricultural parcel of land with two existing dwellings and a barn.

The Committee member visited the site on January 29, 2018 and confirmed the property was properly posted.

Present was:

Agent: Worboy, Ronald

Mr. R. Worboy explained the nature of the application and advised the Committee the application is in compliance with all provincial, regional and local policies. Mr. R. Worboy explained that the application would restore the original lot lines and remedy an inadvertent title merger of two properties.

Mr. R. Worboy further 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, Health and Works Departments, the Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to R. Worboy.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 017/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated February 6, 2018, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 22, 2019.
 - Expiry Date of Application LD 017/2018 is Monday, March 25, 2019.

Clearing Agencies

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 017/2018 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt



Assistant Secretary-Treasurer

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

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, February 12, 2018

File: LD 018/2018
Submission: B 022/2018
Owner: 1725596 Ontario Limited
Agent: Clark Consulting Services
Location: Lot 25, Concession BFC
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 4,127.5 m² non-farm related rural residential parcel of land with an existing dwelling, retaining a 67 HA agricultural parcel of land with an existing storage building. Application includes an easement.

The Committee member visited the site on January 29, 2018 and confirmed the property was properly posted.

Present was:

Agent: Clark, Bob - Clark Consulting Services

Mr. B. Clark 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, Health and Works Departments, the Municipality of Clarington and the Ganaraska 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. Marquis

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 018/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 8, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated February 6, 2018, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 22, 2019.
 - Expiry Date of Application LD 018/2018 is Monday, March 25, 2019.

Clearing Agencies

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

Advisory Comments

1. GRCA Comments dated January 23, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 018/2018 on Monday, February 12, 2018.

J. Hurst, Chair

E. Hudson

G. Kydd

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

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