



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

Minutes

Monday, June 11, 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, June 11, 2018 with the following in attendance:

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

Absent: J. Hurst
G. Rock

Staff

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

1. Adoption of Minutes

Moved by: K. Reinhardt

Seconded by: R. Malone

That the minutes of the Monday, May 14, 2018 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, June 11, 2018

2. Review Consent Applications/Correspondence

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

3. Other Business

4. Recess

Moved by: K. Reinhardt

Seconded by: D. Marquis

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

Carried unanimously
Monday, June 11, 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 147/2017
Appendix 1

2. File: LD 071/2018
Appendix 2

3. File: LD 072/2018
Appendix 3

4. File: LD 073/2018
Appendix 4

5. File: LD 074/2018
Appendix 5

6. File: LD 075/2018
Appendix 6

7. File: LD 076/2018
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8. File: LD 077/2018
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9. File: LD 078/2018
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10. File: LD 079/2018
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11. File: LD 080/2018
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12. File: LD 081/2018
Appendix 12

13. File: LD 082/2018
Appendix 13

14. File: LD 083/2018
Appendix 14

15. File: LD 084/2018
Appendix 15

16. File: LD 085/2018
Appendix 16

17. File: LD 086/2018
Appendix 17

18. File: LD 087/2018
Appendix 18

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, July 16, 2018, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: E. Hudson

Seconded by: K. Reinhardt

That this meeting be adjourned at 2:15 p.m. and the next regular meeting be held on July 16, 2018.

Carried unanimously
Monday, June 11, 2018

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, June 11, 2018

File: LD 147/2017
Submission: B 073/2018
Owner: Lau, Hok Cheung
Liu, Zheng
Agent: Sovig, Rohan
Location: Lot 27, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 501 m² residential lot, retaining a 499.8m² residential lot.
Existing dwelling to be demolished.

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

The Committee member visited the site on May 28, 2018, and confirmed the property was properly posted.

Present was:

Agent: Sovig, Rohan

Mr. R. Sovig advised the Committee this matter was previously tabled due to concerns from the Town of Whitby related to storm water management and grading. He advised the issues have now been resolved and he was ready to move forward with the application.

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

Committee Member G. Kydd asked the agent for details on the proposed construction. Mr. R. Sovig advised the Committee there will be two new single family dwellings built on the subject parcel.

Committee Member G. Kydd asked the agent to comment on the requirements of the Town of Whitby for the required minor variances.

Mr. R. Sovig advised the Committee the proposal is in keeping with the character of the surrounding neighborhood.

Committee Member G. Kydd asked the agent if he had any information on the actual frontages of the homes in the vicinity of the subject property and was advised that the lot size is very similar to the existing lotting pattern in that area.

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

Agency comments were provided to Mr. R. Sovig.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 147/2017, 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 May 29, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 4, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated May 25, 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, June 21, 2019.
 - Expiry Date of Application LD 147/2017 is Monday, July 22, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby 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 147/2017 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 10, 2018.

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, June 11, 2018

File: LD 071/2018
Owner: Powell, Lurline
Agent: Thomas, Y. Nathan
Location: Lot 27, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 274.3 m² residential parcel of land with an existing dwelling to be demolished, retaining a 1,304 m² residential parcel of land.

Applications LD 071/2018 through LD 074/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was not properly posted.

Present was:

Agent: Thomas, Y. Nathan

Mr. N. Thomas explained the nature of the applications and advised the Committee the intent of the applications is to facilitate the development of five single detached linked dwellings. Mr. N. Thomas also advised he was in receipt of and in agreement with the agency comments.

In response to questions from the Committee, Secretary-Treasurer L. Trombino clarified that notice signs must be posted on all property frontages. Mr. N. Thomas acknowledged that the notice signs were not posted in accordance with the Committee's direction.

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

Agency comments were provided to Mr. N. Thomas.

Motion of the Committee

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 071/2018 be tabled at the expense of the applicant for up to two (2) years and no later than June 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 071/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 3



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

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

Consent Application heard on: Monday, June 11, 2018

File: LD 072/2018
Owner: Powell, Lurline
Agent: Thomas, Y. Nathan
Location: Lot 27, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 274.3 m² residential parcel of land with an existing dwelling to be demolished, retaining a 1,029.7 m² residential parcel of land.

Applications LD 071/2018 through LD 074/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was not properly posted.

Present was:

Agent: Thomas, Y. Nathan

Mr. N. Thomas explained the nature of the applications and advised the Committee the intent of the applications is to facilitate the development of five single detached linked dwellings. Mr. N. Thomas also advised he was in receipt of and in agreement with the agency comments.

In response to questions from the Committee, Secretary-Treasurer L. Trombino clarified that notice signs must be posted on all property frontages. Mr. N. Thomas acknowledged that the notice signs were not posted in accordance with the Committee's direction.

Agency comments were provided to Mr. N. Thomas.

Motion of the Committee

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 072/2018 be tabled at the expense of the applicant for up to two (2) years and no later than June 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 072/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 4



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

Minutes

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

Consent Application heard on: Monday, June 11, 2018

File: LD 073/2018
Owner: Powell, Lurline
Agent: Thomas, Y. Nathan
Location: Lot 27, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 274.3 m² residential parcel of land with an existing dwelling to be demolished, retaining a 755.4 m² residential parcel of land.

Applications LD 071/2018 through LD 074/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was not properly posted.

Present was:

Agent: Thomas, Y. Nathan

Mr. N. Thomas explained the nature of the applications and advised the Committee the intent of the applications is to facilitate the development of five single detached linked dwellings. Mr. N. Thomas also advised he was in receipt of and in agreement with the agency comments.

In response to questions from the Committee, Secretary-Treasurer L. Trombino clarified that notice signs must be posted on all property frontages. Mr. N. Thomas acknowledged that the notice signs were not posted in accordance with the Committee's direction.

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

Agency comments were provided to Mr. N. Thomas.

Motion of the Committee

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 073/2018 be tabled at the expense of the applicant for up to two (2) years and no later than June 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 073/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 5



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, June 11, 2018

File: LD 074/2018
Owner: Powell, Lurline
Agent: Thomas, Y. Nathan
Location: Lot 27, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 274.3 m² residential parcel of land with an existing dwelling to be demolished, retaining a 481.1 m² residential parcel of land.

Applications LD 071/2018 through LD 074/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was not properly posted.

Present was:

Agent: Thomas, Y. Nathan

Mr. N. Thomas explained the nature of the applications and advised the Committee the intent of the applications is to facilitate the development of five single detached linked dwellings. Mr. N. Thomas also advised he was in receipt of and in agreement with the agency comments.

In response to questions from the Committee, Secretary-Treasurer L. Trombino clarified that notice signs must be posted on all property frontages. Mr. N. Thomas acknowledged that the notice signs were not posted in accordance with the Committee's direction.

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

Agency comments were provided to Mr. N. Thomas.

Motion of the Committee

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 074/2018 be tabled at the expense of the applicant for up to two (2) years and no later than June 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 074/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

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, June 11, 2018

File: LD 075/2018
Submission: B 074/2018
Owner: See Path Group Inc.
Location: Lot 27, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 200.1 m² residential parcel of land, retaining a vacant 345.3 m² residential parcel of land.

Applications LD 075/2018 through LD 078/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Agent: Thomas, Y. Nathan

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

In response to the Committee's questions about whether or not the notice signs were posted properly, Assistant Secretary-Treasurer P. Aguilera and Secretary-Treasurer L. Trombino confirmed that the subject lands only had one legal frontage and that the notice signs for this series of applications were posted in accordance with the Committee's direction.

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

Agency comments were provided to Mr. N. Thomas.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 075/2018 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 June 6, 2018 with respect to items 2, 3, 4 and 5.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 1, 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, June 21, 2019.
 - Expiry Date of Application LD 075/2018 is Monday, July 22, 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 Town of Whitby 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.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he felt the proposed development scenario should be proceeding by way of plan of subdivision to allow for more public transparency and therefore he would not be supporting the motion.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 075/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 10, 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, June 11, 2018

File: LD 076/2018
Submission: B 075/2018
Owner: See Path Group Inc.
Location: Lot 27, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 144.9 m² residential parcel of land, retaining a vacant 200.4 m² residential parcel of land.

Applications LD 075/2018 through LD 078/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Agent: Thomas, Y. Nathan

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

In response to the Committee's questions about whether or not the notice signs were posted properly, Assistant Secretary-Treasurer P. Aguilera and Secretary-Treasurer L. Trombino confirmed that the subject lands only had one legal frontage and that the notice signs for this series of applications were posted in accordance with the Committee's direction.

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

Agency comments were provided to Mr. N. Thomas.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2018 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 June 6, 2018 with respect to items 2, 3, 4 and 5.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 1, 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, June 21, 2019.
 - Expiry Date of Application LD 076/2018 is Monday, July 22, 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 Town of Whitby 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.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he felt the proposed development scenario should be proceeding by way of plan of subdivision to allow for more public transparency and therefore he would not be supporting the motion.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 076/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 10, 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, June 11, 2018

File: LD 077/2018
Submission: B 076/2018
Owner: See Path Group Inc.
Location: Lot 27, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 75.2 m² residential parcel of land, retaining a vacant 125.2 m² residential parcel of land.

Applications LD 075/2018 through LD 078/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Agent: Thomas, Y. Nathan

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

In response to the Committee's questions about whether or not the notice signs were posted properly, Assistant Secretary-Treasurer P. Aguilera and Secretary-Treasurer L. Trombino confirmed that the subject lands only had one legal frontage and that the notice signs for this series of applications were posted in accordance with the Committee's direction.

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

Agency comments were provided to Mr. N. Thomas.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 077/2018 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 June 6, 2018 with respect to items 2, 3, 4 and 5.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 1, 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, June 21, 2019.
 - Expiry Date of Application LD 077/2018 is Monday, July 22, 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 Town of Whitby 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.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he felt the proposed development scenario should be proceeding by way of plan of subdivision to allow for more public transparency and therefore he would not be supporting the motion.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 077/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 10, 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, June 11, 2018

File: LD 078/2018
Submission: B 077/2018
Owner: See Path Group Inc.
Location: Lot 27, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 55.2 m² residential parcel of land, retaining a vacant 70 m² residential parcel of land.

Applications LD 075/2018 through LD 078/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Agent: Thomas, Y. Nathan

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

In response to the Committee's questions about whether or not the notice signs were posted properly, Assistant Secretary-Treasurer P. Aguilera and Secretary-Treasurer L. Trombino confirmed that the subject lands only had one legal frontage and that the notice signs for this series of applications were posted in accordance with the Committee's direction.

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

Agency comments were provided to Mr. N. Thomas.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 078/2018 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 June 6, 2018 with respect to items 2, 3, 4 and 5.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated June 1, 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, June 21, 2019.
 - Expiry Date of Application LD 078/2018 is Monday, July 22, 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 Town of Whitby 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.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he felt the proposed development scenario should be proceeding by way of plan of subdivision to allow for more public transparency and therefore he would not be supporting the motion.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 078/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 10, 2018.

Appendix 10



**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, June 11, 2018

File: LD 079/2018
Owner: Pickell, Donald Rae
Pickell, Douglas
Coyle, Shirley
Agent: Boychyn & Boychyn
Location: Lot 29, Concession 1
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to add a vacant 7,417 m² parcel of land to the East, retaining a 45.479 hectare agricultural parcel of land.

This application was withdrawn by the applicant on June 11, 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, June 11, 2018

File: LD 080/2018
Submission: B 078/2018
Owner: Williamson, Maureen
Agent: Murdoch, Ian
Location: Lot 10
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 998.73 m² residential parcel of land, retaining a 2,050.79 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Owner: Williamson, Maureen
Agent: Murdoch, Ian

Mr. I. Murdoch explained the nature of the application 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, Works Departments, the City of Pickering.

Agency comments were provided to Mr. I. Murdoch.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 080/2018, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated May 29, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 8, 2018 with respect to items 2, 3, and 4.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated June 7, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, June 21, 2019.
 - Expiry Date of Application LD 080/2018 is Monday, July 22, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 080/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 10, 2018.

Appendix 12



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

Minutes

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

Consent Application heard on: Monday, June 11, 2018

File: LD 081/2018
Owner: Mansuri, Shukria
Amini, Abdul
Agent: Giddhe, Ramanpreet Kaur
Location: Lot 31, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 462.86 m² residential parcel of land, retaining a 924.97 m² residential parcel of land.

Applications LD 081/2018 and LD 082/18 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was not properly posted.

Present was:

Agent: Giddhe, Ramanpreet Kaur

Ms. R. Gidde explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments.

Ms. R. Gidde advised the Committee the signs were posted on May 28, 2018, and acknowledged that the signs were removed sometime after they were posted. She further advised she attended at the site and reposted the signs on June 5, 2018.

Secretary-Treasurer L.Trombino confirmed the Planning Act provides that the properties must be posted and maintained for a minimum of 14 days prior to the hearing date.

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

Agency comments were provided to Ms. R. Gidde.

Motion of the Committee

Moved by: E. Hudson

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 081/2018 be tabled at the expense of the applicant for up to two (2) years and no later than June 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 081/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 13



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, June 11, 2018

File: LD 082/2018
Owner: Mansuri, Shukria
Amini, Abdul
Agent: Giddhe, Ramanpreet Kaur
Location: Lot 31, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 462.48 m² residential parcel of land, retaining a vacant 462.4 m² residential parcel of land.

Applications LD 081/2018 and LD 082/18 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was not properly posted.

Present was:

Agent: Giddhe, Ramanpreet Kaur

Ms. R. Gidde explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments.

Ms. R. Gidde advised the Committee the signs were posted on May 28, 2018, and acknowledged that the signs were removed sometime after they were posted. She further advised she attended at the site and reposted the signs on June 5, 2018.

Secretary-Treasurer L. Trombino confirmed the Planning Act provides that the properties must be posted and maintained for a minimum of 14 days prior to the hearing date.

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

Agency comments were provided to Ms. R. Gidde.

Motion of the Committee

Moved by: E. Hudson

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 082/2018 be tabled at the expense of the applicant for up to two (2) years and no later than June 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 082/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 14



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

Minutes and Decisions

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

Consent Application heard on: Monday, June 11, 2018

File: LD 083/2018
Submission: B 079/2018
Owner: Thibault, Reuben
Thibault, Jennifer
Agent: GHD
Location: Lot 16, Concession 5
Township of Brock
(Thorah)
Municipality: Township of Brock

Consent to add a vacant 910.7 m² residential parcel of land to the East, retaining a 4,309.5 m² of residential parcel of land with an existing dwelling.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Interested party: Nellie and Alan Ross
Jim Besaw
Agent: Edwards, Steve - GHD

Mr. S. Edwards explained the nature of the application and advised the Committee this application will facilitate a continuous flow of ownership to the Ross's property.

Mr. S. Edwards addressed the letter received from Carolyn Kayfetz and advised the Committee the property is currently zoned R1 and would only permit a single family dwelling and further that there is no other development planned.

Mr. J. Besaw advised the Committee his property is to the west of subject lands and expressed concerns related to the depiction of the laneway on the map. He further advised he has resided at the property for 26 years and has maintained the roadway.

Secretary-Treasurer L. Trombino advised the Committee that the mapping reflects the most recent Municipal Property Assessment Corporation data.

Assistant Secretary-Treasurer P. Aguilera advised a title search could be completed by Mr. Besaw and suggested he retain the services of a real estate lawyer to clarify lot lines and ownership.

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

A written submission was received from C. Kayfetz dated June 5, 2018.

Agency comments were provided to Mr. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 083/2018 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 8, 2018 with respect to items 1 and 2.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated May 29, 2018, financial and otherwise.

3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, June 21, 2019.
 - Expiry Date of Application LD 083/2018 is Monday, July 22, 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 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 Brock that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 083/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 10, 2018.

Appendix 15



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, June 11, 2018

File: LD 084/2018
Submission: B 080/2018
Owner: Cougs (Worksmans) Ltd.
Location: Lot 14, Concession 3
Town of Ajax
Municipality: Town of Ajax

Consent to grant a storm water management pond outfall easement over a 0.050 hectare parcel of land in favour of the properties to the North, retaining a 17.88 hectare vacant residential parcel of land.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Owner: McCullough, Ian - Cougs (Worksmans) Ltd.

Mr. I. McCullough 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 Town of Ajax and the Toronto Region Conservation Authority.

Agency comments were provided to Mr. I. McCullough.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: G. Kydd

That application LD 084/2018 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 Regional Planning and Economic Development Department's letter dated June 7, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated May 31, 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, June 21, 2019.
 - Expiry Date of Application LD 084/2018 is Monday, July 22, 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 Town of Ajax that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 084/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 10, 2018.

Appendix 16



**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, June 11, 2018

File: LD 085/2018
Owner: Malhotra, Suresh
J. B Hospitality Realty Inc.
Agent: Comanage Ltd.
Location: Lot 7, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 0.897 hectare commercial parcel of land, retaining a vacant 2.677 hectare commercial parcel of land for future development.

Applications LD 085/2018 through LD 087/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Agent: Lew, Chester - Comanage Ltd.

Mr. C. Lew explained the nature of the application and advised the Committee he was in receipt of the agency comments. He advised he has had ongoing discussions with both Regional and Town staff and expressed concerns with their tabling recommendations.

Mr. Lew advised the applications will facilitate the construction of a banquet hall and hotel. He indicated he is agreeable to a tabling of one of the proposed land

locked parcel, however, he requested that the other 2 applications proceed at this time.

Mr. C. Lew also indicated he has been working on the site plan since July 2017 and advised the Committee that the applicant had anticipated commencing construction of the hotel in August of 2018.

Committee Member D. Marquis referred the agent to the comments from the Town of Ajax and indicated that he would not be prepared to circumvent the Town of Ajax's recommendation.

Committee Member G. Kydd advised he was in agreement with Committee Member's D. Marquis's position.

Secretary-Treasurer L. Trombino advised there appears to be a need to amend application LD 086/2018 as it is currently landlocked. He further advised that the application and draft Reference Plan will have to reflect the change associated with the required road frontages.

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. C. Lew.

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 085/2018 be tabled at the expense of the applicant for up to two (2) years and no later than June 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 085/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 17



**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, June 11, 2018

File: LD 086/2018
Owner: Malhotra, Suresh
J. B Hospitality Realty Inc.
Agent: Comanage Ltd.
Location: Lot 7, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 0.857 hectare commercial parcel of land, retaining a vacant 2.677 hectare commercial parcel of land for future development.

Applications LD 085/2018 through LD 087/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Agent: Lew, Chester - Comanage Ltd.

Mr. C. Lew explained the nature of the application and advised the Committee he was in receipt of the agency comments. He advised he has had ongoing discussions with both Regional and Town staff and expressed concerns with their tabling recommendations.

Mr. Lew advised the applications will facilitate the construction of a banquet hall and hotel. He indicated he is agreeable to a tabling of one of the proposed land

locked parcel, however, he requested that the other 2 applications proceed at this time.

Mr. C. Lew also indicated he has been working on the site plan since July 2017 and advised the Committee that the applicant had anticipated commencing construction of the hotel in August of 2018.

Committee Member D. Marquis referred the agent to the comments from the Town of Ajax and indicated that he would not be prepared to circumvent the Town of Ajax's recommendation.

Committee Member G. Kydd advised he was in agreement with Committee Member's D. Marquis's position.

Secretary-Treasurer L. Trombino advised there appears to be a need to amend application LD 086/2018 as it is currently landlocked. He further advised that the application and draft Reference Plan will have to reflect the change associated with the required road frontages.

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. C. Lew.

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 086/2018 be tabled at the expense of the applicant for up to two (2) years and no later than June 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 086/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 18



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, June 11, 2018

File: LD 087/2018
Owner: Malhotra, Suresh
J. B Hospitality Realty Inc.
Agent: Comanage Ltd.
Location: Lot 7, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to grant an access easement over a 2.677 hectare parcel of land.

Applications LD 085/2018 through LD 087/2018 were heard in conjunction.

The Committee member visited the site on May 28, 2018 and confirmed the property was properly posted.

Present was:

Agent: Lew, Chester - Comanage Ltd.

Mr. C. Lew explained the nature of the application and advised the Committee he was in receipt of the agency comments. He advised he has had ongoing discussions with both Regional and Town staff and expressed concerns with their tabling recommendations.

Mr. Lew advised the applications will facilitate the construction of a banquet hall and hotel. He indicated he is agreeable to a tabling of one of the proposed land locked parcel, however, he requested that the other 2 applications proceed at this time.

Mr. C. Lew also indicated he has been working on the site plan since July 2017 and advised the Committee that the applicant had anticipated commencing construction of the hotel in August of 2018.

Committee Member D. Marquis referred the agent to the comments from the Town of Ajax and indicated that he would not be prepared to circumvent the Town of Ajax's recommendation.

Committee Member G. Kydd advised he was in agreement with Committee Member's D. Marquis's position.

Secretary-Treasurer L. Trombino advised there appears to be a need to amend application LD 086/2018 as it is currently landlocked. He further advised that the application and draft Reference Plan will have to reflect the change associated with the required road frontages.

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. C. Lew.

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 087/2018 be tabled at the expense of the applicant for up to two (2) years and no later than June 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 087/2018 on Monday, June 11, 2018.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer