



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

Minutes

Monday, October 16, 2017

The Region of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 a.m. on Monday, October 16, 2017 with the following in attendance:

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

Absent: J. Hurst

Staff

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

1. Adoption of Minutes

Moved by: D. Marquis

Seconded by: R. Malone

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

Carried unanimously
Monday, October 16, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

4. Recess

Moved by: E. Hudson

Seconded by: K. Reinhardt

That this meeting be recessed at 12:02 p.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, October 16, 2017

The Committee Chair opened the 1:00 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 125/2015
Appendix 1

2. File: LD 001/2017
Appendix 2

3. File: LD 070/2017
Appendix 3

4. File: LD 076/2017
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16. File: LD 098/2017
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17. File: LD 126/2017
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18. File: LD 127/2017
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19. File: LD 128/2017
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22. File: LD 131/2017
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27. File: LD 149/2017
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28. File: LD 150/2017
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29. File: LD 151/2017
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30. File: LD 152/2017
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31. File: LD 153/2017
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32. File: LD 154/2017
Appendix 32
33. File: LD 155/2017
Appendix 33
34. File: LD 156/2017
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35. File: LD 157/2017
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36. File: LD 158/2017
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37. File: LD 159/2017
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38. File: LD 160/2017
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6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, November 6, 2017, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: E. Hudson

Seconded by: R. Malone

That this meeting be adjourned at 3:45 p.m. and the next regular meeting be held on Monday, November 6, 2017.

Carried unanimously
Monday, October 16, 2017

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, October 16, 2017

File: LD 125/2015
Owner: Winster Investments
Location: Lot 10, Concession 8
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 3.223 hectare rural residential parcel of land to the south, retaining a 5.943 hectare rural parcel of land with an existing dwelling.

A written correspondence was received on October 2, 2017 from Mr. Edgar Wilson, owner of the property, confirming that the application was withdrawn.

Appendix 2



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 001/2017
Submission: B 113/2017
Owner: Sidhu, Gurdhian
Location: Lot 11, Concession 1
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 362.2 square metre residential lot with an existing dwelling to be demolished, retaining a 362.3 square metre residential lot with an existing dwelling and garage to be demolished.

This matter was tabled from the January 16, 2017 hearing.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Owner: Sidhu, Gurdhian

Mr. G. Sidhu explained the nature of the application and advised the Committee the application was previously tabled in accordance with recommendations from the Municipality of Clarington with respect to the siting of the building on the proposed lots. Mr. G. Sidhu indicated that the issues with the foundation permit and survey of the foundation have now been addressed and that he was ready to proceed with the application.

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

Agency comments were provided to G. Sidhu.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 001/2017 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 September 28, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 12, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 001/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 001/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 3



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 070/2017
Submission: B 114/2017
Owner: Matthew, Diane
Agent: H. F. Grander Co. Ltd.
Location: Lot 16, Concession 5
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to sever a vacant 2,027 square metre residential parcel of land, retaining a 3,259 square metre residential parcel of land with an existing dwelling to be retained.

This matter was tabled from the August 14, 2017 hearing.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: H. F. Grander Co. Ltd.

Mr. R. Grander advised the application was previously tabled in response to comments from the Kawartha Region Conservation Authority and the Region of Durham Planning and Economic Development Department. Mr. R. Grander also advised the Committee that the issues raised by the commenting agencies had now been resolved and that his client was prepared to proceed with application.

Committee Member K. Reinhardt asked for clarification regarding site servicing plan and whether it had been reviewed and accepted by the Region of Durham Health Department. Mr. R. Grander advised the Committee that the Regional Health Department was satisfied with the site servicing plan.

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 Region Conservation Authority.

Agency comments were provided to R. Grander.

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 070/2017 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 September 28, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated September 28, 2017, financial and otherwise.
4. That the applicant satisfy the requirement of the Township of Scugog's letter dated October 16, 2017, financial and otherwise.
5. That the applicant satisfy the requirement of the Kawartha Region Conservation Authority's letter dated October 13, 2017, financial and otherwise
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 070/2017 is Monday, November 26, 2018.

Clearing Agencies

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Health Department that condition #3 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #4 has been carried out to its satisfaction.
12. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Kawartha Region Conservation Authority that condition #5 has been carried out to its satisfaction.
13. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #7 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 070/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 4



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 076/2017
Submission: B 115/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever 12 residential lots, ranging in size from 0.037 hectare to 0.038 hectare, retaining a 0.584 hectare residential parcel of land.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 076/2017 to LD 082/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson

further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 076/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise

4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 076/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 076/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 5



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 077/2017
Submission: B 116/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 076/2017 to LD 082/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 077/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 077/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 077/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

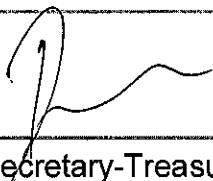
G. Kydd

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, November 14, 2017.

Appendix 6



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 078/2017
Submission: B 117/2016
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 076/2017 to LD 082/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Vice-Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 078/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 078/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 078/2017 on Monday, October 16, 2017.

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, November 14, 2017.

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, October 16, 2017

File: LD 079/2017
Submission: B 118/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 076/2017 to LD 082/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 079/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 079/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 079/2017 on Monday, October 16, 2017.

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, November 14, 2017.

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, October 16, 2017

File: LD 080/2017
Submission: B 119/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 076/2017 to LD 082/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Vice-Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 080/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 080/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 080/2017 on Monday, October 16, 2017.

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, November 14, 2017.

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, October 16, 2017

File: LD 081/2017
Submission: B 120/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 076/2017 to LD 082/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Vice-Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 081/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 081/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 081/2017 on Monday, October 16, 2017.

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, November 14, 2017.

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, October 16, 2017

File: LD 082/2017
Submission: B 121/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 076/2017 to LD 082/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Vice-Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 082/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Works Department's letter dated September 28, 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, October 26, 2018.
 - Expiry Date of Application LD 082/2017 is Monday, November 26, 2018.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington 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 Central Lake Ontario Conservation Authority that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 082/2017 on Monday, October 16, 2017.

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, November 14, 2017.

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, October 16, 2017

File: LD 083/2017
Submission: B 122/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 083/2017 to LD 087/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Vice-Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 083/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 083/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 083/2017 on Monday, October 16, 2017.

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, November 14, 2017.

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, October 16, 2017

File: LD 084/2017
Submission: B 123/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 083/2017 to LD 087/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Vice-Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 084/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 084/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 084/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 13



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 085/2017
Submission: B 124/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 083/2017 to LD 087/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Vice-Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 085/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 085/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 085/2017 on Monday, October 16, 2017.

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, November 14, 2017.

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, October 16, 2017

File: LD 086/2017
Submission: B 125/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 083/2017 to LD 087/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Vice-Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 086/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 086/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 086/2017 on Monday, October 16, 2017.

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, November 14, 2017.

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, October 16, 2017

File: LD 087/2017
Submission: B 126/2017
Owner: 1361189 Ontario Limited
Agent: WDM Consultants
Location: Lot 27, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Statement of application included in LD 076/2017.

This matter was tabled from the June 12, 2017 hearing.

Applications LD 083/2017 to LD 087/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Manson, Bill - WDM Consultants
Interested party: Racansky, Libby

Mr. B. Manson explained the nature of the application and advised the Committee the applications were previously tabled in response to concerns raised by the Municipality of Clarington and the Regional Planning Division. Mr. B. Manson further advised that he has had an opportunity to address the issues raised by both agencies and that the applications were ready to proceed.

Ms. L. Racansky advised the Committee that she was an abutting property owner and that the subject lands abutted a Provincially Significant Wetland. Ms. L. Racansky requested an assurance that the applicant would abide to the conditions of the Central Lake Ontario Conservation Authority (CLOCA).

Committee Chair P. Hamilton advised Ms. L. Racansky that failure to address CLOCA's conditions would result in the lapsing of the potential Committee approval.

Ms. L. Racansky thanked the Committee and requested she be notified of the Committee's Decision.

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

Agency comments were provided to B. Manson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 087/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 13, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated May 30, 2017, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 087/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 Central Lake Ontario Conservation Authority 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

Signed by all members present and concurring that this is the Committee Decision of LD 087/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 16



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 098/2017
Submission: B 127/2016
Owner: Durkin, Jennifer
Location: Lot 31, Concession 7
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a vacant 550 square metre residential parcel of land, retaining a 984 square metre residential parcel of land with an existing dwelling.

This matter was tabled from the July 17, 2017 hearing.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Owners: Durkin, Jennifer
Bishop, Robert

Mr. R. Bishop explained the nature of the application and advised the Committee that the application was previously tabled as per the recommendations of the Township of Uxbridge. He further advised the Committee that he has since met with Township staff, the local councilor and made a presentation to Council in support of his application.

Mr. R. Bishop referred to the additional material he provided to the agencies in support of the application and indicated that commenting agencies were now in support of the proposed application.

Mr. R. Bishop also advised the Committee that the Township is considering designating a portion of the subject lands under the Ontario Heritage Act, however, any such designation would not impact the area proposed for development.

Committee Member G. Kydd asked for clarification regarding the minor variance application requirement previously raised with Mr. Bishop. Mr. Bishop advised the Committee that a minor variance will be required for the retained portion of the subject lands.

Committee Member K. Reinhardt asked the applicant if the minor variance was achievable given the existing dwelling does not meet the current setback requirements. Mr. R. Bishop indicated the minor variance application would be achievable and he could foresee no issues with the approval of the minor variance application.

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

Agency comments were provided to Mr. R. Bishop.

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 098/2017 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 September 28, 2017, financial and otherwise.

2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated October 5, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 098/2017 is Monday, November 26, 2018.

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.

Advisory Comments

1. On July 17, 2017, related Application LD 099/2017 was tabled for a period of up to two years.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 098/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 17



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 126/2017
Submission: B 128/2017
Owner: DH Development Corporation
Agent: Weston Consulting
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 461.7 square metre residential parcel of land, retaining a 1,119.6 square metre residential parcel of land.

This matter was tabled from the August 14, 2017 hearing.

Applications LD 126/2017 through to LD 134/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting
Interested party: Ghanim, Enam, area resident

Mr. R. Guetter advised the application was previously tabled from the August 2017 meeting and that he was now in receipt of all agency comments. Mr. R. Guetter also advised the Committee he was in agreement with all agency comments and conditions.

Mr. E. Ghanim advised the Committee he was an abutting property owner and that his property currently has frontage on Brock Street. Mr. E. Ghanim expressed concerns with the proposed development proposal given the proposed applications would further restrict his ability to pursue an alternative access point to his property.

Mr. E. Ghanim explained to the Committee that his rationale for his request stemmed from his fear that the Region of Durham may require a road dedication from the frontage of his property. Mr. E. Ghanim requested the Committee explore the option of providing an access easement over the subject lands.

Committee Chair P. Hamilton indicated that this request was outside the purview of the Land Division Committee and that the request should be directed to the applicant and land owner.

Secretary Treasurer, L. Trombino indicated that the Region would not be in a position to impose a requirement for an easement over the subject lands given Mr. Ghanim's property currently contained access and frontage upon an open public road.

Committee Member G. Rock questioned the nature of the future plans for the lands associated with applications LD 134/17 through to LD 138/17. Mr. R. Guetter advised the Committee that there is a concept plan in place and that there may be future land division applications required to create additional lots with frontage on Old Colony Road.

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 R. Guetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 126/2017 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 October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 23, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 126/2017 is Monday, November 26, 2018.

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 126/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 18



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 127/2017
Submission: B 129/2017
Owner: DH Development Corporation
Agent: Weston Consulting
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 461.5 square metre residential parcel of land, retaining a 658.1 square metre residential parcel of land.

This matter was tabled from the August 14, 2017 hearing.

Applications LD 126/2017 through to LD 134/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting
Interested party: Ghanim, Enam, area resident

Mr. R. Guetter advised the application was previously tabled from the August 2017 meeting and that he was now in receipt of all agency comments. Mr. R. Guetter also advised the Committee he was in agreement with all agency comments and conditions.

Mr. E. Ghanim advised the Committee he was an abutting property owner and that his property currently has frontage on Brock Street. Mr. E. Ghanim expressed concerns with the proposed development proposal given the proposed applications would further restrict his ability to pursue an alternative access point to his property.

Mr. E. Ghanim explained to the Committee that his rationale for his request stemmed from his fear that the Region of Durham may require a road dedication from the frontage of his property. Mr. E. Ghanim requested the Committee explore the option of providing an access easement over the subject lands.

Committee Chair P. Hamilton indicated that this request was outside the purview of the Land Division Committee and that the request should be directed to the applicant and land owner.

Secretary Treasurer, L. Trombino indicated that the Region would not be in a position to impose a requirement for an easement over the subject lands given Mr. Ghanim's property currently contained access and frontage upon an open public road.

Committee Member G. Rock questioned the nature of the future plans for the lands associated with applications LD 134/17 through to LD 138/17. Mr. R. Guetter advised the Committee that there is a concept plan in place and that there may be future land division applications required to create additional lots with frontage on Old Colony Road.

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 R. Guetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 127/2017 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 October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 23, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 127/2017 is Monday, November 26, 2018.

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 127/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 19



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 128/2017
Submission: B 130/2017
Owner: DH Development Corporation
Agent: Weston Consulting
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 463.6 square metre residential parcel of land, retaining a 194.5 square metre residential parcel of land.

This matter was tabled from the August 14, 2017 hearing.

Applications LD 126/2017 through to LD 134/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting
Interested party: Ghanim, Enam, area resident

Mr. R. Guetter advised the application was previously tabled from the August 2017 meeting and that he was now in receipt of all agency comments. Mr. R. Guetter also advised the Committee he was in agreement with all agency comments and conditions.

Mr. E. Ghanim advised the Committee he was an abutting property owner and that his property currently has frontage on Brock Street. Mr. E. Ghanim expressed concerns with the proposed development proposal given the proposed applications would further restrict his ability to pursue an alternative access point to his property.

Mr. E. Ghanim explained to the Committee that his rationale for his request stemmed from his fear that the Region of Durham may require a road dedication from the frontage of his property. Mr. E. Ghanim requested the Committee explore the option of providing an access easement over the subject lands.

Committee Chair P. Hamilton indicated that this request was outside the purview of the Land Division Committee and that the request should be directed to the applicant and land owner.

Secretary Treasurer, L. Trombino indicated that the Region would not be in a position to impose a requirement for an easement over the subject lands given Mr. Ghanim's property currently contained access and frontage upon an open public road.

Committee Member G. Rock questioned the nature of the future plans for the lands associated with applications LD 134/17 through to LD 138/17. Mr. R. Guetter advised the Committee that there is a concept plan in place and that there may be future land division applications required to create additional lots with frontage on Old Colony Road.

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 R. Guetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 128/2017 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 October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 23, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 128/2017 is Monday, November 26, 2018.

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 128/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 20



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 129/2017
Submission: B 131/2017
Owner: DH Development Corporation
Agent: Weston Consulting
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 97.0 square metre residential parcel of land, retaining a 97.5 square metre residential parcel of land.

This matter was tabled from the August 14, 2017 hearing.

Applications LD 126/2017 through to LD 134/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting
Interested party: Ghanim, Enam, area resident

Mr. R. Guetter advised the application was previously tabled from the August 2017 meeting and that he was now in receipt of all agency comments. Mr. R. Guetter also advised the Committee he was in agreement with all agency comments and conditions.

Mr. E. Ghanim advised the Committee he was an abutting property owner and that his property currently has frontage on Brock Street. Mr. E. Ghanim expressed concerns with the proposed development proposal given the proposed applications would further restrict his ability to pursue an alternative access point to his property.

Mr. E. Ghanim explained to the Committee that his rationale for his request stemmed from his fear that the Region of Durham may require a road dedication from the frontage of his property. Mr. E. Ghanim requested the Committee explore the option of providing an access easement over the subject lands.

Committee Chair P. Hamilton indicated that this request was outside the purview of the Land Division Committee and that the request should be directed to the applicant and land owner.

Secretary Treasurer, L. Trombino indicated that the Region would not be in a position to impose a requirement for an easement over the subject lands given Mr. Ghanim's property currently contained access and frontage upon an open public road.

Committee Member G. Rock questioned the nature of the future plans for the lands associated with applications LD 134/17 through to LD 138/17. Mr. R. Guetter advised the Committee that there is a concept plan in place and that there may be future land division applications required to create additional lots with frontage on Old Colony Road.

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 R. Guetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 129/2017 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 October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 23, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 129/2017 is Monday, November 26, 2018.

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 129/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 21



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 130/2017
Submission: B 132/2017
Owner: DH Development Corporation
Agent: Weston Consulting
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 21.5 square metre residential parcel of land, retaining a 159.2 square metre residential parcel of land.

This matter was tabled from the August 14, 2017 hearing.

Applications LD 126/2017 through to LD 134/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting
Interested party: Ghanim, Enam, area resident

Mr. R. Guetter advised the application was previously tabled from the August 2017 meeting and that he was now in receipt of all agency comments. Mr. R. Guetter also advised the Committee he was in agreement with all agency comments and conditions.

Mr. E. Ghanim advised the Committee he was an abutting property owner and that his property currently has frontage on Brock Street. Mr. E. Ghanim expressed concerns with the proposed development proposal given the proposed applications would further restrict his ability to pursue an alternative access point to his property.

Mr. E. Ghanim explained to the Committee that his rationale for his request stemmed from his fear that the Region of Durham may require a road dedication from the frontage of his property. Mr. E. Ghanim requested the Committee explore the option of providing an access easement over the subject lands.

Committee Chair P. Hamilton indicated that this request was outside the purview of the Land Division Committee and that the request should be directed to the applicant and land owner.

Secretary Treasurer, L. Trombino indicated that the Region would not be in a position to impose a requirement for an easement over the subject lands given Mr. Ghanim's property currently contained access and frontage upon an open public road.

Committee Member G. Rock questioned the nature of the future plans for the lands associated with applications LD 134/17 through to LD 138/17. Mr. R. Guetter advised the Committee that there is a concept plan in place and that there may be future land division applications required to create additional lots with frontage on Old Colony Road.

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 R. Guetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 130/2017 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 October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 23, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 130/2017 is Monday, November 26, 2018.

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 130/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 22



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 131/2017
Submission: B 133/2017
Owner: DH Development Corporation
Agent: Weston Consulting
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 29.4 square metre residential parcel of land, retaining a 129.8 square metre residential parcel of land.

This matter was tabled from the August 14, 2017 hearing.

Applications LD 126/2017 through to LD 134/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting
Interested party: Ghanim, Enam, area resident

Mr. R. Guetter advised the application was previously tabled from the August 2017 meeting and that he was now in receipt of all agency comments. Mr. R. Guetter also advised the Committee he was in agreement with all agency comments and conditions.

Mr. E. Ghanim advised the Committee he was an abutting property owner and that his property currently has frontage on Brock Street. Mr. E. Ghanim expressed concerns with the proposed development proposal given the proposed applications would further restrict his ability to pursue an alternative access point to his property.

Mr. E. Ghanim explained to the Committee that his rationale for his request stemmed from his fear that the Region of Durham may require a road dedication from the frontage of his property. Mr. E. Ghanim requested the Committee explore the option of providing an access easement over the subject lands.

Committee Chair P. Hamilton indicated that this request was outside the purview of the Land Division Committee and that the request should be directed to the applicant and land owner.

Secretary Treasurer, L. Trombino indicated that the Region would not be in a position to impose a requirement for an easement over the subject lands given Mr. Ghanim's property currently contained access and frontage upon an open public road.

Committee Member G. Rock questioned the nature of the future plans for the lands associated with applications LD 134/17 through to LD 138/17. Mr. R. Guetter advised the Committee that there is a concept plan in place and that there may be future land division applications required to create additional lots with frontage on Old Colony Road.

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 R. Guetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 131/2017 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 October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 23, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 131/2017 is Monday, November 26, 2018.

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 131/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

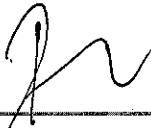
G. Kydd

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, November 14, 2017.

Appendix 23



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 132/2017
Submission: B 134/2017
Owner: DH Development Corporation
Agent: Weston Consulting
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 30.7 square metre residential parcel of land, retaining a 99.1 square metre residential parcel of land.

This matter was tabled from the August 14, 2017 hearing.

Applications LD 126/2017 through to LD 134/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting
Interested party: Ghanim, Enam, area resident

Mr. R. Guetter advised the application was previously tabled from the August 2017 meeting and that he was now in receipt of all agency comments. Mr. R. Guetter also advised the Committee he was in agreement with all agency comments and conditions.

Mr. E. Ghanim advised the Committee he was an abutting property owner and that his property currently has frontage on Brock Street. Mr. E. Ghanim expressed concerns with the proposed development proposal given the proposed applications would further restrict his ability to pursue an alternative access point to his property.

Mr. E. Ghanim explained to the Committee that his rationale for his request stemmed from his fear that the Region of Durham may require a road dedication from the frontage of his property. Mr. E. Ghanim requested the Committee explore the option of providing an access easement over the subject lands.

Committee Chair P. Hamilton indicated that this request was outside the purview of the Land Division Committee and that the request should be directed to the applicant and land owner.

Secretary Treasurer, L. Trombino indicated that the Region would not be in a position to impose a requirement for an easement over the subject lands given Mr. Ghanim's property currently contained access and frontage upon an open public road.

Committee Member G. Rock questioned the nature of the future plans for the lands associated with applications LD 134/17 through to LD 138/17. Mr. R. Guetter advised the Committee that there is a concept plan in place and that there may be future land division applications required to create additional lots with frontage on Old Colony Road.

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 R. Guetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 132/2017 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 October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 23, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 132/2017 is Monday, November 26, 2018.

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 132/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 24



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 133/2017
Submission: B 135/2017
Owner: DH Development Corporation
Agent: Weston Consulting
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 31.9 square metre residential parcel of land, retaining a 67.2 square metre residential parcel of land.

This matter was tabled from the August 14, 2017 hearing.

Applications LD 126/2017 through to LD 134/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting
Interested party: Ghanim, Enam, area resident

Mr. R. Guetter advised the application was previously tabled from the August 2017 meeting and that he was now in receipt of all agency comments. Mr. R. Guetter also advised the Committee he was in agreement with all agency comments and conditions.

Mr. E. Ghanim advised the Committee he was an abutting property owner and that his property currently has frontage on Brock Street. Mr. E. Ghanim expressed concerns with the proposed development proposal given the proposed applications would further restrict his ability to pursue an alternative access point to his property.

Mr. E. Ghanim explained to the Committee that his rationale for his request stemmed from his fear that the Region of Durham may require a road dedication from the frontage of his property. Mr. E. Ghanim requested the Committee explore the option of providing an access easement over the subject lands.

Committee Chair P. Hamilton indicated that this request was outside the purview of the Land Division Committee and that the request should be directed to the applicant and land owner.

Secretary Treasurer, L. Trombino indicated that the Region would not be in a position to impose a requirement for an easement over the subject lands given Mr. Ghanim's property currently contained access and frontage upon an open public road.

Committee Member G. Rock questioned the nature of the future plans for the lands associated with applications LD 134/17 through to LD 138/17. Mr. R. Guetter advised the Committee that there is a concept plan in place and that there may be future land division applications required to create additional lots with frontage on Old Colony Road.

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 R. Guetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 133/2017 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 October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 23, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 133/2017 is Monday, November 26, 2018.

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 133/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

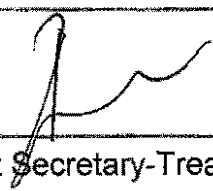
G. Kydd

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, November 14, 2017.

Appendix 25



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 134/2017
Submission: B 136/2017
Owner: DH Development Corporation
Agent: Weston Consulting
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 33.0 square metre residential parcel of land, retaining a 34.2 square metre residential parcel of land.

This matter was tabled from the August 14, 2017 hearing.

Applications LD 126/2017 through to LD 134/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Guetter, Ryan - Weston Consulting
Interested party: Ghanim, Enam, area resident

Mr. R. Guetter advised the application was previously tabled from the August 2017 meeting and that he was now in receipt of all agency comments. Mr. R. Guetter also advised the Committee he was in agreement with all agency comments and conditions.

Mr. E. Ghanim advised the Committee he was an abutting property owner and that his property currently has frontage on Brock Street. Mr. E. Ghanim expressed concerns with the proposed development proposal given the proposed applications would further restrict his ability to pursue an alternative access point to his property.

Mr. E. Ghanim explained to the Committee that his rationale for his request stemmed from his fear that the Region of Durham may require a road dedication from the frontage of his property. Mr. E. Ghanim requested the Committee explore the option of providing an access easement over the subject lands.

Committee Chair P. Hamilton indicated that this request was outside the purview of the Land Division Committee and that the request should be directed to the applicant and land owner.

Secretary Treasurer, L. Trombino indicated that the Region would not be in a position to impose a requirement for an easement over the subject lands given Mr. Ghanim's property currently contained access and frontage upon an open public road.

Committee Member G. Rock questioned the nature of the future plans for the lands associated with applications LD 134/17 through to LD 138/17. Mr. R. Guetter advised the Committee that there is a concept plan in place and that there may be future land division applications required to create additional lots with frontage on Old Colony Road.

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 R. Guetter.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 134/2017 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 October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 11, 2017 with respect to item 2 and 3.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 23, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 134/2017 is Monday, November 26, 2018.

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 134/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 26



**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, October 16, 2017

File: LD 147/2017
Owner: Liu, Zheng and Hok, Cheung
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.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Sovig, Rohan
Interested party: Woodman, Lois
Pencloff, Ken

Mr. R. Sovig explained the nature of the application and advised the Committee that he was in receipt of the agency comments and was in agreement with the tabling recommendation.

Ms. L. Woodman expressed her objection to the application and asked for clarification as to what would ultimately be constructed on the subject property. Ms. L. Woodman indicated she would not be supportive of development that was not consistent with existing character of the neighbourhood and expressed concerns related to: traffic, lack of parking, and loss of privacy.

Ms. L. Woodman also questioned why all not residents in the neighbourhood received notice of the public meeting for the proposed application.

Committee Chair P. Hamilton indicated that notice is served in accordance with the Planning Act to properties within 60 metres of the subject property. The Committee Chair further indicated that the existing zoning by-law would provide the range of permissions on the site. He further indicated that the concerns raised would be best addressed by the area municipality as the Town would be in a better position to determine existing permissions and zoning provisions relating to height and setbacks.

Mr. K. Pencloff expressed concerns related to loss of property value if the future use of the property was intended for rental purposes. He further indicated he was uncertain about the potential use of the property and did not support the development of a rental home.

Committee Member G. Rock advised these concerns are outside of the purview of the Committee and should direct these concerns to Council and municipal staff.

A written submission was received from Chris Werner on October 16, 2017.

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.

Motion of the Committee

Moved by: G. Rock

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 147/2017 be tabled at the expense of the applicant for up to two (2) years and no later than October 2019. A tabling fee of \$150.00 by certified cheque or bank draft is payable 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 147/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 27



**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, October 16, 2017

File: LD 149/2017
Owner: Mary and Herman van Kessel
Agent: Clark Consulting Services
Location: Lot 12, Concession 7
Township of Scugog
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.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Owner: Van Kessel, Mary
Agent: Stewart, Hugh - Clark Consulting Services
Interested party: Van Kessel, Kristy

Mr. H. Stewart explained the nature of the application and advised the proposal will transfer a parcel of land to a family member to the north of the subject lands. Mr. H. Stewart also advised the Committee that all required studies have been completed.

Committee Member K. Reinhardt made reference to the shed that is on the subject property and questioned whether the shed was being utilized for commercial purposes.

M. Van Kessel advised the Committee that the shed will be used for the storage of recreational vehicles and that her son often repairs his truck in the shed. M. Van Kessel also indicated that her son may also be repairing other vehicles in the storage building.

Committee Member K. Reinhardt questioned whether the usage of the property may change with the proposed zoning by-law amendment required by the Township of Scugog.

Mr. H. Stewart advised he has filed the application for a zoning by-law amendment with the Township. He further advised the Committee that it was his understanding that the Township was waiting for the resolution of the consent application prior to dealing with the rezoning application.

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, Ministry of Transportation and Kawartha Region Conservation Authority.

Agency comments were provided to Mr. H. Stewart.

Motion of the Committee

Moved by: K. Reinhardt

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 149/2017 be tabled at the expense of the applicant for up to two (2) years and no later than October 2019. A tabling fee of \$150.00 by certified cheque or bank draft is payable 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 149/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock



Assistant Secretary-Treasurer

Appendix 28



**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, October 16, 2017

File: LD 150/2017
Owner: Bell, Peter
Location: Lot 26, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 806.54 m² residential parcel of land, retaining a 627.78 m² residential parcel of land.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Owner: Bell, Peter

Applications LD 150/2017 and LD 151/2017 were heard in conjunction.

Mr. P. Bell advised the Committee he was in receipt of the agency comments. He further advised that the property has been in his family's possession for many, many years and that the subject lands had inadvertently merged.

Mr. P. Bell questioned the requirement for a professional engineer to complete the Region's Site Screening Questionnaire and felt he could be considered a qualified person. He also expressed concerns with some of the proposed conditions from Town of Whitby and the Regional Planning Division.

Secretary Treasurer L. Trombino advised Mr. Bell that the legal Qualified Person is derived from the Brownfields Regulation and that the Region must adhere to the provincial regulation.

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. P. Bell.

Motion of the Committee

Moved by: G. Rock

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 150/2017 be tabled at the expense of the applicant for up to two (2) years and no later than October 2019. A tabling fee of \$150.00 by certified cheque or bank draft is payable 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 150/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock



Assistant Secretary-Treasurer

Appendix 29



**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, October 16, 2017

File: LD 151/2017
Owner: Bell, Peter
Location: Lot 26, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 400.96 m² residential parcel of land, retaining a 405.58 m² residential parcel of land.

Applications LD 150/2017 and LD 151/2017 were heard in conjunction.

Present was:
Owner: Bell, Peter

Mr. P. Bell advised the Committee he was in receipt of the agency comments. He further advised that the property has been in his family's possession for many, many years and that the subject lands had inadvertently merged.

Mr. P. Bell questioned the requirement for a professional engineer to complete the Region's Site Screening Questionnaire and felt he could be considered a qualified person. He also expressed concerns with some of the proposed conditions from Town of Whitby and the Regional Planning Division.

Secretary Treasurer L. Trombino advised Mr. Bell that the legal Qualified Person is derived from the Brownfields Regulation and that the Region must adhere to the provincial regulation.

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. P. Bell.

Motion of the Committee

Moved by: G. Rock

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 151/2017 be tabled at the expense of the applicant for up to two (2) years and no later than October 2019. A tabling fee of \$150.00 by certified cheque or bank draft is payable 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 151/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

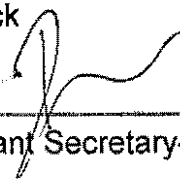
G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock



Assistant Secretary-Treasurer

Appendix 30



**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, October 16, 2017

File: LD 152/2017
Owner: Holland Homes Inc.
Location: Lot 33, Concession 3
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 958.5 m² residential parcel of land, retaining a 958.5 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Owner: Metzner, Katrina - Holland Homes Inc.

Ms. K. Metzner explained the nature of the application and advised the Committee that the intent of the application is to sever the parcel into 2 legally conveyable lots for new construction. She further advised she was in receipt of and in agreement with the agency comments and the tabling recommendation.

Committee Chair P. Hamilton asked the agent to offer clarification on the uncertainty as to questions in the Region's Site Screening Questionnaire (SSQ) relating to the oil tank located on the property.

K. Metzner advised they are looking into obtaining more information on this issue.

Secretary Treasurer L. Trombino advised the Committee that any uncertainty on the answers in the SSQ would trigger the requirement for a Phase One Environmental Site Assessment report.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the Municipality of Clarington and Central Lake Ontario Conservation Authority.

A written submission was received from Mr. Bill Peeters on October 13, 2017.

A written submission was received from Ms. Linda Gibney on October 5, 2017.

A written submission was received from Ms. Halina Workman on October 5, 2017.

A written submission was received from Ms. Eleanor Von Gutten on October 5, 2017.

Agency comments were provided to K. Metzner.

Motion of the Committee

Moved by: R. Malone

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 152/2017 be tabled at the expense of the applicant for up to two (2) years and no later than October 2019. A tabling fee of \$150.00 by certified cheque or bank draft is payable 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 152/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Appendix 31



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 153/2017
Submission: B 137/2017
Owner: SR Enterprises Limited
Location: Lot 8, Concession 1
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 0.17 HA commercial lot with an existing building, retaining a 0.34 HA commercial lot with an existing building.

The Committee member visited the site on and confirmed the property was properly posted.

Present was:

Owner: Suresh Malhotra - SR Enterprises Limited

Mr. S. Malhotra explained the nature of the application and advised the Committee the title of the lots had inadvertently merged and that the application will rectify this error.

Mr. S. Malhotra also advised the Committee that he was in receipt of and in agreement with the agency comments including the Regional Planning Division's condition relating to the requirement for an environmental study.

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. S. Malhotra.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 153/2017 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 Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated October 13, 2017, 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, October 26, 2018.
 - Expiry Date of Application LD 153/2017 is Monday, November 26, 2018.

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 153/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 32



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 154/2017
Submission: B 138/2017
Owner: McGregor, C. Neil
McGregor, V. Grace
Location: Lot 12, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 595.4 m² residential parcel of land, retaining a 675.7 m² residential parcel of land with an existing dwelling.

The Committee member visited the site and confirmed the property was properly posted.

Present was:

Owner: McGregor, C. Neil

N. McGregor explained the nature of the application and advised the Committee that the severed lot would be used to build a retirement home. He also advised he was in receipt of and in agreement with the agency comments.

In response to N. McGregor's inquiry relating to the Regional Planning Division's condition, the Committee clarified that the requirement for zoning compliance would be addressed by the Municipality of Clarington.

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

Agency comments were provided to N. McGregor.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 154/2017 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 September 28, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 13, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 11, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 154/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 154/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 33



**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, October 16, 2017

File: LD 155/2017
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.

Applications LD 155/2017 and LD 157/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 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 there is an existing 2-storey home on the parcel. He further explained that the zoning by-law permits single family dwellings and semi-detached dwellings subject to a minor variance application to address a frontage deficiency.

Mr. F. Furlan advised the Committee that he had approached many of his neighbours in advance of filing the proposed application and that he had the support from many of his neighbours.

Committee Member G. Kydd asked the owner if he had consulted with municipal staff and was advised by Mr. F. Furlan that he had not spoken with Township staff.

Committee Chair P. Hamilton directed Mr. F. Furlan to review the comments from the Township's planning consultant.

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

Agency comments were provided to F. Furlan.

Motion of the Committee

Moved by: G. Kydd

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 155/2017 be tabled at the expense of the applicant for up to two (2) years and no later than October 2019. A tabling fee of \$150.00 by certified cheque or bank draft is payable 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 155/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock



Assistant Secretary-Treasurer

Appendix 34



**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, October 16, 2017

File: LD 156/2017
Owner: 1093560 Ontario Limited
Location: Lot 29, Concession 6
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a 284.5 m² residential lot, retaining a 284.5 m² residential lot.
Existing dwelling to be demolished.

Applications LD 155/2017 and LD 156/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 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 there is an existing 2-storey home on the parcel. He further explained that the zoning by-law permits single family dwellings and semi-detached dwellings subject to a minor variance application to address a frontage deficiency.

Mr. F. Furlan advised the Committee that he had approached many of his neighbours in advance of filing the proposed application and that he had the support from many of his neighbours.

Committee Member G. Kydd asked the owner if he had consulted with municipal staff and was advised by Mr. F. Furlan that he had not spoken with Township staff.

Committee Chair P. Hamilton directed Mr. F. Furlan to review the comments from the Township's planning consultant.

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

Agency comments were provided to F. Furlan.

Motion of the Committee

Moved by: G. Kydd

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 156/2017 be tabled at the expense of the applicant for up to two (2) years and no later than October 2019. A tabling fee of \$150.00 by certified cheque or bank draft is payable 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 156/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock



Assistant Secretary-Treasurer

Appendix 35



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 157/2017
Submission: B 139/2017
Owner: Dave and Dolina Fraser
Agent: Lack Realty Appraisers and Consultants Inc.
Location: Lot 18, Concession 6
Township of Scugog
Municipality: Township of Scugog

Consent to sever a 757m² residential lot, retaining a 522.54 m² residential lot with an existing dwelling to be demolished.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Owner: Fraser, David
Agent: Lack, Phil - Lack Realty Appraisers and Consultants Inc.

Mr. P. Lack explained the nature of the application and advised the Committee he was in receipt of the agency comments. Mr. P. Lack asked for clarification on the comments from Regional Planning Division specifically relating to the requirement for a Phase 2 Environmental Site Assessment (ESA).

Secretary Treasurer L. Trombino advised the Committee that there are 2 standards for ESAs and that the Record of Site Condition Standard is the standard adopted by Regional Council. He further advised the CSA standard will not be accepted by the Regional Planning Division.

Upon further discussion between Mr. P. Lack and the Committee it became apparent that Mr. P. Lack's report may be RSC compliant and that he would pursue this issue with the Planning Division following the public meeting.

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

Agency comments were provided to P. Lack.

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 157/2017 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 September 28, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 12, 2017 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated October 5, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 157/2017 is Monday, November 26, 2018.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 157/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 36



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 158/2017
Submission: B 140/2017
Owner: Brooknorth Holdings
Agent: Valerie Cranmer & Associates Inc.
Location: Lot 21, Concession 5
Town of Whitby
Municipality: Town of Whitby

Consent to grant 1.3438 HA blanket easement in favour of the property to the south

Applications LD 158/2017 and LD 159/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Valerie Cranmer & Associates Inc.

Ms. V. Cranmer explained the nature of the application and advised the Committee the applications are for reciprocal easements which will facilitate vehicular and service access between the properties.

Ms. V. Cranmer further advised she was in receipt and agreement with the agency comments save and except the comments from the Ministry of Transportation (MTO). She asked the Committee to approve the application irrespective of the tabling recommendation by the MTO given her client was

working diligently to resolve the issues raised by MTO. She advised the Town of Whitby will be approving a site plan application and imposing the requirement for an agreement which will address the issues raised by MTO. She advised this matter is very time sensitive and it is imperative the applications move forward at this time.

Committee Member D. Marquis was supportive of the applications and was confident the MTO concerns would be addressed as part of the related site plan application.

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

Agency comments were provided to Ms. V. Cranmer.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 158/2017 be approved, as applied for, as such is an easement, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated September 28, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 158/2017 is Monday, November 26, 2018.

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.

Advisory Comments

1. Ministry of Transportation comments dated September 25, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 158/2017 on Monday, October 16, 2017.

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, November 14, 2017.

Appendix 37



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 159/2017
Submission: B 141/2017
Owner: Brooknorth Holdings
Agent: Valerie Cranmer & Associates Inc.
Location: Lot 21, Concession 5
Town of Whitby
Municipality: Town of Whitby

Consent to grant 3.7 HA blanket easement in favour of the property to the north

Applications LD 158/2017 and LD 159/2017 were heard in conjunction.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Valerie Cranmer & Associates Inc.

Ms. V. Cranmer explained the nature of the application and advised the Committee the applications are for reciprocal easements which will facilitate vehicular and service access between the properties.

Ms. V. Cranmer further advised she was in receipt and agreement with the agency comments save and except the comments from the Ministry of Transportation (MTO). She asked the Committee to approve the application irrespective of the tabling recommendation by the MTO given her client was working diligently to resolve the issues raised by MTO. She advised the Town of

Whitby will be approving a site plan application and imposing the requirement for an agreement which will address the issues raised by MTO. She advised this matter is very time sensitive and it is imperative the applications move forward at this time.

Committee Member D. Marquis was supportive of the applications and was confident the MTO concerns would be addressed as part of the related site plan application.

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

Agency comments were provided to Ms. V. Cranmer.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 159/2017 be approved, as applied for, as such is an easement, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated October 12, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated September 28, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 159/2017 is Monday, November 26, 2018.

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.

Advisory Comments

1. Ministry of Transportation comments dated September 25, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 159/2017 on Monday, October 16, 2017.

P. Hamilton, Vice-Chair

E. Hudson

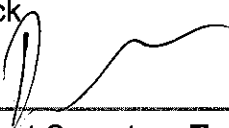
G. Kydd

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, November 14, 2017.

Appendix 38



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

Minutes and Decisions

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

Consent Application heard on: Monday, October 16, 2017

File: LD 160/2017
Submission: B 142/2017
Owner: Isabella Sicilianno
Agent: Gregory, Russ
Location: Lot 29, Concession 3
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 743.57 m² residential parcel of land, retaining a 743.43 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on October 2, 2017 and confirmed the property was properly posted.

Present was:

Agent: Gregory, Russ

Mr. G. Russ explained the nature of the application advised the Committee he was receipt of 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.

Written submission was received from Adam and Dana Hurst on October 12, 2017.

Agency comments were provided to Mr. R. Gregory.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 160/2017 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 September 28, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 13, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 11, 2017, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, October 26, 2018.
 - Expiry Date of Application LD 160/2017 is Monday, November 26, 2018.

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 Municipality of Clarington 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 160/2017 on Monday, October 16, 2017.

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, November 14, 2017.