



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

Minutes

Monday, September 9, 2019

The Region of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 A.M on Monday, September 9, 2019 with the following in attendance:

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

Absent: Steve Cooke

Staff

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

1. Adoption of Minutes

Moved by: A. Georgieff

Seconded by: D. Smith

That the minutes of the Monday, August 12, 2019 Land Division Committee meeting be adopted as circulated.

Carried unanimously

2. Change to the order of items in the Agenda

Moved by: A. Georgieff

Seconded by: A. Arnott

3. Other Business

Secretary-Treasurer L. Trombino advised the Committee that the Committee Member for Clarington, Steven Cooke has resigned from the Committee effective immediately in response to his appointment to the Local Planning Appeal Tribunal. He further advised that the Committee must elect a replacement Vice-Chair.

Committee Member E. Hudson advised the Committee he will be absent for the upcoming two Land Division Hearings as he will be away.

Chair G. O'Connor asked that correspondence that comes in late from any commenting agency which simply confirms an earlier position not be copied for the Committee and that a verbal advisory in this regard shall suffice.

4. Review Consent Applications/Correspondence

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

5. Recess

Moved by: E. Hudson

Seconded by: K. Bavington

That this meeting be recessed for 10 minutes before the election for the replacement Vice-Chair is held.

6. Election of Vice Chair

Chair G. O'Connor called for nominations for Vice-Chair replacements

Moved by: A. Arnott

Seconded by: C. Molinari

That A. Georgieff be nominated for the position of Vice-Chair.

Moved by: D. Smith

Seconded by: A. Georgieff

That E. Hudson be nominated for the position of Vice-Chair.

Chair G. O'Connor called for additional nominees. There were no other names put forward.

Chair G. O'Connor asked if the nominees would stand for the office of Vice-Chair. Both nominees responded in the affirmative.

A vote was taken of the members and it resulted in a tie vote. Chair G. O'Connor exercised her right to vote and voted in favour of A. Georgieff for the position of Vice-Chair.

Committee Member A. Georgieff accepted the position of vice-chair and thanked the Committee for their support.

Moved by: A. Georgieff

Seconded by: A. Arnott

That nominations for the position of Vice-Chair be closed.

7. Recess

Moved by: A. Georgieff

Seconded by: D. Smith

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

Carried unanimously
Monday, September 9, 2019

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

8. Consideration of Consent Applications

1. File: LD 151/2018
Appendix 1
2. File: LD 099/2019
Appendix 2
3. File: LD 100/2019
Appendix 3
4. File: LD 101/2019
Appendix 4
5. File: LD 102/2019
Appendix 5
6. File: LD 103/2019
Appendix 6
7. File: LD 104/2019
Appendix 7
8. File: LD 105/2019
Appendix 8
9. File: LD 106/2019
Appendix 9
10. File: LD 107/2019
Appendix 10
11. File: LD 108/2019
Appendix 11
12. File: LD 109/2019
Appendix 12
13. File: LD 110/2019
Appendix 13
14. File: LD 111/2019
Appendix 14
15. File: LD 112/2019
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- 16. File: LD 113/2019
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- 17. File: LD 114/2019
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- 18. File: LD 115/2019
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- 19. File: LD 116/2019
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- 20. File: LD 117/2019
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- 21. File: LD 118/2019
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- 22. File: LD 119/2019
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- 23. File: LD 120/2019
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- 24. File: LD 121/2019
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- 25. File: LD 122/2019
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- 26. File: LD 123/2019
Appendix 26
- 27. File: LD 124/2019
Appendix 27
- 28. File: LD 125/2019
Appendix 28

9. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, October 7, 2019, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

10. Adjournment

Moved by: E. Hudson

Seconded by: C. Molinari

That this meeting be adjourned at 2:55 p.m. and the next regular meeting be held on Monday, October 7, 2019.

Carried unanimously
Monday, September 9, 2019

11. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 151/2018
Submission: B 090/2019
Owner: Greig, James Herbert
Agent: Gagnon Walker Domes Ltd.
Location: Lot 19, Concession 9
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1.147 hectare residential parcel of land, retaining a 0.193 hectare residential parcel of land with an existing dwelling to remain.

This application was tabled from the December 10, 2018 hearing.

The Committee member visited the site on August 27, 2019 and confirmed the property was properly posted.

Present was:

Agent: Marc De Nardis - Gagnon Walker Domes Ltd.

Mr. M. De Nardis advised the Committee the application was previously tabled at the request of the Regional Health Department. He further advised that he has had discussions with Regional Health staff and has provided them with the requested updated Sewage System Feasibility Study.

Mr. M. De Nardis further advised the Committee he was in receipt of and in agreement with the agency comments.

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

A written submission was received from Karyn Miller on September 6, 2019.

Agency comments were provided to Mr. M. De Nardis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 151/2018, be approved, as applied for, as it generally complies with all applicable plans, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 4, 2019.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated August 12, 2019, financial and otherwise.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated August 21, 2019.
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, September 18, 2020.
 - Expiry Date of Application LD 151/2018 is Monday, October 19, 2020.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 151/2018 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 099/2019
Submission: B 091/2019
Owner: Karakolis, Georgia
Karakolis, Tasse
Location: Lot 6, Concession Range 3
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 557.9 m² residential parcel of land, retaining a 1,301.3 m² residential parcel of land with an existing dwelling.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Owner:
Karakolis, Tasse

Mr. T. Karakolis explained the nature of the application and advised the Committee the application was previously approved and all conditions were fulfilled, however, due to an oversight by his solicitor the application had lapsed as they had failed to perfect the application.

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

Agency comments were provided to Mr. T. Karakolis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 099/2019, be approved, as applied for, as it generally complies with all applicable plans, subject to:

Conditions

1. That the applicant submit two copies of a registered plan on the subject parcel.
2. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 18, 2020.
 - Expiry Date of Application LD 099/2019 is Monday, October 19, 2020.

Clearing Agencies

3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #2 have been adhered to.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 099/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 3



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 100/2019
Submission: B 092/2019
Owner: Fiera Properties Core Fund GP Inc.
Agent: Goodmans LLP
Location: Lot 21, Concession BFC
Town of Whitby
Municipality: Town of Whitby

Consent to grant an access easement over a 9,392.5 m² industrial parcel of land in favour of the property to the south, retaining a 85,636.40 m² industrial parcel of land.

Applications LD 100/2019 and LD 101/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Franzolini, Michael - Goodmans LLP
Interested Party: R. Anthony Gilbert

Mr. M. Franzolini explained the nature of the application and advised the Committee the application was previously approved in 2009, however, due to a technical error with the creation of the original easement this new application was required.

Mr. M. Franzolini further explained that as the properties were owned by same owner, it was their client's interpretation that the consent was not valid and contravened the Planning Act.

Mr. R. Gilbert expressed his support for the applications, however, he expressed concerns related to the access over Part 9 of the draft reference plan. He indicated the property owners of Part 1 and 2 will attempt to remove the barrier system that prevented an exit on Thicksen Road and he would like to see the historic agreement between the owners remain in place.

Mr. M. Franzolini advised the Committee this application is essentially rectifying a technical error. He further advised that truck trailers will continue to have access by way of William Smith Drive and no access to Thicksen Road is proposed.

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. M. Franzolini.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: K. Bavington

That application LD 100/2019 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 5, 2019.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 28, 2019, financial and otherwise.
3. That applications LD100/2019 and LD 101/2019 be perfected in sequential order. A solicitor's undertaking in this regard shall suffice.
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, September 18, 2020.
 - Expiry Date of Application LD 100/2019 is Monday, October 19, 2020.

Clearing Agencies

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 100/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 4



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 101/2019
Submission: B 093/2019
Owner: Sunrise Properties Ltd.
Agent: Goodmans LLP
Location: Lot 21, Concession BFC
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 9,382.60 m² access easement in favour of the property to the North, retaining a 54,408.40 m² industrial parcel of land.

Applications LD 100/2019 and LD 101/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Franzolini, Michael - Goodmans LLP
Interested Party: R. Anthony Gilbert

Mr. M. Franzolini explained the nature of the application and advised the Committee the application was previously approved in 2009, however, due to a technical error with the creation of the original easement this new application was required.

Mr. M. Franzolini further explained that as the properties were owned by same owner, it was their client's interpretation that the consent was not valid and contravened the Planning Act.

Mr. R. Gilbert expressed his support for the applications, however, he expressed concerns related to the access over Part 9 of the draft reference plan. He indicated the property owners of Part 1 and 2 will attempt to remove the barrier system that prevented an exit on Thickson Road and he would like to see the historic agreement between the owners remain in place.

Mr. M. Franzolini advised the Committee this application is essentially rectifying a technical error. He further advised that truck trailers will continue to have access by way of William Smith Drive and no access to Thickson Road is proposed.

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. M. Franzolini.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: K. Bavington

That application LD 101/2019 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 5, 2019.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 28, 2019, financial and otherwise.
3. That applications LD100/2019 and LD 101/2019 be finalized and perfected concurrently. A solicitor's undertaking in this regard shall suffice.
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, September 18, 2020.
 - Expiry Date of Application LD 101/2019 is Monday, October 19, 2020.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of 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. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 101/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 5



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 102/2019
Submission: B 094/2019
Owner: Brooknorth Holdings Inc.
2417349 Ontario Inc
Agent: Valerie Cranmer & Associates
Location: Lot Pt Lot 21, Concession 5
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 18,327.1 m² access and servicing easement in favour of the property to the south, retaining a 18,698 m² commercial parcel of land.

Applications LD 102/2019 and LD 103/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Ms. V. Cranmer - Valerie Cranmer & Associates

Ms. V. Cranmer explained the nature of the application and advised the Committee the application will facilitate reciprocal service and access to the properties.

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 Ms. V. Cranmer.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: D. Smith

That application LD 102/2019 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2019.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 28, 2019, financial and otherwise.
3. That applications LD 102/2019 and LD 103/2019 be finalized and perfected concurrently. A Solicitor's undertaking shall suffice in this regard.
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, September 18, 2020.
 - Expiry Date of Application LD 102/2019 is Monday, October 19, 2020.

Clearing Agencies

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

2. Ministry of Transportation Comments dated August 15, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 102/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 6



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 103/2019
Submission: B 095/2019
Owner: 2417349 Ontario Inc
Brooknorth Holdings Inc.
Agent: Valerie Cranmer & Associates
Location: Lot Pt Lot 21, Concession 5
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 18,327.1 m² access easement in favour of the property to the north, retaining a 18,698 m² commercial parcel of land.

Applications LD 102/2019 and LD 103/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Ms. V. Cranmer - Valerie Cranmer & Associates

Ms. V. Cranmer explained the nature of the application and advised the Committee the application will facilitate reciprocal service and access to the properties.

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 Ms. V. Cranmer.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: D. Smith

That application LD 103/2019 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2019.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated August 28, 2019, financial and otherwise.
3. That applications LD 102/2019 and LD 103/2019 be finalized and perfected concurrently. A Solicitor's undertaking shall suffice in this regard.
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, September 18, 2020.
 - Expiry Date of Application LD 103/2019 is Monday, October 19, 2020.

Clearing Agencies

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

2. Ministry of Transportation Comments dated August 15, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 103/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 7



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 104/2019
Submission: B 096/2019
Owner: 2676582 Ontario Inc.
Location: Lot Pt Lot 28, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 2,557.5 m² residential parcel of land to the west, retaining a 824 m² residential parcel of land with an existing barn to be demolished.

Applications LD 104/2019 and LD 105/2019 were heard in concurrently.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Owner: Ed Vanhaverbeke - 2676582 Ontario Inc.
Interested party: Andrew Bezubiak

Mr. E. Vanhaverbeke explained the nature of the application and advised the Committee the first application will facilitate a land assembly for future residential development. He further advised the building on the retained parcel will be sold.

He further advised the Committee the second application will also facilitate a merger of the severed land with the adjacent parcel of land as part of the above noted land assembly.

Committee Member A. Arnott asked the agent if he was in receipt of the agency comments. Mr. E. Vanhaverbeke confirmed that he was in receipt of and in agreement with the agency comments.

Mr. A. Bezuiak advised the Committee that his property was adjacent to the subject property. He asked if the property is zoned as C1 and expressed concerns related to the intended long-term use of the lands.

Mr. E. Vanhaverbeke advised the Committee the designation is Main Central Area and indicated his intention to have residential property/use on the land as commercial uses do not appear to be feasible. He further advised he has consulted with the local municipality and is aware he will have to go through a zoning process at a later date, however, that process is outside of this land division process.

Secretary-Treasurer L. Trombino advised a separate public process would be required at a later date.

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 GRCA.

Agency comments were provided to Mr. E. Vanhaverbeke.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 104/2019 be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2019.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 6, 2019, financial and otherwise.

3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 18, 2020.
 - Expiry Date of Application LD 104/2019 is Monday, October 19, 2020.

Clearing Agencies

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

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ganaraska Region Conservation Authority comments dated August 21, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 104/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 8



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 105/2019
Submission: B 097/2019
Owner: Cryderman, Quinn
Agent: Edvan Properties Inc.
Location: Lot Pt Lot 28, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a 553.1 m² residential parcel of land with an existing garage and shed to the east, retaining a 470 m² residential parcel of land with an existing dwelling.

Applications LD 104/2019 and LD 105/2019 were heard in concurrently.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Owner: Ed Vanhaverbeke - 2676582 Ontario Inc.
Interested party: Andrew Bezubiak

Mr. E. Vanhaverbeke explained the nature of the application and advised the Committee the first application will facilitate a land assembly for future residential development. He further advised the building on the retained parcel will be sold.

He further advised the Committee the second application will also facilitate a merger of the severed land with the adjacent parcel of land as part of the above noted land assembly.

Committee Member A. Arnott asked the agent if he was in receipt of the agency comments. Mr. E. Vanhaverbeke confirmed that he was in receipt of and in agreement with the agency comments.

Mr. A. Bezuiak advised the Committee that his property was adjacent to the subject property. He asked if the property is zoned as C1 and expressed concerns related to the intended long-term use of the lands.

Mr. E. Vanhaverbeke advised the Committee the designation is Main Central Area and indicated his intention to have residential property/use on the land as commercial uses do not appear to be feasible. He further advised he has consulted with the local municipality and is aware he will have to go through a zoning process at a later date, however, that process is outside of this land division process.

Secretary-Treasurer L. Trombino advised a separate public process would be required at a later date.

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 GRCA.

Agency comments were provided to Mr. E. Vanhaverbeke.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 105/2019 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2019.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 6, 2019, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 18, 2020.
 - Expiry Date of Application LD 105/2019 is Monday, October 19, 2020.

Clearing Agencies

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

Advisory Comments

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

2. Ganaraska Region Conservation Authority comments dated August 21, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 105/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 9



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 106/2019
Submission: B 098/2019
Owner: Mill Run Golf Club
Agent: EcoVue Consulting Services Inc.
Location: Lot 27, Concession 2
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 22.8 hectare agricultural parcel of land, retaining a 208.66 hectare agricultural parcel of land with an existing golf course.

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

Present was:

Owner: Cox, Brian - Mill Run Golf Club
Agent: Randall, Kent - EcoVue Consulting Services Inc.
Interested party: Mantle, Jacob
Kern, Anne
Mantle, David

Mr. B. Cox explained the nature of the application and advised the Committee the application would facilitate the severance of a portion of the existing golf course property that currently used for agricultural purposes. He further advised that the severed property will be sold as it does not serve any function for the golf course.

Mr. B. Cox indicated the severed portion of the property is currently zoned for agricultural uses and is permitted by the policies of the Oak Ridges Moraine Plan.

Committee Member K. Bavington asked the agent to confirm if the severed parcel will continue to be used for agricultural uses.

Mr. K. Randall indicated the lands will be rezoned.

Mr. J. Mantle advised the Committee he was representing his father who owns adjacent lands. He expressed concerns related to the review of application process and indicated he did not believe the application conforms to the existing planning.

Secretary-Treasurer L. Trombino provided a high-level overview of the application process and advised Mr. Mantle that the application was filed under section 53 of the Planning Act. He indicated notice was sent to surrounding area residents and applicable agencies for comments and those agencies have in fact reviewed the application and have provided supportive comments relating to the application/proposal.

Secretary-Treasurer L. Trombino further advised the commenting agencies address conformity with applicable plans and policies and that the Committee Member who makes the motion will provide a rationale for their Decision.

Mr. K. Randall advised the Committee there are reports which set out the rationale for the agencies.

Committee Member E. Hudson advised Mr. Mantle of his right to appeal the Committee's Decision should he not agree with the Committee's Decision.

Committee Member K. Bavington asked Mr. Mantle to identify position with respect to the application.

Mr. J. Mantle advised he wanted to understand the Committee's rationale for their decision.

Committee Member C. Molinari referred Mr. Mantle to the Regional Planning and Economic Development comments which speak to policy and plans compliance.

Mr. J. Mantle referred the Committee to Section 32 of the Oak Ridges Moraine Conservation Plan and explained that the refers to uses and not zoning. He then asked for the Committee's position related to zoning and uses.

Chair G. O' Connor advised Mr. Mantle the property is currently zoned agriculture, however, if someone buys the property and chooses to introduce another use it would be subject to a rezoning process.

Committee Member A. Georgieff advised Mr. Mantle that there are strong Provincial policies that protect this area and at this moment the likelihood of that zoning change is very slim given the existing use is agricultural.

Secretary-Treasurer L. Trombino advised that any proposal for rural development is not consistent and does not conform with existing plans and policies. He indicated that once land is severed it will be eligible for a building permit for the construction of a single family dwelling while maintaining the current agricultural zoning.

Committee Member A. Arnott queried how a farm building application would that be handled.

Secretary-Treasurer L. Trombino advised there are a range of uses permitted with the agricultural zone and that any building permits would be dealt with by the local municipality.

Mr. D. Mantle advised the Committee that the application will require a minor variance application.

Secretary-Treasurer L. Trombino advised that the proposed application is also subject to the Township of Uxbridge. He indicated the comments issued by the Township of Uxbridge do make reference to a zoning conformity review.

Mr. K. Randall provided clarification to the Committee and interested parties by advising zoning is based on the use, however, the zoning itself permits a separate use on the property.

Ms. A. Wease advised the Committee she resides to the west of the subject property and asked if the proposed severed lands are zoned agricultural and if so, will they remain agricultural. She further queried whether there will be development on the property.

The Committee advised Ms. A. Wease that any development outside the range of uses permitted by the existing zoning could be subject to a separate planning process.

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

Agency comments were provided to Mr. K. Randall.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Smith

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 106/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 5, 2019.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated September 5, 2019, 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, September 18, 2020.
 - Expiry Date of Application LD 106/2019 is Monday, October 19, 2020.

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 Township of Uxbridge that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

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

2. Lake Simcoe Region Conservation Authority comments dated August 21, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 106/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 10



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 107/2019
Submission: B 099/2019
Owner: 878212 Ontario Ltd. c/o GM Homes
Agent: LaPierre, Laura
Location: Lot 15, Concession 5
Township of Brock
Municipality: Township of Brock

Consent to add a 0.0038 hectare residential parcel of land to the west, retaining a 0.152 hectare residential parcel of land with an existing dwelling.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: LaPierre, Laura

Ms. L. LaPierre explained the nature of the application and advised the Committee the builder misread the survey and the existing on the property encroaches the garage encroaches the neighbouring property. She further advised this application will rectify that error.

Ms. L. LaPierre indicated an application for building permit to the Township has been accepted and the application meets setback requirements.

Committee Member K. Bavington asked for information on historic applications on the subject property.

Ms. L. Lapierre advised those applications were for the creation of a new lot. She also advised she was in receipt of and in agreement with the agency comments.

Ms. L. LaPierre asked the Committee for clarification on item 3 in the Regional Planning and Economic Development Department comment letter.

Secretary-Treasurer L. Trombino advised the agent the condition clarifies this is a one-time consent that will not create a new lot but will simply change the configuration of the existing parcels.

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

Agency comments were provided to Ms. L. LaPierre.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 107/2019 be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2019.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated August 16, 2019, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.

5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 18, 2020.
 - Expiry Date of Application LD 107/2019 is Monday, October 19, 2020.

Clearing Agencies

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 107/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 11



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, September 9, 2019

File: LD 108/2019
Owner: Smith, Jeremy
Ilioski, Mile
Agent: Petrie, Alan
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a 1,457 m² residential parcel of land, retaining a 1,461.1 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on August 27, 2019 and confirmed the property was properly posted.

Present was:

Agent: Petrie, Alan

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

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

Agency comments were provided to Mr. A. Petrie.

Motion of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 108/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried

Signed by all members present and concurring that this is the Committee Motion of LD 108/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

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, September 9, 2019

File: LD 109/2019
Submission: B 100/2019
Owner: Bancan Homes Inc.
Agent: Zamora, Eugenio
Location: Lot 21, Concession 1
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to sever a 322.85 m² residential parcel of land retaining, a 728.21 m² residential parcel of land with an existing dwelling.

Applications LD 109/2019 through LD 111/2019 were heard in conjunction.

The Committee member visited the site on August 27, 2019 and confirmed the property was properly posted.

Present was:

Agent: Zamora, Eugenio

Mr. E. Zamora explained the nature of the application and advised the Committee that once the lands are severed, the existing dwelling will be demolished and four new townhouses will be constructed.

Mr. E. Zamora further advised the Committee these applications were previously applied for and approved, however, the applications had lapsed.

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

Agency comments were provided to Mr. E. Zamora.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 109/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated August 20, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2019.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated August 21, 2019
4. That the applicant satisfy the requirement of the City of Pickering's letter dated September 6, 2019, financial and otherwise.
5. That applications LD 109/2019 through LD 111/2019 be finalized and perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, September 18, 2020.
 - Expiry Date of Application LD 109/2019 is Monday, October 19, 2020.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 109/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 13



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 110/2019
Submission: B 101/2019
Owner: Bancan Homes Inc.
Agent: Zamora, Maria
Location: Lot 21, Concession 1
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to sever a 219.64 m² residential parcel of land, retaining a 508.57 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 109/2019 through LD 111/2019 were heard in conjunction.

The Committee member visited the site on August 27, 2019 and confirmed the property was properly posted.

Present was:

Agent: Zamora, Eugenio

Mr. E. Zamora explained the nature of the application and advised the Committee that once the lands are severed, the existing dwelling will be demolished and four new townhouses will be constructed.

Mr. E. Zamora further advised the Committee these applications were previously applied for and approved, however, the applications had lapsed.

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

Agency comments were provided to Mr. E. Zamora.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 110/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated August 20, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2019.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated August 21, 2019
4. That the applicant satisfy the requirement of the City of Pickering's letter dated September 6, 2019, financial and otherwise.
5. That applications LD 109/2019 through LD 111/2019 be finalized and perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, September 18, 2020.
 - Expiry Date of Application LD 110/2019 is Monday, October 19, 2020.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 110/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 14



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 111/2019
Submission: B 102/2019
Owner: Bancan Homes Inc.
Agent: Zamora, Maria
Location: Lot 21, Concession 1
City of Pickering
(Pickering)
Municipality: City of Pickering

Consent to sever a 219.74 m² residential parcel of land, retaining a 288.83 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 109/2019 through LD 111/2019 were heard in conjunction.

The Committee member visited the site on August 27, 2019 and confirmed the property was properly posted.

Present was:

Agent: Zamora, Eugenio

Mr. E. Zamora explained the nature of the application and advised the Committee that once the lands are severed, the existing dwelling will be demolished and four new townhouses will be constructed.

Mr. E. Zamora further advised the Committee these applications were previously applied for and approved, however, the applications had lapsed.

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

Agency comments were provided to Mr. E. Zamora.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 111/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated August 20, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2019.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated August 21, 2019
4. That the applicant satisfy the requirement of the City of Pickering's letter dated September 6, 2019, financial and otherwise.
5. That applications LD 109/2019 through LD 111/2019 be finalized and perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, September 18, 2020.
 - Expiry Date of Application LD 111/2019 is Monday, October 19, 2020.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 111/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 15



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 9, 2019

File: LD 112/2019
Submission: B 103/2019
Owner: Leask, Patricia
Leask, William
Agent: Wasylenky, Kathleen
Location: Lot Lot 20, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to add a vacant 0.866 hectare agricultural parcel of land to the east, retaining an 18 hectare agricultural parcel of land.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Wasylenky, Kathleen

Ms. K. Wasylenky advised the Committee she was the agent for the owner.

Committee Member D. Smith asked the agent to explain the purpose of the application.

Ms. K. Wasylenky advised the Committee the subject lands will be used for parking on site in an effort to reduce on-street parking throughout the neighbourhood.

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

A Written submission was received from Chris Morin on August 26, 2019.

Agency comments were provided to Ms. K. Wasylenky.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Smith

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 112/2019 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 6, 2019.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated September 9, 2019, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 18, 2020.
 - Expiry Date of Application LD 112/2019 is Monday, October 18, 2020.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 112/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 8, 2019.

Appendix 16



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, September 9, 2019

File: LD 113/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m² to 570 m², retaining a 930 m² residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 113/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 113/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 17



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

Minutes

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

Consent Application heard on: Monday, September 9, 2019

File: LD 114/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 114/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 114/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 18



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, September 9, 2019

File: LD 115/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 115/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 115/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 19



**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, September 9, 2019

File: LD 116/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 116/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 116/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 20



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, September 9, 2019

File: LD 117/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 117/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 117/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 21



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, September 9, 2019

File: LD 118/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m² to 570 m², Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilvie expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 118/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 118/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 22



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, September 9, 2019

File: LD 119/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 119/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 119/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 23



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, September 9, 2019

File: LD 120/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 120/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 120/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 24



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, September 9, 2019

File: LD 121/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 121/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 121/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 25



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, September 9, 2019

File: LD 122/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 122/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 122/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

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, September 9, 2019

File: LD 123/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 123/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 123/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

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, September 9, 2019

File: LD 124/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 124/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 124/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

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, September 9, 2019

File: LD 125/2019
Owner: Delpark Homes (Grandview 3)
Agent: The Biglieri Group Ltd.
Location: Lot Pt Lot 2, Concession 4
City of Oshawa
(Whitby East)
Municipality: City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m2 to 570 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 through LD 125/2019 were heard in conjunction.

The Committee member visited the site on August 26, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.
Interested party: Ogilvie, Ian
Ramsarran, Sunil

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications will create 13 new lots for a total of 14 residential lots with 13 new houses to be constructed while retaining the existing heritage home on the parcel.

Mr. M. Jacobs indicated that seven of the lots do not currently have frontage or access onto a public road, however, they will be subject to part lot control applications with the City of Oshawa at a later date.

Mr. M. Jacobs further advised the Committee he was in receipt of all agency comments and is in agreement with same.

Mr. I. Ogilve expressed concerns related to grading issues and loss of privacy. He asked the Committee if there are any grading plans available for this proposal.

Mr. M. Jacobs confirmed there are grading plans that were submitted with the application and that the elevation will be compatible to existing houses.

Chair G. O'Connor asked the agent if there are any drainage issues associated with the development.

Mr. M. Jacobs advised that drainage will not be an issue as the proposed houses will be designed specifically to prevent such issues.

Committee Member A. Arnott asked the agent for clarification on the heritage designation of the property.

Mr. M. Jacobs advised the Committee the property is on the list of inventory and indicated the application will be going to Heritage Oshawa Committee meeting on September 26.

Mr. M. Jacobs further advised that the existing house will remain on the property and the new homes will be constructed around that house. He indicated the accessory garage which is not attached to the existing house will be demolished.

Mr. S. Ramsarran expressed concerns related to loss of the existing mature trees in the area and asked for information related to the timing of the application decision should it be tabled.

Assistant Secretary-Treasurer P. Aguilera advised Mr. Ramsarran that should the member make a motion to table the application it would be tabled for a period of up to two years, however, the applications could be brought back at any point at the direction of the applicant. She further advised the earliest date these matters could be heard again would be November 4, 2019.

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

A written submission was received on September 7, 2019 from Neil Ogilvie.

Agency comments were provided to Mr. M. Jacobs.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 125/2019 be tabled at the expense of the applicant for up to two (2) years and no later than September 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 125/2019 on Monday, September 9, 2019.

Gerri Lynn O'Connor, Chair

Allan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer