



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

Minutes

Monday, January 13, 2020

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, January 13, 2020 with the following in attendance:

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

Absent: None

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, January 13, 2020 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, January 13, 2020

2. Review Consent Applications/Correspondence

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

3. Other Business

The following Committee members declared a conflict of interest with respect to these applications:

D. Smith – LD 010/2020 and LD 011/2020

K. Bavington – LD 001/2020

Secretary-Treasurer L. Trombino advised the Committee that the Municipality of Clarington has now appointed a replacement member for the Committee. He indicated that Anna Camposeo will be joining the Committee as of the February 10/2020 Land Division Committee meeting.

4. Recess

Moved by: E. Hudson

Seconded by: K. Bavington

That this meeting be recessed at 12:05 p.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, January 13, 2020

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

5. Consideration of Consent Applications

1. File: LD 007/2016
Appendix 1
2. File: LD 163/2017
Appendix 2
3. File: LD 164/2017
Appendix 3
4. File: LD 132/2019
Appendix 4
5. File: LD 001/2020
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6. File: LD 002/2020
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7. File: LD 003/2020
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11. File: LD 007/2020
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12. File: LD 008/2020
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13. File: LD 009/2020
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14. File: LD 010/2020
Appendix 14
15. File: LD 011/2020
Appendix 15

16. File: LD 012/2020
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6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on February 10, 2020 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: A. Georgieff

Seconded by: D. Smith

That this meeting be adjourned at 2:55 p.m. and the next regular meeting be held on February 10, 2020.

Carried unanimously
Monday, January 13, 2020

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, January 13, 2020

File: LD 007/2016
Owner: 1929572 Ontario Ltd. c/o Ali Mirkarimi
Agent: The Biglieri Group Ltd.
Location: Lot 10, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to sever a 1882.86 square metre vacant residential parcel of land, retaining a 3887.4 square metre residential parcel of land with an existing building.

This application was tabled from the January 15, 2018 hearing.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Agent: Marc Jacobs - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee there are ongoing discussions with the City of Oshawa. He requested a further tabling of the application to address the outstanding issues.

Mr. A. Arnott asked the agent to provide the committee with some assurance that there is some progress being made as the application has been ongoing since 2016 and requested confirmation that if the Committee granted a further tabling this will facilitate the required time to work out the outstanding issues.

Mr. M. Jacobs confirmed there is progress and reiterated to the Committee that there are ongoing negotiations with the City of Oshawa and he hopes to have the outstanding issues resolved and move forward with the application.

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

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 007/2016 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than January 2022. 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 007/2016 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

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, January 13, 2020

File: LD 163/2017
Submission: B 001/2020
Owner: 2565072 Ontario Ltd.
Agent: Sol-Arch
Location: Lot 19, Concession 6
Township of Scugog
(Scugog Island)
Municipality: Township of Scugog

Consent to sever a 338 m² vacant residential parcel of land, retaining a 327.4 m² residential parcel of land with an existing dwelling to be relocated.

Applications LD 163/2017 and LD 164/2017 were heard in conjunction.

This application was tabled from the January 15, 2018 hearing.

The Committee member visited the site on December 30, 2020 and confirmed the property was **not** properly posted.

There were no parties present.

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

Agency comments were provided to Mr. J. Benczkowski, agent for the applicant, by email.

Decision of the Committee

Moved by: D. Smith

Seconded by: A. Georgieff

That application LD 163/2017 be denied as no progress has been made during the multiple tabling periods and based on the recommendations of the local municipality as well as failure to post the required notice on the property.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 163/2017 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

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, January 13, 2020

File: LD 164/2017
Submission: B 002/2020
Owner: 2565072 Ontario Ltd.
Agent: Sol-Arch
Location: Lot 19, Concession 6
Township of Scugog
(Scugog Island)
Municipality: Township of Scugog

Consent to sever a 321.8 m² vacant residential parcel of land, retaining a 327.4 m² residential parcel of land with an existing dwelling to be relocated.

Applications LD 163/2017 and LD 164/2017 were heard in conjunction.

This application was tabled from the January 15, 2018 hearing.

The Committee member visited the site on December 30, 2020 and confirmed the property was **not** properly posted.

There were no parties present.

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

Agency comments were provided to Mr. J. Benczkowski, agent for the applicant, by email.

Decision of the Committee

Moved by: D. Smith

Seconded by: A. Georgieff

That application LD 164/2017 be denied as no progress has been made during the multiple tabling periods and based on the recommendations of the local municipality as well as failure to post the required notice on the property.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 164/2017 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

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, January 13, 2020

File: LD 132/2019
Submission: B 003/2020
Owner: Abzac Canada Inc.
Agent: The Biglieri Group Ltd.
Location: Lot 8, Concession BFC
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever an 8,070.1 m² industrial parcel of land, retaining a 37,052.7 m² industrial parcel of land.

This application was previously tabled from the November 4, 2019 hearing.

The Committee member visited the site on December 30, 2019 and confirmed the property was properly posted.

Present was:

Agent: Marc Jacobs - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the application has been revised in accordance with requests from the Municipality of Clarington, the Regional Planning Department as well as the Central Lake Ontario Conservation Authority.

Committee Member K. Bavington asked the agent to confirm receipt of all agency comments and conditions.

Committee Member A. Arnott asked the agent for clarification on the severed and retained parcels and the fencing that will be a requirement as per the Central Lake Ontario Conservation Authority's comments.

Mr. M. Jacobs confirmed he was in receipt of and in agreement with all agency comments and conditions.

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

Agency comments were provided to Mr. M. Jacobs.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 132/2019, be approved, as amended, as it generally 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 January 10, 2020.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated January 2, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated January 2, 2020, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, January 22, 2021.
 - Expiry Date of Application LD 132/2019 is Monday, February 22, 2021.

Clearing Agencies

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

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. Regional Works Department comments dated December 20, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 132/2019 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

Appendix 5



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, January 13, 2020

File: LD 001/2020
Owner: 1983215 Ontario Ltd.
Agent: Kabir, Hena
Location: Lot Pt Lt 10, Concession 7
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 292 m² hamlet lot to the east, retaining a 2,247 m² hamlet lot with an existing dwelling.

The Committee member visited the site on December 30 , 2020 and confirmed the property was **not** properly posted.

Committee Member K. Bavington declared a conflict of interest and excused herself from the meeting.

There were no parties present.

A written correspondence was received from Ms. H. Kabir requesting a tabling of the matter in order to address the concerns raised by the Regional Health Department and the Municipality of Clarington

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

Agency comments were provided to Ms. H. Kabir, the agent for the owner, by email.

Motion of the Committee

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 001/2020 be tabled at the recommendation of the Regional Health Department and as the property was not properly posted, at the expense of the applicant for up to two (2) years and no later than January 2022. 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 001/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, January 13, 2020

File: LD 002/2020
Submission: B 004/2020
Owner: Cameron, Allan Kent
Agent: Santos, Adam
Location: Lot 22, Concession Range 3
City of Pickering
Municipality: City of Pickering

Consent to sever a 309.68 m² commercial parcel of land, retaining a 619.36 m² commercial parcel of land with and existing dwelling to be demolished.

Applications LD 002/2020 and LD 003/2020 were heard in conjunction.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Agent: Adam Santos – Evans Planning Inc.
Interested party: Mary Paula MacDonald

Mr. A. Santos explained the nature of the application and advised the Committee the applications will facilitate the construction of 3 new single family dwellings which lots will be identical in size. He further advised that a zoning by law was recently adopted by the City of Pickering whereby Council approved the by-law. He indicated that the appeal period has passed and the by-law was now in full force and effect and binding.

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

Committee Member C. Molinari asked for clarification on the comments from the City of Pickering and the Regional Planning Department with respect to zoning inconsistencies.

Mr. A. Santos confirmed the property has been rezoned S4 special exception zone.

Ms. Mary Paula MacDonald asked for clarification on what type of dwellings would be constructed on the property.

Secretary-Treasurer L. Trombino advised there is no general definition for infill. It varies from municipality to municipality and that City has made an exception to allow for smaller frontage of these lots. He indicated the size of the building will be determined at a later date through a separate process with the local municipality.

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

Agency comments were provided to Mr. A. Santos.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 002/2020, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated January 2, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated January 7, 2020, financial and otherwise.

3. That applications LD 002/2020 be perfected prior to LD 003/2020. 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, January 22, 2021.
 - Expiry Date of Application LD 002/2020 is Monday, February 22, 2021.

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 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 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 002/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor ,Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

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, January 13, 2020

File: LD 003/2020
Submission: B 005/2020
Owner: Cameron, Allan Kent
Agent: Santos, Adam
Location: Lot 22, Concession Range 3
City of Pickering
Municipality: City of Pickering

Consent to sever a 309.68 m² commercial parcel of land, retaining a 619.36 m² commercial parcel of land with and existing dwelling to be demolished.

Applications LD 002/2020 and LD 003/2020 were heard in conjunction.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Agent: Adam Santos – Evans Planning Inc.
Interested party: Mary Paula MacDonald

Mr. A. Santos explained the nature of the application and advised the Committee the applications will facilitate the construction of 3 new single family dwellings which lots will be identical in size. He further advised that a zoning by law was recently adopted by the City of Pickering whereby Council approved the by-law. He indicated that the appeal period has passed and the by-law was now in full force and effect and binding.

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

Committee Member C. Molinari asked for clarification on the comments from the City of Pickering and the Regional Planning Department with respect to zoning inconsistencies.

Mr. A. Santos confirmed the property has been rezoned S4 special exception zone.

Ms. Mary Paula MacDonald asked for clarification on what type of dwellings would be constructed on the property.

Secretary-Treasurer L. Trombino advised there is no general definition for infill. It varies from municipality to municipality and that City has made an exception to allow for smaller frontage of these lots. He indicated the size of the building will be determined at a later date through a separate process with the local municipality.

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

Agency comments were provided to Mr. A. Santos.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 003/2020, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated January 2, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated January 7, 2020, financial and otherwise.

3. That applications LD 002/2020 be perfected prior to LD 003/2020. 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, January 22, 2021.
 - Expiry Date of Application LD 003/2020 is Monday, February 22, 2021.

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 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 satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 003/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

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, January 13, 2020

File: LD 004/2020
Submission: B 006/2020
Owner: Victoria Street Storage Corp
Agent: Glen Schnarr & Associates Inc.
Location: Town of Whitby
Municipality: Town of Whitby

Consent to grant a servicing easement over a 1.123 hectare commercial parcel of land in favour of the property to the west, retaining a 1.057 hectare commercial parcel of land.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Agent: Evan Pearlman - Glen Schnarr & Associates Inc.

Mr. E. Pearlman explained the nature of the application and advised the Committee this application is subsequent to the application that was filed and finalized several years ago for the creation of a new lot. He indicated this application will facilitate an easement for stormwater access.

Committee Member A. Georgieff asked the agent if he was in receipt of the agency comments.

Mr. E. Pearlman advised he was in receipt of the agency comments and agreeable to same, however, he asked for clarification on the condition from the Regional Planning Department as this condition was previously addressed as part of the approval process for the related consent applications.

Secretary-Treasurer L. Trombino advised the agent it is a standard condition from the department, however, he could follow up with the planner to resolve this condition.

Mr. E. Pearlman confirmed his agreement to proceed with the application today.

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

Agency comments were provided to Mr. E. Pearlman.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Georgieff

Seconded by: D. Smith

That application LD 004/2020 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 January 10, 2020.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated January 6, 2020, 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, January 22, 2021.
 - Expiry Date of Application LD 004/2020 is Monday, February 22, 2021.

Clearing Agencies

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

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. Central Lake Ontario Conservation Authority's comments dated December 19, 2019.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 004/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

Appendix 9



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, January 13, 2020

File: LD 005/2020
Owner: Santos, Troyhann
Agent: D.G Biddle and Associates Ltd.
Municipality: Municipality of Clarington

Consent to sever a vacant 0.141 hectare residential parcel of land, retaining a 0.246 hectare residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Agent: Michael Fry - D.G Biddle and Associates Ltd.
Shareefa Rene - D.G Biddle and Associates Ltd.
Interested party: Sandy Howard

Ms. S. Rene advised the Committee of the nature of the application and advised the Committee the application will facilitate a land assembly with parcels to north and east. She indicated that the conveyed parcel will be merged with the property to the north with access from Dale Park Road and a future subdivision will be developed.

Ms. S. Rene further advised the Committee the applications are all in compliance with the local zoning by-law and will facilitate residential development lots.

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

Committee Member D. Smith asked the agent to clarify whether the application is for the creation of a new lot or a lot line adjustment given there were conflicting agency comments received.

Ms. S. Rene advised the application is for the creation of a new lot, however, at a later date the lands will merge with those lands which are adjacent to facilitate a land assembly.

Mr. M. Fry advised the Committee that while the application was initially applied for as a new lot, it will be revised to a lot line adjustment based on the Municipality of Clarington's recommendation.

Committee Member A. Georgieff asked staff to confirm whether conditions from Regional Planning could change depending on type of application.

Secretary-Treasurer L. Trombino advised Regional Planning's conditions would vary depending on the type of application submitted.

Committee Member C. Molinari noted the change in the application type could make for different conditions from the commenting agencies.

Mr. M. Fry indicated the comments were revised from Regional Planning were provided after the Municipality of Clarington had provided revised comments and therefore, they were made aware of the change of application type.

Secretary-Treasurer L. Trombino confirmed the comments prepared by Regional Planning staff speaks to creation of new lot and not a lot line adjustment.

Committee Member C. Molinari asked for confirmation from staff that should an applicant apply for a lot line adjustment application would Regional Planning include a condition to merge the lands. Secretary-Treasurer L. Trombino answered in the affirmative. Committee Member C. Molinari noted this condition is currently not included in the comments from Regional Planning which would indicate they consider this a new lot application.

Assistant Secretary-Treasurer P. Aguilera asked the agent to provide staff with revised application pages to reflect this change in application type.

Ms. S. Howard advised the Committee her house will back onto the newly created lot. She indicated her lot is currently fenced and benefits from an historic access

easement. Ms. S. Howard expressed concerns related to loss of said easement and the existing fence as she will still require access from said easement.

Secretary-Treasurer L. Trombino advised the interested party that easements run with the land and cannot be deregistered without the consent of both parties. He indicated this application will not affect an existing registered easement and asked the Assistant Secretary-Treasurer P. Aguilera to confirm same. Ms. P. Aguilera answered in the affirmative.

Ms. S. Howard asked for clarification on what will be constructed on property.

Mr. M. Fry advised the dwellings will be in accordance with the existing character of the neighborhood and the existing stormwater easement will remain.

Secretary-Treasurer L. Trombino encouraged the agent to speak offline with all interested party to address concerns.

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

A letter of support was received from Atiqah Begum on January 5, 2020.

A letter of support was received from Courtice Team Construction Inc. on January 7, 2020.

A letter of support was received from Sajjad Haider on January 8, 2020.

Agency comments were provided to Mr. M. Fry.

Motion of the Committee

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 005/2020 be tabled at the expense of the applicant for up to two (2) years and no later than January 2022, in order for the amended application to be properly circulated to all commenting agencies. 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 005/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

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, January 13, 2020

File: LD 006/2020
Submission: B 007/2020
Owner: Froats, Jordan
Froats, Katy
Location: Township of Scugog
Municipality: Township of Scugog

Consent to add a vacant 412 m² residential parcel of land to the East, retaining a 1,887 m² residential parcel of land.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Owner: Jordan Froats

Mr. J. Froats explained the nature of the application and advised the Committee the application will facilitate a new building lot in conjunction with application LD 007/2020.

Committee Member D. Smith asked the owner to confirm the site was serviced by a private septic system. Mr. J. Froats answered in the affirmative and advised the Committee he will comply with the Regional Health Department requirements to connect to municipal services.

Committee Member C. Molinari noted the mapping being displayed at the meeting was mislabeled and confirmed the applicable property subject to the application.

Assistant Secretary-Treasurer P. Aguilera asked the owner to confirm receipt of and agreement with all agency comments. Mr. J. Froats answered in the affirmative.

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

Agency comments were provided to Mr. J. Froats.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Smith

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 006/2020 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 Works Department's letter dated December 20, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 9, 2020.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated January 9, 2020.
4. That the applicant satisfy the requirement of the Township of Scugog's letter dated January 6, 2020, financial and otherwise.
5. 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.

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, January 22, 2021.
 - Expiry Date of Application LD 006/2020 is Monday, February 22, 2021.

Clearing Agencies

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Health Department that condition #3 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #4 has been carried out to its satisfaction.
12. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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 006/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

Appendix 11



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, January 13, 2020

File: LD 007/2020
Submission: B 008/2020
Owner: Gardiner, Jennifer
Gardiner, Brian
Location: Lot 17, Concession 5
Township of Scugog
Municipality: Township of Scugog

Consent to add a vacant 412 m² residential parcel of land to the east, retaining a 1,887 m² residential parcel of land with an existing dwelling to be retained.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Owner: Jennifer Gardiner

Ms. J. Gardiner explained the nature of the application and advised the Committee she was in receipt of the agency comments.

Committee Member D. Smith asked the owner to confirm the site was serviced by a private septic system. Ms. J. Gardiner answered in the affirmative and advised the Committee he will comply with the Regional Health Department requirements to connect to municipal services.

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

Agency comments were provided to Ms. J. Gardiner.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Smith

Seconded by: A. Arnott

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 007/2020 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 Works Department's letter dated December 20, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 9, 2020.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated January 9, 2020.
4. That the applicant satisfy the requirement of the Township of Scugog's letter dated January 6, 2020, financial and otherwise.
5. 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.
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, January 22, 2021.
 - Expiry Date of Application LD 007/2020 is Monday, February 22, 2021.

Clearing Agencies

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Health Department that condition #3 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #4 has been carried out to its satisfaction.
12. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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 007/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

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, January 13, 2020

File: LD 008/2020
Submission: B 009/2020
Owner: Plentitude Inc.
Pare, Judith Lynn
Agent: Harris, Candace
Location: Lot 30, Concession Range 2
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 781.4 m² residential parcel of land to the south, retaining a 1,671.8 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 008/2020 and LD 009/2020 were heard in conjunction.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Owner: Judith Lynn Pare
Agent: Candace Harris
Interested party: Mary Paula MacDonald
Blossom crossly

Ms. J. Pare explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments, however, asked for clarification on the City of Pickering's condition related to an Environmental Brief.

Secretary-Treasurer L. Trombino advised the owner to contact the City of Pickering directly for clarification on their conditions.

Ms. M. MacDonald asked for clarification on what is being created in terms of size of homes and setbacks etc. She expressed concerns related to traffic density, flooding potential and loss of character of the neighborhood

Ms. J. Pare advised the Committee that three new single family dwellings will be constructed on the newly created lots. She indicated setbacks will remain the same and advised that all buildings will be in compliance with local zoning by-laws.

Ms. J. Pare advised the Committee she will work closely with the City of Pickering to ensure the character of neighbourhood is maintained and that the impact to community will be minimal.

Ms. B. Crossly reiterated concerns related to loss of character of neighbourhood, construction, traffic issues and safety issues.

Ms. J. Pare advised the Committee there is a Safety Plan in place for the construction of the dwellings and does not anticipate any delays in construction.

A written submission was received from Mary Paula MacDonald on January 9, 2020.

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

Agency comments were provided to Ms. J. Pare.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 008/2020 be approved, as applied for, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated January 2, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 10, 2020.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated January 10, 2020, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, January 22, 2021.
 - Expiry Date of Application LD 008/2020 is Monday, February 22, 2021.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 008/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

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, January 13, 2020

File: LD 009/2020
Submission: B 010/2020
Owner: Plentitude Inc.
Agent: Harris, Candace
Location: Lot 30, Concession Range 2
City of Pickering
Municipality: City of Pickering

Consent to sever a 1,529 m² residential parcel of land, retaining a 1,397.3 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 008/2020 and LD 009/2020 were heard in conjunction.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Owner: Judith Lynn Pare
Agent: Candace Harris
Interested party: Mary Paula MacDonald
Blossom crossly

Ms. J. Pare explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments, however, asked for clarification on the City of Pickering's condition related to an Environmental Brief.

Secretary-Treasurer L. Trombino advised the owner to contact the City of Pickering directly for clarification on their conditions.

Ms. M. MacDonald asked for clarification on what is being created in terms of size of homes and setbacks etc. She expressed concerns related to traffic density, flooding potential and loss of character of the neighborhood

Ms. J. Pare advised the Committee that three new single family dwellings will be constructed on the newly created lots. She indicated setbacks will remain the same and advised that all buildings will be in compliance with local zoning by-laws.

Ms. J. Pare advised the Committee she will work closely with the City of Pickering to ensure the character of neighbourhood is maintained and that the impact to community will be minimal.

Ms. B. Crossly reiterated concerns related to loss of character of neighbourhood, construction, traffic issues and safety issues.

Ms. J. Pare advised the Committee there is a Safety Plan in place for the construction of the dwellings and does not anticipate any delays in construction.

A written submission was received from Mary Paula MacDonald on January 9, 2020.

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

Agency comments were provided to Ms. J. Pare.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 009/2020, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated January 2, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 10, 2020.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated January 10, 2020, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, January 22, 2021.
 - Expiry Date of Application LD 009/2020 is Monday, February 22, 2021.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 009/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

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, January 13, 2020

File: LD 010/2020
Submission: B 011/2020
Owner: Smith, Robert Norman
Smith, Colleen Maggie
Agent: H F Grander Co. Ltd.
Location: Lot 9, Concession 2
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to add a vacant 0.310 hectare agricultural parcel of land to the south, retaining a 19.067 hectare agricultural parcel of land.

Applications LD 010/2020 and LD 011/2020 were heard in conjunction.

Committee Member D. Smith declared a conflict of interest and removed himself from the panel.

The Committee received confirmation that the site was properly posted on December 30, 2020.

Present was:

Agent: Ralph Grander - H F Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and advised the Committee he was in receipt of the agency comments.

Committee Member K. Bavington asked the agent for clarification regarding the date of construction of the existing buildings on the property. She further queried when the corner parcel was created.

Mr. R. Grander advised the Committee the severance took place in 1985 before the buildings were constructed.

Committee Member K. Bavington asked the agent to describe what type of buildings were currently on property.

Mr. R. Grander advised the Committee there are only accessory buildings not dwellings.

Committee Member K. Bavington asked the agent to consider completing the required a minor variance application before consent.

Mr. R. Grander advised the Committee he had spoken with the local municipality and had been directed to proceed with the consent application before the minor variance application.

Committee Member A. Arnott asked the agent whether there was a building permit acquired before the construction of the building.

Secretary-Treasurer L. Trombino advised the Committee the owner may have built first then applied for permit.

Mr. R. Grander advised the Committee that the farm house on the subject property is currently heated by fuel oil. He asked for clarification on Regional Planning's condition related to the site screening questionnaire requirements.

Secretary-Treasurer L. Trombino advised the agent to speak with Regional Planning staff to address this condition.

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

Agency comments were provided to Mr. R. Grander.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 010/2020 be approved, as applied for, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated January 10, 2020.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated January 6, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
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, January 22, 2021.
 - Expiry Date of Application LD 010/2020 is Monday, February 22, 2021.

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 Scugog 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 010/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

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, January 13, 2020

File: LD 011/2020
Submission: B 012/2020
Owner: Smith, Robert Norman
Agent: H F Grander Co. Ltd.
Location: Lot 9, Concession 2
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to grant a 0.013 hectare servicing easement in favour of the property to the north retaining a 19.054 hectare agricultural parcel of land.

Committee Member D. Smith declared a conflict of interest and removed himself from the panel.

The Committee received confirmation that the site was properly posted on December 30, 2020.

Present was:

Agent: Ralph Grander - H F Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and advised the Committee he was in receipt of the agency comments.

Committee Member K. Bavington asked the agent for clarification regarding the date of construction of the existing buildings on the property. She further queried when the corner parcel was created.

Mr. R. Grander advised the Committee the severance took place in 1985 before the buildings were constructed.

Committee Member K. Bavington asked the agent to describe what type of buildings were currently on property.

Mr. R. Grander advised the Committee there are only accessory buildings not dwellings.

Committee Member K. Bavington asked the agent to consider completing the required a minor variance application before consent.

Mr. R. Grander advised the Committee he had spoken with the local municipality and had been directed to proceed with the consent application before the minor variance application.

Committee Member A. Arnott asked the agent whether there was a building permit acquired before the construction of the building.

Secretary-Treasurer L. Trombino advised the Committee the owner may have built first then applied for permit.

Mr. R. Grander advised the Committee that the farm house on the subject property is currently heated by fuel oil. He asked for clarification on Regional Planning's condition related to the site screening questionnaire requirements.

Secretary-Treasurer L. Trombino advised the agent to speak with Regional Planning staff to address this condition.

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

Agency comments were provided to Mr. R. Grander.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: A. Georgieff

That application LD 011/2020 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 January 10, 2020.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, January 22, 2021.
 - Expiry Date of Application LD 011/2020 is Monday, February 22, 2021.

Clearing Agencies

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 011/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, February 11, 2020.

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, January 13, 2020

File: LD 012/2020
Owner: Eden, Kyle
Eden, Kimberly
Agent: H F Grander Co. Ltd.
Location: Lot 32, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 625 m² residential parcel of land, retaining a 951 m² residential parcel of land.

The Committee member visited the site on December 30, 2020 and confirmed the property was properly posted.

Present was:

Agent: Ralph Grander - H F Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and advised the Committee there were other applications in area that were tabled by the Township of Uxbridge. He indicated that relevant information was missing from his submission package i.e. grading plan and that he would get that information to the Township forthwith.

Mr. R. Grander advised the Committee he was in receipt of the agency comments and is agreeable with the tabling recommendation.

Committee Member A. Georgieff encouraged the agent to sit down with Township staff to address the official plan criteria in the Township's official plan in order to demonstrate conformity with the plan.

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

Agency comments were provided to Mr. R. Grander.

Motion of the Committee

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 012/2020 be tabled at the expense of the applicant for up to two (2) years and no later than January 2022. 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 012/2020 on Monday, January 13, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer