



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

Minutes

Monday, April 23, 2018

The Region Of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 A.M. on Monday, April 23, 2018 with the following in attendance:

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

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: R. Malone

Seconded by: D. Marquis

That the minutes of the Monday, March 19, 2018 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, April 23, 2018

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino provided the Committee with a high level review of Bill 139 and the reform of the Ontario Municipal Board ("OMB"). The OMB was eliminated and replaced with a new body being the Local Planning Appeals Tribunal (LPAT).

Secretary-Treasurer L. Trombino advised that there will be some minor changes to the consent process. Some minor changes are now required to the LPAT package and some tweaks will be required to the Region's application with respect to conformity.

4. Recess

Moved by: K. Reinhardt

Seconded by: E. Hudson

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

Carried unanimously
Monday, April 23, 2018

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

5. Consideration of Consent Applications

1. File: LD 019/2016
Appendix 1
2. File: LD 089/2017
Appendix 2
3. File: LD 179/2017
Appendix 3
4. File: LD 180/2017
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5. File: LD 181/2017
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6. File: LD 014/2018
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12. File: LD 044/2018
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13. File: LD 045/2018
Appendix 13
14. File: LD 046/2018
Appendix 14
15. File: LD 047/2018
Appendix 15
16. File: LD 048/2018
Appendix 16

17. File: LD 049/2018
Appendix 17

18. File: LD 050/2018
Appendix 18

19. File: LD 051/2018
Appendix 19

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, May 14, 2018 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: K. Reinhardt

Seconded by: D. Marquis

That this meeting be adjourned at 3:40 p.m. and the next regular meeting be held on Monday, May 14, 2018.

Carried unanimously
Monday, April 23, 2018

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 019/2016
Submission: B 036/2018
Owner: Khalil, Joseph
Rizk, Georgina
Ghanem, Fadel
Location: Lot 16, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 765 m² residential parcel of land, retaining a 722 m² residential parcel of land with an existing dwelling.

This application was tabled from the February 12, 2018 hearing.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Williams, Melanie - Thomas Efraim

Ms. M. Williams advised the matter was previously tabled due to non-posting. She further advised the Committee she 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 Town of Ajax and TRCA.

Agency comments were provided to M. Williams.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 019/2016 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 April 18, 2018, with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 13, 2018, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated February 9, 2018.
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, May 03, 2019.
 - Expiry Date of Application LD 019/2016 is Monday, June 03, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax 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 Toronto Region 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. Toronto Region Conservation Authority Comments dated February 9, 2018.
2. Regional Works Department comments dated April 18, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 019/2016 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

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, April 23, 2018

File: LD 089/2017
Submission: B 037/2018
Owner: Joshani Homes Ltd.
Agent: Joshani Homes Ltd.
Location: Lot 30, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 2,022 m² residential parcel of land, retaining a 992 m² residential parcel of land with an existing dwelling to remain.

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

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Owner: Foster, Mike - Joshani Homes Ltd.
Agent: Brynson, Rick - Joshani Homes Ltd.
Interested party: Lambert, John
Seeley, Diane

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

Mr. J. Lambert stated his objection to the application and expressed concerns, including: lot size, drainage issues, setbacks and noise.

Ms. D. Seely stated her objection to the application and indicated she did not understand why the application was being supported by the City of Pickering. She expressed concerns related to drainage issues and potential financial implications to existing homeowners. She further expressed concerns related to fire truck access on the turning circle once it is reconfigured.

Chair J. Hurst advised the interested parties the applications were circulated to various commenting agencies for review and consideration including the City of Pickering Engineering Department.

Committee Member P. Hamilton referred the interested parties to the comments received from the City of Pickering, wherein they have advised the proposal is satisfactory and is in compliance with the official plan and zoning.

Committee Member P. Hamilton further advised that if an application complies with the guiding plans and policies it would appear appropriate to move forward with the consideration of the application.

Committee Member D. Marquis advised the interested parties that any future development is subject to a site plan development at which time concerned residents may be able to offer comments related thereto.

Mr. R. Bryunson advised the Committee a noise study has been completed and supports the application. He further advised a drainage study was completed, however, the City has requested a more in depth study which the owner will endeavor to complete.

Mr. R. Bryunson indicated the City has also requested architectural plans to ensure the proposal is in compliance with the character of the surrounding area.

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. R. Bryunson.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 089/2017, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 19, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated April 18, 2018, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 089/2017 is Monday, June 03, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 089/2017 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

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, April 23, 2018

File: LD 179/2017
Submission: B 038/2018
Owner: Bancan Homes Inc.
Agent: Nayebi, Amir
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 and garage to be demolished.

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

Applications LD 179/2017 through LD 181/2017 were heard in conjunction.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Nayebi, Amir

Mr. A. Nayebi explained the nature of the application and advised the Committee this application was previously tabled in order to address zoning non-compliance issues. He advised the zoning by law is now in effect and he is prepared to go forward with the applications.

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

Agency comments were provided to Mr. A. Nayebi.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 179/2017, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated April 18, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 19, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 18, 2018, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letters dated April 12, 2018 and November 29, 2017.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 179/2017 is Monday, June 03, 2019.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 179/2017 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

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, April 23, 2018

File: LD 180/2017
Submission: B 039/2018
Owner: Bancan Homes Inc.
Agent: Nayebi, Amir
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.

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

Applications LD 179/2017 through LD 181/2017 were heard in conjunction.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Nayebi, Amir

Mr. A. Nayebi explained the nature of the application and advised the Committee this application was previously tabled in order to address zoning non-compliance issues. He advised the zoning by law is now in effect and he is prepared to go forward with the applications.

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

Agency comments were provided to Mr. A. Nayebi.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 180/2017, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated April 18, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 19, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 18, 2018, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letters dated April 12, 2018 and November 29, 2017.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 180/2017 is Monday, June 03, 2019.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 180/2017 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

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, April 23, 2018

File: LD 181/2017
Submission: B 040/2018
Owner: Bancan Homes Inc.
Agent: Nayebi, Amir
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.

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

Applications LD 179/2017 through LD 181/2017 were heard in conjunction.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Nayebi, Amir

Mr. A. Nayebi explained the nature of the application and advised the Committee this application was previously tabled in order to address zoning non-compliance issues. He advised the zoning by law is now in effect and he is prepared to go forward with the applications.

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

Agency comments were provided to Mr. A. Nayebi.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 181/2017, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated April 18, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 19, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 18, 2018, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letters dated April 12, 2018 and November 29, 2017.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 181/2017 is Monday, June 03, 2019.

Clearing Agencies

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

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 181/2017 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 014/2018
Submission: B 041/2018
Owner: Rowe, Ralph
Agent: Worboy, Ronald
Location: Lot 10, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever vacant 717.58 m² residential parcel of land, retaining a 778.16 m² residential parcel of land with an existing dwelling and shed.

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

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Worboy, Ronald

Mr. R. Worboy explained the nature of the application and advised the Committee the application is in compliance with all provincial and local plans and policies. He further advised he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. R. Worboy.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 014/2018, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 29, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letters dated January 12, 2018 and April 17, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letters dated January 11, 2018 and April 5, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 014/2018 is Monday, June 03, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 014/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 7



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 039/2018
Submission: B 042/2018
Owner: Mazzotta, Massimiliano Frank
Mazzotta, Gina Marie
Agent: Camposeo, Anthony
Location: Lot 14, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 1,433.34 m² residential parcel of land, retaining a 2,060.65 m² residential parcel of land with an existing dwelling.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Camposeo, Anthony

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

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

Agency comments were provided to Mr. A. Camposeo.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 039/2018, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 29, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 20, 2018 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 20, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 039/2018 is Monday, June 03, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 039/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 8



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 040/2018
Submission: B 043/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 30 & 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 80 m² residential parcel of land, retaining a vacant 690 m² residential parcel of land.

Applications LD 040/2018 and LD 041/2018 were heard in conjunction.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Owner: Antabli, Ihab - 1466098 Ontario Limited
Agent: Edwards, Steve - GHD

Mr. S. Edwards advised the Committee the proposal will assemble residual parcels of land in the area and facilitate the creation of 3 new building lots for single family dwellings. He further advised that concurrent Part Lot Control applications were also made to the Town of Whitby in order to assist in the land assembly required for the three proposed building lots.

Mr. S. Edwards advised the Committee he was in receipt of agency comments and advised he was in agreement with same, however, questioned the requirement for the noise study from Regional Planning and Economic Development Department.

Secretary-Treasurer L. Trombino advised the Regional Official Plan has a policy that requires a noise study for any development within 300 meters of an arterial road and the subject property meets those requirements. Secretary-Treasurer L. Trombino indicated this condition implements the requirements of the Regional Official Plan.

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. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 040/2018, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 18, 2018 with respect to items 2, 3 and 4.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated April 6, 2018, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 040/2018 is Monday, June 03, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 040/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 9



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 041/2018
Submission: B 044/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 30 & 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 210 m² residential parcel of land, retaining a vacant 480 m² residential parcel of land.

Applications LD 040/2018 and LD 041/2018 were heard in conjunction.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Owner: Antabli, Ihab - 1466098 Ontario Limited
Agent: Edwards, Steve - GHD

Mr. S. Edwards advised the Committee the proposal will assemble residual parcels of land in the area and facilitate the creation of 3 new building lots for single family dwellings. He further advised that concurrent Part Lot Control applications were also made to the Town of Whitby in order to assist in the land assembly required for the three proposed building lots.

Mr. S. Edwards advised the Committee he was in receipt of agency comments and advised he was in agreement with same, however, questioned the requirement for the noise study from Regional Planning and Economic Development Department.

Secretary-Treasurer L. Trombino advised the Regional Official Plan has a policy that requires a noise study for any development within 300 meters of an arterial road and the subject property meets those requirements. Secretary-Treasurer L. Trombino indicated this condition implements the requirements of the Regional Official Plan.

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. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 041/2018, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 18, 2018 with respect to items 2, 3 and 4.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated April 6, 2018, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 041/2018 is Monday, June 03, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 041/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 10



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 042/2018
Submission: B 045/2018
Owner: 10221058 Canada Ltd.
Agent: NIA Architects Inc.
Location: Lot 27, Concession RANGE 3
City of Pickering
Municipality: City of Pickering

Consent to add a 262.3 m² residential parcel of land to the South, retaining a 468.3 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 042/2018 and LD 043/2018 were heard in conjunction.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Irfan, Nadeem - NIA Architects Inc.
Interested party: Qasim, Mehmood
White, Paul
Leybourne, Pegi
Curley, Brian

Mr. N. Irfan explained the nature of the application and advised the Committee the owner has met with several interested neighbors to discuss the application. He further advised that he has consulted with the City of Pickering and that they are now supportive of the applications.

Mr. P. White advised the Committee he is the president of Fairport Beach Neighborhood Association which has been in operation for close to 100 years. He provided the Committee with a history of the subject property and surrounding neighborhood.

Mr. P. White further advised that a height restriction was recently passed and that the local Councilor has passed a resolution to do a special study for the older communities intensification and protection of special interest properties.

Mr. P. White expressed his objection to the applications on the grounds that it will facilitate building lots which are not in keeping with the character and conformity with the existing neighborhood.

Ms. P. Leybourne expressed an objection to the applications and indicated it does not conform to the existing character of the neighborhood.

Mr. B. Curley advised he was not in agreement with proposal. His concerns related to lack of conformity with the existing character of the neighborhood. Mr. B. Curley also indicated he did not receive notice of the application. Assistant-Secretary P. Aguilera confirmed that Mr. B. Curley was on the Region circulation list.

Mr. N. Irfan advised the Committee the proposal conforms with the character of neighborhood and provided the Committee with submissions illustrating similarly created lots in the neighborhood. He reiterated that the proposal will be in compliance with the existing zoning requirements.

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.

A written submission was received on April 23, 2018, from S. Majunda expressing support for the application.

A written submission was received on April 23, 2018, from K. Mian expressing support for the application.

A written submission was received on April 23, 2018, from G. Avramopolous expressing support for the application.

A written submission was received on April 23, 2018, from G. Phillips expressing support for the application.

A written submission was received on April 19, 2018, from J. Gheta objecting to the application.

A written submission was received on April 18, 2018, from P. White on behalf of the Fairport Beach Neighborhood Association objecting to the application.

Agency comments were provided to Mr. N. Irfan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 042/2018 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 April 18, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 23, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 20, 2018, 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 LD 042/2018 be perfected prior to the completion of LD 043/2018.
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, May 03, 2019.
 - Expiry Date of Application LD 042/2018 is Monday, June 03, 2019.

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 City of Pickering 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 satisfied that the time periods outlined in condition #7 have been adhered to.

DISCUSSION TO THE MOTION:

Committee Member P. Hamilton advised he is not supportive of the motion to approve based on the conditions imposed by the City of Pickering.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 042/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 11



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 043/2018
Submission: B 046/2018
Owner: Qasim, Mehmood Malik
Agent: NIA Architects Inc.
Location: Lot 27, Concession RANGE 3
City of Pickering
Municipality: City of Pickering

Consent to sever a 464.8 m² residential parcel of land, retaining a 466.4 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 042/2018 and LD 043/2018 were heard in conjunction.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Irfan, Nadeem - NIA Architects Inc.
Interested party: Qasim, Mehmood
White, Paul
Leybourne, Pegi
Curley, Brian

Mr. N. Irfan explained the nature of the application and advised the Committee the owner has met with several interested neighbors to discuss the application. He further advised that he has consulted with the City of Pickering and that they are now supportive of the applications.

Mr. P. White advised the Committee he is the president of Fairport Beach Neighborhood Association which has been in operation for close to 100 years. He provided the Committee with a history of the subject property and surrounding neighborhood.

Mr. P. White further advised that a height restriction was recently passed and that the local Councilor has passed a resolution to do a special study for the older communities intensification and protection of special interest properties.

Mr. P. White expressed his objection to the applications on the grounds that it will facilitate building lots which are not in keeping with the character and conformity with the existing neighborhood.

Ms. P. Leybourne expressed an objection to the applications and indicated it does not conform to the existing character of the neighborhood.

Mr. B. Curley advised he was not in agreement with proposal. His concerns related to lack of conformity with the existing character of the neighborhood. Mr. B. Curley also indicated he did not receive notice of the application. Assistant-Secretary P. Aguilera confirmed that Mr. B. Curley was on the Region circulation list.

Mr. N. Irfan advised the Committee the proposal conforms with the character of neighborhood and provided the Committee with submissions illustrating similarly created lots in the neighborhood. He reiterated that the proposal will be in compliance with the existing zoning requirements.

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.

A written submission was received on April 23, 2018, from S. Majunda expressing support for the application.

A written submission was received on April 23, 2018, from K. Mian expressing support for the application.

A written submission was received on April 23, 2018, from G. Avramopolous expressing support for the application.

A written submission was received on April 23, 2018, from G. Phillips expressing support for the application.

A written submission was received on April 19, 2018, from J. Gheta objecting to the application.

A written submission was received on April 18, 2018, from P. White on behalf of the Fairport Beach Neighborhood Association objecting to the application.

A written submission was received on April 17, 2018, from K. Taylor objecting to the application.

A written submission was received on April 17, 2018, from J. Stone objecting to the application.

Agency comments were provided to Mr. N. Irfan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 043/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 23, 2018 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated April 20, 2018, financial and otherwise.
3. That Application LD 042/2018 shall be perfected prior to the completion of LD 043/2018
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, May 03, 2019.
 - Expiry Date of Application LD 043/2018 is Monday, June 03, 2019.

Clearing Agencies

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

DISCUSSION TO THE MOTION:

Committee Member P. Hamilton advised he is not supportive of the motion to approve based on the conditions imposed by the City of Pickering.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 043/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 12



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 044/2018
Submission: B 047/2018
Owner: Deleo, Milena
Agent: 1494339 Ontario Ltd.
Location: Lot 1, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 557 m² residential parcel of land, retaining a 507 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Foley, Mark - 1494339 Ontario Ltd.

Mr. M. Foley explained the nature of the application and advised the Committee the application will facilitate the creation of a new building lot. He further advised he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. M. Foley.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 044/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated April 20, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 17, 2018 with respect to items 2, 3 and 4.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated April 6, 2018, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 044/2018 is Monday, June 03, 2019.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa 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 044/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

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, April 23, 2018

File: LD 045/2018
Submission: B 048/2018
Owner: Baker, Peter
Agent: Clark Consulting Services
Location: Lot 11, Concession 5
Township of Brock
Municipality: Township of Brock

Consent to sever a 1.73 hectare agricultural parcel of land, retaining a 22.67 hectare agricultural parcel of land with an existing barn and shed. Application is for a surplus farm dwelling.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Stewart, Hugh - Clark Consulting Services
Interested party: McInnis, Dave

Committee Member D. Marquis advised the Committee he is an adjacent neighbor to this property and recused himself from the application.

Mr. H. Stewart explained the nature of the application and advised the Committee the application will facilitate the consolidation of agricultural lands once the retained lands are merged with the farming lands to the west. He further advised he was in receipt of and in agreement with the agency comments.

Committee Member G. Kydd asked for clarification on the zoning by-law meeting that was scheduled for later in the day and questioned the details of the proposed by-law.

Mr. H. Stewart advised the Committee that the zoning by-law meeting will be held tonight at which time he will be making a presentation to the panel. He further advised that Provincial and Regional policies require a zoning by-law to prohibit the use of livestock on the existing barn and facilitate the merger of the retained lands with the lands to the west.

Committee Member G. Kydd asked what the barn will be used for once the process is completed.

Mr. D. McInnis confirmed the barn will be vacant and advised there will not be any livestock stored in the barn. He indicated the land will be used for cash cropping only as there is no livestock on the farm.

Committee Member G. Kydd asked for clarification on the irregular shape of the proposed severed lot. Mr. H. Stewart advised the configuration reflects an easement over the subject lands for a communication tower and also include lands for the guy ropes to support the tower.

Mr. D. McInnis advised the Committee he rents the lands currently owned by the applicant and that this application will formalize that ownership to allow the lands to be merged and farmed as one agricultural parcel.

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

Agency comments were provided to Mr. H. Stewart.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 045/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 29, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 16, 2018 with respect to item 1.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated April 10, 2018, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority letter dated April 3, 2018.
5. 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.
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, May 03, 2019.
 - Expiry Date of Application LD 045/2018 is Monday, June 03, 2019.

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 Township of Brock 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 Lake Simcoe Region Conservation Authority 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 045/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

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, April 23, 2018

File: LD 046/2018
Submission: B 049/2018
Owner: 2427587 Ontario Inc.
Location: Lot 17, Concession 5
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to sever a 506 m² residential parcel of land with an existing dwelling to be demolished, retaining a 506 m² residential parcel of land.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Owner: Kleon, Dean - 2427587 Ontario Inc.
Interested party: Free, Marianne

Mr. D. Kleon advised the Committee he was in receipt of and in agreement with the agency comments.

Ms. Free expressed her objection to the application. Her concerns included increased parking in the area, drainage issues and lack of conformity the existing character of the neighborhood. She further expressed concerns with loss of trees and damage to an existing retaining wall.

Committee Member G. Kydd asked the owner for confirmation that the proposal is in compliance with the existing zoning by-law.

Mr. D. Kleon confirmed the proposal conforms to the existing zoning bylaw and that a minor variance application will not be required.

Committee Member R. Malone asked the owner if the existing large maple tree is currently located on his property or on municipal lands. Mr. D. Kleon indicated he could not confirm that fact at this time, however, he advised the Committee that his surveyor would be attending at the site in due course to properly survey the property.

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.

A written submission was received on April 23, 2018, from J. Hoey and C. Hoey objecting to the application.

A petition was received on April 19, 2018 signed by R. Free, M. Free, I. Little, S. Maybe, F. Mayne, T. Myers, J. Myers, R. Irwin, C. Irwin, M. Irwin, A. Taylor, K. Middleton, R. Wannap, I. Lee, N. Lee, R. Leach, S. Leach, L. Mackey, R. Jones and C. Jones, objecting to the application.

A written submission was received on April 18, 2018, from C. Irwin and R. Irwin objecting to the application.

A written submission was received on April 18, 2018, from N. Lee and I. Lee objecting to the application.

A written submission was received on April 17, 2018, from M. Free objecting to the application.

Agency comments were provided to Mr. D. Kleon.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 046/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 29, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 19, 2018 with respect to items 2 and 3.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated April 12, 2018, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department letter dated April 6, 2018.
5. That the applicant submit two copies of a registered plan on those subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 046/2018 is Monday, June 03, 2019.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #3 has been carried out to its satisfaction.

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 046/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 15



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, April 23, 2018

File: LD 047/2018
Owner: Barros, Donato
Location: Lot 14, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 413.2 m² residential parcel of land, retaining a 367.5 m² residential parcel of land with an existing dwelling to remain.

This application was withdrawn by the applicant.

Appendix 16



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 048/2018
Submission: B 050/2018
Owner: 2558091 Ontario Limited
Agent: Cassels Brock and Blackwell LLP
Location: Lot 11, Concession 3
Town of Ajax
Municipality: Town of Ajax

Consent to grant a 547.2 m² vehicular easement in favor of the property to the North, retaining a 17,026.6 m² industrial parcel of land.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Agent: Leisk, Signe - Cassels Brock and Blackwell LLP

Ms. S. Leisk explained the nature of the application and advised the Committee this application will facilitate the intended shared use of a driveway to both sites. She further confirmed that she is in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Ms. S. Leisk.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: R. Malone

That application LD 048/2018 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 20, 2018, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 048/2018 is Monday, June 03, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 048/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 17



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

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 049/2018
Submission: B 051/2018
Owner: Cherry Holdings Ltd.
Agent: Mazzotta, Frank
Location: Lot 20, Concession BF
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 663.09 m² access easement in favor of the property to the East, retaining a 4,968.99 m² industrial parcel of land.

Applications LD 049/2018 and LD 050/2018 were heard in conjunction.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Interested party: Mazzotta, Mike

Mr. M. Mazzotta advised the Committee he was in support of 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 Whitby.

Agency comments were provided to Mr. F. Mazzotta.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: D. Marquis

That application LD 049/2018 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Town of Whitby's letter dated April 6, 2018, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 049/2018 is Monday, June 03, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 049/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 18



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 050/2018
Submission: B 052/2018
Owner: 1650 McEwen Drive Inc.
Agent: Mazzotta, Frank
Location: Lot 20, Concession BF
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 671.28 m² access easement in favor of the property to the West, retaining a 5,829.85 m² industrial parcel of land.

Applications LD 049/2018 and LD 050/2018 were heard in conjunction.

The Committee member visited the site on April 9, 2018 and confirmed the he property was properly posted.

Present was:

Interested party: Mazzotta, Mike

Mr. M. Mazzotta advised the Committee he was in support of 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 Whitby.

Agency comments were provided to Mr. F. Mazzotta.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: D. Marquis

That application LD 050/2018 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Town of Whitby's letter dated April 6, 2018, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 03, 2019.
 - Expiry Date of Application LD 050/2018 is Monday, June 03, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 050/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.

Appendix 19



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

Minutes and Decisions

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

Consent Application heard on: Monday, April 23, 2018

File: LD 051/2018
Submission: B 053/2018
Owner: O'Connor Bros. Corp
Agent: Clark Consulting Services
Location: Lot 13, Concession 4
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to add a vacant 4.345 hectare agricultural parcel of land to the West, retaining a 54.36 hectare agricultural parcel of land with an existing farm to remain.

The Committee member visited the site on April 9, 2018 and confirmed the property was properly posted.

Present was:

Owner: O'Connor, Shawn - O'Connor Bros. Corp
Agent: Stewart, Hugh - Clark Consulting Services
Interested party: Tzountzouris, Steve
Jishuang, Zhao

Mr. H. Stewart explained the nature of the application and advised the Committee a portion of the lands are in the Hamlet of Manchester and that the proposal will facilitate the merger of the hamlet lands with other lands owned by the applicant in the Hamlet of Manchester. He further advised the retained lands will continue to be farmed.

Committee Member K. Reinhardt asked the agent for clarification on the parts noted on the draft 40R Plan, specifically part 2.

Mr. H. Stewart advised part 2 is owned by Mr. O'Connor and part 3 is an existing right of way.

Mr. O'Connor advised the Committee they are in the process of cleaning up the barn foundation on the subject property.

Committee Member K. Reinhardt asked if there was currently a dwelling on part 2 of the draft R-Plan.

Mr. H. Stewart advised the Committee that Part 4 is owned by O' Connor and currently has an old home that will merge with the subject lands.

Committee Member K. Reinhardt asked the owner if he would demolish the existing structure once the transaction is complete.

Mr. O'Connor advised he will not be demolishing the structure at this time.

Mr. S. Tzountzouris expressed an interest in the application and asked for details about the proposed application. He expressed concerns related to drainage issues.

Mr. H. Stewart advised at this time there are no plans for development and that the application will simply change the configuration of the existing hamlet lot.

Ms. Z. Jishuang advised she is the owner of the property to the south of the subject parcel and questioned whether there was a development proposal for the subject lands.

Mr. H. Stewart reiterated to the Committee there are no plans at this time for development of the lands.

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. H. Stewart.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 051/2018 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 Township of Scugog's letter dated April 12, 2018, financial and otherwise.
2. 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
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, May 03, 2019.
 - Expiry Date of Application LD 051/2018 is Monday, June 03, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 051/2018 on Monday, April 23, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 22, 2018.