



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

Minutes

Monday, May 14, 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, May 14, 2018 with the following in attendance:

Present: J. Hurst, Chair
P. Hamilton, Vice-Chair

E. Hudson
G. Kydd
R. Malone
D. Marquis
K. Reinhardt

Absent: G. Rock

Staff

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

1. Adoption of Minutes

Moved by: K. Reinhardt

Seconded by: R. Malone

That the minutes of the Monday, April 23, 2018 Land Division Committee meeting be adopted, as amended.

Carried unanimously
Monday, May 14, 2018

2. Review Consent Applications/Correspondence

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

3. Other Business

The Committee discussed applications where a minor variance is required to facilitate land division application scenarios and discussed the sequence in which these applications should be filed and heard.

Secretary-Treasurer L. Trombino advised the Committee that the new Local Planning Appeal Tribunal (LPAT) process may require zoning appeals to be processed prior to the consideration of a related consent appeal.

4. Recess

Moved by: E. Hudson

Seconded by: K. Reinhardt

That this meeting be recessed at 11:45 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, May 14, 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 105/2015
Appendix 1

2. File: LD 106/2015
Appendix 2
3. File: LD 124/2016
Appendix 3
4. File: LD 125/2016
Appendix 4
5. File: LD 052/2018
Appendix 5
6. File: LD 053/2018
Appendix 6
7. File: LD 054/2018
Appendix 7
8. File: LD 055/2018
Appendix 8
9. File: LD 056/2018
Appendix 9
10. File: LD 057/2018
Appendix 10
11. File: LD 058/2018
Appendix 11
12. File: LD 059/2018
Appendix 12
13. File: LD 060/2018
Appendix 13
14. File: LD 061/2018
Appendix 14
15. File: LD 062/2018
Appendix 15
16. File: LD 063/2018
Appendix 16
17. File: LD 064/2018
Appendix 17

17. File: LD 065/2018
Appendix 18

19. File: LD 066/2018
Appendix 19

20. File: LD 067/2018
Appendix 20

21. File: LD 068/2018
Appendix 21

22. File: LD 069/2018
Appendix 22

23. File: LD 070/2018
Appendix 23

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, June 11, 2018, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: K. Reinhardt

Seconded by: P. Hamilton

That this meeting be adjourned at 2:45 p.m. and the next regular meeting be held on Monday, June 11, 2018.

Carried unanimously
Monday, May 14, 2018

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, May 14, 2018

File: LD 105/2015
Owner: Ceilo Realty Ltd.
Location: Lot 23, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 4,610.8 m² commercial parcel with an existing dwelling, retaining a 21,820.4 m² commercial parcel of land with existing commercial buildings. Application includes easement.

This application was tabled from the March 19, 2018 hearing.

This application was withdrawn by the applicant on April 4, 2018.

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, May 14, 2018

File: LD 106/2015
Owner: Ceilo Realty Ltd.
Location: Lot 23, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 21,820.4 m² access easement in favor of the property to the north, retaining a 4,610.8 m² commercial parcel of land.

This application was tabled from the March 19, 2018 hearing.

This application was withdrawn by the applicant on April 4, 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, May 14, 2018

File: LD 124/2016
Submission: B 054/2018
Owner: Pigeon, Michelle
Blondin, Jimmy
Agent: Weston Consulting
Location: Lot 13, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 484 m² vacant residential parcel of land, retaining a 1,524.8 m² residential parcel of land with an existing dwelling.

Applications LD 124/2016 and LD 125/2016 were heard in conjunction.

This application was tabled from the February 12, 2018 Land Division Committee meeting.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Agent: McFarlane, Jane - Weston Consulting

Ms. J. McFarlane explained the nature of the application and advised the Committee the applications were tabled due to outstanding concerns from the Regional Health Department related to the existing septic system. She further

advised these issues have now been resolved as the property is now connected to municipal services.

Ms. J. McFarlane 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 Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Ms. J. McFarlane.

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 submissions, I hereby move that application LD 124/2016, 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 May 11, 2018 with respect to items 1, 2 and 3.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 8, 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 24, 2019.
 - Expiry Date of Application LD 124/2016 is Monday, June 24, 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 Municipality of Clarington 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 124/2016 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 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, May 14, 2018

File: LD 125/2016
Submission: B 055/2018
Owner: Pigeon, Michelle
Blondin, Jimmy
Agent: Weston Consulting
Location: Lot 13, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 486.4 m² vacant residential parcel of land, retaining a 1,038.4 m² residential parcel of land with an existing dwelling.

Applications LD 124/2016 and LD 125/2016 were heard in conjunction.

This application was tabled from the February 12, 2018 Land Division Committee meeting.

Present was:

Agent: McFarlane, Jane - Weston Consulting

Ms. J. McFarlane explained the nature of the application and advised the Committee the applications were tabled due to outstanding concerns from the Regional Health Department related to the existing septic system. She further advised these issues have now been resolved as the property is now connected to municipal services.

Ms. J. McFarlane 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 Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided to Ms. J. McFarlane.

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 submissions, I hereby move that application LD 125/2016, 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 May 11, 2018 with respect to items 1, 2 and 3.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 8, 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 24, 2019.
 - Expiry Date of Application LD 124/2016 is Monday, June 24, 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 Municipality of Clarington 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 125/2016 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 2018.

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, May 14, 2018

File: LD 052/2018
Owner: Paisley Court Developments Inc. &
Ajax Salem Shopping Centre Inc.
Agent: SmartCentres
Location: Lot 7, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 1.387 hectare vacant industrial parcel of land, retaining a 1.305 hectare vacant industrial parcel of land.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Interested party: Mitchell, Paul
Agent: Papapetrou, Nikolaus SmartCentres

Mr. N. Papapetrou advised the Committee he was in receipt of the agency comments. He further advised the comments he received from the Toronto Region Conservation Authority incorrectly referenced a transfer of Part 2, however, the part to be conveyed is Part 4.

Mr. N. Papapetrou asked the Committee for relief of the Regional Planning and Economic Development Department's proposed conditions of approval given they could be addressed through the related site plan application process.

Secretary-Treasurer L. Trombino advised the agent this is a possibility, however, the matter may require discussions with Regional Planning staff and the Town of Ajax. He further advised this is not an unusual request and the Region has facilitated such requests in the past.

Mr. N. Papapetrou requested the Committee grant relieve of the parkland dedication fees imposed by the local municipality.

Chair J. Hurst advised the agent he must contact the local municipality directly to discuss this request.

Committee member P. Hamilton asked if Regional Planning has a deeming approval practice in place. Secretary-Treasurer L. Trombino confirmed this is correct.

Mr. N. Papapetrou asked the Committee to table the application to allow for resolution of the above noted issues.

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 the Toronto Region Conservation Authority.

Agency comments were provided to N. Papapetrou.

Motion of the Committee

Moved by: P. Hamilton

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 052/2018 be tabled at the expense of the applicant for up to two (2) years and no later than May 2020. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 052/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 14, 2018

File: LD 053/2018
Submission: B 056/2018
Owner: 953640 Ontario Ltd.
1438594 Ontario Ltd.
Agent: Walters, Kevin
Location: Lot 22, Concession BFC
Municipality of Clarington
(Clarke)
Municipality: Municipality of Clarington

Consent to grant a 9,324.8 m² vehicular easement in favour of the property to the East, retaining a 11.9375 hectare agricultural parcel of land.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Agent: Walters, Kevin

Mr. K. Walters advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. K. Walters.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: E. Hudson

That application LD 053/2018 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 11, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 9, 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 24, 2019.
 - Expiry Date of Application LD 053/2018 is Monday, June 24, 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 Municipality of Clarington 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. Ganaraska Region Conservation Authority comments dated April 27, 2018.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 053/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 2018.

Appendix 7



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, May 14, 2018

File: LD 054/2018
Owner: Smith, Christopher Paul
Smith, Philip John
Location: Lot 30, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 249 m² residential parcel of land with an existing garage to be demolished, retaining a 261 m² residential parcel of land.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Owner: Smith, Christopher Paul
Smith, Philip John

Mr. P. Smith advised the Committee he was in receipt of the agency comments. He further advised the Committee he has spoken with the neighbors regarding the proposal and has received positive feedback.

Mr. P. Smith asked the Committee for clarification regarding the requirement for a Qualified Person to sign the Site Screening Questionnaire.

Secretary-Treasurer L. Trombino advised this is a standard requirement for all applications for the creation of a new lot.

Mr. P. Smith asked for clarification regarding the requirement for a noise impact study and advised the Committee he did not feel this was necessary as this is an existing residential lot.

Chair J. Hurst advised the standard of care has evolved for development and as such these studies are required.

Committee Member G. Kydd asked the applicant if he had pre-consulted with planning staff prior to filing the application.

Mr. P. Smith advised he has had extensive discussions with the Township staff.

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

Agency comments were provided to Mr. P. Smith.

Motion of the Committee

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 054/2018 be tabled at the expense of the applicant for up to two (2) years and no later than May 2020. A tabling fee of \$150.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Signed by all members present and concurring that this is the Committee Motion of LD 054/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

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, May 14, 2018

File: LD 055/2018
Submission: B 057/2018
Owner: 784437 Ontario Inc.
Agent: Snyder, Frank
Location: Lot 13, Concession 5
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to add a 54.6 m² vacant lot to the East, retaining a 2,082.7 m² hamlet lot with an existing dwelling to remain.

Application LD 055/2018 and LD 056/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Agent: Snyder, Philip

Mr. P. Snyder explained the nature of the application to the Committee and advised the Committee the applications would rectify an existing encroachment issue.

Committee Member K. Reinhardt asked the Committee for confirmation that this application will comply with zoning by-law setback requirements.

Mr. P. Snyder confirmed this was correct.

Committee Member K. Reinhardt asked why this encroachment was not caught and rectified sooner.

Mr. P. Snyder advised he could not comment on what transpired in the past with respect to the encroachment, however, this application will rectify the issue and lot configuration.

Committee Member K. Reinhardt asked the agent if he was responsible for the posting of the signs on the property.

Mr. P. Snyder confirmed he is the party responsible for this task.

Committee Member K. Reinhardt noted the file labels were not affixed to the notice cards prior to posting.

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. P. Snyder.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Reinhardt

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 055/2018 be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated May 1, 2018, financial and otherwise.
2. 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 encumbrancing 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 24, 2019.
 - Expiry Date of Application LD 055/2018 is Monday, June 24, 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 055/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 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, May 14, 2018

File: LD 056/2018
Submission: B 058/2018
Owner: Groome, John
Agent: Snyder, Frank
Location: Lot 13, Concession 5
Township of Scugog
(Reach)
Municipality: Township of Scugog

Consent to add a 54.6 m² vacant lot to the West, retaining a 2,109.6 m² hamlet lot with an existing dwelling to remain.

Application LD 055/2018 and LD 056/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Agent: Snyder, Philip

Mr. P. Snyder explained the nature of the application to the Committee and advised the Committee the applications would rectify an existing encroachment issue.

Committee Member K. Reinhardt asked the Committee for confirmation that this application will comply with zoning by-law setback requirements.

1. That the applicant satisfy the requirement of the Township of Scugog's letter dated May 1, 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 encumbrancing 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 24, 2019.
 - Expiry Date of Application LD 056/2018 is Monday, June 24, 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 056/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 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, May 14, 2018

File: LD 057/2018
Submission: B 059/2018
Owner: Whitney, Eric Alexander
Agent: Marshall Homes Corporation
Location: Lot 23, Concession 3
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 407.5 m² residential parcel of land, retaining a 407.5 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Agent: Samantha Bateman - Marshall Homes Corporation

Ms. S. Bateman 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, and Works Departments, the City of Pickering.

Agency comments were provided to Ms. S. Bateman.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 057/2018 be approved, as applied for, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated May 8, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 9, 2018 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated May 2, 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 24, 2019.
 - Expiry Date of Application LD 057/2018 is Monday, June 24, 2019.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 057/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 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, May 14, 2018

File: LD 058/2018
Submission: B 060/2018
Owner: 2586431 Ontario Inc.
Agent: Lianos, Alex
Location: Lot 14, Concession 5
Township of Brock
Municipality: Township of Brock

Consent to sever an 896 m² commercial parcel of land with an existing structure to remain, retaining a 929 m² commercial parcel of land with existing structures to remain.

Applications LD 058/2018 and LD 059/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Agent: Lianos, Alex

Mr. A. Lianos advised the Committee he was in receipt of the agency comments and asked for clarification on the requirement for the Site Screening Questionnaire and the Record of Site Condition Compliant Environmental Site Assessment Report.

Secretary-Treasurer L. Trombino advised this is a standard condition that is required with all applications for the creation of new lots.

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

Agency comments were provided to Mr. A. Lianos.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 058/2018 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 May 9, 2018 with respect to items 1 and 2.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated May 8, 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 24, 2019.
 - Expiry Date of Application LD 058/2018 is Monday, June 24, 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 Township of Brock 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 058/2018 on Monday, May 14, 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, June 12, 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, May 14, 2018

File: LD 059/2018
Submission: B 061/2018
Owner: 2586431 Ontario Inc.
Agent: Lianos, Alex
Location: Lot 14, Concession 5
Township of Brock
Municipality: Township of Brock

Consent to sever a 464 m² commercial parcel of land with an existing structure, retaining a 465 m² commercial parcel of land with an existing structure to remain.

Applications LD 058/2018 and LD 059/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Agent: Lianos, Alex

Mr. A. Lianos advised the Committee he was in receipt of the agency comments and asked for clarification on the requirement for the Site Screening Questionnaire and the Record of Site Condition Compliant Environmental Site Assessment Report.

Secretary-Treasurer L. Trombino advised this is a standard condition that is required with all applications for the creation of new lots.

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

Agency comments were provided to Mr. A. Lianos.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: K. Reinhardt

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 059/2018 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 May 9, 2018 with respect to items 1 and 2.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated May 8, 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 24, 2019.
 - Expiry Date of Application LD 059/2018 is Monday, June 24, 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 Township of Brock 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 059/2018 on Monday, May 14, 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, June 12, 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, May 14, 2018

File: LD 060/2018
Submission: B 062/2018
Owner: 1029629 Ontario Inc.
Agent: Morrison, John
Location: Lot 7, Concession BFC
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 46,544.3 m² industrial parcel of land, retaining a vacant 48,864.7 m² industrial parcel of land.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Interested party: Mike Harris
Agent: Morrison, John

Mr. J. Morrison explained the nature of the application and advised the Committee the application would facilitate the creation of a new building lot.

Mr. J. Morrison advised the Committee he was in receipt of the agency comments.

Committee Member P. Hamilton asked the agent to confirm whether there was any soil movement on the site. He also asked if the Stage 1 and Stage 2 Archaeology studies were completed before the land was disturbed.

Mr. J. Morrison confirmed there was soil movement on the site, however, no new soil was brought onto the site.

Mr. M. Harris advised that both the Stage 1 and Stage 2 Archaeology studies were completed prior to the soil movement.

Committee Member R. Malone asked the agent to confirm receipt of the posting instruction letter from the Land Division staff dated April 16, 2018.

Mr. J. Morrison confirmed he did receive the instructions and posted the public notice sign on the frontage of the property on a Royal LePage billboard.

Committee Member K. Reinhardt asked the agent if the billboard was located on private property and to confirm the height of the billboard.

Mr. J. Morrison confirmed the billboard was on private property and the billboard was in excess of 6 feet as he had to use a ladder to erect the sign.

Committee Member P. Hamilton stated there are many options available to post the public notice signs and ensure compliance with the Region's posting requirements.

J. Morrison advised he thought he was in compliance with the posting requirements.

Chair J. Hurst advised the agent that the regulation requires complete transparency to the general public.

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 Conservation Authority.

Agency comments were provided to Mr. J. Morrison.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 060/2018 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 May 11, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 11, 2018, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority letter dated May 11, 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 24, 2019.
 - Expiry Date of Application LD 060/2018 is Monday, June 24, 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 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 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. Ministry of Transportation Comments dated April 24, 2018.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 060/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 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, May 14, 2018

File: LD 061/2018
Submission: B 063/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 220 m² residential parcel of land, retaining a 1,010 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 061/2019 through LD 068/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

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

Mr. S. Edwards explained the nature of the application and advised the Committee the proposed applications will facilitate the construction of eight semi-detached dwellings. He further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee member G. Kydd asked the agent if he had pre-consulted with the Town of Whitby.

Mr. S. Edwards confirmed there were pre-consultations with Town staff.

Committee member G. Kydd asked the agent why he chose to proceed by way of the Land Division process rather than a plan of subdivision application given the amount of lots being created.

Mr. S. Edwards advised he had previously had discussions regarding this option with Town planning staff and was advised it was appropriate to proceed in this fashion given the frontage of the proposed lots were established through the approval of the surrounding subdivision applications in the 1990s..

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

Agency comments were provided to Mr. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he cannot support the motion as he doesn't feel the applications proceeding this route offers the appropriate level of transparency to the public.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 061/2018 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 May 9, 2018 with respect to item 2 and 3.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated May 3, 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 24, 2019.
 - Expiry Date of Application LD 061/2018 is Monday, June 24, 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

Signed by all members present and concurring that this is the Committee Decision of LD 061/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 2018.

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, May 14, 2018

File: LD 062/2018
Submission: B 064/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 220 m² residential parcel of land, retaining an 800 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 061/2019 through LD 068/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

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

Mr. S. Edwards explained the nature of the application and advised the Committee the proposed applications will facilitate the construction of eight semi-detached dwellings. He further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee member G. Kydd asked the agent if he had pre-consulted with the Town of Whitby.

Mr. S. Edwards confirmed there were pre-consultations with Town staff.

Committee member G. Kydd asked the agent why he chose to proceed by way of the Land Division process rather than a plan of subdivision application given the amount of lots being created.

Mr. S. Edwards advised he had previously had discussions regarding this option with Town planning staff and was advised it was appropriate to proceed in this fashion given the frontage of the proposed lots were established through the approval of the surrounding subdivision applications in the 1990s..

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

Agency comments were provided to Mr. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he cannot support the motion as he doesn't feel the applications proceeding this route offers the appropriate level of transparency to the public.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 062/2018 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 May 9, 2018 with respect to item 2 and 3.

2. That the applicant satisfy the requirement of the Town of Whitby's letter dated May 3, 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 24, 2019.
 - Expiry Date of Application LD 062/2018 is Monday, June 24, 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

Signed by all members present and concurring that this is the Committee Decision of LD 062/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 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, May 14, 2018

File: LD 063/2018
Submission: B 065/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 220 m² residential parcel of land, retaining a 570 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 061/2019 through LD 068/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

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

Mr. S. Edwards explained the nature of the application and advised the Committee the proposed applications will facilitate the construction of eight semi-detached dwellings. He further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee member G. Kydd asked the agent if he had pre-consulted with the Town of Whitby.

Mr. S. Edwards confirmed there were pre-consultations with Town staff.

Committee member G. Kydd asked the agent why he chose to proceed by way of the Land Division process rather than a plan of subdivision application given the amount of lots being created.

Mr. S. Edwards advised he had previously had discussions regarding this option with Town planning staff and was advised it was appropriate to proceed in this fashion given the frontage of the proposed lots were established through the approval of the surrounding subdivision applications in the 1990s..

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

Agency comments were provided to Mr. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he cannot support the motion as he doesn't feel the applications proceeding this route offers the appropriate level of transparency to the public.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 063/2018 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 May 9, 2018 with respect to item 2 and 3.

2. That the applicant satisfy the requirement of the Town of Whitby's letter dated May 3, 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 24, 2019.
 - Expiry Date of Application LD 063/2018 is Monday, June 24, 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

Signed by all members present and concurring that this is the Committee Decision of LD 063/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 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, May 14, 2018

File: LD 064/2018
Submission: B 066/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 220 m² residential parcel of land, retaining a 360 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 061/2019 through LD 068/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

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

Mr. S. Edwards explained the nature of the application and advised the Committee the proposed applications will facilitate the construction of eight semi-detached dwellings. He further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee member G. Kydd asked the agent if he had pre-consulted with the Town of Whitby.

Mr. S. Edwards confirmed there were pre-consultations with Town staff.

Committee member G. Kydd asked the agent why he chose to proceed by way of the Land Division process rather than a plan of subdivision application given the amount of lots being created.

Mr. S. Edwards advised he had previously had discussions regarding this option with Town planning staff and was advised it was appropriate to proceed in this fashion given the frontage of the proposed lots were established through the approval of the surrounding subdivision applications in the 1990s..

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

Agency comments were provided to Mr. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he cannot support the motion as he doesn't feel the applications proceeding this route offers the appropriate level of transparency to the public.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 064/2018 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 May 9, 2018 with respect to item 2 and 3.

2. That the applicant satisfy the requirement of the Town of Whitby's letter dated May 3, 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 24, 2019.
 - Expiry Date of Application LD 064/2018 is Monday, June 24, 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

Signed by all members present and concurring that this is the Committee Decision of LD 064/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 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, May 14, 2018

File: LD 065/2018
Submission: B 067/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 220 m² residential parcel of land, retaining a 130 m² vacant residential parcel of land.

Applications LD 061/2019 through LD 068/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

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

Mr. S. Edwards explained the nature of the application and advised the Committee the proposed applications will facilitate the construction of eight semi-detached dwellings. He further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee member G. Kydd asked the agent if he had pre-consulted with the Town of Whitby.

Mr. S. Edwards confirmed there were pre-consultations with Town staff.

Committee member G. Kydd asked the agent why he chose to proceed by way of the Land Division process rather than a plan of subdivision application given the amount of lots being created.

Mr. S. Edwards advised he had previously had discussions regarding this option with Town planning staff and was advised it was appropriate to proceed in this fashion given the frontage of the proposed lots were established through the approval of the surrounding subdivision applications in the 1990s..

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

Agency comments were provided to Mr. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he cannot support the motion as he doesn't feel the applications proceeding this route offers the appropriate level of transparency to the public.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 065/2018 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 May 9, 2018 with respect to item 2 and 3.

2. That the applicant satisfy the requirement of the Town of Whitby's letter dated May 3, 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 24, 2019.
 - Expiry Date of Application LD 065/2018 is Monday, June 24, 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

Signed by all members present and concurring that this is the Committee Decision of LD 065/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 2018.

Appendix 20



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 14, 2018

File: LD 066/2018
Submission: B 068/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 90 m² residential parcel of land, retaining a 410 m² vacant residential parcel of land.

Applications LD 061/2019 through LD 068/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

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

Mr. S. Edwards explained the nature of the application and advised the Committee the proposed applications will facilitate the construction of eight semi-detached dwellings. He further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee member G. Kydd asked the agent if he had pre-consulted with the Town of Whitby.

Mr. S. Edwards confirmed there were pre-consultations with Town staff.

Committee member G. Kydd asked the agent why he chose to proceed by way of the Land Division process rather than a plan of subdivision application given the amount of lots being created.

Mr. S. Edwards advised he had previously had discussions regarding this option with Town planning staff and was advised it was appropriate to proceed in this fashion given the frontage of the proposed lots were established through the approval of the surrounding subdivision applications in the 1990s..

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

Agency comments were provided to Mr. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he cannot support the motion as he doesn't feel the applications proceeding this route offers the appropriate level of transparency to the public.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 066/2018 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 May 9, 2018 with respect to item 2 and 3.

2. That the applicant satisfy the requirement of the Town of Whitby's letter dated May 3, 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 24, 2019.
 - Expiry Date of Application LD 066/2018 is Monday, June 24, 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

Signed by all members present and concurring that this is the Committee Decision of LD 066/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 2018.

Appendix 21



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 14, 2018

File: LD 067/2018
Submission: B 069/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 220 m² vacant residential parcel of land, retaining a 150 m² vacant residential parcel of land

Applications LD 061/2019 through LD 068/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

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

Mr. S. Edwards explained the nature of the application and advised the Committee the proposed applications will facilitate the construction of eight semi-detached dwellings. He further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee member G. Kydd asked the agent if he had pre-consulted with the Town of Whitby.

Mr. S. Edwards confirmed there were pre-consultations with Town staff.

Committee member G. Kydd asked the agent why he chose to proceed by way of the Land Division process rather than a plan of subdivision application given the amount of lots being created.

Mr. S. Edwards advised he had previously had discussions regarding this option with Town planning staff and was advised it was appropriate to proceed in this fashion given the frontage of the proposed lots were established through the approval of the surrounding subdivision applications in the 1990s..

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

Agency comments were provided to Mr. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he cannot support the motion as he doesn't feel the applications proceeding this route offers the appropriate level of transparency to the public.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 067/2018 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 May 9, 2018 with respect to item 2 and 3.

2. That the applicant satisfy the requirement of the Town of Whitby's letter dated May 3, 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 24, 2019.
 - Expiry Date of Application LD 067/2018 is Monday, June 24, 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

Signed by all members present and concurring that this is the Committee Decision of LD 067/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 2018.

Appendix 22



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 14, 2018

File: LD 068/2018
Submission: B 070/2018
Owner: 1466098 Ontario Limited
Agent: GHD
Location: Lot 31, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 40 m² vacant residential parcel of land, retaining a 110 m² vacant residential parcel of land.

Applications LD 061/2019 through LD 068/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

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

Mr. S. Edwards explained the nature of the application and advised the Committee the proposed applications will facilitate the construction of eight semi-detached dwellings. He further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee member G. Kydd asked the agent if he had pre-consulted with the Town of Whitby.

Mr. S. Edwards confirmed there were pre-consultations with Town staff.

Committee member G. Kydd asked the agent why he chose to proceed by way of the Land Division process rather than a plan of subdivision application given the amount of lots being created.

Mr. S. Edwards advised he had previously had discussions regarding this option with Town planning staff and was advised it was appropriate to proceed in this fashion given the frontage of the proposed lots were established through the approval of the surrounding subdivision applications in the 1990s..

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

Agency comments were provided to Mr. S. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Discussion to the Motion

Committee Member G. Kydd advised the Committee that he cannot support the motion as he doesn't feel the applications proceeding this route offers the appropriate level of transparency to the public.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 068/2018 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 May 9, 2018 with respect to item 2 and 3.

2. That the applicant satisfy the requirement of the Town of Whitby's letter dated May 3, 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 24, 2019.
 - Expiry Date of Application LD 068/2018 is Monday, June 24, 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

Signed by all members present and concurring that this is the Committee Decision of LD 068/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 2018.

Appendix 22



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 14, 2018

File: LD 069/2018
Submission: B 071/2018
Owner: Risorto, Salvatore
Agent: Lysyk, George
Location: Lot 35, Concession 4
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 3,855.86 m² rural residential lot, retaining a vacant 7,200.80 m² rural residential lot.

Applications LD 069/2018 and LD 070/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Owner: Risorto, Salvatore
Agent: Lysyk, George

Mr. G. Lysyk advised the Committee he was in receipt of and in agreement with the agency comments. He further advised the committee the property was the subject of a related zoning by-law amendment application which was now in full force and effect.

Committee Member P. Hamilton asked the applicant for an explanation relating to the removal of key natural heritage features on the property.

Mr. S. Risorto advised the Committee he has owned the subject lands since July 1983 and that any activity on the property must have occurred prior to his acquisition of the property.

Committee Member K. Reinhardt asked the applicant to explain the rationale behind the unusual configuration of the proposed lots.

Mr. G. Lysyk advised this lotting pattern will facilitate the creation of 3 new lots and the size and configuration of the lots will allow for the creation of an additional lot.

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

Agency comments were provided to Mr. G. Lysyk.

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 069/2018 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 May 11, 2018 with respect to items 2, 3 and 4.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated May 9, 2018, financial and otherwise
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 8, 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 24, 2019.
 - Expiry Date of Application LD 069/2018 is Monday, June 24, 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 Regional Health 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.

Advisory Comments

1. Regional Works Department Comments dated April 26, 2018 revised on May 9, 2018.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 069/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 2018.

Appendix 24



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 14, 2018

File: LD 070/2018
Submission: B 072/2018
Owner: Risorto, Salvatore
Risorto, Rita
Agent: Lysyk, George
Location: Lot 35, Concession 4
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a vacant 3,814.98 m² rural residential lot, retaining a vacant 7,200.80 m² rural residential lot.

Applications LD 069/2018 and LD 070/2018 were heard in conjunction.

The Committee member visited the site on April 30, 2018 and confirmed the property was properly posted.

Present was:

Owner: Risorto, Salvatore
Agent: Lysyk, George

Mr. G. Lysyk advised the Committee he was in receipt of and in agreement with the agency comments. He further advised the committee the property was the subject of a related zoning by-law amendment application which was now in full force and effect.

Committee Member P. Hamilton asked the applicant for an explanation relating to the removal of key natural heritage features on the property.

Mr. S. Risorto advised the Committee he has owned the subject lands since July 1983 and that any activity on the property must have occurred prior to his acquisition of the property.

Committee Member K. Reinhardt asked the applicant to explain the rationale behind the unusual configuration of the proposed lots.

Mr. G. Lysyk advised this lotting pattern will facilitate the creation of 3 new lots and the size and configuration of the lots will allow for the creation of an additional lot.

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

Agency comments were provided to Mr. G. Lysyk.

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 070/2018 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 May 11, 2018 with respect to items 2, 3 and 4.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated May 9, 2018, financial and otherwise
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 8, 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 24, 2019.
 - Expiry Date of Application LD 070/2018 is Monday, June 24, 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 Regional Health 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.

Advisory Comments

1. Regional Works Department Comments dated April 26, 2018 revised on May 9, 2018.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 070/2018 on Monday, May 14, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

K. Reinhardt

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, June 12, 2018.