



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

Minutes

Monday, November 5, 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 10:00 A.M on Monday, November 5, 2018 with the following in attendance:

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

Absent: G. Rock
K. Reinhardt

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, October 15, 2018 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, November 5, 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 an update on the Local Planning Appeal Tribunal, specifically related to the structure of motions made by Committees. He further advised that some appeals have been rejected by the Tribunal for failure to meet the screening measures which are now in place.

4. Recess

Moved by: R. Malone

Seconded by: E. Hudson

That this meeting be recessed at 11:10 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, November 5, 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 135/2018
Appendix 1

2. File: LD 136/2018
Appendix 2

3. File: LD 137/2018
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4. File: LD 138/2018
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9. File: LD 143/2018
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10. File: LD 144/2018
Appendix 10
11. File: LD 145/2018
Appendix 11
12. File: LD 146/2018
Appendix 12
13. File: LD 147/2018
Appendix 13

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, December 10, 2018 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: R. Malone

Seconded by: E. Hudson

That this meeting be adjourned at 2:30 p.m. and the next regular meeting be held on Monday, December 10, 2018.

Carried unanimously
Monday, November 5, 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, November 5, 2018

File: LD 135/2018
Owner: Bosnjak, Milica
Kraljevic, Luka
Bosnjak, Marko
Agent: Kraljevic, Vladimir
Location: Lot Pt Lot 1, Concession Range 3
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1,044 m² residential parcel of land, retaining a 1,043 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Owner: Kraljevic, Luka
Bosnjak, Marko
Agent: Kraljevic, Vladimir

Mr. V. Kraljevic advised the Committee he was in receipt of the agency comments and that he was in the process of completing the required study to address requirement for an environmental impact study.

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

Agency comments were provided to Mr. V. Kraljevic.

Motion of the Committee

Moved by: E. Hudson

Seconded by: P. Hamilton

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 135/2018 be tabled at the expense of the applicant for up to two (2) years and no later than November 2020. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 135/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, November 5, 2018

File: LD 136/2018
Submission: B 141/2018
Owner: Veltri and Son Limited
Agent: Veltri, Fay
Location: Lot 11, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 320.6 m² residential parcel of land, retaining a vacant 285.1m² residential parcel of land.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Owner: Veltri, Frank - Veltri and Son Limited
Agent: Veltri, Fay

Mr. F. Veltri advised the Committee he was in receipt of the agency comments. He provided the Committee with a brief history of the property and the previous applications related to this site. He asked the Committee for clarification on the conditions contained in the letter from the Regional Planning and Economic Development Department.

Ms. F. Veltri advised the Committee that a noise study was not required by the Region for the related zoning by-law amendment application.

Secretary-Treasurer L. Trombino advised the applicant he could work with Regional Planning and Economic Development Department staff to facilitate a solution to the discrepancy regarding conditions. He provided the applicant with several alternatives available to them, including a tabling of the application.

Mr. F. Veltri advised he was not interested in a tabling recommendation at this time and requested the Committee proceed with the application.

Committee Member P. Hamilton asked for confirmation that if the applicant were to speak with Regional staff and they were satisfied this requirement was no longer needed would the condition be "deemed satisfied". Secretary-Treasurer L. Trombino confirmed this was correct.

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 Ms. F. Veltri.

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 submissions, I hereby move that application LD 136/2018, 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 October 29, 2018 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 29, 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, November 15, 2019.
 - Expiry Date of Application LD 136/2018 is Monday, December 16, 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 136/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 2018.

Appendix 3



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, November 5, 2018

File: LD 137/2018
Owner: McFarland, Brendan Kenneth
McFarland, Renee Nicole
Agent: WeirFoulds LLP
Location: Lot Pt Lot 24, Concession 5
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to grant a 250.1 m² access easement.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Agent: Chronis, Paul - WeirFoulds LLP

Mr. P. Chronis advised the Committee he was in receipt of the agency comments and that he has not had an opportunity to properly review and discuss the conditions contained therein and therefore was seeking a tabling of the matter today to allow for same.

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. P. Chronis.

Motion of the Committee

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 137/2018 be tabled at the expense of the applicant for up to two (2) years and no later than November 2020. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 137/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

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, November 5, 2018

File: LD 138/2018
Submission: B 142/2018
Owner: Spasojevic, Suzana
Chapman, G. Bruce
Agent: Edwards, Kristopher
Location: Lot Pt Lot 1
City of Oshawa
Municipality: City of Oshawa

Consent to grant a 19.2 m² access easement in favor of the lands to the east, retaining a 322 m² commercial parcel of land.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Owner: Chapman, G. Bruce
Agent: Edwards, Kristopher

Dr. K. Edwards advised the Committee he was in receipt of the agency comments.

Mr. B. Chapman expressed his 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 City of Oshawa.

Agency comments were provided to Dr. K. Edwards.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by:

That application LD 138/2018 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 City of Oshawa's letter dated October 26, 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, November 15, 2019.
 - Expiry Date of Application LD 138/2018 is Monday, December 16, 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 City of Oshawa 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 138/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 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, November 5, 2018

File: LD 139/2018
Submission: B 143/2018
Owner: Cornerstone Community Association Durham Inc.
Agent: Tim Welch Consulting
Location: Lot Pt Lot 7, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 0.132 hectare residential parcel of land, retaining a 0.189 hectare residential parcel of land with an existing apartment building.

Applications LD 139/2018 and LD 140/2018 were heard in conjunction.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Owner: Brglez, Robert - Cornerstone Community Association
Durham Inc.
Agent: Josh Warkentin - Tim Welch Consulting

Mr. J. Warkentin explained the nature of the application and advised the Committee the intended use of the property will facilitate affordable housing and the second application will facilitate servicing easement and connections between the properties.

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

Agency comments were provided to Mr. J. Warkertin.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 139/2018 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 November 1, 2018 with respect to items 2, 3, 4 and 5.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 26, 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, November 15, 2019.
 - Expiry Date of Application LD 139/2018 is Monday, December 16, 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 Oshawa 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 139/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 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, November 5, 2018

File: LD 140/2018
Submission: B 144/2018
Owner: Cornerstone Community Association Durham Inc.
Agent: Tim Welch Consulting
Location: Lot Pt Lot 7, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to grant a 0.046 hectare reciprocal vehicular easement in favor of the properties to the west and east, retaining a 0.275 hectare residential parcel of land.

Applications LD 139/2018 and LD 140/2018 were heard in conjunction.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Owner: Brglez, Robert - Cornerstone Community Association
Durham Inc.
Agent: Josh Warkentin - Tim Welch Consulting

Mr. J. Warkentin explained the nature of the application and advised the Committee the intended use of the property will facilitate affordable housing and the second application will facilitate servicing easement and connections between the properties.

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

Agency comments were provided to Mr. J. Warkertin.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: R. Malone

That application LD 140/2018 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 November 1, 2018 with respect to items 2, 3, 4 and 5.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 26, 2018, financial and otherwise.
3. That application LD 139/2018 be perfected prior to the completion of LD 140/2018.
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, November 15, 2019.
 - Expiry Date of Application LD 140/2018 is Monday, December 16, 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 City of Oshawa that condition #2 has been carried out to its satisfaction.

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 140/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 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, November 5, 2018

File: LD 141/2018
Submission: B 145/2018
Owner: Arndt, Kenneth Peter
Greer, Bernadette Anne
Agent: Brian Moss & Associates Ltd.
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 0.055 hectare residential parcel of land to the north, south and east, retaining a 0.098 hectare residential parcel of land with an existing dwelling to remain.

Applications LD 141/2018 through LD 143/2018 were heard in conjunction.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Owner: Arndt, Kenneth Peter
Agent: Moss, Brian - Brian Moss & Associates Ltd.
Interested party: Brian Ferguson
Lana Sokolova
Mary Cousineau
Luciana Simonelli
Philip Thompson

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

Committee Member P. Hamilton asked the agent for clarification of the proposal.

Mr. B. Moss advised the Committee that there is concept plan in the application that illustrates future infill development on the subject parcel.

Mr. B. Ferguson asked the Committee for clarification on the easement applications.

Mr. B. Moss indicated the easement applications will create access into the new development on the subject parcel.

Mr. B. Moss further advised that the agreement between Mr. Arndt and the numbered company is to provide road access from the condo over the common element road to the retained lands which are currently owned by Mr. Arndt.

Ms. L. Sokolova asked the Committee for further clarification regarding the easements applications. She also asked what would be developed on the property in the future.

Mr. B. Moss explained that the easements will facilitate access to Fairport Road and that there would be proposal for a residential infill development on the site in the near future.

Ms. L. Sokolova expressed concerns related to the environmentally sensitive lands on a portion of the land.

Ms. M. Cousineau advised the Committee the Regional maps that were sent as part of the notice letter to the residents could be improved and requested that the Region provide more detailed information on said maps for all applications in the future.

Secretary-Treasurer L. Trombino advised that the Region is always looking at continuous improvement and will take these suggestions and requests under advisement.

Ms. M. Cousineau expressed concerns related to the easement applications and inherent traffic concerns stemming from the proposed easement and future private driveway entrance. She further expressed concern related to retaining the

character of the neighbourhood, potential loss of trees, and preservation of wildlife.

Ms. M. Cousineau requested that the agent move the placement of the driveway so that it would not directly impact use and enjoyment of her property.

Chair J. Hurst advised this request is outside the purview of the Committee.

Secretary-Treasurer L. Trombino advised the Committee that ingress and egress will be a specific design which will be part of the future plan of condominium application. He further indicated that the design and location of the road will be addressed at the local municipality.

Mr. B. Moss advised that the subject applications are simply for two site specific access easements.

Mr. L. Simonelli asked for clarification regarding the existing dwelling on the subject parcel.

Mr. B. Moss advised the Committee that the structures on the retained lands will be retained. However, the dwelling currently on the benefitting lands will be demolished. He further indicated the rear portion of the benefitting lands will be dedicated to the City and existing trees will remain on site.

Mr. P. Thompson expressed concerns related to the severance application and asked why the location and acquisition of the roadway prior to the consideration of the related future condominium application.

Committee Member P. Hamilton advised the interested party that the road is not being constructed. He indicated it is common practice in land assembly to create the access prior to formal application. He also clarified that these applications will facilitate the completion of lands and provide the existing owner access.

Mr. P. Thompson asked why the residents were not provided ahead of time with the specifics of the land assembly prior to the consent applications.

Secretary-Treasurer L. Trombino advised this information was provided by the agent the Committee at the today's hearing and confirmed that neither the Committee or the Region were involved with the proposed future development prior to the filing of the application and today's public meeting.

Mr. B. Moss advised the Committee that no applications have been made to the City of Pickering at this time.

He further advised that some meetings have taken place with the City, however, there are no active plans at this time.

Chair J. Hurst asked for clarification of the ownership of the 3 metre strip of land on the northern limits of the benefitting lands.

Mr. B. Moss confirmed that title for the strip of land rests currently with the infill owner and they are not sure what will be done with it in the future, however, it is not an active part of the project.

Committee Member P. Hamilton advised that the Pickering Fire Department may require an emergency access for fire vehicles, however, that requirement will be handled by the City.

Mr. Arndt advised the Committee it is his understanding that is why his property is required for the turnaround.

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

Agency comments were provided to Mr. B. Moss.

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 141/2018 be approved, as applied for, as such is a lot line adjustment to the north, south and 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 City of Pickering's letter dated November 1, 2018, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated October 19, 2018, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the north, south and east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, November 15, 2019.
 - Expiry Date of Application LD 141/2018 is Monday, December 16, 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 City of Pickering 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 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 141/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 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, November 5, 2018

File: LD 142/2018
Submission: B 146/2018
Owner: 10046043 Canada Inc.
Agent: Brian Moss & Associates Ltd.
Location: Lot Pt Lot 14, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to grant a 0.053 hectare blanket access easement in favor of the lands to the north.

Applications LD 141/2018 through LD 143/2018 were heard in conjunction.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Owner: Arndt, Kenneth Peter
Agent: Moss, Brian - Brian Moss & Associates Ltd.
Interested party: Brian Ferguson
Lana Sokolova
Mary Cousineau
Luciana Simonelli
Philip Thompson

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

Committee Member P. Hamilton asked the agent for clarification of the proposal.

Mr. B. Moss advised the Committee that there is concept plan in the application that illustrates future infill development on the subject parcel.

Mr. B. Ferguson asked the Committee for clarification on the easement applications.

Mr. B. Moss indicated the easement applications will create access into the new development on the subject parcel.

Mr. B. Moss further advised that the agreement between Mr. Arndt and the numbered company is to provide road access from the condo over the common element road to the retained lands which are currently owned by Mr. Arndt.

Ms. L. Sokolova asked the Committee for further clarification regarding the easements applications. She also asked what would be developed on the property in the future.

Mr. B. Moss explained that the easements will facilitate access to Fairport Road and that there would be proposal for a residential infill development on the site in the near future.

Ms. L. Sokolova expressed concerns related to the environmentally sensitive lands on a portion of the land.

Ms. M. Cousineau advised the Committee the Regional maps that were sent as part of the notice letter to the residents could be improved and requested that the Region provide more detailed information on said maps for all applications in the future.

Secretary-Treasurer L. Trombino advised that the Region is always looking at continuous improvement and will take these suggestions and requests under advisement.

Ms. M. Cousineau expressed concerns related to the easement applications and inherent traffic concerns stemming from the proposed easement and future private driveway entrance. She further expressed concern related to retaining the character of the neighbourhood, potential loss of trees, and preservation of wildlife.

Ms. M. Cousineau requested that the agent move the placement of the driveway so that it would not directly impact use and enjoyment of her property.

Chair J. Hurst advised this request is outside the purview of the Committee.

Secretary-Treasurer L. Trombino advised the Committee that ingress and egress will be a specific design which will be part of the future plan of condominium application. He further indicated that the design and location of the road will be addressed at the local municipality.

Mr. B. Moss advised that the subject applications are simply for two site specific access easements.

Mr. L. Simonelli asked for clarification regarding the existing dwelling on the subject parcel.

Mr. B. Moss advised the Committee that the structures on the retained lands will be retained. However, the dwelling currently on the benefitting lands will be demolished. He further indicated the rear portion of the benefitting lands will be dedicated to the City and existing trees will remain on site.

Mr. P. Thompson expressed concerns related to the severance application and asked why the location and acquisition of the roadway prior to the consideration of the related future condominium application.

Committee Member P. Hamilton advised the interested party that the road is not being constructed. He indicated it is common practice in land assembly to create the access prior to formal application. He also clarified that these applications will facilitate the completion of lands and provide the existing owner access.

Mr. P. Thompson asked why the residents were not provided ahead of time with the specifics of the land assembly prior to the consent applications.

Secretary-Treasurer L. Trombino advised this information was provided by the agent the Committee at the today's hearing and confirmed that neither the Committee or the Region were involved with the proposed future development prior to the filing of the application and today's public meeting.

Mr. B. Moss advised the Committee that no applications have been made to the City of Pickering at this time.

He further advised that some meetings have taken place with the City, however, there are no active plans at this time.

Chair J. Hurst asked for clarification of the ownership of the 3 metre strip of land on the northern limits of the benefitting lands.

Mr. B. Moss confirmed that title for the strip of land rests currently with the infill owner and they are not sure what will be done with it in the future, however, it is not an active part of the project.

Committee Member P. Hamilton advised that the Pickering Fire Department may require an emergency access for fire vehicles, however, that requirement will be handled by the City.

Mr. Arndt advised the Committee it is his understanding that is why his property is required for the turnaround.

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

Agency comments were provided to Mr. B. Moss.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: R. Malone

That application LD 142/2018 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 City of Pickering's letter dated November 1, 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, November 15, 2019.
 - Expiry Date of Application LD 142/2018 is Monday, December 16, 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 City of Pickering 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 142/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 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, November 5, 2018

File: LD 143/2018
Submission: B 147/2018
Owner: Wang, Cheng Hong
Agent: Brian Moss & Associates Ltd.
Location: Lot Pt Lot 29, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to grant a 0.004 hectare easement in favor of the property to the north, retaining a 0.396 hectare residential parcel of land.

Applications LD 141/2018 through LD 143/2018 were heard in conjunction.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Owner: Arndt, Kenneth Peter
Agent: Moss, Brian - Brian Moss & Associates Ltd.
Interested party: Brian Ferguson
Lana Sokolova
Mary Cousineau
Luciana Simonelli
Philip Thompson

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

Committee Member P. Hamilton asked the agent for clarification of the proposal.

Mr. B. Moss advised the Committee that there is concept plan in the application that illustrates future infill development on the subject parcel.

Mr. B. Ferguson asked the Committee for clarification on the easement applications.

Mr. B. Moss indicated the easement applications will create access into the new development on the subject parcel.

Mr. B. Moss further advised that the agreement between Mr. Arndt and the numbered company is to provide road access from the condo over the common element road to the retained lands which are currently owned by Mr. Arndt.

Ms. L. Sokolova asked the Committee for further clarification regarding the easements applications. She also asked what would be developed on the property in the future.

Mr. B. Moss explained that the easements will facilitate access to Fairport Road and that there would be proposal for a residential infill development on the site in the near future.

Ms. L. Sokolova expressed concerns related to the environmentally sensitive lands on a portion of the land.

Ms. M. Cousineau advised the Committee the Regional maps that were sent as part of the notice letter to the residents could be improved and requested that the Region provide more detailed information on said maps for all applications in the future.

Secretary-Treasurer L. Trombino advised that the Region is always looking at continuous improvement and will take these suggestions and requests under advisement.

Ms. M. Cousineau expressed concerns related to the easement applications and inherent traffic concerns stemming from the proposed easement and future private driveway entrance. She further expressed concern related to retaining the character of the neighbourhood, potential loss of trees, and preservation of wildlife.

Ms. M. Cousineau requested that the agent move the placement of the driveway so that it would not directly impact use and enjoyment of her property.

Chair J. Hurst advised this request is outside the purview of the Committee.

Secretary-Treasurer L. Trombino advised the Committee that ingress and egress will be a specific design which will be part of the future plan of condominium application. He further indicated that the design and location of the road will be addressed at the local municipality.

Mr. B. Moss advised that the subject applications are simply for two site specific access easements.

Mr. L. Simonelli asked for clarification regarding the existing dwelling on the subject parcel.

Mr. B. Moss advised the Committee that the structures on the retained lands will be retained. However, the dwelling currently on the benefitting lands will be demolished. He further indicated the rear portion of the benefitting lands will be dedicated to the City and existing trees will remain on site.

Mr. P. Thompson expressed concerns related to the severance application and asked why the location and acquisition of the roadway prior to the consideration of the related future condominium application.

Committee Member P. Hamilton advised the interested party that the road is not being constructed. He indicated it is common practice in land assembly to create the access prior to formal application. He also clarified that these applications will facilitate the completion of lands and provide the existing owner access.

Mr. P. Thompson asked why the residents were not provided ahead of time with the specifics of the land assembly prior to the consent applications.

Secretary-Treasurer L. Trombino advised this information was provided by the agent the Committee at the today's hearing and confirmed that neither the Committee or the Region were involved with the proposed future development prior to the filing of the application and today's public meeting.

Mr. B. Moss advised the Committee that no applications have been made to the City of Pickering at this time.

He further advised that some meetings have taken place with the City, however, there are no active plans at this time.

Chair J. Hurst asked for clarification of the ownership of the 3 metre strip of land on the northern limits of the benefitting lands.

Mr. B. Moss confirmed that title for the strip of land rests currently with the infill owner and they are not sure what will be done with it in the future, however, it is not an active part of the project.

Committee Member P. Hamilton advised that the Pickering Fire Department may require an emergency access for fire vehicles, however, that requirement will be handled by the City.

Mr. Arndt advised the Committee it is his understanding that is why his property is required for the turnaround.

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

Agency comments were provided to Mr. B. Moss.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: R. Malone

That application LD 143/2018 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 City of Pickering's letter dated November 1, 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, November 15, 2019.
 - Expiry Date of Application LD 143/2018 is Monday, December 16, 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 City of Pickering 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.

Signed by all members present and concurring that this is the Committee Decision of LD 143/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 2018.

Appendix 10



The Regional Municipality of Durham Land Division Committee Meeting

Revised Minutes and Decisions

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

Consent Application heard on: Monday, November 5, 2018

File: LD 144/2018
Submission: B 148/2018
Owner: 1613539 Ontario Inc.
Agent: Bousfields Inc.
Location: Lot Pt Lot 12, Concession 3
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 1.27 hectare residential parcel of land, retaining a 2.195 hectare residential parcel of land.

Applications LD 144/2018 through LD 147/2018 were heard in conjunction.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Agent: Falletta, David - Bousfields Inc.

Mr. D. Falletta explained the nature of the application and provided the Committee with a brief historic overview of the subject property. He advised that the applications will facilitate the development of 3 development blocks and 1500 residential units within several midrise and highrise buildings.

He further advised his client has received conditional site plan approval for the subject property. He indicated the seniors housing development has been

deferred to the second phase of the development and that this severance will allow the owner to proceed with the creation of each individual block.

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

Agency comments were provided to Mr. D. Falletta.

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 144/2018 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 November 1, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated October 26, 2018, financial and otherwise.
3. That all related applications be perfected in sequential order. A solicitor's undertaking shall be provided in this regard.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, November 15, 2019.
 - Expiry Date of Application LD 144/2018 is Monday, December 16, 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 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 144/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 2018.

Appendix 11



The Regional Municipality of Durham Land Division Committee Meeting

Revised Minutes and Decisions

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

Consent Application heard on: Monday, November 5, 2018

File: LD 145/2018
Submission: B 149/2018
Owner: 1613539 Ontario Inc.
Agent: Bousfields Inc.
Location: Lot Pt Lot 12, Concession 3
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 1.413 hectare residential parcel of land, retaining a vacant 0.782 hectare residential parcel of land.

Applications LD 144/2018 through LD 147/2018 were heard in conjunction.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Agent: Falletta, David - Bousfields Inc.

Mr. D. Falletta explained the nature of the application and provided the Committee with a brief historic overview of the subject property. He advised that the applications will facilitate the development of 3 development blocks and 1500 residential units within several midrise and highrise buildings.

He further advised his client has received conditional site plan approval for the subject property. He indicated the seniors housing development has been

deferred to the second phase of the development and that this severance will allow the owner to proceed with the creation of each individual block.

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

Agency comments were provided to Mr. D. Falletta.

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 145/2018 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 November 1, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated October 26, 2018, financial and otherwise.
3. That all related applications be perfected in sequential order. A solicitor's undertaking shall be provided in this regard.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, November 15, 2019.
 - Expiry Date of Application LD 145/2018 is Monday, December 16, 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 Regional Planning and Economic Development Department 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 advised in writing by the Town of Ajax that condition #2 has been carried out to its satisfaction.
3. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 145/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 2018.

Appendix 12



The Regional Municipality of Durham Land Division Committee Meeting

Revised Minutes and Decisions

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

Consent Application heard on: Monday, November 5, 2018

File: LD 146/2018
Submission: B 150/2018
Owner: 1613539 Ontario Inc.
Agent: Bousfields Inc.
Location: Lot Pt Lot 12, Concession 3
Town of Ajax
Municipality: Town of Ajax

Consent to grant a 0.091 hectare access easement in favor of the property to the north, retaining a 2.104 hectare residential parcel of land.

Applications LD 144/2018 through LD 147/2018 were heard in conjunction.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Agent: Falletta, David - Bousfields Inc.

Mr. D. Falletta explained the nature of the application and provided the Committee with a brief historic overview of the subject property. He advised that the applications will facilitate the development of 3 development blocks and 1500 residential units within several midrise and highrise buildings.

He further advised his client has received conditional site plan approval for the subject property. He indicated the seniors housing development has been

deferred to the second phase of the development and that this severance will allow the owner to proceed with the creation of each individual block.

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

Agency comments were provided to Mr. D. Falletta.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: R. Malone

That application LD 146/2018 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 November 1, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated October 26, 2018, financial and otherwise.
3. That all related applications be perfected in sequential order. A solicitor's undertaking shall be provided in this regard.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, November 15, 2019.
 - Expiry Date of Application LD 146/2018 is Monday, December 16, 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 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 146/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 2018.

Appendix 13



The Regional Municipality of Durham Land Division Committee Meeting

Revised Minutes and Decisions

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

Consent Application heard on: Monday, November 5, 2018

File: LD 147/2018
Submission: B 151/2018
Owner: 1613539 Ontario Inc.
Agent: Bousfields Inc.
Location: Lot Pt Lot 12, Concession 3
Town of Ajax
Municipality: Town of Ajax

Consent to grant a 0.93 hectare access easement in favor of the property to the south, retaining a 1.32 hectare residential parcel of land.

Applications LD 144/2018 through LD 147/2018 were heard in conjunction.

The Committee member visited the site on October 22, 2018 and confirmed the property was properly posted.

Present was:

Agent: Falletta, David - Bousfields Inc.

Mr. D. Falletta explained the nature of the application and provided the Committee with a brief historic overview of the subject property. He advised that the applications will facilitate the development of 3 development blocks and 1500 residential units within several midrise and highrise buildings.

He further advised his client has received conditional site plan approval for the subject property. He indicated the seniors housing development has been

deferred to the second phase of the development and that this severance will allow the owner to proceed with the creation of each individual block.

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

Agency comments were provided to Mr. D. Falletta.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Hamilton

Seconded by: R. Malone

That application LD 147/2018 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 November 1, 2018 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated October 26, 2018, financial and otherwise.
3. That all related applications be perfected in sequential order. A solicitor's undertaking shall be provided in this regard.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, November 15, 2019.
 - Expiry Date of Application LD 147/2018 is Monday, December 16, 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 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 147/2018 on Monday, November 5, 2018.

J. Hurst, Chair

P. Hamilton, Vice-Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 4, 2018.