



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

**Minutes**

**Monday, February 11, 2019**

The Region Of Durham Land Division Committee met in the Regional Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 A.M on Monday, February 11, 2019 with the following in attendance:

Present: P. Hamilton, Vice-Chair

G. Kydd

R. Malone

D. Marquis

Absent: G. Rock

K. Reinhardt

E. Hudson

**Staff**

Present: P. Aguilera, Assistant Secretary-Treasurer

L. Trombino, Secretary-Treasurer

**1. Adoption of Minutes**

Moved by: D. Marquis

Seconded by: R. Malone

That the minutes of the Monday, January 14, 2019 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, February 11, 2019

**2. Review Consent Applications/Correspondence**

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

**3. Other Business**

Secretary-Treasurer L. Trombino provided the Committee with a brief overview of potential changes to the Growth Plan, Provincial Policy Statement and the Planning Act. He further advised there could be potential changes to existing guidelines that are currently adhered to by Regional Planning staff such as the Brownfield regulation.

**4. Recess**

Moved by: R. Malone

Seconded by: D. Marquis

That this meeting be recessed at 11:05 a.m. and reconvene at 1:00 p.m.

Carried unanimously  
Monday, February 11, 2019

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

**5. Consideration of Consent Applications**

1. File: LD 007/2019  
Appendix 1

2. File: LD 008/2019  
Appendix 2

3. File: LD 009/2019  
Appendix 3

4. File: LD 010/2019  
Appendix 4

5. File: LD 011/2019  
Appendix 5

6. File: LD 012/2019  
Appendix 6

7. File: LD 013/2019  
Appendix 7

8. File: LD 014/2019  
Appendix 8

#### **6. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held on Monday, March 18, 2019, in the Regional Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

#### **7. Adjournment**

Moved by: D. Marquis

Seconded by: R. Malone

That this meeting be adjourned at 2:15 pm and the next regular meeting be held on Monday, March 18, 2019.

Carried unanimously  
Monday, February 11, 2019

#### **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, February 11, 2019

**File:** LD 007/2019  
**Owner:** Versluis, Martin  
Versluis, Ali  
**Agent:** Stolwyk, Frank  
**Location:** Lot 14, Concession 4  
City of Oshawa  
**Municipality:** City of Oshawa

The application proposes a Correction of Title on the subject 2,787.00 m2 parcel of land with an existing dwelling.

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

Present was:

Owner: Versluis, Martin  
Interested party: Heard, Bill  
Heard, Brenda

Mr. M. Versluis advised the committee he is the current owner of the subject parcel and that the land was previously severed in 1965. He indicated that following the creation of the severed lot in 1965, a home was mistakenly constructed outside the limits of the subject severed lot. He further advised the Committee that this application is intended to rectify the historic error.

Chair P. Hamilton asked the owner if he had received agency comments and understood the recommendations noted therein. Mr. M. Versluis confirmed he was in receipt of the agency comments.

Secretary-Treasurer L. Trombino advised that Regional Planning staff has been in dialogue with the applicant's solicitor in order to explore an alternative solution to the historic error.

Secretary-Treasurer L. Trombino further advised the Committee that the application will likely need to be amended and recirculated.

Committee Member G. Kydd asked the owner if he was in agreement with the tabling recommendation. He provided the owner with a brief overview and explanation on tabling and the process thereto.

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

Agency comments were provided to Mr. M. Versluis.

#### **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 007/2019 be tabled at the expense of the applicant for up to two (2) years and no later than February 2021. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 007/2019 on Monday, February 11, 2019.

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P. Hamilton, Vice-Chair

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G. Kydd

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R. Malone

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D. Marquis



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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, February 11, 2019

**File:** LD 008/2019  
**Submission:** B 006/2019  
**Owner:** Smith, Ruby Irene  
**Agent:** Smith, Brian  
**Location:** Lot Pt Lot 11, Concession 8  
City of Oshawa  
**Municipality:** City of Oshawa

Consent to add a vacant 1,676.24 m<sup>2</sup> non-farm related rural residential parcel of land to the South, retaining a 6,433.57 m<sup>2</sup> non-farm related rural residential parcel of land with an existing dwelling to remain.

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

Present was:

Agent: Smith, Brian

Mr. B. Smith advised the Committee that the application will facilitate the transfer of ownership of the lands that are currently impacted by the encroachment of a septic system servicing the abutting rural residential property.

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

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

Agency comments were provided to Mr. B. Smith.

### **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 submissions, I hereby move that application LD 008/2019 be approved, as applied for, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the City of Oshawa's letter dated February 7, 2019, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
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, February 21, 2020.
  - Expiry Date of Application LD 008/2019 is Monday, March 23, 2020.

### **Clearing Agencies**

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa 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 008/2019 on Monday, February 11, 2019.

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P. Hamilton, Vice-Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 12, 2019.

### Appendix 3



## The Regional Municipality of Durham Land Division Committee Meeting

### Minutes and Decisions

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

Consent Application heard on: Monday, February 11, 2019

**File:** LD 009/2019  
**Submission:** B 007/2019  
**Owner:** Jones, Benita  
Jones, Paul  
**Agent:** D.G. Biddle & Associates Limited  
**Location:** Lot 14, Concession 1  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to sever a vacant 514.6 m<sup>2</sup> residential parcel of land, retaining a 514.7 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.

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

**Present was:**

Agent: Rubino, Toni - D.G. Biddle & Associates Limited  
Interested party: Edwards, Brian  
Goodeve, Tom  
Phillips, Gerry  
Douglas, Terence

Ms. T. Rubino provided the Committee with a brief planning overview in support the application. She advised the Committee that the related minor variance application had been supported by staff, however, the application was refused by the Town of Ajax Committee of Adjustment. She further advised the minor variance decision has been appealed to Local Planning Appeal Tribunal and the owner is currently awaiting a hearing date.

She further advised the Committee the existing houses in the neighborhood varied with respect to the age of homes, materials, and size and that the homes in the development on the subject lands will be subject to architectural control.

Ms. T. Rubino advised that the retained and severed parcels would comply with the minimum lot area requirements of the zoning by-laws.

Mr. B. Edwards advised his property that his property is southeast of the subject property. He advised he was in objection to the application as he does not feel the related minor variance application is minor in nature and the consent application should also be denied.

Mr. B. Edwards also questioned whether the consent application should proceed given the related minor variance appeal was before the LPAT.

Mr. T. Goodeve advised the Committee he was opposed to the application. He indicated that this application will be precedent setting and provide the groundwork for multiple future applications of this nature.

He further advised the application had failed the four tests required to grant a minor variance and as such he did not feel it appropriate for the applicant to file a consent application for the same property. He advised if this application is approved it could facilitate future development that would change the character of the existing neighborhood.

Mr. T. Goodeve indicated he did not feel that this application was in compliance with the Provincial Policy Statement, Planning Act, Local Official Plan and Regional Official Plan. He further expressed concerns related to potential flooding of the area should this application be approved.

Mr. G. Philips advised the Committee he was in opposition to the application. He advised that if this application is approved it could create a precedent and that such a precedent could see the number of dwellings increase by 40%. He suggested the Committee table this application until the LPAT has ruled on the existing minor variance appeal.

Mr. T. Douglas advised the Committee he was opposed to the application. He indicated this proposal would not be in character with the existing neighborhood and would be precedent setting. He further expressed concerns related to volume of car traffic on the street and parking issues.

Committee Member G. Kydd asked the agent if they had considered a tabling of the application until LPAT has considered the related minor variance application.

Ms. T. Rubino advised the Committee this application must be heard at this time in order to allow it to be dealt with simultaneously at the LPAT. She confirmed that tabling is not a consideration for this application.

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

A written submission was received on February 11, 2019 from Phyliss Wells and Paul Beausejour.

A written submission was received on February 11, 2019 from Tracey Dunstan.

A written submission was received on February 8, 2019 from Tom Goodeve.

A written submission was received on February 7, 2019 from Julie Rogers.

A written submission was received on February 7, 2019 from Michael and Michelle Borg.

A written submission was received on February 5, 2019 from Renee Phillips.

A written submission was received on January 18, 2019 from Diane Gomes.

Agency comments were provided to Ms. T. Rubino.

**Decision of the Committee**

**Applicants/owners are responsible for fulfilling all conditions.**

Moved by: D. Marquis

Seconded by: G. Kydd

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 009/2019 be denied as it does not conform with the local Official Plan.

**Discussion to the motion**

Committee member R. Malone advised he was in support of the motion on the floor.

Committee member G. Kydd advised he was also in support of the motion on the floor and that the LPAT appeal should be dealt with first. He indicated he did not wish to circumvent a process already in place.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 009/2019 on Monday, February 11, 2019.

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P. Hamilton, Vice-Chair

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G. Kydd

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R. Malone

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D. Marquis

  
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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 12, 2019.

**Appendix 4**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, February 11, 2019

**File:** LD 010/2019  
**Submission:** B 008/2019  
**Owner:** Smith, David Andrew  
Smith, James Clifford  
**Agent:** Clark Consulting Services  
**Location:** Lot Pt Lot 12, Concession 2  
Township of Brock  
**Municipality:** Township of Brock

Consent to add a vacant 4.281 hectare non-farm related rural residential parcel of land to the west, retaining a 0.778 hectare non-farm related rural residential parcel of land with an existing dwelling to remain.

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

Present was:

Agent: Stewart, Hugh - Clark Consulting Services

Mr. H. Stewart advised the Committee the owners own the subject parcel and the abutting farm and that these applications would transfer a small portion of land between the existing driveways of the two subject properties in order to separate the driveway and provide an improved access to Hwy12.

He further advised he was in receipt of the agency comments and in agreement thereof.

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

Agency comments were provided to Mr. H. Stewart.

### **Decision of the Committee**

#### **Applicants/owners are responsible for fulfilling all conditions.**

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 010/2019 be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated January 17, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 8, 2019 with respect to item 1, 2 and 3.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated January 25, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated January 5, 2019.
5. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, February 21, 2020.
  - Expiry Date of Application LD 010/2019 is Monday, March 23, 2020.



### **Clearing Agencies**

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Lake Simcoe Region Conservation Authority that condition #4 has been carried out to its satisfaction.
12. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #7 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 010/2019 on Monday, February 11, 2019.

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P. Hamilton, Vice-Chair

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G. Kydd

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R. Malone

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D. Marquis

  
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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 12, 2019.

## Appendix 5



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, February 11, 2019

**File:** LD 011/2019  
**Submission:** B 009/2019  
**Owner:** Smith, Marilyn  
Smith, Robert James  
**Agent:** Clark Consulting Services  
**Location:** Lot Pt Lot 12, Concession 2  
Township of Brock  
**Municipality:** Township of Brock

Consent to add a 0.031 hectare vacant non-farm related rural residential parcel of land to the north, retaining a 1.576 hectare non-farm related rural residential parcel of land with an existing dwelling to remain.

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

Present was:

Agent: Stewart, Hugh - Clark Consulting Services

Mr. H. Stewart advised the Committee the owners own the subject parcel and the abutting farm and that these applications would transfer a small portion of land between the existing driveways of the two subject properties in order to separate the driveway and provide an improved access to Hwy12.

He further advised he was in receipt of the agency comments and in agreement thereof.

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

Agency comments were provided to Mr. H. Stewart.

### **Decision of the Committee**

#### **Applicants/owners are responsible for fulfilling all conditions.**

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 011/2019 be approved, as applied for, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated January 17, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 8, 2019 with respect to item 1, 2 and 3.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated January 25, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated January 5, 2019.
5. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, February 21, 2020.
  - Expiry Date of Application LD 011/2019 is Monday, March 23, 2020.

### **Clearing Agencies**

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #3 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Lake Simcoe Region Conservation Authority that condition #4 has been carried out to its satisfaction.
12. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #7 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 011/2019 on Monday, February 11, 2019.

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P. Hamilton, Vice-Chair

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G. Kydd

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R. Malone

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D. Marquis

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 12, 2019.

## Appendix 6



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, February 11, 2019

**File:** LD 012/2019  
**Submission:** B 010/2019  
**Owner:** Gordon Scadding Development Ltd.  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot 29, Concession BFC  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a vacant 1.771 hectare residential parcel of land, retaining a vacant 1.677 hectare residential parcel of land for future development. Application includes easements.

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

Present was:

Agent: Michael Testaguzza - The Biglieri Group Ltd.

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

Mr. M. Testaguzza provided the committee with a brief overview of the subject property. He advised the Committee that in 2017 the site received official plan and zoning amendment approval to permit the proposed residential uses on the subject site.

He further advised the site plan application was brought forward to construct townhomes on the subject parcel and said application was approved by the Town of Whitby. He indicated this consent application is as a condition of the site plan approval and that both lots will be in compliance with the zoning bylaw.

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

Agency comments were provided to Mr. M. Testaguzza.

### **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 012/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Town of Whitby's letter dated February 1, 2019, 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, February 21, 2020.
  - Expiry Date of Application LD 012/2019 is Monday, March 23, 2020.

### **Clearing Agencies**

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

Carried unanimously



Signed by all members present and concurring that this is the Committee Decision of LD 012/2019 on Monday, February 11, 2019.

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P. Hamilton, Vice-Chair

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G. Kydd

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R. Malone

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D. Marquis

  
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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 12, 2019.

## Appendix 7



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, February 11, 2019

**File:** LD 013/2019  
**Submission:** B 011/2019  
**Owner:** Bisschop, Jake  
Bisschop, Barbara  
**Agent:** Duguay, Kevin  
**Location:** Lot Pt Lot 9,, Concession 11  
Township of Scugog  
**Municipality:** Township of Scugog

Consent to sever a vacant 4,649 m<sup>2</sup> non-farm related rural residential parcel of land, retaining a 3 hectare non-farm related rural residential parcel of land with an existing dwelling to remain.

Applications LD 013/2019 and LD 014/2019 were heard in conjunction.

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

Present was:

Agent: Moore, Ralph

Mr. R. Moore explained the nature of the application. He advised the Committee that these applications will create two additional building lots. He further advised he was in receipt of and in agreement with the agency comments

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

Agency comments were provided to Mr. R. Moore.

### **Decision of the Committee**

#### **Applicants/owners are responsible for fulfilling all conditions.**

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 013/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 5, 2019 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated February 1, 2019, financial and otherwise.
3. That the applicant satisfy the requirement of the Kawartha Region Conservation Authority's letter dated February 1, 2019, financial and otherwise.
4. That application LD 013/2019 be perfected prior to the completion LD 014/2019.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, February 21, 2020.
  - Expiry Date of Application LD 013/2019 is Monday, March 23, 2020.

#### **Clearing Agencies**

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Kawartha Region Conservation Authority #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 013/2019 on Monday, February 11, 2019.

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P. Hamilton, Vice-Chair

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G. Kydd

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R. Malone

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D. Marquis

  
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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 12, 2019.

## Appendix 8



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, February 11, 2019

**File:** LD 014/2019  
**Submission:** B 012/2019  
**Owner:** Bisschop, Jake  
Bisschop, Barbara  
**Agent:** Duguay, Kevin  
**Location:** Lot Pt Lot 9,, Concession 11  
Township of Scugog  
**Municipality:** Township of Scugog

Consent to sever a vacant 4,823 m2 non-farm related rural residential parcel of land, retaining a 3 hectare non-farm related rural residential parcel of land with an existing dwelling to remain.

Applications LD 013/2019 and LD 014/2019 were heard in conjunction.

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

Present was:

Agent: Moore, Ralph

Mr. R. Moore explained the nature of the application. He advised the Committee that these applications will create two additional new building lots. He further advised he was in receipt of and in agreement with the agency comments

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

Agency comments were provided to Mr. R. Moore.

### **Decision of the Committee**

#### **Applicants/owners are responsible for fulfilling all conditions.**

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 014/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 5, 2019 with respect to items 2 and 3.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated February 1, 2019, financial and otherwise.
3. That the applicant satisfy the requirement of the Kawartha Region Conservation Authority's letter dated February 1, 2019, financial and otherwise.
4. That application LD 013/2019 be perfected prior to the completion LD 014/2019.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, February 21, 2020.
  - Expiry Date of Application LD 014/2019 is Monday, March 23, 2020.

#### **Clearing Agencies**

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Kawartha Region Conservation Authority that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Carried unanimously



Signed by all members present and concurring that this is the Committee Decision of LD 014/2019 on Monday, February 11, 2019.

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P. Hamilton, Vice-Chair

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G. Kydd

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R. Malone

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D. Marquis

  
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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 12, 2019.