



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

Minutes

Monday, April 15, 2019

The Region of Durham Land Division Committee met in Regional Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:00 AM on Monday, April 15, 2019 with the following in attendance:

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

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: A. Georgieff

Seconded by: K. Bavington

That the minutes of the Monday, March 18, 2019 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, April 15, 2019

2. Review Consent Applications/Correspondence

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

3. Other Business

Mr. Ralph Walton, Regional Clerk and Director, Legislative Services provided the Committee with an overview of the Region's Rules of Procedures.

Mr. A. Naeem, Solicitor, provided the Committee with an overview of the Region's Procedure By-Laws.

4. Recess

Moved by: A. Georgieff

Seconded by: E. Hudson

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

Carried unanimously
Monday, April 15, 2019

The Committee Chair opened the 1:00 PM 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 043/2017
Appendix 1

2. File: LD 135/2018
Appendix 2

3. File: LD 029/2019
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4. File: LD 030/2019
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5. File: LD 031/2019
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6. File: LD 032/2019
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11. File: LD 038/2019
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12. File: LD 039/2019
Appendix 12
13. File: LD 040/2019
Appendix 13

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, May 13, 2019 in the Regional Council Chambers, at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: A. Georgieff

Seconded by: D. Smith

That this meeting be adjourned at 2:15 p.m. and the next regular meeting be held on May 13, 2019.

Carried unanimously
Monday, April 15, 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, April 15, 2019

File: LD 043/2017
Owner: 2335051 Ontario Limited
Agent: Miller Planning Services
Location: Lot 17, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 0.78 hectare industrial parcel of land, retaining a 1.2059 hectare parcel of land with an existing building

This matter was tabled from the April 24, 2017 hearing.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services

Mr. R. Miller advised the Committee he was in receipt of the agency comments and in agreement with the tabling recommendation.

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

Agency comments were provided to Mr. R. Miller.

Motion of the Committee

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 043/2017 be tabled at the expense of the applicant for up to two (2) years and no later than April 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 043/2017 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 15, 2019

File: LD 135/2018
Submission: B 022/2019
Owner: Kraljevic, Luka
Bosnjak, Milica
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 627 m² residential parcel of land, retaining a 627 m² residential parcel of land with an existing dwelling to be demolished.

This matter was tabled from the November 5, 2018 hearing.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Kraljevic, Vladimir
Owner: Marko Bosnjak

Mr. V. Kraljevic explained the nature of the application and advised the Committee that the application was previously tabled at the request of the Toronto Region Conservation Authority. He further explained the application has been amended to permit the conveyance of a portion of lands to the City of Pickering.

Mr. V. Kraljevic further advised the Committee he was now ready to proceed with application as amended.

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

Agency comments were provided to Mr. V Kraljevic.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 135/2018, be approved, as amended, as it complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated March 28, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 15, 2019 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 10, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated April 15, 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, April 24, 2020.
 - Expiry Date of Application LD 135/2018 is Monday, May 25, 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 Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Toronto Region Conservation Authority that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 135/2018 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 14, 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, April 15, 2019

File: LD 029/2019
Submission: B 023/2019
Owner: 2599794 Ontario Inc.
Salem Road Limited Partnership
Agent: GHD
Location: Lot Pt Lot 6, Concession 3
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 2.009 hectare industrial parcel of land, retaining a vacant 2.056 hectare industrial parcel of land.

Applications LD 029/19 and LD 030/19 were heard in conjunction.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Samantha Chow - GHD

Ms. S. Chow explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Ms. S. Chow.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 029/2019, 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 April 11, 2019.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 12, 2019, 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, April 24, 2020.
 - Expiry Date of Application LD 029/2019 is Monday, May 25, 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 Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 029/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 14, 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, April 15, 2019

File: LD 030/2019
Submission: B 024/2019
Owner: 2599794 Ontario Inc.
Salem Road Limited Partnership
Agent: GHD
Location: Lot Pt Lot 5 ,, Concession 3
Town of Ajax
Municipality: Town of Ajax

Consent to grant a 0.033 hectare access easement in favour of the lands to the west, retaining a 2.023 hectare vacant industrial parcel of land.

Applications LD 029/19 and LD 030/19 were heard in conjunction.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Samantha Chow - GHD

Ms. S. Chow explained the nature of the application and advised the Committee she was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Ms. S. Chow.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: D. Smith

That application LD 030/2019 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 April 11, 2019.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 12, 2019, 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, April 24, 2020.
 - Expiry Date of Application LD 030/2019 is Monday, May 25, 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 Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham

Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 030/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 14, 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, April 15, 2019

File: LD 031/2019
Submission: B 025/2019
Owner: 2523298 Ontario Corporation
Agent: Brown, Christine
Location: Lot Pt Lot 10, Concession 6
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 2,941.8 m² agricultural parcel of land to the north retaining a 7,271.9 m² agricultural parcel of land with an existing dwelling to remain.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Brown, Christine

Ms. C. Brown explained the nature of the application and advised the Committee the application will facilitate the creation of a larger parcel of land for any potential residential future development.

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

Agency comments were provided to Ms. C. Brown.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: S. Cooke

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 031/2019 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 Municipality of Clarington's letter dated April 15, 2019, financial and otherwise.
2. 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.
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, April 24, 2020.
 - Expiry Date of Application LD 031/2019 is Monday, May 25, 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 Municipality of Clarington 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be

returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 031/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice- Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 14, 2019.

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, April 15, 2019

File: LD 032/2019
Owner: McDermott, Miranda
McDermott, Andrew
Agent: EcoVue Consulting Services Inc.
Location: Lot 18, Concession 6
Township of Scugog
Municipality: Township of Scugog

Consent to sever a vacant 403.5 m² residential parcel of land, retaining a 403.6 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

There were no parties in attendance for this application.

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

Agency comments were provided to Mr. N. Drumm in advance of the meeting.

Motion of the Committee

Moved by: D. Smith

Seconded by: S. Cooke

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 032/2019 be tabled at the expense of the applicant for up to two (2) years and no later than April 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 032/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 7



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 15, 2019

File: LD 034/2019
Submission: B 026/2019
Owner: Capreit Limited Partnership
Agent: Rice Development Corp
Location: Lot Pt Lot 3, Concession BFC
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to grant a 1.203 hectare access easement in favour of the lands to the south, retaining a 29.504 hectare residential parcel of land.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Howard, Roger - Rice Development Corp

Mr. R. Howard explained the nature of the application and advised the Committee this application will facilitate a right-of-way over an existing driveway to the Wilmot Creek Community. He advised the driveway traverses the vacant land, and that the owner of the subject lands is in the process of transferring title back to Rice Development and that the easement will ensure access to the Wilmot Creek Community will still exist once the transfer is completed.

He further advised the owner wishes to facilitate a permanent and legal access to the community once the ownership change takes place.

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

Agency comments were provided to Mr. R. Howard.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: S. Cooke

Seconded by: A. Arnott

That application LD 034/2019 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 Municipality of Clarington's letter dated April 11, 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, April 24, 2020.
 - Expiry Date of Application LD 034/2019 is Monday, May 25, 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 Municipality of Clarington that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 034/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 14, 2019.

Appendix 8



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

Minutes

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

Consent Application heard on: Monday, April 15, 2019

File: LD 035/2019
Owner: Iqbal, Wajid
Location: Lot 17, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 611.9 m² residential parcel of land, retaining a vacant 387.3 m² residential parcel of land for future development.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Owner: Iqbal, Wajid
Agent: Khadra, Kyle
Interested party: Palmer, Courtney
Sultana, Dan

Mr. K. Khadra explained the nature of the application and advised the Committee the application will facilitate the construction of 2 new dwellings. He further advised that this application represents the resubmission of a previously approved application that had lapsed.

Mr. K. Khadra further advised the Committee that he was in receipt of and in agreement with the Toronto Region Conservation Authority tabling recommendation.

Mr. C. Palmer asked the Committee for clarification on the proposed development and expressed concerns related to the future construction on the site. He further asked for confirmation as to the number of dwellings that are to be constructed on the site. He indicated he was informed there were to be seven new homes built on this site.

Mr. Khadra confirmed that this application would facilitate the creation of one additional building lot and that a total of two dwellings will be constructed on the existing site.

Mr. D. Sultana advised the Committee that that the height of any proposed dwellings should be in keeping with the character of the area. He further advised the Committee that catch basins are currently being utilized near the subject site and expressed concerns related to future access to those existing catch basins once the severance is complete.

Mr. Khadra advised the Committee that no variances are required to support this proposal as it is in compliance with all local zoning bylaws.

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

A written submission was received on April 15, 2019 from Christine Henry.

Agency comments were provided to Mr. K. Khadra.

Motion of the Committee

Moved by: E. Hudson

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 035/2019 be tabled at the expense of the applicant for up to two (2) years and no later than April 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 035/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 9



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, April 15, 2019

File: LD 036/2019
Owner: Nekkers, John
Nekkers, Petronella
Agent: Nekkers, John
Location: Lot 33, Concession 3
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 1,128.4 m² residential parcel of land, retaining a 1,128.5 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

There were no parties present for this application.

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

Agency comments were provided to Mr. J. Nekkers.

Motion of the Committee

Moved by: S. Cooke

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 036/2019 be tabled at the expense of the applicant for up to two (2) years and no later than April 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 036/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 10



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 15, 2019

File: LD 037/2019
Submission: B 027/2019
Owner: Kennedy, Mike
Agent: Clark Consulting Services
Location: Lot 16, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 0.92 hectare farm related rural residential parcel of land with an existing dwelling, retaining a 29.78 hectare agricultural parcel of land.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Stewart, Hugh - Clark Consulting Services

Mr. H. Stewart explained the nature of the application and advised the Committee there was an application for a Regional Official Plan Amendment which is now in full force and effect. He further advised there is also a concurrent zoning by-law amendment application which is currently before the Township of Uxbridge.

Mr. H. Stewart indicated there is an existing barn on the subject property and he has pre-consulted with Ministry to ensure that Minimum Distance Separation (MDS) requirements are adequate.

Committee Member A. Georgieff asked the agent to confirm that the surplus farm dwelling is not currently occupied.

Mr. H. Stewart indicated he could not confirm this at this time.

Committee Member A. Georgieff asked the agent to confirm the farm house is not needed by the farm help and it is surplus to their operational needs.

Mr. H. Stewart confirmed this was correct.

Committee Member A. Arnott asked the agent to confirm the location of the well and asked for confirmation that it is separate from the water supply for the stables.

Mr. H. Stewart advised that there is old barn on the west side of the parcel with an old well in behind that barn. He indicated the farm was previously removed and that the old well will not form part of this application.

Committee Member D. Smith asked the agent to confirm whether the well would meet the MDS requirements.

Mr. H. Stewart advised the Committee the well is not part of the MDS calculation and as such it would meet the Region of Durham Health Department requirements with respect to set back from septic system.

Secretary-Treasurer L Trombino referred the Committee to the comments contained in the Regional Health Department's letter.

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

Seconded by: S. Cooke

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 037/2019, 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 April 12, 2019.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated April 1, 2019, financial and otherwise.
3. That the applicant satisfy the requirement of the Region of Durham Health Dept. letter dated March 21, 2019, financial and otherwise
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 24, 2020.
 - Expiry Date of Application LD 037/2019 is Monday, May 25, 2020.

Clearing Agencies

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 037/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 14, 2019.

Appendix 11



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 15, 2019

File: LD 038/2019
Submission: B 028/2019
Owner: Carwash Central Ontario Inc.
Agent: D.G. Biddle & Associates Limited
Location: Lot Pt Lot 7, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to sever a vacant 5,285.85 m² commercial parcel of land, retaining a vacant 5,831.17 m² commercial parcel of land.

Applications LD 038/2019 and LD 039/2019 were heard in conjunction.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Rubino, Toni - D.G. Biddle & Associates Limited

Ms. T. Rubino explained the nature of the application and advised the Committee the owner proposes the construction of two new buildings including a self-serve car wash and an automatic car wash on the newly created lots. She indicated a concurrent minor variance application was approved and that the appeal period will expire tomorrow.

Ms. T. Rubino further advised the Committee she was in receipt of and in agreement with agency comments.

Committee Member K. Bavington asked if it was appropriate to proceed with this application today given the appeal period for the related minor variance application has not yet expired.

Secretary-Treasurer L. Trombino advised the Committee that decision is at the discretion of the Committee. He indicated that the minor variance and consent application processes often run concurrently.

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

Agency comments were provided to T. Rubino.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 038/2019, 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 April 12, 2019 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 12, 2019, 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, April 24, 2020.
 - Expiry Date of Application LD 038/2019 is Monday, May 25, 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 Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 038/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 14, 2019.

Appendix 12



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, April 15, 2019

File: LD 039/2019
Submission: B 029/2019
Owner: Carwash Central Ontario Inc.
Agent: D.G. Biddle & Associates Limited
Location: Lot Pt Lot 7, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to grant a 660 m² servicing and access easement in favour of the property to the east, retaining a vacant 5,170 m² commercial parcel of land.

Applications LD 038/2019 and LD 039/2019 were heard in conjunction.

The Committee member visited the site on April 1, 2019 and confirmed the property was properly posted.

Present was:

Agent: Rubino, Toni - D.G. Biddle & Associates Limited

Ms. T. Rubino explained the nature of the application and advised the Committee the owner proposes the construction of two new buildings including a self-serve car wash and an automatic car wash on the newly created lots. She indicated a concurrent minor variance application was approved and that the appeal period will expire tomorrow.

Ms. T. Rubino further advised the Committee she was in receipt of and in agreement with agency comments.

Committee Member K. Bavington asked if it was appropriate to proceed with this application today given the appeal period for the related minor variance application has not yet expired.

Secretary-Treasurer L. Trombino advised the Committee that decision is at the discretion of the Committee. He indicated that the minor variance and consent application processes often run concurrently.

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

Agency comments were provided to T. Rubino.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: C. Molinari

Seconded by: E. Hudson

That application LD 039/2019 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 April 12, 2019.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 12, 2019, 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, April 24, 2020.
 - Expiry Date of Application LD 039/2019 is Monday, May 25, 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 Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 039/2019 on Monday, April 15, 2019.

Gerri Lynn O'Connor, Chair

Steven Cooke, Vice-Chair

Alan Arnott

Kitty Bavington

Alex Georgieff

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 14, 2019.

Appendix 13



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, April 15, 2019

File: LD 040/2019
Owner: Carwash Central Ontario Inc.
Agent: D.G. Biddle & Associates Limited
Location: Lot Pt Lot 7, Concession 2
Town of Ajax
Municipality: Town of Ajax

Consent to grant a 160 m² access easement in favour of the property to the west, retaining a vacant 5,130 m² commercial parcel of land.

This application was withdrawn by the applicant on April 8, 2019.