



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

**Minutes**

**Monday, November 4, 2019**

The Region of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 A.M on Monday, November 4, 2019 with the following in attendance:

Present: Gerri Lynn O'Connor, Chair  
Allan Arnott  
Kitty Bavington  
Alex Georgieff  
Carolyn Molinari  
Donovan Smith

Absent: E. Hudson  
L. Trombino, Secretary-Treasurer

**Staff**

Present: P. Aguilera, Assistant Secretary-Treasurer  
A. Yearwood, Regional Planner

If this information is required in an accessible format, please contact 1-800-372-1102, ext. 2583

**1. Adoption of Minutes**

Moved by: A. Georgieff

Seconded by: D. Smith

That the minutes of the Monday, November 04, 2019 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, November 4, 2019

2. The Committee confirmed receipt of a copy of the correspondence sent to the Ministry of Municipal Affairs & Housing dated October 15, 2019, from David Malcolm regarding the Provincial Policy Review.

**3. Review Consent Applications/Correspondence**

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

**4. Other Business**

**5. Recess**

Moved by: A. Georgieff

Seconded by: C. Molinari

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

Carried unanimously  
Monday, November 4, 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.

**6. Consideration of Consent Applications**

1. File: LD 032/2019  
Appendix 1

2. File: LD 113/2019  
Appendix 2

3. File: LD 114/2019  
Appendix 3

4. File: LD 115/2019  
Appendix 4

5. File: LD 116/2019  
Appendix 5

6. File: LD 117/2019  
Appendix 6

7. File: LD 118/2019  
Appendix 7

8. File: LD 119/2019  
Appendix 8

9. File: LD 120/2019  
Appendix 9

10. File: LD 121/2019  
Appendix 10

11. File: LD 122/2019  
Appendix 11

12. File: LD 123/2019  
Appendix 12

13. File: LD 124/2019  
Appendix 13

14. File: LD 125/2019  
Appendix 14

15. File: LD 130/2019  
Appendix 15

16. File: LD 132/2019  
Appendix 16

17. File: LD 133/2019  
Appendix 17

18. File: LD 134/2019  
Appendix 18

19. File: LD 135/2019  
Appendix 19

20. File: LD 136/2019  
Appendix 20

21. File: LD 137/2019  
Appendix 21

## **7. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held on December 9, 2019, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

## **8. Adjournment**

Moved by: A. Georgieff

Seconded by: K. Bavington

That this meeting be adjourned at 2:15 p.m. and the next regular meeting be held on December 9, 2019.

Carried unanimously  
Monday, November 4, 2019

## **9. Appendices**

## Appendix 1



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, November 4, 2019

**File:** LD 032/2019  
**Submission:** B 110/2019  
**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 m<sup>2</sup> residential parcel of land, retaining a 403.6 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

This matter was tabled from the April 15, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Kennedy, Ashlyn - EcoVue Consulting Services Inc.

Ms. A. Kennedy explained the nature of the application and advised the Committee she was in receipt of the agency comments. She asked the Committee for relief from the Township's condition with respect to a \$12,000 contribution for the development of Cradle Street as the subject property will no longer front on Cradle Street.

Assistant Secretary-Treasurer P. Aguilera asked the agent to confirm the access and frontage has changed from that which was initially applied for. Ms. A. Kennedy advised the frontage has now changed to Clark Street therefore the Township's condition to contribute towards the development of Cradle Street will cause undue hardship to the property owner.

Committee Member D. Smith asked the agent if she would like to have the matter tabled to allow for discussions with the Township with respect to this condition. Ms. Kennedy declined the offer and requested the matter go forward today.

Committee Member D. Smith asked the agent if a minor variance would be required and if so had the owner made such an application.

Ms. A. Kennedy confirmed a minor variance application would be required, however, the owner has not filled the application at this time.

Committee Member K. Bavington asked the agent if she was agreeable to the other agency conditions. Ms. A. Kennedy answered in the affirmative.

Assistant Secretary-Treasurer P. Aguilera instructed the agent to provide Land Division staff with the updated application to reflect the change in access and frontage.

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 Ms. A. Kennedy.

## **Decision of the Committee**

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

Moved by: D. Smith

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 032/2019, be approved, as amended, as it generally complies with all applicable plans, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 1, 2019.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated October 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, November 13, 2020.
  - Expiry Date of Application LD 032/2019 is Monday, December 14, 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 Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog 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 032/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

## 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 4, 2019

**File:** LD 113/2019  
**Submission:** B 111/2019  
**Owner:** Delpark Homes (Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 113/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 113/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 113/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 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, November 4, 2019

**File:** LD 114/2019  
**Submission:** B 112/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 440 m<sup>2</sup> to 570 m<sup>2</sup>, retaining a 930 m<sup>2</sup> residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 114/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 114/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 114/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 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, November 4, 2019

**File:** LD 115/2019  
**Submission:** B 113/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 115/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 115/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 115/2019 on Monday, November 4, 2019.

\_\_\_\_\_  
Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 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, November 4, 2019

**File:** LD 116/2019  
**Submission:** B 114/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 116/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 116/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 116/2019 on Monday, November 4, 2019.

\_\_\_\_\_  
Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

\_\_\_\_\_  
Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 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, November 4, 2019

**File:** LD 117/2019  
**Submission:** B 115/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m<sup>2</sup> to 654 m<sup>2</sup>, retaining a 930 m<sup>2</sup> residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 117/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 117/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 117/2019 on Monday, November 4, 2019.

\_\_\_\_\_  
Gerri Lynn O'Connor, Chair

\_\_\_\_\_  
Allan Arnott

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Kitty Bavington

\_\_\_\_\_  
Alex Georgieff

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Carolyn Molinari

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Donovan Smith

\_\_\_\_\_  
Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 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, November 4, 2019

**File:** LD 118/2019  
**Submission:** B 116/2018  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 118/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 118/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 118/2019 on Monday, November 4, 2019.

\_\_\_\_\_  
Gerri Lynn O'Connor, Chair

\_\_\_\_\_  
Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

\_\_\_\_\_  
Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 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, November 4, 2019

**File:** LD 119/2019  
**Submission:** B 117/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 119/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 119/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 119/2019 on Monday, November 4, 2019.

\_\_\_\_\_  
Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

## 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 4, 2019

**File:** LD 120/2019  
**Submission:** B 118/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 120/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 120/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 120/2019 on Monday, November 4, 2019.

\_\_\_\_\_  
Gerri Lynn O'Connor, Chair

\_\_\_\_\_  
Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

\_\_\_\_\_  
Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

## 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, November 4, 2019

**File:** LD 121/2019  
**Submission:** B 119/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 121/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 121/2019 is Monday, December 14, 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.

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 City of Oshawa that condition #3 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 CLOCA that condition #4 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 #7 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 121/2019 on Monday, November 4, 2019.

\_\_\_\_\_  
Gerri Lynn O'Connor, Chair

\_\_\_\_\_  
Allan Arnott

\_\_\_\_\_  
Kitty Bavington

\_\_\_\_\_  
Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 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, November 4, 2019

**File:** LD 122/2019  
**Submission:** B 120/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 122/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 122/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 122/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 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, November 4, 2019

**File:** LD 123/2019  
**Submission:** B 121/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 123/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 123/2019 is Monday, December 14, 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.

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 City of Oshawa that condition #3 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 CLOCA that condition #4 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 #7 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 123/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

## Appendix 13



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, November 4, 2019

**File:** LD 124/2019  
**Submission:** B 122/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 124/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 124/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 124/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

**Appendix 14**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, November 4, 2019

**File:** LD 125/2019  
**Submission:** B 123/2019  
**Owner:** Delpark Homes ( Grandview 3)  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot Pt Lot 2, Concession 4  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever 13 residential lots ranging in size from 580 m2 to 654 m2, retaining a 930 m2 residential parcel of land.

Applications LD 113/2019 to and including LD 125/2019 were heard in conjunction.

This matter was tabled from the September 9, 2019 hearing.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Marc - The Biglieri Group Ltd.

Mr. M. Jacobs explained the nature of the application and advised the Committee the applications were previously tabled to allow the commenting agencies to conduct a more fulsome review of the applications and provide comments thereto.

Mr. M. Jacobs further advised the Committee that Heritage Oshawa has reviewed the application and has no objection to the development proposed.

Mr. M. Jacobs further advised the Committee the owner has purchased the lands fronting on Queensbury Drive and title has now merged to allow for access of the newly proposed parcels.

Chair G. O'Connor asked the agent why the owner has elected to proceed by consent rather than plan of subdivision given the amount of applications before the Committee.

Mr. M. Jacobs advised the Chair his client felt it more prudent to proceed by way of consent given the roads and services are already in place and these are simply infill applications.

Committee Member D. Smith asked the agent to confirm that water and sewer services was already in place. Mr. M. Jacobs advised the Committee some new connections will be required to develop and service the lots.

Committee Member K. Bavington asked the agent to confirm whether the retained parcel had been amended. Mr. M. Jacobs advised the retained lot was not amended as he had worked with engineers and architects to ensure appropriate setbacks, grading and zoning compliance.

Committee Member A. Arnott asked the agent to confirm he had received all agency comments. Mr. M. Jacobs answered in the affirmative.

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. Jacobs.

## **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: A. Georgieff

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 125/2019, be approved, as amended, as it generally 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 October 10, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated October 31, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated October 31, 2019, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's ("CLOCA") letter dated October 16, 2019, financial and otherwise.
5. That the applications be perfected in sequential order. A solicitor's undertaking in this regard shall be required.
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, November 13, 2020.
  - Expiry Date of Application LD 125/2019 is Monday, December 14, 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 City of Oshawa 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 CLOCA 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.

### **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 125/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

## Appendix 15



### 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 4, 2019

**File:** LD 130/2019  
**Submission:** B 124/2019  
**Owner:** Courtice Development Group  
**Agent:** Gagnon & Law Urban Planners Ltd.  
**Location:** Lot 35, Concession 2  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever a vacant 0.832 hectare residential parcel of land, retaining a vacant 1.051 hectare commercial parcel of land for future development. Application includes blanket easement.

Applications LD 130/2019 and LD 133/2019 were heard in conjunction.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Marc DeNardis - Gagnon & Law Urban Planners Ltd.

Mr. M. DeNardis advised the Committee he was in receipt of and in agreement with the agency comments. He further advised that a related Local Planning Appeal Tribunal appeal has been settled. He further advised that the related Site plan application has now been approved and his client was ready to proceed with the application at this time.

Committee Member K. Bavington asked the agent to describe the proposed development details associated with these applications.

Mr. M. DeNardis advised the Committee the property will be developed with a combination of commercial and residential uses on site. He acknowledged that while he is aware the Region would like to see higher density development, it became an exercise of balance and interest for his clients. They had to evaluate and consider parking, open space, commercial needs and residential densities. He summarized his position by advising the Committee that both the Municipality of Clarington and the Region of Durham are agreeable to this proposed mixed use development.

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

Agency comments were provided to Mr. M. DeNardis.

### **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 130/2019, be approved, as amended, as it generally 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, 2019.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 18, 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, November 13, 2020.
  - Expiry Date of Application LD 130/2019 is Monday, December 14, 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 Works 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 Regional Planning and Economic Development Department 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 advised in writing by the Municipality of Clarington that condition #3 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.

### **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 130/2019 on Monday, November 4, 2019.

\_\_\_\_\_  
Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

## Appendix 17



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, November 4, 2019

**File:** LD 133/2019  
**Submission:** B 125/2019  
**Owner:** Courtice Development Group  
**Agent:** Gagnon & Law Urban Planners Ltd.  
**Location:** Lot 35, Concession 2  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to grant a blanket easement over a 1.051 hectare commercial parcel of land in favour of the 0.832 hectare residential/commercial parcel of land to the east.

Applications LD 130/2019 and LD 133/2019 were heard in conjunction.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Marc DeNardis - Gagnon & Law Urban Planners Ltd.

Mr. M. DeNardis advised the Committee he was in receipt of and in agreement with the agency comments. He further advised that a related Local Planning Appeal Tribunal appeal has been settled. He further advised that the related Site plan application has now been approved and his client was ready to proceed with the application at this time.

Committee Member K. Bavington asked the agent to describe the proposed development details associated with these applications.

Mr. M. DeNardis advised the Committee the property will be developed with a combination of commercial and residential uses on site. He acknowledged that while he is aware the Region would like to see higher density development, it became an exercise of balance and interest for his clients. They had to evaluate and consider parking, open space, commercial needs and residential densities. He summarized his position by advising the Committee that both the Municipality of Clarington and the Region of Durham are agreeable to this proposed mixed use development.

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

Agency comments were provided to Mr. M. DeNardis.

### **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: A. Arnott

That application LD 133/2019 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 November 1, 2019.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 18, 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, November 13, 2020.
  - Expiry Date of Application LD 130/2019 is Monday, December 14, 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 Works 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 Regional Planning and Economic Development Department 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 advised in writing by the Municipality of Clarington that condition #3 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.

### **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 133/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

## Appendix 16



### 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 4, 2019

**File:** LD 132/2019  
**Owner:** Abzac Canada Inc.  
**Agent:** The Biglieri Group Ltd.  
**Location:** Lot 8, Concession BFC  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to sever an 8,234.6 m<sup>2</sup> industrial parcel of land, retaining a 36,889.9 m<sup>2</sup> industrial parcel of land.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jacobs, Mark - The Biglieri Group Ltd.

Mr. M. Jacobs advised the Committee he was in receipt of the agency comments and is aware of the tabling recommendation. He indicated he was in agreement with the tabling recommendation to allow for the required studies and reports to be completed and reviewed by the commenting agencies.

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

Agency comments were provided to Mr. M. Jacobs.

**Motion of the Committee**

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 132/2019 be tabled at the expense of the applicant for up to two (2) years and no later than November 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 132/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

**Appendix 18**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, November 4, 2019

**File:** LD 134/2019  
**Submission:** B 126/2019  
**Owner:** Cullen, Gordon Thomas  
Cullen, Janet Margaret  
**Location:** Lot 2, Concession 8  
Township of Scugog  
**Municipality:** Township of Scugog

Consent to add a 4,023.3 m<sup>2</sup> rural residential parcel of land to the south, retaining a 4,072.8 m<sup>2</sup> rural residential parcel of land.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Owner: Cullen, Gordon Thomas  
Cullen, Janet Margaret

Ms. J. Cullen provided the Committee with a brief explanation of the application and advised the Committee she was in receipt of the agency comments.

Mr. D. Smith asked the agent to provide more information on the historic Land Division Committee application that was referenced in the application.

Ms. J. Cullen advised the Committee that prior to her ownership the lands were owned by a Mr. Cameron. In 1993 the lot was divided and they purchased the lot on the southerly portion of the property. She further advised that her father-in-law purchased the lands to the north in 1993 and subsequently she and her husband

purchased that land from him 1996. She advised the lands did not merge as the lot creation was grandfathered.

Assistant Secretary-Treasurer P. Aguilera asked the agent to provide clarification on the statement with respect to the lands being grandfathered. She advised the committee she had conducted a title search of the property and the lands in question appear to be in the same title and therefore are deemed merged into one owner. She asked the owner to confirm whether the lands had previously received a Land Division Consent Certificate previously and confirmation that the subject lands did not merge on title. Ms. J. Cullen answered in the affirmative.

Ms. J. Cullen advised the Committee the proposed configuration of the severed parcel is to match the existing tree lines.

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 Lake Simcoe Region Conservation Authority.

Agency comments were provided to J. Cullen.

Decision of the Committee

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

Moved by: D. Smith

Seconded by: A. Georgieff

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 134/2019/2019 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 Regional Planning and Economic Development Department's letter dated October 28, 2019.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated October 21, 2019, financial and otherwise.
3. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority letter dated October 17, 2019, financial and otherwise

4. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That 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, November 13, 2020.
  - Expiry Date of Application LD 134/2019 is Monday, December 14, 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 Lake Simcoe 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.

### **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 134/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

## Appendix 19



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, November 4, 2019

**File:** LD 135/2019  
**Submission:** B 127/2019  
**Owner:** Vern and Joan Dutrisac Enterprises Ltd.  
**Agent:** Dillon Consulting Limited  
**Location:** Lot Pt Lt 143  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to grant a lease over 21 years over a 1,676.9 m<sup>2</sup> commercial parcel of land, retaining a 1,731.8 m<sup>2</sup> commercial parcel of land.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Siersma, Ryan - Dillon Consulting Limited

Mr. R. Siersma advised the Committee he was representing the land owner and restaurant owner and that his client is pursuing lease applications throughout the Province for their Tim Hortons restaurant. Mr. R. Siersma further advised the lease is for building and associated parking spaces.

Committee Member A. Georgieff asked the agent if he had reviewed the comments and was in agreement with the conditions. Mr. R. Siersma answered in the affirmative.

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

Agency comments were provided to R. Siersma.

### **Decision of the Committee**

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

Moved by: A. Georgieff

Seconded by: C. Molinari

That application LD 135/2019 be approved, as applied for, as such is a lease in excess of 21 years 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, 2019.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated October 17, 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, November 13, 2020.
  - Expiry Date of Application LD 135/2019 is Monday, December 14, 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 Whitby that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

### **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 135/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.

## Appendix 20



### 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 4, 2019

**File:** LD 136/2019  
**Owner:** Brundale Fine Homes Ltd.  
**Agent:** JKO Planning Services Inc.  
**Location:** Lot 32, Concession 6  
Township of Uxbridge  
**Municipality:** Township of Uxbridge

Consent to sever a vacant 1,304.9 m<sup>2</sup> residential parcel of land, retaining a 1,014 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Jim Kotsopolous - JKO Planning Services Inc.

Mr. J. Kotsopolous explained the nature of the application and advised the Committee he had reviewed the agency comments and questioned the tabling recommendation by the Regional Planning and Economic Development Department letter with respect to the requirement for an Archaeological Assessment. He advised the Committee he felt it more appropriate to make these conditions of approval.

He expressed concerns related to the requirements for a qualified person to sign the Site Screening Questionnaire at this stage and advised the Committee this was an overly rigid requirement that should be made a condition of approval.

Mr. J. Kotsopolous expressed concerns with the tabling recommendations from the Township of Uxbridge. He indicated these issues related to servicing can be addressed later as a condition of approval.

Regional Planner Mr. A. Yearwood advised the agent he was correct and the Site Screening Questionnaire could be addressed through a condition of severance approval.

Committee Member A. Georgieff asked the agent if he had any consultations with the area municipality before making the land division application.

Mr. J. Kotsopolous advised the Committee he had not consulted with the area municipality as he did not feel it necessary given there were no red flags.

Committee Member C. Molinari advised the terms of reference for the study noted in the Township's comments is delaying the application.

Regional Planner Mr. A. Yearwood advised the applicant that once the Township receives additional information they may revise their comments and support the application going forward.

Committee Member A. Georgieff noted there are two separate resolutions from the Township and they will look at immediate applications as well as overall issues with respect to capacity.

Chair G. O'Connor advised the agent the Township is currently under severe sewage capacity issues.

A written submission was received on October 24, 2019 from Jill Patterson.

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

Agency comments were provided to Mr. J. Kotsopolous.

**Motion of the Committee**

Moved by: A. Georgieff

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 136/2019 be tabled at the expense of the applicant for up to two (2) years and no later than November 2022. 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 136/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 21



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, November 4, 2019

**File:** LD 137/2019  
**Submission:** B 128/2019  
**Owner:** 2556079 Ontario Inc.  
**Agent:** Miller Planning Services  
**Location:** Lot Pt Lt 24, Concession 1  
Municipality of Clarington  
**Municipality:** Municipality of Clarington

Consent to add a vacant 2.2932 hectare industrial parcel of land to the West, retaining a 24.33 hectare industrial parcel of land.

The Committee member visited the site on October 21, 2019 and confirmed the property was properly posted.

Present was:

Agent: Miller, Rodger - Miller Planning Services

Mr. R. Miller explained the nature of the application and advised the Committee the owner has reconfigured the lot line as per Clarington's direction. He further advised he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. R. Miller.

## **Decision of the Committee**

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

Moved by: A. Georgieff

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 137/2019 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 Planning and Economic Development Department's letter dated October 31, 2019.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated October 17, 2019, financial and otherwise.
3. 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.
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 13, 2020.
  - Expiry Date of Application LD 137/2019 is Monday, December 14, 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 Municipality of Clarington that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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 137/2019 on Monday, November 4, 2019.

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Gerri Lynn O'Connor, Chair

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Allan Arnott

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Kitty Bavington

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Alex Georgieff

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 3, 2019.