



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

**Minutes**

**Monday, December 9, 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, December 9, 2019 with the following in attendance:

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

Absent: None

**Staff**

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

**1. Adoption of Minutes**

Moved by: A. Georgieff

Seconded by: D. Smith

That the minutes of the November 4, 2019 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, December 9, 2019

**2. Review Consent Applications/Correspondence**

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

**3. Other Business**

Assistant Secretary-Treasurer P. Aguilera provided the Committee Members with a brief update on recent appeals received and processed by Land Division staff.

**4. Recess**

Moved by: A. Georgieff

Seconded by: K. Bavington

That this meeting be recessed at 11: 15 a.m. and reconvene at 1:00 p.m.

Carried unanimously  
Monday, December 9, 2019

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

**5. Consideration of Consent Applications**

1. File: LD 176/2017  
Appendix 1

2. File: LD 177/2017  
Appendix 2

3. File: LD 138/2019  
Appendix 3

4. File: LD 139/2019  
Appendix 4
5. File: LD 140/2019  
Appendix 5
6. File: LD 141/2019  
Appendix 6
7. File: LD 142/2019  
Appendix 7
8. File: LD 143/2019  
Appendix 8
9. File: LD 144/2019  
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10. File: LD 145/2019  
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11. File: LD 146/2019  
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12. File: LD 147/2019  
Appendix 12
13. File: LD 148/2019  
Appendix 13
14. File: LD 149/2019  
Appendix 14
15. File: LD 150/2019  
Appendix 15
16. File: LD 151/2019  
Appendix 16
17. File: LD 152/2019  
Appendix 17
18. File: LD 153/2019  
Appendix 18
19. File: LD 154/2019  
Appendix 19

20. File: LD 155/2019  
Appendix 20

21. File: LD 156/2019  
Appendix 21

22. File: LD 157/2019  
Appendix 22

23. File: LD 158/2019  
Appendix 23

24. File: LD 159/2019  
Appendix 24

25. File: LD 160/2019  
Appendix 25

26. File: LD 161/2019  
Appendix 26

27. File: LD 162/2019  
Appendix 27

28. File: LD 163/2019  
Appendix 28

29. File: LD 164/2019  
Appendix 29

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

The next regularly scheduled Land Division Committee meeting will be held on January 13, 2020, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

## **7. Adjournment**

Moved by: E. Hudson

Seconded by: A. Georgieff

That this meeting be adjourned at 2:30 pm and the next regular meeting be held on January 13, 2020.

Carried unanimously  
Monday, December 9, 2019

## **8. Appendices**

## Appendix 1



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

#### Minutes

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

Consent Application heard on: Monday, December 9, 2019

**File:** LD 176/2017  
**Owner:** Von Diergardt-Naglo, Geza  
**Agent:** Fogler, Rubinoff  
**Location:** Lot 29, Concession 1  
Township of Uxbridge  
(Uxbridge)  
**Municipality:** Township of Uxbridge

Consent to sever a 75.26 HA agricultural parcel of land with an existing structure, retaining a 78.47 HA agricultural parcel of land.

This application was tabled from the December 11, 2017 hearing.

Applications LD 176/2017 and LD 177/2017 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Agent: Moss, Brian

Mr. B. Moss explained the nature of the application and advised the Committee that the owner has been working diligently with the commenting agencies to determine a lot configuration solution and revise the applications to address the issues identified from the commenting agencies.

Mr. B. Moss requested a further tabling to allow for appropriate revisions and continued discussions with the commenting agencies.

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

Agency comments were provided to Mr. B. Moss.

### **Motion of the Committee**

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 176/2019 be tabled at the expense of the applicant for up to two (2) years and no later than December 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 176/2017 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 2



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

#### Minutes

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

Consent Application heard on: Monday, December 9, 2019

**File:** LD 177/2017  
**Owner:** Von Diergardt-Naglo, Geza  
**Agent:** Fogler, Rubinoff  
**Location:** Lot 29, Concession 1  
Township of Uxbridge  
(Uxbridge)  
**Municipality:** Township of Uxbridge

Consent to sever a 37.75 HA agricultural parcel of land with an existing structure, retaining a 37.55 HA agricultural parcel of land.

This application was tabled from the December 11, 2017 hearing.

Applications LD 176/2017 and LD 177/2017 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Agent: Moss, Brian

Mr. B. Moss explained the nature of the application and advised the Committee that the owner has been working diligently with the commenting agencies to determine a lot configuration solution and revise the applications to address the issues identified from the commenting agencies.

Mr. B. Moss requested a further tabling to allow for appropriate revisions and continued discussions with the commenting agencies.

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

Agency comments were provided to Mr. B. Moss.

### **Motion of the Committee**

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 177/2019 be tabled at the expense of the applicant for up to two (2) years and no later than December 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 177/2017 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

### 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, December 9, 2019

**File:** LD 138/2019  
**Submission:** B 129/2019  
**Owner:** Lysyk, Ihor  
Lysyk, Paul  
**Agent:** Lysyk, George  
**Location:** Lot 17, Concession 2  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever a 368.5 m<sup>2</sup> residential parcel of land, retaining a 1,143.5 m<sup>2</sup> residential parcel of land.

Applications LD 138/2019 through to LD 140/2019 were heard in conjunction.

The Committee member visited the site on November 29, 2019 and confirmed the property was properly posted.

Present was:

Agent: Lysyk, George  
Interested party: Ross, Bob  
Ross, Deborah

Mr. G. Lysyk explained the nature of the application and advised the Committee this matter is related to a Committee of Adjustment application to vary the frontage and lot size requirements. He indicated that the minor variance application was appealed by area residents to the Local Planning Appeal Tribunal

("LPAT") and that the LPAT subsequently dismissed the appeal on September 27, 2019.

Mr. G. Lysyk further advised the Committee that all zoning matters have now been resolved and he was ready to proceed with consent the applications.

Committee Member A. Arnott asked the agent to confirm if he had read all the agency comments and whether he was in agreement with those comments and conditions. Mr. G. Lysyk answered in the affirmative.

Committee member A. Arnott asked the agent to comment on the recent construction activity taking place on the subject property.

Mr. G. Lysyk advised the Committee that he had obtained a demolition order from the City of Oshawa in August 2019 and that he subsequently obtained a building permit in November 2019 for construction of a new single family dwelling. Also, explained that he has begun construction of the authorized dwelling.

Mr. B. Ross referred the Committee to his written objection and advised the Committee he was concerned with the effect the development will have on the neighborhood. The Committee acknowledged receipt of his written submission.

Ms. D. Ross advised the Committee she was feeling extremely confused with the process before the Committee. She expressed concerns with illegal parking and how it restricts her ability to get out of her driveway due to her accessibility issues.

Ms. D. Ross further expressed concerns related to construction which has commenced on the property in advance of the Land Division Committee approval. She advised she was also seeking clarification from the owner as to what will be built on the property.

Ms. D. Ross indicated the foundations which have been poured on the subject land appear to support the development of dwellings which may not be consistent with the character of the neighborhood.

Chair G. O'Connor explained that the application before the Committee is simply a severance of land to create future building lots. She advised that the owner has the right and ability to construct a dwelling at this time given he has obtained the building permit.

Chair G. O'Connor suggested that the area residents could speak with the area municipality in order to address parking issues and concerns with construction on the subject lands.

Secretary-Treasurer L. Trombino referred the area resident to speak with the Commissioner of Planning at the City of Oshawa about any zoning issues. Secretary-Treasurer L. Trombino further advised that construction traffic management and enforcement issues should also be directed to the City of Oshawa as they are enforced by them.

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

Written submissions were received from Mr. Bob Ross on November 28, 2019 and November 29, 2019.

Agency comments were provided to Mr. G. Lysyk.

### **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 of the agency comments and heard the oral submissions, I hereby move that application LD 138/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 5, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 2, 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, December 18, 2020.
  - Expiry Date of Application LD 138/2019 is Monday, January 18, 2021.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa 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 138/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

## 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, December 9, 2019

**File:** LD 139/2019  
**Submission:** B 130/2019  
**Owner:** Lysyk, Paul  
Lysyk, Ihor  
**Agent:** Lysyk, George  
**Location:** Lot 17, Concession 2  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever a 368.5 m<sup>2</sup> residential parcel of land, retaining a 775 m<sup>2</sup> residential parcel of land.

Applications LD 138/2019 through to LD 140/2019 were heard in conjunction.

The Committee member visited the site on November 29, 2019 and confirmed the property was properly posted.

Present was:

Agent: Lysyk, George  
Interested party: Ross, Bob  
Ross, Deborah

Mr. G. Lysyk explained the nature of the application and advised the Committee this matter is related to a Committee of Adjustment application to vary the frontage and lot size requirements. He indicated that the minor variance application was appealed by area residents to the Local Planning Appeal Tribunal

("LPAT") and that the LPAT subsequently dismissed the appeal on September 27, 2019.

Mr. G. Lysyk further advised the Committee that all zoning matters have now been resolved and he was ready to proceed with consent the applications.

Committee Member A. Arnott asked the agent to confirm if he had read all the agency comments and whether he was in agreement with those comments and conditions. Mr. G. Lysyk answered in the affirmative.

Committee member A. Arnott asked the agent to comment on the recent construction activity taking place on the subject property.

Mr. G. Lysyk advised the Committee that he had obtained a demolition order from the City of Oshawa in August 2019 and that he subsequently obtained a building permit in November 2019 for construction of a new single family dwelling. Also, explained that he has begun construction of the authorized dwelling.

Mr. B. Ross referred the Committee to his written objection and advised the Committee he was concerned with the effect the development will have on the neighborhood. The Committee acknowledged receipt of his written submission.

Ms. D. Ross advised the Committee she was feeling extremely confused with the process before the Committee. She expressed concerns with illegal parking and how it restricts her ability to get out of her driveway due to her accessibility issues.

Ms. D. Ross further expressed concerns related to construction which has commenced on the property in advance of the Land Division Committee approval. She advised she was also seeking clarification from the owner as to what will be built on the property.

Ms. D. Ross indicated the foundations which have been poured on the subject land appear to support the development of dwellings which may not be consistent with the character of the neighborhood.

Chair G. O'Connor explained that the application before the Committee is simply a severance of land to create future building lots. She advised that the owner has the right and ability to construct a dwelling at this time given he has obtained the building permit.

Chair G. O'Connor suggested that the area residents could speak with the area municipality in order to address parking issues and concerns with construction on the subject lands.

Secretary-Treasurer L. Trombino referred the area resident to speak with the Commissioner of Planning at the City of Oshawa about any zoning issues. Secretary-Treasurer L. Trombino further advised that construction traffic management and enforcement issues should also be directed to the City of Oshawa as they are enforced by them.

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

Written submissions were received from Mr. Bob Ross on November 28, 2019 and November 29, 2019.

Agency comments were provided to Mr. G. Lysyk.

### **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 of the agency comments and heard the oral submissions, I hereby move that application LD 139/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 5, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 2, 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, December 18, 2020.
  - Expiry Date of Application LD 139/2019 is Monday, January 18, 2021.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa 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.

Signed by all members present and concurring that this is the Committee Decision of LD 139/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

## 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, December 9, 2019

**File:** LD 140/2019  
**Submission:** B 131/2019  
**Owner:** Lysyk, Ihor  
Lysyk, Paul  
**Agent:** Lysyk, George  
**Location:** Lot 17, Concession 2  
City of Oshawa  
(Whitby East)  
**Municipality:** City of Oshawa

Consent to sever a 368.5 m<sup>2</sup> residential parcel of land, retaining a 406.5 m<sup>2</sup> residential parcel of land.

Applications LD 138/2019 through to LD 140/2019 were heard in conjunction.

The Committee member visited the site on November 29, 2019 and confirmed the property was properly posted.

Present was:

Agent: Lysyk, George  
Interested party: Ross, Bob  
Ross, Deborah

Mr. G. Lysyk explained the nature of the application and advised the Committee this matter is related to a Committee of Adjustment application to vary the frontage and lot size requirements. He indicated that the minor variance application was appealed by area residents to the Local Planning Appeal Tribunal

("LPAT") and that the LPAT subsequently dismissed the appeal on September 27, 2019.

Mr. G. Lysyk further advised the Committee that all zoning matters have now been resolved and he was ready to proceed with consent the applications.

Committee Member A. Arnott asked the agent to confirm if he had read all the agency comments and whether he was in agreement with those comments and conditions. Mr. G. Lysyk answered in the affirmative.

Committee member A. Arnott asked the agent to comment on the recent construction activity taking place on the subject property.

Mr. G. Lysyk advised the Committee that he had obtained a demolition order from the City of Oshawa in August 2019 and that he subsequently obtained a building permit in November 2019 for construction of a new single family dwelling. Also, explained that he has begun construction of the authorized dwelling.

Mr. B. Ross referred the Committee to his written objection and advised the Committee he was concerned with the effect the development will have on the neighborhood. The Committee acknowledged receipt of his written submission.

Ms. D. Ross advised the Committee she was feeling extremely confused with the process before the Committee. She expressed concerns with illegal parking and how it restricts her ability to get out of her driveway due to her accessibility issues.

Ms. D. Ross further expressed concerns related to construction which has commenced on the property in advance of the Land Division Committee approval. She advised she was also seeking clarification from the owner as to what will be built on the property.

Ms. D. Ross indicated the foundations which have been poured on the subject land appear to support the development of dwellings which may not be consistent with the character of the neighborhood.

Chair G. O'Connor explained that the application before the Committee is simply a severance of land to create future building lots. She advised that the owner has the right and ability to construct a dwelling at this time given he has obtained the building permit.

Chair G. O'Connor suggested that the area residents could speak with the area municipality in order to address parking issues and concerns with construction on the subject lands.

Secretary-Treasurer L. Trombino referred the area resident to speak with the Commissioner of Planning at the City of Oshawa about any zoning issues. Secretary-Treasurer L. Trombino further advised that construction traffic management and enforcement issues should also be directed to the City of Oshawa as they are enforced by them.

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

Written submissions were received from Mr. Bob Ross on November 28, 2019 and November 29, 2019.

Agency comments were provided to Mr. G. Lysyk.

### **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 of the agency comments and heard the oral submissions, I hereby move that application LD 140/2019, be approved, as applied for, as it complies with all applicable plans and policies, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 5, 2019.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 2, 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, December 18, 2020.
  - Expiry Date of Application LD 140/2019 is Monday, January 18, 2021.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa 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 140/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

## 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, December 9, 2019

**File:** LD 141/2019  
**Submission:** B 132/2019  
**Owner:** Suncor Energy  
**Agent:** Dillon Consulting Limited  
**Location:** Lot 19, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to grant a lease over 21 years over a 146 m<sup>2</sup> commercial parcel of land, retaining a 3,908 m<sup>2</sup> commercial parcel of land.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Agent: Siersma, Ryan - Dillon Consulting Limited

Mr. R. Siersma explained the nature of the application and advised the Committee the lease is for an existing Tim Hortons restaurant which is currently in operation. He indicated this application will facilitate a lease over 21 years for this site.

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

Agency comments were provided to Mr. R. Siersma.

## **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

That application LD 141/2019 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 December 5, 2019.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated November 21, 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, December 18, 2020.
  - Expiry Date of Application LD 141/2019 is Monday, January 18, 2021.

#### **Clearing Agencies**

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering 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 141/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

## 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, December 9, 2019

**File:** LD 142/2019  
**Submission:** B 133/2019  
**Owner:** Riocan Holdings Inc.  
**Agent:** Dillion Consulting Ltd.  
**Location:** Lot Pt Lot 6, Concession 2  
Town of Ajax  
**Municipality:** Town of Ajax

Consent to grant a lease over 21 years over 2,031.89 m<sup>2</sup> commercial parcel of land, retaining a 113,069.17 m<sup>2</sup> commercial parcel of land.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Agent: Siersma, Ryan - Dillion Consulting Ltd.

Mr. R. Siersma explained the nature of the application and advised the Committee the lease is for an existing Tim Hortons/Wendy's restaurant which is currently in operation. He indicated this application will facilitate a lease over 21 years for this site.

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

Agency comments were provided to Mr. R. Siersma.

Committee Member K. Bavington asked the agent for clarification regarding the parking and drive-through locations on the site as this application only speaks to the building.

Mr. R. Siersma advised the lease relates to the existing drive through and building structure and they have alternative arrangements for parking.

Secretary-Treasurer L. Trombino advised the Committee that consent for lease applications are becoming more common occurrences. He advised that there are generally two types of applications; one type is strictly a building lease where arrangements are made behind the scene for parking. The other type of application for lease will include building and parking. Both are acceptable forms of application for consideration.

Assistant Secretary-Treasurer P. Aguilera asked agent to confirm he was in receipt of and in agreement with agency comments and 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 Ajax.

Agency comments were provided to Mr. R. Siersma.

## **Decision of the Committee**

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

Moved by: C. Molinari

Seconded by: D. Smith

That application LD 142/2019 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 December 5, 2019.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated December 6, 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, December 18, 2020.
  - Expiry Date of Application LD 142/2019 is Monday, January 18, 2021.

### **Clearing Agencies**

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

### **Advisory Comments**

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 142/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

## 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, December 9, 2019

**File:** LD 143/2019  
**Submission:** B 134/2019  
**Owner:** 2708976 Ontario Inc.  
**Agent:** Martel, Darren  
**Location:** Lot 27, Concession 2  
Town of Whitby  
**Municipality:** Town of Whitby

Consent to sever a 432.5 m<sup>2</sup> residential parcel of land, retaining a 433.7 m<sup>2</sup> residential parcel with an existing dwelling to be demolished.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Agent: Martel, Darren  
Owner: Cope, Kira

Mr. D. Martel explained the nature of the application and advised the Committee the application will facilitate a severance of the existing parcel of land and they will construct a semi-detached dwelling with accessory apartments on the site.

Committee Member K. Bavington asked agent to speak to the removal of mature trees on the subject property.

Mr. D. Martel advised the Committee the trees that were removed were Swamp Maples which were unmaintained and damaging existing fences on the property. He indicated he had spoken with Town of Whitby staff to ensure the removal was acceptable prior to removal.

Committee Member K. Bavington asked the agent whether other trees were to be removed. Mr. D. Martel advised there were no other trees to be removed at this time.

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

A written submission was received from Mr. F. Nimmo on December 6, 2019.

Agency comments were provided to Mr. D. Martel.

### **Decision of the Committee**

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

Moved by: A. Georgieff

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 143/2019, be approved, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated November 29, 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, December 18, 2020.
  - Expiry Date of Application LD 143/2019 is Monday, January 18, 2021.

### **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 143/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

**Appendix 9**



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

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

Consent Application heard on: Monday, December 9, 2019

**File:** LD 144/2019  
**Owner:** Lance, Amy & Trevor  
**Agent:** Lance, Gary  
**Location:** Lot 29, Concession 7  
Township of Uxbridge  
**Municipality:** Township of Uxbridge

Consent to add a vacant 444.6 m2 residential parcel of land to the west, retaining a 497.16 m2 residential parcel of land with an existing dwelling.

Applications LD 144/2019 through LD 146/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Lance, Trevor  
Agent: York, Ryan

Mr. R. York advised the Committee he was in receipt of the agency comments and asked for clarification on the recommendations noted in the Township of Uxbridge's comment letter.

Assistant Secretary-Treasurer P. Aguilera asked the agent if he had pre-consulted with local planning staff prior to filing the application to determine whether the applications would be supported.

Mr. R. York confirmed he had met with Township staff and received positive feedback with respect to filing the applications.

Committee Member A. Georgieff encouraged the agent and applicant to meet with Township planning staff to ensure the applications conform to the Township of Uxbridge Official Plans and Policies.

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

Agency comments were provided to Mr. R. York.

### **Motion of the Committee**

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 144/2019 be tabled at the expense of the applicant for up to two (2) years and no later than December 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 144/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 10



### 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, December 9, 2019

**File:** LD 145/2019  
**Owner:** York, Ryan  
Paget, Devon  
**Agent:** York, Ryan  
**Location:** Lot 25 & 26, Concession BLK 81  
Township of Uxbridge  
**Municipality:** Township of Uxbridge

Consent to sever a 577.13 m<sup>2</sup> residential parcel of land, retaining a 1,314.97 m<sup>2</sup> residential parcel of land with an existing dwelling.

Applications LD 144/2019 through LD 146/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Lance, Trevor  
Agent: York, Ryan

Mr. R. York advised the Committee he was in receipt of the agency comments and asked for clarification on the recommendations noted in the Township of Uxbridge's comment letter.

Assistant Secretary-Treasurer P. Aguilera asked the agent if he had pre-consulted with local planning staff prior to filing the application to determine whether the applications would be supported.

Mr. R. York confirmed he had met with Township staff and received positive feedback with respect to filing the applications.

Committee Member A. Georgieff encouraged the agent and applicant to meet with Township planning staff to ensure the applications conform to the Township of Uxbridge Official Plans and Policies.

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

Agency comments were provided to Mr. R. York.

### **Motion of the Committee**

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 145/2019 be tabled at the expense of the applicant for up to two (2) years and no later than December 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 145/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

**Appendix 11**



**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, December 9, 2019

**File:** LD 146/2019  
**Owner:** Paget, Devon  
York, Ryan  
**Agent:** York, Ryan  
**Location:** Lot 25 & 26, Concession BLK 81  
Township of Uxbridge  
**Municipality:** Township of Uxbridge

Consent to sever a 577.13 m<sup>2</sup> residential parcel of land, retaining a 737.84 m<sup>2</sup> residential parcel of land with an existing dwelling.

Applications LD 144/2019 through LD 146/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Lance, Trevor  
Agent: York, Ryan

Mr. R. York advised the Committee he was in receipt of the agency comments and asked for clarification on the recommendations noted in the Township of Uxbridge's comment letter.

Assistant Secretary-Treasurer P. Aguilera asked the agent if he had pre-consulted with local planning staff prior to filing the application to determine whether the applications would be supported.

Mr. R. York confirmed he had met with Township staff and received positive feedback with respect to filing the applications.

Committee Member A. Georgieff encouraged the agent and applicant to meet with Township planning staff to ensure the applications conform to the Township of Uxbridge Official Plans and Policies.

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

Agency comments were provided to Mr. R. York.

### **Motion of the Committee**

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 146/2019 be tabled at the expense of the applicant for up to two (2) years and no later than December 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 146/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## 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, December 9, 2019

**File:** LD 147/2019  
**Submission:** B 135/2019  
**Owner:** 130931 Ontario Ltd.  
**Agent:** Miller Planning Services  
**Location:** Lot 8, Concession 1  
City of Oshawa  
**Municipality:** City of Oshawa

Consent to grant a 17 m<sup>2</sup> servicing easement in favour of the property to the east, retaining a 1,574.83 m<sup>2</sup> commercial parcel of land.

The Committee member visited the site on November 25, 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 easement would provide access for stormwater management as it relates to a development application for property to the east of the subject lands.

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

Committee Member D. Smith asked the agent to confirm whether the stormwater management facilities were already in place or whether they would have to be installed at a later date.

Mr. R. Miller advised the Committee the stormwater management will have to be installed as it does not exist currently.

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

Agency comments were provided to Mr. R. Miller.

### **Decision of the Committee**

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

Moved by: D. Smith

Seconded by: E. Hudson

That application LD 147/2019 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 December 5, 2019.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated December 2, 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, December 18, 2020.
  - Expiry Date of Application LD 147/2019 is Monday, January 18, 2021.

#### **Clearing Agencies**

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

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

### **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 147/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

## 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, December 9, 2019

**File:** LD 148/2019  
**Submission:** B 136/2019  
**Owner:** CP Reiton Properties Ltd.  
**Agent:** Dillion Consulting Ltd.  
**Location:** Lot Pt Lt 20, Concession 6  
Township of Scugog  
**Municipality:** Township of Scugog

Consent to grant a lease over 21 years over a 4,285.15 m<sup>2</sup> commercial parcel of land, retaining a 29,524.97 m<sup>2</sup> commercial parcel of land.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Agent: Siersma, Ryan - Dillion Consulting Ltd.

Mr. R. Siersma explained the nature of the application and advised the Committee the lease is for an existing Tim Hortons/Wendy's restaurant which is currently in operation. He indicated this application will facilitate a lease over 21 years for this site.

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

Agency comments were provided to Mr. R. Siersma.

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

Agency comments were provided to Mr. R. Siersma.

### **Decision of the Committee**

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

Moved by: D. Smith

Seconded by: A. Georgieff

That application LD 148/2019 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 December 5, 2019.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, December 18, 2020.
  - Expiry Date of Application LD 148/2019 is Monday, January 18, 2021.

#### **Clearing Agencies**

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

#### **Advisory Comments**

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

Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 148/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

## Appendix 14



### 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, December 9, 2019

**File:** LD 149/2019  
**Owner:** Crestview Investment Corporation  
**Agent:** Groundswell Urban Planner Inc.  
**Location:** Lot 9, Concession 3  
City of Oshawa  
**Municipality:** City of Oshawa

Consent to sever a vacant 10,115 m<sup>2</sup> commercial parcel of land, retaining a 10,236.42 m<sup>2</sup> commercial parcel of land with an existing structure to remain.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Agent: Lucy Sandoval- Groundswell Urban Planner Inc.

Ms. L. Sandoval explained the nature of the application and advised the Committee the application will facilitate a sale of the unused portion of the subject lands. She indicated they are committed to working with the various commenting agencies to address their issues and concerns.

Ms. L. Sandoval further advise the Committee she was in receipt of agency comment and in agreement with the tabling recommendation.

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

Agency comments were provided to Ms. L. Sandoval.

### **Motion of the Committee**

Moved by: A. Arnott

Seconded by: D. smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 149/2019 be tabled at the expense of the applicant for up to two (2) years and no later than December 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 149/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## 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, December 9, 2019

**File:** LD 150/2019  
**Submission:** B 137/2019  
**Owner:** 2518246 Ontario Inc.  
**Agent:** Dillon Consulting Limited  
**Location:** Lot 12, Concession BFC  
City of Oshawa  
**Municipality:** City of Oshawa

Consent to grant a lease over 21 years over a 1,555.3 m<sup>2</sup> commercial parcel of land, retaining a 3,816.7 m<sup>2</sup> commercial parcel of land.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Agent: Siersma, Ryan - Dillon Consulting Limited

Mr. R. Siersma explained the nature of the application and advised the Committee the lease is for an existing Tim Hortons restaurant which is currently in operation. He indicated this application will facilitate a lease over 21 years for this site.

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

Agency comments were provided to Mr. R. Siersma.

Secretary-Treasurer L. Trombino asked the agent to identify the use of the building located to the south of the subject leased area.

Mr. R. Siersma indicated it was an industrial building but could not elaborate on the type of business therein.

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

Agency comments were provided to Mr. R. Siersma.

### **Decision of the Committee**

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

Moved by: A. Arnott

Seconded by: K. Bavington

That application LD 150/2019 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 December 5, 2019.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, December 18, 2020.
  - Expiry Date of Application LD 150/2019 is Monday, January 18, 2021.

#### **Clearing Agencies**

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

### **Advisory Comments**

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 150/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

**Appendix 16**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, December 9, 2019

**File:** LD 151/2019  
**Submission:** B 138/2019  
**Owner:** Highmark (Pickering) Inc.  
**Agent:** The Biglieri group Ltd.  
**Location:** Lot 20, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a vacant 851.9 m<sup>2</sup> commercial parcel of land, retaining a 18,012.75 m<sup>2</sup> commercial parcel of land.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Agent: Pettigrew, Mike - The Biglieri group Ltd.

Mr. M. Pettigrew explained the nature of the application and advised the Committee that the site forms part of a much larger parcel of land which is under the same ownership as the applicant. He indicated the proposed severed lot had merged with larger the parcel.

Mr. M. Pettigrew advised the Committee this application would facilitate the ability to construct a new single family dwelling on the severed lot.

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

Agency comments were provided to M. Pettigrew.

## **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 151/2019, be approved, as applied for, 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 December 5, 2019.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated December 6, 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, December 18, 2020.
  - Expiry Date of Application LD 151/2019 is Monday, January 18, 2021.

### **Clearing Agencies**

5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering 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 151/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, January 7, 2020.

## 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, December 9, 2019

**File:** LD 152/2019  
**Submission:** B 139/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora - Marshall Homes

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. T.J Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. TJ Cieciora.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 152/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 153/2019 is Monday, January 18, 2021.

### **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 152/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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

Consent Application heard on: Monday, December 9, 2019

**File:** LD 153/2019  
**Submission:** B 140/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora – Design Plan Services

Mr. T.J. Cieciora explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments.

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land division rather than a plan of subdivision. He indicated that all lots will comply with

the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. T.J. Ciecura further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. TJ Ciecura.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 153/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 153/2019 is Monday, January 18, 2021.

### **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 153/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

**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, December 9, 2019

**File:** LD 154/2019  
**Submission:** B 141/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora – Design Plan Services

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. TJ Ciecura further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. TJ Ciecura.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 154/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 154/2019 is Monday, January 18, 2021.

### **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 154/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 20



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, December 9, 2019

**File:** LD 155/2019  
**Submission:** B 142/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora – Design Plan Services

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. TJ Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974. The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the City of Pickering.

Agency comments were provided to Mr. TJ Cieciora.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 155/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 155/2019 is Monday, January 18, 2021.

#### **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 155/2019 on Monday, December 9, 2019.

Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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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, December 9, 2019

**File:** LD 156/2019  
**Submission:** B 143/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora – Design Plan Services

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. T.J. Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. T.J. Cieciora.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 156/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 155/2019 is Monday, January 18, 2021.

### **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 156/2019 on Monday, December 9, 2019.

Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

**Appendix 22**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, December 9, 2019

**File:** LD 157/2019  
**Submission:** B 144/2019  
**Owner:** Rudik, Victor  
Rudik, Patricia  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora – Design Plan Services

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. TJ Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. TJ Cieciora.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 157/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 157/2019 is Monday, January 18, 2021.

### **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 157/2019 on Monday, December 9, 2019.

Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 23



### 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, December 9, 2019

**File:** LD 158/2019  
**Submission:** B 145/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora – Design Plan Services

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. TJ Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. TJ Cieciora.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 158/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 155/2019 is Monday, January 18, 2021.

### **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 158/2019 on Monday, December 9, 2019.

Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

**Appendix 24**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, December 9, 2019

**File:** LD 159/2019  
**Submission:** B 146/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora – Design Plan Services

Mr. T.J. Cieciora explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments.

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. T.J. Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. T.J. Cieciora.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 159/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 155/2019 is Monday, January 18, 2021.

### **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 159/2019 on Monday, December 9, 2019.

Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 25



### 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, December 9, 2019

**File:** LD 160/2019  
**Submission:** B 147/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Ciecura – Design Plan Services

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. TJ Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. TJ Cieciora.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 160/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 160/2019 is Monday, January 18, 2021.

### **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 160/2019 on Monday, December 9, 2019.

Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 26



### 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, December 9, 2019

**File:** LD 161/2019  
**Submission:** B 148/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora - Marshall Homes

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. TJ Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974. The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, the City of Pickering.

Agency comments were provided to Mr. TJ Cieciora.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 161/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 161/2019 is Monday, January 18, 2021.

#### **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 161/2019 on Monday, December 9, 2019.

Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

**Appendix 27**



**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, December 9, 2019

**File:** LD 162/2019  
**Submission:** B 149/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora - Marshall Homes

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. TJ Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. TJ Cieciora.

## **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 162/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 162/2019 is Monday, January 18, 2021.

### **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 162/2019 on Monday, December 9, 2019.

Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 28



### 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, December 9, 2019

**File:** LD 163/2019  
**Submission:** B 150/2019  
**Owner:** Rudik, Patricia  
Rudik, Victor  
**Agent:** Marshall Homes  
**Location:** Lot Pt Lt 30, Concession 1  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever 12 residential lots ranging in size from 532.2 m<sup>2</sup> to 1,003.8 m<sup>2</sup>, retaining a 522.5 m<sup>2</sup> residential parcel of land.

Applications LD 152/2019 through to LD 163/2019 were heard in conjunction.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

Present was:

Owner: Rudik, Victor

Agent: TJ Cieciora - Marshall Homes

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

He further advised he had appeared before the City of Pickering and confirmed Pickering Council was supportive of the applications proceeding by way of land

division rather than a plan of subdivision. He indicated that all lots will comply with the existing zoning requirements except for two lots which require a minor variance application in order to address minor frontage deficiencies.

Mr. TJ Cieciora further advised the Committee that these applications would facilitate the logical completion of this neighbourhood which has been zoned for the proposed development since 1974.

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

Agency comments were provided to Mr. TJ Cieciora.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 163/2019, be approved, as applied for, 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 November 22, 2019, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated December 6, 2019.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated December 5, 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, December 18, 2020.
  - Expiry Date of Application LD 163/2019 is Monday, January 18, 2021.

### **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 163/2019 on Monday, December 9, 2019.

Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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Kitty Bavington

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Eric Hudson

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Carolyn Molinari

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Donovan Smith

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Assistant Secretary-Treasurer

## Appendix 29



### 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, December 9, 2019

**File:** LD 164/2019  
**Owner:** Purdue Pharma Inc.  
**Agent:** Borden Ladner Gervais LLP  
**Location:** Lot Pt Lt 30, Concession BFC  
City of Pickering  
**Municipality:** City of Pickering

Consent to sever a 2.026 hectare of industrial parcel of land, retaining a 1.006 hectare industrial parcel of land.

The Committee member visited the site on November 25, 2019 and confirmed the property was properly posted.

There were no parties present for the application.

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

Agency comments were provided to Mr. A. Shipowick via email prior to the hearing.

A written submission was received from Mr. A. Shipowick on December 6, 2019 requesting a tabling of the matter.

**Motion of the Committee**

Moved by: E. Hudson

Seconded by: A. Arnott

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 164/2019 be tabled at the expense of the applicant for up to two (2) years and no later than December 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 164/2019 on Monday, December 9, 2019.

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Gerri Lynn O'Connor, Chair

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Alex Georgieff, Vice-Chair

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Allan Arnott

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

\_\_\_\_\_  
Eric Hudson

\_\_\_\_\_  
Carolyn Molinari

\_\_\_\_\_  
Donovan Smith

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Assistant Secretary-Treasurer