



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

Minutes

Monday, February 13, 2017

The Region Of Durham Land Division Committee met in meeting room LL-C at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:00 A.M. on Monday, February 13, 2017 with the following in attendance:

Present: J. Hurst, Chair
E. Hudson
G. Kydd
R. Malone
D. Marquis
G. Rock

Absent: K. Reinhardt
P. Hamilton

Staff

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

1. Adoption of Minutes

Moved by: David Marquis

Seconded by: Eric Hudson

That the minutes of the Monday, January 16, 2017 Land Division Committee meeting be adopted, as amended.

Carried unanimously
Monday, February 13, 2017

2. Review Consent Applications/Correspondence

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

3. Other Business

None

4. Recess

Moved by: Eric Hudson

Seconded by: R. Malone

That this meeting be recessed at 11:20 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, February 13, 2017

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 005/2011
Appendix 1

2. File: LD 055/2014
Appendix 2

3. File: LD 056/2014
Appendix 3

4. File: LD 018/2015
Appendix 4
5. File: LD 128/2016
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6. File: LD 013/2017
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8. File: LD 015/2017
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11. File: LD 018/2017
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12. File: LD 019/2017
Appendix 12
13. File: LD 020/2017
Appendix 13
14. File: LD 021/2017
Appendix 14

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, March 20, 2017 in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: E. Hudson

Seconded by: G. Kydd

That this meeting be adjourned at 2:15 p.m. and the next regular meeting be held on Monday, March 20, 2017.

Carried unanimously
Monday, February 13, 2017

8. Appendices

Appendix 1



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

Minutes

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

Consent Application heard on: Monday, February 13, 2017

File: LD 005/2011
Owner: Steeple Hill on the Lake Inc.
Location: Lot 1 & 2, Concession BF
Town of Ajax
Municipality: Town of Ajax

Consent to sever a 53.7 hectare parcel of land with a golf course, retaining an 8.8 hectare parcel of land. Application includes easement/right-of-way.

This matter was tabled from the February 23, 2015 Land Division Committee meeting.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Owner: Overzet, John - Steeple Hill on the Lake Inc.
Objectors: Feek, Hanna
Healy, Glenn
Waddell, Scott

Mr. J. Overzet advised the Committee he is moving forward to resolve the outstanding issues associated with the development proposal and that he is anticipating the approval of the related official plan and zoning by-law amendment applications. Mr. J. Overzet expressed his agreement with the tabling recommendation of the commenting agencies.

Ms. H. Feek expressed her objections to the application, concerns included: non conformity to the Greenbelt Plan, groundwater contamination, lack of buffering and that the applicant has not demonstrated the need for the cemetery. She further advised that the application will decrease wildlife passage in the area.

Mr. G. Healy expressed his objections to the application and advised the Committee that the homes in the area are all on well and septic systems and the development of the proposed cemetery could adversely affect their water quality. He expressed concerns with seepage from the graves and contamination to the water supply. Mr. G. Healy also raised concerns with the placement of fill on the site and questioned who would be policing the quality of the fill to ensure that it is clean and free from contamination.

Mr. S. Waddell expressed his objections to the application and advised the Committee of ongoing water issues in the area i.e. the wells have gone dry, change to quality of water and indicated that building a cemetery on the site would further escalate water issues. He further advised the Ministry of the Environment and Climate Change (MDOCC) has been made aware of these issues and that the MDOCC is currently conducting tests and studies in the area.

Chair J. Hurst asked the objectors if municipal services could be extended to the area.

Mr. G. Healy advised they have tried for many years to get the municipality to provide services to the residents. He advised he has met with both the Region and the Town of Ajax and was unsuccessful in obtaining approval for the extension of services to the area.

Committee member G. Rock asked the applicant to confirm whether there are ponds on the site and was advised by Mr. J. Overzet that the retained lands contain some natural and man-made ponds.

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

Agency comments were provided to Mr. J. Overzet.

Motion of the Committee

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 005/2011 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable 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 005/2011 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

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, February 13, 2017

File: LD 055/2014
Owner: Honey Harbour Heights Estates Ltd.
562503 Ontario Limited
Agent: CM Planning Inc.
Location: Lot 17, Concession 5
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 0.53 hectare vacant agricultural parcel of land, retaining a 0.52 hectare agricultural parcel of land.

This matter was heard in conjunction with LD 056/2014.

This matter was tabled from the February 23, 2015 Land Division Committee meeting.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Molinari, Carolyn - CM Planning Inc.

Ms. C. Molinari advised she was in agreement with the tabling recommendation and advised this time would allow for the review of the associated peer review of her client's technical studies.

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

Agency comments were provided to Ms. C. Molinari.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 055/2014 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable 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 055/2014 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Appendix 3



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, February 13, 2017

File: LD 056/2014
Owner: Honey Harbour Heights Estates Ltd.
562503 Ontario Limited
Agent: CM Planning Inc.
Location: Lot 17, Concession 5
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 0.46 hectare vacant agricultural parcel of land, retaining a 0.44 hectare agricultural parcel of land.

This matter was heard in conjunction with LD 055/2014.

This matter was tabled from the February 23, 2015 Land Division Committee meeting.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Molinari, Carolyn - CM Planning Inc.

Ms. C. Molinari advised she was in agreement with the tabling recommendation and advised this time would allow for the review of the associated peer review of her client's technical studies.

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

Agency comments were provided to Ms. C. Molinari.

Motion of the Committee

Moved by: R. Malone

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 056/2014 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable 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 056/2014 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Appendix 4



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, February 13, 2017

File: LD 018/2015
Submission: B 011/2017
Owner: Burton, Susan
Burton, Kevin
Location: Lot 27, Concession 2
Municipality of Clarington
(Clarke)
Municipality: Municipality of Clarington

Consent to sever a vacant 563.46 square metre residential lot, retaining a 973.08 square metre residential lot with a dwelling.

This matter was tabled from the February 23, 2015 Land Division Committee meeting.

The Committee member visited the site on January 30, 2017 and confirmed the property was not properly posted.

There were no parties present.

The Committee discussed the nature of the application and the lack of progress made on the application over the past 2 years. Committee staff also advised the Committee of their inability to make contact with the applicants.

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

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: R. Malone

Seconded by: D. Marquis

Having regard for the recommendations of the commenting agencies and given that the applicants have not attempted to resolve any of the outstanding issues on this application during the previous two year tabling period, I hereby move that application LD 018/2015 be denied.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 018/2015 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2017.

Appendix 5



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, February 13, 2017

File: LD 128/2016
Submission: B 012/2017
Owner: Emmanuel, Jerad
Agent: Atif Aqeel Architect Inc.
Location: Lot 26, Concession 3
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 966 square metre residential lot, retaining a 976.7 square metre residential lot with an existing dwelling to be demolished.

This matter was tabled from the December 12, 2016 Land Division Committee meeting.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Aqeel, Atif - Atif Aqeel Architect Inc.

Mr. A. Aqeel explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments. Mr. A. Aqeel indicated the comments prepared by Regional Planning and Economic Development Department have incorrectly referenced the description of the application and the comment letter should be revised.

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

Agency comments were provided to Mr. A. Aqeel.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 128/2016 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 February 9, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated February 1, 2017, financial and otherwise
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated November 18, 2016, 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, February 23, 2018.
 - Expiry Date of Application LD 128/2016 is Monday, March 26, 2018.

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 Health Department that condition #2 has been carried out to its satisfaction.

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 128/2016 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2017.

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, February 13, 2017

File: LD 013/2017
Submission: B 013/2017
Owner: Torfs, Magda
Agent: Torfs, Nadia
Location: Lot 34, Concession 5
Township of Uxbridge
(Scott)
Municipality: Township of Uxbridge

Consent to add a 9.1 hectare vacant residential parcel of land to the north, retaining a 12.2 hectare residential parcel of land with an existing dwelling.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Torfs, Nadia

Ms. N. Torfs explained the nature of the application and advised the Committee the application would facilitate the expansion of her property and allow for the ownership of the trails that are currently utilized by her family. Ms. N. Torfs asked for clarification on the process for fulfilling conditions.

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 Conservation Authority.

Agency comments were provided to Ms. N. Torfs.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 013/2017 be approved, as applied for, as such is a lot line addition to the north and conforms to 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 Township of Uxbridge's letter dated February 9, 2017, financial and otherwise.
2. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 23, 2018.
 - Expiry Date of Application LD 013/2017 is Monday, March 26, 2018.

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

Advisory Comments

1. Lake Simcoe Region Conservation Authority comments dated January 24, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 013/2017 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2017.

Appendix 7



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, February 13, 2017

File: LD 014/2017
Owner: Fridel Limited
Agent: H. F. Grander Co. Ltd.
Location: Lot 31, Concession 3
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 310 square metre vacant residential parcel of land, retaining a vacant 591 square metre residential parcel of land.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Grander, Ralph - H. F. Grander Co. Ltd.

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

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

Agency comments were provided to Mr. Ralph Grander.

Motion of the Committee

Moved by: R. Malone

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 014/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable 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 014/2017 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Appendix 8



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, February 13, 2017

File: LD 015/2017
Submission: B 014/2017
Owner: Bola, Surinderpal
Shahid, Maleeha
Agent: GHD
Location: Lot 29, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 627.73 square metre residential lot with an existing dwelling to be demolished, retaining a 626.36 square metre residential lot.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Jordan, Bryce – GHD
Interested party: Rostek, Michael

Mr. B. Jordan explained the nature of the application and advised the Committee the existing lot will be severed into 2 new lots which will be in compliance with the existing zoning. Mr. B. Jordan further advised he was in receipt of the agency comments.

Mr. M. Rostek advised the Committee his property is adjacent to the subject land and expressed concerns related to loss of privacy and decrease in property value. He also expressed concern with the potential type of structure that will be built on the proposed lots.

Mr. B. Jordan advised the property is currently zoned for a single family dwelling and the houses that will be constructed will be in compliance with the requirements of zoning bylaws.

Chair J. Hurst advised Mr. M. Rostek that the owner will have to go through a separate building permit process at a later date once this severance process is complete.

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

Agency comments were provided to Mr. B. Jordan.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Rock

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 015/2017 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 February 9, 2017, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 8, 2017 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated January 26, 2017, 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, February 23, 2018.
 - Expiry Date of Application LD 015/2017 is Monday, March 26, 2018.

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 Town of Whitby 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 015/2017 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2017.

Appendix 9



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, February 13, 2017

File: LD 016/2017
Submission: B 015/2017
Owner: Wright, Ethel
Agent: H. F. Grander Co. Ltd.
Location: Lot 35, Concession 7
Township of Uxbridge
(Scott)
Municipality: Township of Uxbridge

Consent to sever a 2,283 square metre vacant hamlet lot, retaining a 3,196 square metre hamlet lot with an existing dwelling to remain.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Grander, Ralph - H. F. Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and expressed concerns with the Region of York's comment letter with respect to the road widening.

Chair J. Hurst advised Mr. Grander he could request a tabling to allow for clarification of the comments received from the commenting agency.

Mr. R. Grander advised he wished to proceed and advised the Committee he will address the road widening issue directly with the Region of York.

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, Regional Municipality of York and Lake Simcoe Region Conservation Authority.

Agency comments were provided to Mr. R. Grander.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. Kydd

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 016/2017 be approved, as applied for, as it complies with all applicable plans and policies, subject to.

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 10, 2017 with respect to items 2, 3 and 4.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated February 6, 2017, financial and otherwise.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated February 7, 2017.
4. That the applicant satisfy the requirement of the York Region letter dated January 27, 2017
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 23, 2018.
 - Expiry Date of Application LD 016/2017 is Monday, March 26, 2018.

Clearing Agencies

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Health Department that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Region of York that condition #4 has been carried out to its satisfaction
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Advisory Comments

1. Lake Simcoe Region Conservation Authority comments dated January 30, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 016/2017 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2017.

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, February 13, 2017

File: LD 017/2017
Owner: Irving, William
Irving, Betty
Agent: LCJ Thomas Estates Inc.
Location: Lot 9, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 671.3 square metre agricultural parcel of land with an existing barn to be demolished, retaining a 1,339.50 square metre agricultural parcel of land with an existing dwelling to be demolished.

Application LD 017/2017 and LD 018/2017 were heard in conjunction.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Thomas, Patsy -LCJ Thomas Estates Inc.

Ms. P. Thomas advised she was in receipt of the agency comments and indicated she is awaiting the outcome of the related zoning process prior to proceeding with the consent applications. Ms. P. Thomas offered no further comments with respect to the application.

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

Agency comments were provided to Ms. P. Thomas.

Motion of the Committee

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 017/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable 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 017/2017 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

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, February 13, 2017

File: LD 018/2017
Owner: Irving, William
Irving, Betty
Agent: LCJ Thomas Estates Inc.
Location: Lot 9, Concession 2
Municipality of Clarington
(Darlington)
Municipality: Municipality of Clarington

Consent to sever a 669.6 square metre vacant agricultural parcel of land, retaining a 670 square metre agricultural parcel of land with an existing dwelling to be demolished.

Application LD 017/2017 and LD 018/2017 were heard in conjunction.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Thomas, Patsy -LCJ Thomas Estates Inc.

Ms. P. Thomas advised she was in receipt of the agency comments and indicated she is awaiting the outcome of the related zoning process prior to proceeding with the consent applications. Ms. P. Thomas offered no further comments with respect to the application.

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

Agency comments were provided to Ms. P. Thomas.

Motion of the Committee

Moved by: R. Malone

Seconded by: D. Marquis

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 018/2017 be tabled up to two (2) years at the expense of the applicant. A tabling fee of \$150.00 is payable 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 018/2017 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

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, February 13, 2017

File: LD 019/2017
Submission: B 016/2017
Owner: Caiata, Antonio
Caiata, Joseph
Agent: O'Neill, Nigel
Location: Lot 31, Concession BF
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1,998 square metre residential lot, retaining a 905.86 square metre residential lot with an existing dwelling.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: O'Neill, Nigel

Mr. N. O'Neil advised he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided to Mr. N. O'Neil.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 019/2017 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 City of Pickering's letter dated February 10, 2017, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 23, 2018.
 - Expiry Date of Application LD 019/2017 is Monday, March 26, 2018.

Clearing Agencies

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 019/2017 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2017.

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, February 13, 2017

File: LD 020/2017
Submission: B 017/2017
Owner: St. Mary's Cement Inc. (Canada)
Agent: WeirFoulds LLP
Location: Lot 9, Concession 4
Township of Brock
(Brock)
Municipality: Township of Brock

Consent to add a 5.983 hectare vacant, industrial parcel of land to the property to the north, retaining a 6.620 hectare vacant, industrial parcel of land.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Chronis, Paul - WeirFoulds LLP

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

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

Agency comments were provided to Mr. P. Chronis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: G. Rock

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 020/2017 be approved, as amended, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 9, 2017 with respect to item 4.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated January 24, 2017, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
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, February 23, 2018.
 - Expiry Date of Application LD 020/2017 is Monday, March 26, 2018.

Clearing Agencies

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

Advisory Comments

1. Lake Simcoe Region Conservation Authority comments dated January 25, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 020/2017 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2017.

Appendix 14



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, February 13, 2017

File: LD 021/2017
Submission: B 018/2017
Owner: St. Mary's Cement Inc. (Canada)
Agent: WeirFoulds LLP
Location: Lot 10, Concession 4
Township of Brock
(Brock)
Municipality: Township of Brock

Consent to sever a 19.624 hectare agricultural parcel of land with an existing dwelling, retaining a 255.06 hectare parcel of land.

The Committee member visited the site on January 30, 2017 and confirmed the property was properly posted.

Present was:

Agent: Chronis, Paul - WeirFoulds LLP

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

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

Agency comments were provided to Mr. P. Chronis.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: D. Marquis

Seconded by: R. Malone

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 021/2017 be approved, as revised as it complies with all applicable plans and policies, subject to;

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated February 9, 2017 with respect to item 2.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated January 24, 2017, 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, February 23, 2018.
 - Expiry Date of Application LD 021/2017 is Monday, March 26, 2018.

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 Township of Brock 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. Ministry of Transportation Comments dated January 25, 2017.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 021/2017 on Monday, February 13, 2017.

J. Hurst, Chair

E. Hudson

G. Kydd

R. Malone

D. Marquis

G. Rock

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2017.