

M I N U T E S   &   D E C I S I O N S

DURHAM LAND DIVISION COMMITTEE

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

CONSENT APPLICATION heard on : Mon, 07 Oct 1996

LD 056/94   Submission B 167/96

Owner .....: Rosanna Moniz  
Location .....: Part Lot 24, Conc. 6  
                  Town of Whitby

Municipality ...: Town of Whitby

Consent to sever 2 562.8m2 vacant residential lots  
retaining a 1923.8m2 lot in area supporting a  
house.

LD 056/94 and LD 057/94 were tabled from the August 12, 1996 meeting.

Mr. T. Lall, agent, attended on behalf of the owner. Mr. Andrew Wood, 24 Princess St., P.O. Box 118, Brooklin ON L0B 1C0 was present in opposition to the proposals.

No further representation was present in favour of or opposed to the applications.

Mr. Lall had read agency comments and found requested conditions satisfactory. He was ready to proceed.

Mr. Wood's concern was that although the present owner had said that only single family houses would be built, a future owner might build semi-detached or other more intense housing. He would be opposed to other than single-family dwellings. He and a neighbour have appealed approved Zoning By-law 3760-95.

The Committee Chairman explained that the type of housing to be built would be determined by the Zoning By-law. Appealed Zoning By-law 3760-95 would permit the creation of single detached dwelling lots with 12.0 metre frontages.

Mr. Lall requested decisions, since agency comments were favourable.

The Committee had for information purposes reports received from the Regional Works, Planning and Health Services Departments, the Town of Whitby Works and Planning Departments and the Central Lake Ontario Conservation Authority.

All the above written comments from the agencies were handed to Mr. T. Lall.

DECISION OF THE COMMITTEE  
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APPLICANT/OWNERS ARE RESPONSIBLE FOR FULFILLING ALL CONDITIONS.

MOVED : D. Sullivan

SECONDED : M.V. Hedge

That Application LD 056/94 be approved as recirculated, subject to:

- 1/ That the applicant satisfy all the requirements of the Regional Municipality of Durham concerning the provision of Regional services, financially and otherwise.
- 2/ That the applicant satisfy the requirements of the Town of Whitby, financially and otherwise.
- 3/ That the applicant submit two copies of a registered reference plan on the subject parcel.
- 4/ That the consent be subject to the following time periods :

Last Date for fulfilling Conditions is Fri, 17 Oct 1997.

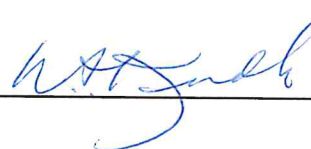
Expiry Date of Application LD 056/94 is Mon, 17 Nov 1997.

CLEARING AGENCIES  
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- 5/ That prior to the signing of the certificate given by the Secretary/Treasurer that the consent has been given, the Secretary/Treasurer is to be advised in writing by the Regional Municipality of Durham Works Department that condition #1 has been carried out to its satisfaction.
- 6/ That prior to the signing of the certificate given by the Secretary/Treasurer that the consent has been given, the 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 given by the Secretary/Treasurer that the consent has been given, the Secretary/Treasurer has to be satisfied that the time periods outlined in condition #4 have been adhered to.

CARRIED UNANIMOUSLY

Signed Mon, 07 Oct 1996 by all members  
present and concurring in this Decision  
of Application LD 056/94 :

  
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W. A. Kudla  
Chairman

  
\_\_\_\_\_  
D. Sullivan  
Vice Chairman

Robert Martin

R. Martin

S. Dorrell

S. Dorrell

I. McCully

I. McCully

M. V. Hedge

M. V. Hedge

J. Collins

J. Collins

W. Evans

W. Evans

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision  
or any of the conditions contained therein

Fri, 15 Nov 1996