



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

Minutes

Monday, March 13, 2023

The Region Of Durham Land Division Committee met in meeting room Council Chambers at 1:00 PM on Monday, March 13, 2023 with the following in attendance:

Present:

Alex Georgieff, Chair
Kitty Bavington, Vice-Chair
Gerri Lynn O'Connor
Allan Arnott
Eric Hudson

Absent:

Donovan Smith
Anna Camposeo

Present:

P. Aguilera, Assistant Secretary-Treasurer
L. Trombino, Secretary-Treasurer
K. Kathir, Clerk/Steno

1. Adoption of Minutes

Moved by: A. Arnott

Seconded by: G. O'Connor

That the minutes of the Monday, February 13, 2023 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, March 13, 2023

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino and A. Georgieff, Chair, advised the Committee that today's meeting represented the last meeting with the composition of the current Committee members. On behalf of staff, L. Trombino and A. Georgieff expressed their thanks to the Committee for their commitment and for their professionalism in the delivery of their roles and responsibilities of a Land Division Committee Member.

4. Recess

Moved by: E. Hudson

Seconded by: G. O'Connor

That this meeting be recessed at 11:15 a.m. and reconvene at 12:45 p.m.

Carried unanimously
Monday, March 13, 2023

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

5. Consideration of Consent Applications

1. File: LD 007/2021

Appendix 1

2. File: LD 009/2023

Appendix 2

3. File: LD 010/2023

Appendix 3

4. File: LD 006/2023

Appendix 4

5. File: LD 007/2023

Appendix 5

6. File: LD 008/2023

Appendix 6

7. File: LD 011/2023

Appendix 7

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, April 17, 2023 in the Council Chambers.

7. Adjournment

Moved by: A. Arnott

Seconded by: G. O'Connor

That this meeting be adjourned at 2:15 p.m. and the next regular meeting be held on Monday, April 17, 2023

Carried unanimously
Monday, March 13, 2023

8. Appendices

Appendix 1.



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

Minutes and Decisions

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

Consent Application heard on: Monday, March 13, 2023

File: LD 007/2021
Submission: B 012/2023
Owner: Neil Dsouza
Agent: Ryan Carr
Location: 513 ROSSLAND RD E, Oshawa, ON
Municipality: City of Oshawa

Consent to sever a vacant 403.5 m² residential parcel of land, retaining a 403.7 m² residential parcel of land.

This matter was tabled at the March 15, 2021 hearing and brought forward by agent.

Applications LD 007/2021, LD 009/2023 and LD 010/2023 were considered in conjunction as the applications are all related.

The Committee member visited the site on Monday, February 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: Ryan Carr

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

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

Agency comments were provided electronically to Mr. R. Carr, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, resident submissions and heard the oral submission, I hereby move that application LD 007/2021, 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 Tuesday, March 07, 2023.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated Monday, February 27, 2023, 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, March 21, 2025.
 - Expiry Date of Application LD 007/2021 is Monday, April 21, 2025.

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.

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions.

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 007/2021 on Monday, March 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 11, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

Appendix 2.



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

Minutes and Decisions

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

Consent Application heard on: Monday, March 13, 2023

File: LD 009/2023
Submission: B 013/2023
Owner: Stephen Lennox
Agent: 9814396 Canada Ltd.
Location: 507 ROSSLAND RD E, Oshawa, ON
Municipality: City of Oshawa

Consent to grant a 62.3 m2 reciprocal access easement in favour of the property to the west, retaining a 341.2 m2 residential parcel of land.

Applications LD 007/2021, LD 009/2023 and LD 010/2023 were considered in conjunction as the applications are all related.

The Committee member visited the site on Monday, February 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: Ryan Carr

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

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

Agency comments were provided electronically to Mr. R. Carr, agent for the applicant

Decision of the Committee

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 009/2023 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 City of Oshawa's letter dated Monday, February 27, 2023, 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, March 21, 2025.
 - Expiry Date of Application LD 009/2023 is Monday, April 21, 2025.

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 Oshawa 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.

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions.

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 009/2023 on Monday, March 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 11, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, March 13, 2023

File: LD 010/2023
Submission: B 014/2023
Owner: Stephen Lennox
Agent: 9814396 Canada Ltd.
Location: 510 ROSSLAND RD E, Oshawa, ON
Municipality: City of Oshawa

Consent to grant a 62.3 m2 reciprocal access easement in favour of the property to the east, retaining a 341.4 m2 residential parcel of land.

Applications LD 007/2021, LD 009/2023 and LD 010/2023 were considered in conjunction as the applications are all related.

The Committee member visited the site on Monday, February 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: Ryan Carr

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

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

Agency comments were provided electronically to Mr. R. Carr, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 010/2023, 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 City of Oshawa's letter dated Monday, February 27, 2023, 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, March 21, 2025.
 - Expiry Date of Application LD 010/2023 is Monday, April 21, 2025.

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 Oshawa 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.

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions.

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 010/2023 on Monday, March 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 11, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, March 13, 2023

File: LD 006/2023
Submission: B 015/2023
Owner: Estate of Jean Cowan
Agent: David Ashbourne
Location: CON 12 PT LOT 20 AND PLAN 110, Brock, ON
Municipality: Township of Brock

***Validation of title under Section 57 of the Planning Act.
Consent to correct title of 38,404.67 m2 parcel of land with an existing
dwelling to remain.***

The Committee member visited the site on Monday, February 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: David Ashbourne

Mr. D. Ashbourne explained the nature of the application and provided the Committee with a brief history of the parcel of land. He indicated the owner is seeking the validation to rectify the historic contraventions and clean up title on the subject lands.

Mr. D. Ashbourne advised the Committee he was in receipt of the agency comments and raised an issue with respect to the Regional Works Department and noted this condition was not appropriate to impose on the applicant at this time as there is no intention to alter or develop the site. As such, the agent requested the application to be approved without the Regional Works condition or that the application be tabled until updated comments can be provided.

Committee Member K. Bavington noted the presence of long barn and asked the agent to clarify if this structure was part of the subject property.

Mr. D. Asbourne advised that there is only one property with multiple dwellings and confirmed the barn is on subject lands.

Committee Member K. Bavington asked the agent if the parcel will remain as one property and not divided.

Mr. D. Asbourne answered in the affirmative.

Secretary-Treasurer L. Trombino offered the Committee clarification on the conditions imposed by the commenting agencies. He indicated Regional Planning had updated their conditions and the as compliance with local zoning by-laws was no longer a requirement.

He further advised the Committee that validation applications are rarely brought before the Committee and that this application deals with a correction of title. He noted the notice to residents showed two distinct parts of the parcel, one being the larger northern section which abuts the watercourse to the north and the south smaller parcel. He indicated both these parcels will act as one parcel and the southern parcel will not be legally conveyable and asked the sked agent to confirm

Mr. D. Asbourne answered in the affirmative.

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

A written submission was received on February 23, 2023 from Leah Davy, area resident.

Agency comments were provided electronically to David Ashbourne, agent for the applicant.

Decision of the Committee

Moved by: K. Bavington

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments, resident submission and heard the oral submission, I hereby move that application LD 006/2023, be approved, as

applied for to validate title under Section 57 of the Planning Act, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, March 09, 2023, 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, March 21, 2025.
 - Expiry Date of Application LD 006/2023 is Monday, April 21, 2025.

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 Works 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.

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions

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 006/2023 on Monday, March 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 11, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, March 13, 2023

File: LD 007/2023
Submission: B 016/2023
Owner: Jy Maud Inc.
Agent: Alam Makur
Location: 8 ELGIN ST, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 240.40 m² residential parcel of land, retaining a 326.90 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, February 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: Alam Makur

Mr. A. Makur explained the nature of the application and advised the Committee he was in receipt of the agency comments. He asked for clarification on the conditions imposed by the Regional Works Department and the Planning and Economic Development Department.

Secretary-Treasurer L. Trombino advised that the conditions imposed are standard conditions. He also advised the Committee that each property must have its own independent connections and given the applications will create two separate legally conveyable lots, a new and separate connection would be required. L. Trombino encouraged the applicant to speak with the Regional Works department to address his concerns.

Mr. A. Makur advised the Committee he has spoken to the agencies and is prepared to move forward with the application today.

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

Agency comments were provided electronically to Alam Makur, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, resident submissions and heard the oral submission, I hereby move that application LD 007/2023, 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 Works Department's letter dated Wednesday, March 01, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, March 09, 2023.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, March 13, 2023, 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, March 21, 2025.
 - Expiry Date of Application LD 007/2023 is Monday, April 21, 2025.

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 Municipality of Clarington 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.

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions

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 007/2023 on Monday, March 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 11, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, March 13, 2023

File: LD 008/2023
Submission: B 017/2023
Owner: Holland Homes Inc.
Agent: Katrina Metzner
Location: 3327 TRULLS RD, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 1,253.24 m2 residential parcel of land, retaining a 1,274.59 m2 residential parcel of land. Existing dwelling is to be demolished.

The Committee member visited the site on Monday, February 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: Katrina Metzner

Ms. K. Metzner explained the nature of the application and advised the Committee she was in receipt of all comments and in agreement with all conditions.

Committee Member A. Arnott asked the agent to speak to the rehabilitation plan and asked for details on the historical uses on the parcel.

Ms. K. Metzner advised the Committee the owner purchased the property in November 2022 at which time it was noted there were existing fruit trees encroaching into the Environmentally Protected lands. Ms K. Metzner advised that these trees will now be removed.

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

Agency comments were provided electronically to Ms. Katrina Metzner, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, resident submissions and heard the oral submission, I hereby move that application LD 008/2023, 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 Works Department's letter dated Wednesday, March 01, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, March 10, 2023
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, March 13, 2023, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated Monday, February 13, 2023, financial and otherwise.
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, March 21, 2025.
 - Expiry Date of Application LD 008/2023 is Monday, April 21, 2025.

Clearing Agencies

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington 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 Central Lake Ontario Conservation Authority that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions

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 008/2023 on Monday, March 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 11, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, March 13, 2023

File: LD 011/2023
Submission: B 018/2023
Owner: Durham Catholic District School Board
Agent: Glenn Wellings
Location: 700 STEVENSON RD N, Oshawa, ON
Municipality: City of Oshawa

Consent to grant a 64 m² utility access easement, retaining an 85,068 m² institutional parcel of land.

The Committee member visited the site on Monday, February 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: Glenn Wellings

Mr. G. Wellings explained the nature of the application and advised the Committee the application to permit a legal access easement for the existing Bell Canada utility cabinet which has been in existence for over 20 years by way of temporary easement. He indicated there is no land use change or impact to the existing lands and the application conforms to the Official Plan and zoning by-law.

Mr. G. Wellings asked the Committee for clarification on Regional Planning's condition with respect to compliance with local zoning.

Secretary-Treasurer L. Trombino advised this is a standard for all applications, however, he did not anticipate the applicant having any issues in satisfying this.

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

A written submission was received on February 27, 2023, from Katlyn Tomes, area resident.

Agency comments were provided electronically to Mr. Glenn Wellings, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 011/2023, 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 Thursday, March 09, 2023
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated Monday, February 27, 2023, 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, March 21, 2025.
 - Expiry Date of Application LD 011/2023 is Monday, April 21, 2025.

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.

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions

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 011/2023 on Monday, March 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 11, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.