



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

**Minutes**

**Monday, November 07, 2022**

The Region Of Durham Land Division Committee met virtually at 1:00 PM on Monday, November 07, 2022 with the following in attendance:

Present:

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

Absent: Anna Camposeo

Present:

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

**1. Adoption of Minutes**

Moved by: D. Smith

Seconded by: G. L. O'Connor

That the minutes of the Monday, October 03, 2022 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, November 07, 2022

**2. Review Consent Applications/Correspondence**

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

### **3. Other Business**

Committee Chair A. Georgieff reminded the Committee that each of the Region's eight area municipalities will soon be commencing their citizen appointment process for their municipal appointment to a variety of Committees, including the Region's Land Division Committee.

Secretary-Treasurer L. Trombino provided the Committee with an overview of Bill 23 which was introduced October 25, 2022. He also advised the Committee the draft bill proposes to transfer the Region's Land Division Committee function to the area municipalities and that details regarding timing and transition are not known at this time.

### **4. Recess**

Moved by: A. Arnott

Seconded by: E. Hudson

That this meeting be recessed at 11:30 a.m. and reconvene at 12:45 p.m.

Carried unanimously  
Monday, November 07, 2022

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 010/2022**  
Appendix 1
- 2. File: LD 117/2022**  
Appendix 2
- 3. File: LD 118/2022**  
Appendix 3
- 4. File: LD 119/2022**  
Appendix 4
- 5. File: LD 121/2022**  
Appendix 5
- 6. File: LD 122/2022**  
Appendix 6
- 7. File: LD 123/2022**  
Appendix 7
- 8. File: LD 124/2022**  
Appendix 8
- 9. File: LD 125/2022**  
Appendix 9
- 10. File: LD 126/2022**  
Appendix 10

**6. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, December 05, 2022.

**7. Adjournment**

Moved by: G. O'Connor

Seconded by: K. Bavington

That this meeting be adjourned at 2:10 p.m. and the next regular meeting be held virtually on Monday, December 05, 2022

Carried unanimously  
Monday, November 07, 2022

**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, November 07, 2022

**File:** LD 010/2022  
**Submission:** B 131/2022  
**Owner:** Anatolia Investments Corp.  
**Agent:** Weston Consulting  
**Location:** 975 CONLIN RD, Whitby, ON  
**Municipality:** Town of Whitby

***Consent to add a vacant 1.51 HA agricultural parcel to the south, retaining a 18.88 HA agricultural parcel of land.***

This application was tabled from the March 14, 2022 hearing and was brought forward at the request of the applicant.

The Committee member visited the site on Monday, October 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Jane McFarlane - Weston Consulting***

Ms. J. McFarlane explained the nature of the application and advised the Committee the parcel consists of a very long linear portion of land that is owned by the applicant and forms part of much larger parcel of land that extends from Taunton Road to Conlin Road. She indicated the applicant no longer requires ownership of the lands subject to the consent application which is currently used as an access road and contains easements which will be maintained for access for other abutting properties.

Ms. J. McFarlane further advised the Committee that Phase 1 and Phase 2 Environmental Site Assessment (ESA) Reports were completed in support of the subject application which does not propose any changes to the use of the land or to any of the existing easements. Ms. J. McFarlane also advised the Committee

that the ESA reports were prepared to the satisfaction of the Region and that her client did not have any concerns with any of the agency comments and proposed conditions of approval.

Committee Member A. Arnott asked the agent if the benefitting lands are those to the east or the south.

Ms. J. McFarlane advised the benefitting lands extends to both the east and south of the subject property.

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 Town of Whitby.

Agency comments were provided electronically to Ms. J. McFarlane, agent for the applicant.

### **Decision of the Committee**

Moved by: G. O'Connor

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and resident submission as well as hearing the oral submission, I hereby move that application LD 010/2022, be approved, as applied for, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, October 18, 2022.
2. That the subject land be deeded in the same name as the adjacent property to the east and south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, November 15, 2024.
  - Expiry Date of Application LD 010/2022 is Monday, December 16, 2024.

### **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 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 010/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 06, 2022.***

**Appendix 2.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, November 07, 2022

**File:** LD 117/2022  
**Submission:** B 132/2022  
**Owner:** Werrcroft Farms  
**Agent:** Clark Consulting Services  
**Location:** 6171 VANNEST RD, Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a 0.4313 HA farm related rural residential parcel of land with an existing dwelling, retaining a 76.8 HA agricultural parcel of land as a result of consolidation of non-abutting farm parcels.***

The Committee member visited the site on Sunday, October 23, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Hugh Stewart - Clark Consulting Services***

Mr. H. Stewart explained the nature of the application and advised the Committee the application represents the severance of a surplus farm dwelling stemming from the consolidation of non-abutting farm parcels. He indicated that Regional Official Plan Amendment 188 was completed in June 2022 and the Zoning By-Law Amendment applications were submitted to the Municipality of Clarington in October 2022.

He further advised the Committee he was in receipt of the agency comments and indicated he had a concern with the recommendation of the Municipality of Clarington to table the application until such a time the zoning by-law amendment process is completed. He asked the Committee to approve the application subject to the completion of zoning by-law amendment application.



Secretary-Treasurer L. Trombino confirmed to the Committee that the Regional Planning Amendment 188 is now in full force and effect and should the Committee proceed to grant Provisional Consent to the subject application, the Committee would require a condition that addressed the Municipality's requirements, including the require zoning by-law amendment application.

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

Agency comments were provided electronically to Mr. H. Stewart, of Clark Consulting Services, agent for the applicant.

### **Decision of the Committee**

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 117/2022, 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 Monday, October 24, 2022.
2. That the applicant provide the Assistant Secretary-Treasurer with proof from the Municipality of Clarington, that their requirements, including the requirement for a zoning by-law amendment to prohibit future residential development on the retained parcel have been addressed.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, November 15, 2024.
  - Expiry Date of Application LD 117/2022 is Monday, December 16, 2024.

### **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 Municipality of Clarington 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 117/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 06, 2022.***

**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, November 07, 2022

**File:** LD 118/2022  
**Submission:** N/A  
**Owner:** Martin Weeks  
**Agent:** Tom Newman  
**Location:** 9795 BALDWIN ST N, Whitby, ON  
**Municipality:** Town of Whitby

***Consent to sever a vacant 7,022.55 m<sup>2</sup> hamlet lot, retaining a 14,553.059 m<sup>2</sup> hamlet with an existing dwelling to remain.***

Applications LD 118/2022 and LD 119/2022 were considered in conjunction as the matters are related.

The Committee member visited the site on Monday, October 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Owner: Martin Weeks***

Mr. M. Weeks explained the nature of the application and advised the Committee the application will create two new additional lots and that the existing dwelling and barn will remain on the retained lands. He indicated he will construct two new single family dwellings on the two proposed new lots and that a shared driveway will utilize the existing driveway for all three lots.

Mr. M. Weeks advised the Committee that all required studies have been completed and the abutting lands which are being deemed as a significant woodland feature represents a Christmas tree farm that has been in existence for over 26 years. He indicated he did not understand nor agree with the designation

of the Christmas tree farm as a feature or why a 30 metre vegetation protection zone was required and asked the Committee to approve the applications.

The Committee discussed the application in greater detail with the applicant and advised the applicant to address the concerns raised by the commenting agencies.

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

Agency comments were provided electronically to Martin Weeks, applicant.

### **Motion of the Committee**

Moved by: G. O'Connor

Seconded by: A. Arnott

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 118/2022 be tabled, at the expense of the applicant for up to two (2) years and no later than November 2024. 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 118/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

**Appendix 4.**



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

**Minutes**

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

Consent Application heard on: Monday, November 07, 2022

**File:** LD 119/2022  
**Submission:** N/A  
**Owner:** Martin Weeks  
**Agent:** Tom Newman  
**Location:** 9795 BALDWIN ST N, Whitby, ON  
**Municipality:** Town of Whitby

***Consent to sever a vacant 7,921.91 m2 hamlet lot, retaining a 6,390.74 m2 hamlet with an existing dwelling to remain.***

Applications LD 118/2022 and LD 119/2022 were considered in conjunction as the matters are related.

The Committee member visited the site on Monday, October 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Owner: Martin Weeks***

Mr. M. Weeks explained the nature of the application and advised the Committee the application will create two new additional lots and that the existing dwelling and barn will remain on the retained lands. He indicated he will construct two new single family dwellings on the two proposed new lots and that a shared driveway will utilize the existing driveway for all three lots.

Mr. M. Weeks advised the Committee that all required studies have been completed and the abutting lands which are being deemed as a significant woodland feature represents a Christmas tree farm that has been in existence for over 26 years. He indicated he did not understand nor agree with the designation

of the Christmas tree farm as a feature or why a 30 metre vegetation protection zone was required and asked the Committee to approve the applications.

The Committee discussed the application in greater detail with the applicant and advised the applicant to address the concerns raised by the commenting agencies.

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

Agency comments were provided electronically to Martin Weeks, applicant.

### **Motion of the Committee**

Moved by: G. O'Connor

Seconded by: A. Arnott

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 118/2022 be tabled, at the expense of the applicant for up to two (2) years and no later than November 2024. 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 119/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor



A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

**Appendix 5.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, November 07, 2022

**File:** LD 121/2022  
**Submission:** B 133/2022  
**Owner:** Ideal Industries ( Canada) Corp.  
**Agent:** David Waters  
**Location:** 33 FULLER RD, Ajax, ON  
**Municipality:** Town of Ajax

***Consent to sever a vacant 0.96 HA industrial parcel of land, retaining a 1.86 HA industrial parcel of land with an existing industrial building to remain. Application includes easement.***

Secretary-Treasurer L. Trombino visited the site on Monday, October 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Hanieh Alyassin – Weston Consulting***

Ms. H. Alyassin explained the nature of the application and advised the Committee the application will create a new parcel of land within a designated Employment Area and that there are no changes proposed on the retained parcel of land.

Ms. H. Alyassin further advised the Committee the application includes easements for storm sewer management access and that she was in receipt of and in agreement with agency comments.

Committee Member K. Bavington asked if there should be a Regional condition for a servicing agreement .

Secretary-Treasurer L. Trombino advised the Committee that a servicing agreement will be addressed by the Regional Works Department prior the approval of any site plan agreement or issuance of a building permit.

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

Agency comments were provided electronically to Ms. H. Alyassin, agent for the applicant.

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 121/2022, 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 Monday, October 24, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Wednesday, November 02, 2022, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, November 15, 2024.
  - Expiry Date of Application LD 121/2022 is Monday, December 16, 2024.

### **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.

***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.
2. CN Railway Comments dated Wednesday, October 19, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 121/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday,  
December 06, 2022.

**Appendix 6.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, November 07, 2022

**File:** LD 122/2022  
**Submission:** B 134/2022  
**Owner:** Paul Kotsopoulos  
Kristina Kotsopoulos  
**Agent:** Marshall Homes  
**Location:** 1840 NORDANE DR, Pickering, ON  
**Municipality:** City of Pickering

***Consent to grant a 3.73 m<sup>2</sup> access easement in favour of the property to the north, retaining a 0.023 HA residential parcel of land.***

The Committee member visited the site on Monday, October 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Samantha Bateman - Marshall Homes***

Ms. S. Bateman explained the nature of the application and advised the Committee the application will provide an easement to the neighboring lands in order to improve their driveway access. She indicated she has coordinated the easement on behalf of the neighboring homeowners and the City of Pickering.

Ms. S. Bateman advised she was in receipt of and in agreement with all agency comments and conditions.

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

Agency comments were provided electronically to Ms. S. Bateman, of Marshall Homes, agent for the applicant.

### **Decision of the Committee**

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 122/2022 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 Tuesday, November 01, 2022.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated Monday, October 17, 2022, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, November 15, 2024.
  - Expiry Date of Application LD 122/2022 is Monday, December 16, 2024.

### **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.

***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 122/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 06, 2022.***



**Appendix 7.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, November 07, 2022

**File:** LD 123/2022  
**Submission:** B 135/2022  
**Owner:** Ridgeworth Development Inc.  
**Agent:** Bonica Leung  
**Location:** 1588 BLOOR ST, Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to add a vacant 196.3 m2 agricultural parcel of land to the west, retaining a vacant 30.68 HA agricultural parcel of land.***

The Committee member visited the site on Monday, October 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Bonica Leung – Tribute Communities***

Ms. B. Leung explained the nature of the application and advised the Committee the property owner and the abutting property owner at 1604 Bloor Street were attempting to address an issue related to a shared common lot line. Ms B .Leung advised the Committee a minor lot line adjustment is required to rectify a title issue that came to light recently in Land Titles.

Ms. B. Leung further advised she was in receipt of and in agreement with agency comments.

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

Agency comments were provided electronically to Ms. B. Leung, 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 resident submission as well as hearing the oral submission, I hereby move that application LD 123/2022, be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, November 01, 2022.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Tuesday, November 01, 2022, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, November 15, 2024.
  - Expiry Date of Application LD 123/2022 is Monday, December 16, 2024.

### **Clearing Agencies**

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

advised in writing by the Municipality of Clarington that condition #2 has been carried out to its satisfaction.

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

***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 123/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 06, 2022.***

**Appendix 8.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, November 07, 2022

**File:** LD 124/2022  
**Submission:** B 136/2022  
**Owner:** Bryan & Azar Wheatle  
**Agent:** Miller Planning Services  
**Location:** 559 ROUGEMOUNT DR, Pickering, ON  
**Municipality:** City of Pickering

***Consent to sever a 663.4 m<sup>2</sup> residential parcel of land, retaining a 663.3 m<sup>2</sup> residential parcel of land with existing dwelling to be partially demolished.***

The Committee member visited the site on Monday, October 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Rodger Miller - Miller Planning Services***

Mr. R. Miller advised the Committee that he had very little to offer to the summary of the application provided by the Committee Chair. He advised the Committee he was in receipt of and in agreement with all 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 electronically to Mr. R. Miller, agent for the applicant.

### **Decision of the Committee**

Moved by: E. Hudson

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 124/2022, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, October 13, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, November 03, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Monday, October 31, 2022, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, November 15, 2024.
  - Expiry Date of Application LD 124/2022 is Monday, December 16, 2024.

### **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 Pickering 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 124/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 06, 2022.***



**Appendix 9.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, November 07, 2022

**File:** LD 125/2022  
**Submission:** B 137/2022  
**Owner:** Stokegrove Development Inc.  
**Agent:** KLM Planning Partners Inc.  
**Location:** 1401 HARWOOD AVE N, Ajax, ON  
**Municipality:** Town of Ajax

***Consent to grant a 55.7 m2 access easement in favor of the property to the west, retaining a 6,044 m2 vacant commercial parcel of land.***

Secretary-Treasurer L. Trombino visited the site on Monday, October 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Grant Uyeyama - KLM Planning Partners Inc***

Mr. G. Uyeyama explained the nature of the application and advised the Committee he was in receipt of and in agreement with all agency comments. He further advised the site is vacant and does not contain any wells or septic systems.

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

Agency comments were provided electronically to Mr. G. Uyeyama, agent for the applicant.

### **Decision of the Committee**

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 125/2022, 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 Health Department's letter dated Wednesday, October 19, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Monday, October 31, 2022, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, November 15, 2024.
  - Expiry Date of Application LD 125/2022 is Monday, December 16, 2024.

### **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 Health 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.

***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 125/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, December 06, 2022.***

**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, November 07, 2022

**File:** LD 126/2022  
**Submission:** N/A  
**Owner:** Michelle & Dallas Taylor Willson  
**Agent:** EcoVue Consulting Services Inc. c/o Jessica Rae Reid  
**Location:** 15238 OLD SIMCOE RD, Scugog, ON  
**Municipality:** Township of Scugog

***Consent to sever a vacant 625.93 m2 residential parcel of land, retaining a 493.58 m2 residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on Monday, October 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: EcoVue Consulting Services Inc. c/o Jessica Rae Reid***

Ms. J. Reid explained the nature of the application and advised the Committee that as per her pre-consultations with both the Region of Durham and Township of Scugog in Spring 2022, the Township had originally indicated they would deal with the heritage, lot grading and draining issues as a condition of approval.

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

Agency comments were provided electronically to Ms. J. Reid, agent for the applicant.

**Motion of the Committee**

Moved by: D. Smith

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 126/2022 be tabled, at the expense of the applicant for up to two (2) years and no later than November 2024. 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 126/2022 on Monday, November 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

E. Hudson

D. Smith

P. Aguilera, Assistant Secretary-Treasurer