



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

**Minutes**

**Monday, September 12, 2022**

The Region Of Durham Land Division Committee met in meeting room Regional Municipality of Durham Headquarters at 1:00 PM on Monday, September 12, 2022 with the following in attendance:

**Present:**

Alex Georgieff, Chair  
Kitty Bavington, Vice-Chair  
Gerri Lynn O'Connor  
Anna Camposeo  
Eric Hudson  
Carolyn Molinari  
Donovan Smith

**Absent:**

Allan Arnott

**Present:**

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

**1. Adoption of Minutes**

Moved by: G. O'Connor

Seconded by: D. Smith

That the minutes of the Monday, August 08, 2022 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, September 12, 2022

**2. Motion**

Committee Chair A. Georgieff received a request to amend the agenda from Vice-Chair K. Bavington.

Moved by: K. Bavington

Seconded by: G. O'Connor

In consideration of the challenges of the Covid-19 Pandemic over the last two and a half years, the Durham Land Division Committee wishes to express appreciation to Brian Bridgeman, Commissioner of Planning and Economic Development for his support in taking on the extra workload on behalf of the Committee with respect to the Delegation By-Law approvals.

The Committee also recognizes and commends the Durham Land Division Committee support staff, in particular, Lino Trombino, Pamela Aguilera, Kaya Kathir and Roger Inacio for their hard work and diligence in rising to the challenge to ensure the committee continues to function efficiently and effectively.

Moved by: K. Bavington

Seconded by: A. Camposeo

Carried unanimously  
Monday, September 12, 2022

**3. Review Consent Applications/Correspondence**

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

**4. Other Business**

Secretary-Treasurer L. Trombino advised the Committee that the balance of this year's Committee meetings will be conducted virtually until further notice.

He also confirmed that the existing appointment of Committee Members are likely to continue in their role until February 2023 given the process for the re-appointment or appointment of any members is not likely to be completed until late 2022 or early 2023.

**4. Recess**

Moved by: E. Hudson

Seconded by: K. Bavington

That this meeting be recessed at 10:50 a.m. and reconvene at 1:00 p.m.

Carried unanimously  
Monday, September 12, 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 073/2020**  
Appendix 1
- 2. File: LD 107/2022**  
Appendix 2
- 3. File: LD 106/2022**  
Appendix 3
- 4. File: LD 105/2022**  
Appendix 4
- 5. File: LD 104/2022**  
Appendix 5
- 6. File: LD 103/2022**  
Appendix 6
- 7. File: LD 102/2022**  
Appendix 7
- 8. File: LD 108/2022**  
Appendix 8
- 9. File: LD 101/2022**  
Appendix 9
- 10. File: LD 099/2022**  
Appendix 10
- 11. File: LD 098/2022**  
Appendix 11
- 12. File: LD 097/2022**  
Appendix 12
- 13. File: LD 096/2022**  
Appendix 13
- 14. File: LD 095/2022**  
Appendix 14
- 15. File: LD 080/2019**  
Appendix 15
- 16. File: LD 100/2022**  
Appendix 16
- 17. File: LD 109/2022**  
Appendix 17

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

The next regularly scheduled Land Division Committee meeting will be held on Monday, October 03, 2022 in the Regional Municipality of Durham Headquarters.

## **7. Adjournment**

Moved by: G. O'Connor

Seconded by: D. Smith

That this meeting be adjourned at 2:45 p.m. and the next regular meeting be held on Monday, October 03, 2022

Carried unanimously  
Monday, September 12, 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, September 12, 2022

**File:** LD 073/2020  
**Submission:** B 109/2022  
**Owner:** Brian Clark and Heather Weston  
**Agent:** Peter Wokral  
**Location:** 289 NORTH ST.  
**Municipality:** Township of Scugog

***Consent to sever a 329.24 m<sup>2</sup> residential parcel of land, retaining a 812.73 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.***

This matter was tabled from the September 17, 2020 hearing and was brought forward automatically as the tabling period has lapsed.

The Committee member visited the site on Monday, August 29, 2022 and confirmed the property was **not** properly posted.

Land Division staff tried unsuccessfully to contact the agent by regular mail, email and telephone.

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

Agency comments were provided electronically to Peter Wokral, agent for the applicant.

**Decision of the Committee**

Moved by: D. Smith

Seconded by: A. Camposeo

That application LD 073/2020 be denied on non-prejudicial basis as staff have been unable to contact the agent and whereas the owner has recently sold the property and it now appears the application has been abandoned.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 073/2020 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 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, September 12, 2022

**File:** LD 080/2019  
**Submission:** B 110/2022  
**Owner:** Steven Paradine  
**Agent:** Yu Tao (Tony) Wang  
**Location:** 8800 CONCESSION RD 3  
**Municipality:** Township of Uxbridge

***Consent to add a vacant 7,305 m2 farm related rural residential parcel of land to the north, retaining 534,621 m2 agricultural parcel of land.***

This matter was tabled from the July 12, 2021 hearing and was brought forward at the request of the agent.

Applications LD 080/2019 and LD 095/2022 were considered concurrently as the matters are related.

The Committee member visited the site on Monday, August 29, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Yu Tao (Tony) Wang***

Mr. T. Wang explained the nature of the application and advised the Committee the application will rectify a long-standing encroachment issue. He indicated the farm is significant in size and that both applications will work together to provide similar sized parcels of land and rectify the encroachment issue through a land swap.

Mr. T. Wang advised the Committee he was in receipt of the agency comments and had concerns related to the comments issued by the Regional Planning and Economic Development Department related to compliance with zoning. He



further confirmed the frontage of the subject property would be deficient as a result of this application.

Mr. T. Wang also advised the Committee the comments from the Lake Simcoe Region Conservation Authority appeared to be unnecessary as all their conditions have already been satisfied through the process leading up this meeting.

Committee Member K. Bavington asked the agent why the pond on the subject property is located on both parcels of land and whether that could cause any foreseen issues.

Mr. T. Wang advised the Committee that the conservation authority will deal with the significant wetlands encroachment issue and indicated he does not foresee any future issues.

Secretary-Treasurer L. Trombino advised the Committee the Planning Act states that lot line adjustments may be granted Provisional Consents subject to the application demonstrating conformity with the provisions of the applicable official plans and zoning by-law. He indicated the Act does not allow approval of applications that do not comply with applicable zoning bylaws and official plans.

Assistant Secretary-Treasurer P. Aguilera confirmed the Township of Uxbridge noted the requirement to satisfy and comply with zoning by-laws in their comment letter of even date.

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

Agency comments were provided to electronically to Mr. T. Wang, 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 080/2019, be approved, as applied for, 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 Thursday, September 08, 2022.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, September 12, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of Lake Simcoe Region Conservation Authority's letter of August 24, 2022.
4. That application LD 080/2019 must be perfected with application LD 095/2022. A solicitor's undertaking in this regard shall suffice.
5. 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.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, September 20, 2024.
  - Expiry Date of Application LD 080/2019 is Monday, October 21, 2024.

## Clearing Agencies

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 #1 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 Township of Uxbridge that condition #2 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 Lake Simcoe Region Conservation Authority that condition #3 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 #7 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 080/2019 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 2022.***

**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, September 12, 2022

**File:** LD 095/2022  
**Submission:** B 111/2022  
**Owner:** Cindy Mills  
**Agent:** Yu Tao (Tony) Wang  
**Location:** 269 SANDFORD RD.  
**Municipality:** Township of Uxbridge

***Consent to add a vacant 7,291 m2 non-farm related rural residential parcel of land to the south, retaining a 8,881 m2 non-farm related rural residential parcel of land.***

This matter was tabled from the July 12, 2021 hearing and was brought forward at the request of the agent.

Applications LD 080/2019 and LD 095/2022 were considered concurrently as the matters are related.

The Committee member visited the site on Monday, August 29, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Yu Tao (Tony) Wang***

Mr. T. Wang explained the nature of the application and advised the Committee the application will rectify a long-standing encroachment issue. He indicated the farm is significant in size and that both applications will work together to provide similar sized parcels of land and rectify the encroachment issue through a land swap.

Mr. T. Wang advised the Committee he was in receipt of the agency comments and had concerns related to the comments issued by the Regional Planning and

Economic Development Department related to compliance with zoning. He further confirmed the frontage of the subject property would be deficient as a result of this application.

Mr. T. Wang also advised the Committee the comments from the Lake Simcoe Region Conservation Authority appeared to be unnecessary as all their conditions have already been satisfied through the process leading up this meeting.

Committee Member K. Bavington asked the agent why the pond on the subject property is located on both parcels of land and whether that could cause any foreseen issues.

Mr. T. Wang advised the Committee that the conservation authority will deal with the significant wetlands encroachment issue and indicated he does not foresee any future issues.

Secretary-Treasurer L. Trombino advised the Committee the Planning Act states that lot line adjustments may be granted Provisional Consents subject to the application demonstrating conformity with the provisions of the applicable official plans and zoning by-law. He indicated the Act does not allow approval of applications that do not comply with applicable zoning bylaws and official plans.

Assistant Secretary-Treasurer P. Aguilera confirmed the Township of Uxbridge noted the requirement to satisfy and comply with zoning by-laws in their comment letter of even date.

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

Agency comments were provided to electronically to Mr. T. Wang, 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 095/2022, 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 Thursday, September 08, 2022.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, September 12, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of Lake Simcoe Region Conservation Authority's letter of August 24, 2022.
4. That application LD 080/2019 must be perfected with application LD 095/2022. A solicitor's undertaking in this regard shall suffice.
5. That the subject land be deeded in the same name as the adjacent property to the 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.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, September 20, 2024.
  - Expiry Date of Application LD 080/2019 is Monday, October 21, 2024.

## Clearing Agencies

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 #1 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 Township of Uxbridge that condition #2 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 Lake Simcoe Region Conservation Authority that condition #3 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 #7 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 095/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari



D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 2022.***

## 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, September 12, 2022

**File:** LD 096/2022  
**Submission:** N/A  
**Owner:** Frank Scheitrowsky and Shirley Kusano-Scheitrowsky  
**Agent:** Yu Tao (Tony) Wang  
**Location:** 12 PINE ST.  
**Municipality:** Township of Uxbridge

***Consent to sever a vacant 640 m2 residential parcel of land, retaining a 1,296 m2 residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Yu Tao (Tony) Wang***

Mr. T. Wang explained the nature of the application and advised the Committee the existing parcel is an odd-shaped parcel which fronts along Pine Street. He indicated the proposal will sever the existing parcel into two similar sized rectangular shapes lots with one of the parcels retaining the existing dwelling and fronting on Pine Street.

Mr. T. Wang confirmed he was in receipt of all agency comments and posed questions related to the conditions contained in the comments from Regional Planning and Economic Development regarding archaeology and the Region's Soil and Groundwater Assessment checklist.

Mr. T. Wang did not express any concerns with the Township of Uxbridge's tabling request and their request for additional information in support of the application.

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

A written submission was received on August 29, 2022 from Dani Pali, area resident.

Agency comments were provided electronically to Mr. T. Wang, agent for the applicant.

### **Motion of the Committee**

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 096/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than September 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 096/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

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, September 12, 2022

File: LD 097/2022  
Submission: B 112/2022  
Owner: Coughlan Developments Ltd.  
Agent: Design Plan Services Inc.  
Location: 836 RIVERSIDE DR.  
Municipality: Town of Ajax

*Consent to sever a 552.04 m<sup>2</sup> residential parcel of land, retaining 2,291.39 m<sup>2</sup> residential parcel of land with existing dwelling to be demolished.*

Applications LD 097/2022 through LD 100/2022 were considered in conjunction as the applications are related.

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Steven Qi - Design Plan Services Inc.***

***Owner: Ian McCullough – Coughlan Developments Ltd.***

Mr. S. Qi explained the nature of the application and advised the committee the owner has had multiple pre-consultation discussion with both the Town of Ajax and Region of Durham staff and has received supportive comments prior to submission of the applications.

Mr. S. Qi also advised the Committee he was in receipt of all agency comments which support the creation of five new residential building lots for the construction of five new homes. He indicated the existing dwelling will be demolished.

Mr. S. Qi further advised the Committee the subject property is one of only two

remaining properties in the area which are still zoned Country Residential. He indicated the proposed minimum lot frontage and minimum area will be more compatible with other existing residential properties in the area and a rezoning application will be required and will be submitted to the Town of Ajax in due course.

Committee Member C. Molinari asked the agent to speak to the existing easement on the property.

Mr. S. Qi advise the Committee the easement is not on the neighbor's lands but on the subject property and is owned by applicant. He indicated the easement will remain in place and not be de-registered.

Committee Member K. Bavington asked the agent if Part 9 on draft R-Plan forms part of the retained lands?

Mr. S. Qi advised the retained Parts 5+6 and that Part 9 will be dedicated to Toronto Region Conservation Authority.

Mr. I. McCullough advised the Committee he was in receipt of and in agreement with all agency comments. He confirmed the existing easement is part of the subject property and will remain in place.

Committee Member C. Molinari asked the agent if the easement covers part 10 on the draft R-Plan as well and what will happen with the easement.

Mr. I. McCullough advised the Committee that Part 10 will be dedicated to Toronto Region Conservation Authority as well. He indicated the easement is in favour of the Town of Ajax and the TRCA will determine if they will require the easement after the transfer of lands.

Secretary-Treasurer L. Trombino advised the Committee if the TRCA determines the easement is no longer suitable they can deregister it with the consent of both parties.

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

A written submission was received on August 23, 2022 from Ben Hamburger, area resident.

Agency comments were provided electronically to Mr. S. Qi, agent for the applicant.

***Decision of the Committee***

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 097/2022, 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 Wednesday, August 31, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, September 08, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated Tuesday, August 23, 2022, financial and otherwise
4. That applications LD 097 through LD 100/2022 be perfected in sequential order to prevent a natural severance. A solicitor's undertaking in this regard shall suffice.
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, September 20, 2024.
  - Expiry Date of Application LD 097/2022 is Monday, October 21, 2024.

***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 Town of Ajax 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 Toronto Region Conservation Authority 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 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 097/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson



C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 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, September 12, 2022

**File:** LD 098/2022  
**Submission:** B 113/2022  
**Owner:** Coughlan Developments Ltd.  
**Agent:** Design Plan Services Inc.  
**Location:** 836 RIVERSIDE DR.  
**Municipality:** Town of Ajax

***Consent to sever a 551.61 m2 residential parcel of land, retaining 1,739.78 m2 residential parcel of land with existing dwelling to be demolished.***

Applications LD 097/2022 through LD 100/2022 were considered in conjunction as the applications are related.

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Steven Qi - Design Plan Services Inc.***

***Owner: Ian McCullough - Coughlan Developments Ltd.***

Mr. S. Qi explained the nature of the application and advised the committee the owner has had multiple pre-consultation discussion with both the Town of Ajax and Region of Durham staff and has received supportive comments prior to submission of the applications.

Mr. S. Qi also advised the Committee he was in receipt of all agency comments which support the creation of five new residential building lots for the construction of five new homes. He indicated the existing dwelling will be demolished.

Mr. S. Qi further advised the Committee the subject property is one of only two

remaining properties in the area which are still zoned Country Residential. He indicated the proposed minimum lot frontage and minimum area will be more compatible with other existing residential properties in the area and a rezoning application will be required and will be submitted to the Town of Ajax in due course.

Committee Member C. Molinari asked the agent to speak to the existing easement on the property.

Mr. S. Qi advise the Committee the easement is not on the neighbor's lands but on the subject property and is owned by applicant. He indicated the easement will remain in place and not be de-registered.

Committee Member K. Bavington asked the agent if Part 9 on draft R-Plan forms part of the retained lands.

Mr. S. Qi advised the retained Parts 5+6 and that Part 9 will be dedicated to Toronto Region Conservation Authority.

Mr. I. McCullough advised the Committee he was in receipt of and in agreement with all agency comments. He confirmed the existing easement is part of the subject property and will remain in place.

Committee Member C. Molinari asked the agent if the easement covers part 10 on the draft R-Plan as well and what will happen with the easement.

Mr. I. McCullough advised the Committee that Part 10 will be dedicated to Toronto Region Conservation Authority as well. He indicated the easement is in favour of the Town of Ajax and the TRCA will determine if they will require the easement after the transfer of lands.

Secretary-Treasurer L. Trombino advised the Committee if the TRCA determines the easement is no longer suitable they can deregister it with the consent of both parties.

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

A written submission was received on August 23, 2022 from Ben Hamburger, area resident.

Agency comments were provided electronically to Mr. S. Qi, agent for the applicant.

## Decision of the Committee

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 098/2022, 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 Wednesday, August 31, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, September 08, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated Tuesday, August 23, 2022, financial and otherwise
4. That applications LD 097 through LD 100/2022 be perfected in sequential order to prevent a natural severance. A solicitor's undertaking in this regard shall suffice.
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, September 20, 2024.
  - Expiry Date of Application LD 098/2022 is Monday, October 21, 2024.

### 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 Town of Ajax 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 Toronto Region Conservation Authority 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 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 098/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 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, September 12, 2022

**File:** LD 099/2022  
**Submission:** B 114/2022  
**Owner:** Coughlan Developments Ltd.  
**Agent:** Design Plan Services Inc.  
**Location:** 836 RIVERSIDE DR.  
**Municipality:** Town of Ajax

***Consent to sever a 551.42 m2 residential parcel of land, retaining 1,188. 36 m2 residential parcel of land with existing dwelling to be demolished.***

Applications LD 097/2022 through LD 100/2022 were considered in conjunction as the applications are related.

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Steven Qi - Design Plan Services Inc.***

***Owner: Ian McCullough - Coughlan Developments Ltd.***

Mr. S. Qi explained the nature of the application and advised the committee the owner has had multiple pre-consultation discussion with both the Town of Ajax and Region of Durham staff and has received supportive comments prior to submission of the applications.

Mr. S. Qi also advised the Committee he was in receipt of all agency comments which support the creation of five new residential building lots for the construction of five new homes. He indicated the existing dwelling will be demolished.

Mr. S. Qi further advised the Committee the subject property is one of only two

remaining properties in the area which are still zoned Country Residential. He indicated the proposed minimum lot frontage and minimum area will be more compatible with other existing residential properties in the area and a rezoning application will be required and will be submitted to the Town of Ajax in due course.

Committee Member C. Molinari asked the agent to speak to the existing easement on the property.

Mr. S. Qi advise the Committee the easement is not on the neighbor's lands but on the subject property and is owned by applicant. He indicated the easement will remain in place and not be de-registered.

Committee Member K. Bavington asked the agent if Part 9 on draft R-Plan forms part of the retained lands?

Mr. S. Qi advised the retained Parts 5+6 and that Part 9 will be dedicated to Toronto Region Conservation Authority.

Mr. I. McCullough advised the Committee he was in receipt of and in agreement with all agency comments. He confirmed the existing easement is part of the subject property and will remain in place.

Committee Member C. Molinari asked the agent if the easement covers part 10 on the draft R-Plan as well and what will happen with the easement.

Mr. I. McCullough advised the Committee that Part 10 will be dedicated to Toronto Region Conservation Authority as well. He indicated the easement is in favour of the Town of Ajax and the TRCA will determine if they will require the easement after the transfer of lands.

Secretary-Treasurer L. Trombino advised the Committee if the TRCA determines the easement is no longer suitable they can deregister it with the consent of both parties.

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

A written submission was received on August 23, 2022 from Ben Hamburger, area resident.

Agency comments were provided electronically to Mr. S. Qi, agent for the applicant.



## Decision of the Committee

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 099/2022, 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 Wednesday, August 31, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, September 08, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated Tuesday, August 23, 2022, financial and otherwise
4. That applications LD 099 through LD 100/2022 be perfected in sequential order to prevent a natural severance. A solicitor's undertaking in this regard shall suffice.
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, September 20, 2024.
  - Expiry Date of Application LD 099/2022 is Monday, October 21, 2024.

### 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 Town of Ajax 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 Toronto Region Conservation Authority 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 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 099/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 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, September 12, 2022

**File:** LD 100/2022  
**Submission:** B 115/2022  
**Owner:** Coughlan Developments Ltd.  
**Agent:** Design Plan Services Inc.  
**Location:** 836 RIVERSIDE DR.  
**Municipality:** Town of Ajax

***Consent to sever a 551.28 m2 residential parcel of land, retaining 637.08 m2 residential parcel of land with existing dwelling to be demolished.***

Applications LD 097/2022 through LD 100/2022 were considered in conjunction as the applications are related.

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Steven Qi - Design Plan Services Inc.***

***Owner: Ian McCullough – Coughlan Developments Ltd.***

Mr. S. Qi explained the nature of the application and advised the committee the owner has had multiple pre-consultation discussion with both the Town of Ajax and Region of Durham staff and has received supportive comments prior to submission of the applications.

Mr. S. Qi also advised the Committee he was in receipt of all agency comments which support the creation of five new residential building lots for the construction of five new homes. He indicated the existing dwelling will be demolished.

Mr. S. Qi further advised the Committee the subject property is one of only two

remaining properties in the area which are still zoned Country Residential. He indicated the proposed minimum lot frontage and minimum area will be more compatible with other existing residential properties in the area and a rezoning application will be required and will be submitted to the Town of Ajax in due course.

Committee Member C. Molinari asked the agent to speak to the existing easement on the property.

Mr. S. Qi advise the Committee the easement is not on the neighbor's lands but on the subject property and is owned by applicant. He indicated the easement will remain in place and not be de-registered.

Committee Member K. Bavington asked the agent if Part 9 on draft R-Plan forms part of the retained lands?

Mr. S. Qi advised the retained Parts 5+6 and that Part 9 will be dedicated to Toronto Region Conservation Authority.

Mr. I. McCullough advised the Committee he was in receipt of and in agreement with all agency comments. He confirmed the existing easement is part of the subject property and will remain in place.

Committee Member C. Molinari asked the agent if the easement covers part 10 on the draft R-Plan as well and what will happen with the easement.

Mr. I. McCullough advised the Committee that Part 10 will be dedicated to Toronto Region Conservation Authority as well. He indicated the easement is in favour of the Town of Ajax and the TRCA will determine if they will require the easement after the transfer of lands.

Secretary-Treasurer L. Trombino advised the Committee if the TRCA determines the easement is no longer suitable they can deregister it with the consent of both parties.

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

A written submission was received on August 23, 2022 from Ben Hamburger, area resident.

Agency comments were provided electronically to Mr. S. Qi, agent for the applicant.

## Decision of the Committee

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 100/2022, 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 Wednesday, August 31, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, September 08, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto Region Conservation Authority's letter dated Tuesday, August 23, 2022, financial and otherwise
4. That applications LD 097 through LD 100/2022 be perfected in sequential order to prevent a natural severance. A solicitor's undertaking in this regard shall suffice.
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, September 20, 2024.
  - Expiry Date of Application LD 100/2022 is Monday, October 21, 2024.

### 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 Town of Ajax 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 Toronto Region Conservation Authority 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 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 100/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 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, September 12, 2022

**File:** LD 101/2022  
**Submission:** B 116/2022  
**Owner:** 650 Taunton Developments Limited  
**Agent:** Stephanie Volpentesta  
**Location:** 650 TAUNTON RD W.  
**Municipality:** City of Oshawa

***Consent to sever a vacant 2.251 HA commercial parcel of land, retaining a vacant 0.7 HA commercial parcel of land.***

The Committee member visited the site on Monday, August 29, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Matt West – Fieldgate Commercial***

Mr. M. West explained the nature of the application and advised the Committee there was an approved site plan application for the front portion of the subject property. He indicated development plans have changed and this new application will facilitate the new requirements for the revised proposal.

Mr. M. West also advised the Committee that there is an existing share access easement for Taunton Road and that there are proposed signalizations plans for the ingress and egress to Taunton Road.

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 City of Oshawa.

Agency comments were provided electronically to Stephanie Volpentesta, agent

for the applicant.

### **Decision of the Committee**

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 101/2022, 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 Tuesday, September 06, 2022.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated Friday, September 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, September 20, 2024.
  - Expiry Date of Application LD 101/2022 is Monday, October 21, 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 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 101/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 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, September 12, 2022

**File:** LD 102/2022  
**Submission:** N/A  
**Owner:** 2679857 Ontario Limited  
**Agent:** D.G Biddle & Associates  
**Location:** 4458 TRULLS RD.  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 3,230 m2 hamlet lot, retaining a vacant 20,780 m2 hamlet lot.***

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: M. Fry - D.G Biddle & Associates***

***Mary Drane – area resident***

Mr. M. Fry explained the nature of the application and advised the Committee that his client would like to table the application to allow for refinement of the Environmental Impact Study for the subject property.

Mr. M. Fry acknowledged the property is currently designated as Environmental Protection lands in the Clarington Official Plan and advised the Committee the Municipality's official plan does allow for refinement of a site's designation through an Environmental Impact Study process. He indicated that amending the Environmental Impact Study will allow the applicant to address specific limits associated with the natural heritage features on the subject site.

Committee Member A. Camposeo asked the agent if the refinement of the study

will assist his client in obtaining support from the commenting agencies.

Mr. M. Fry advised the Committee he cannot speak to that with certainty until they receive updated the study and see comments from staff.

Committee Member A. Camposeo asked the agent if he or the owner have been in touch with any of the area residents in order to address their concerns related to well water.

Mr. M. Fry advised he has not had opportunity to meet with the area residents as of yet, however, he will endeavor to do so.

Ms. M. Drane advised the Committee her home is directly across from subject property and asked if the intent of the application is to separate property into two long narrow strips of land.

Mr. M. Fry indicated one parcel will be located inside the urban boundary and one parcel is in fact an L-shaped lot.

Ms. M. Drane asked the agent what will frontage be on each of the parcels.

Mr. M. Fry advised he did not have that information readily available and was unsure of the actual frontage dimensions.

Ms. M. Drane expressed concerns related to the size of the lot and what will be constructed on each parcel of land. She also expressed concerns related to well water and increased traffic in the area as a result of the proposal.

Mr. M. Fry advised one single family detached dwelling will be constructed on each lot.

Ms. M. Drane also asked the applicant to confirm the setback of the proposed dwellings from the road.

Chair A. Georgieff advised the zoning bylaw will define those requirements as these questions are outside the purview of the Committee and these types of questions should be addressed by the area municipality.

Committee Member C. Molinari asked the agent if he had made the commenting agencies aware of the update to the Environmental Impact Study.

Mr. M. Fry advised he has spoken with Clarington staff and they are aware of the change.

Committee Member K. Bavington advised the proposal appears comparable to the surrounding properties.

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.

A written submission was received on August 29, 2022 from Mary Drane, area resident.

A written submission was received on August 31, 2022 from Debbie Kraus, area resident.

A written submission was received on August 31, 2022 from Brent Turner, area resident.

A written submission was received on September 4, 2022 from Jane Hopson on behalf of Pearl Hopson, area resident.

Agency comments were provided electronically to Mr. M. Fry, agent for the applicant.

### **Motion of the Committee**

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 102/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than September 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 102/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer



**Appendix 11**



**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, September 12, 2022

**File:** LD 103/2022  
**Submission:** B 117/2022  
**Owner:** Riocan Holdings Inc. - Stuart Craig  
**Agent:** Maryam Waseem  
**Location:** 244 KINGSTON RD E.  
**Municipality:** Town of Ajax

***Consent to sever a 1.441 HA commercial parcel of land, retaining a 10.541 HA commercial parcel of land. Existing structures to remain. Application includes easement.***

Applications LD 103/2022 and 104/2022 were considered in conjunction as the application as they are related.

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Maryam Waseem***

Ms. M. Waseem explained the nature of the application and advised the committee the first application will create a new lot together with an easement in favour of adjacent lands owned by Home Depot. She further advised the second application is for an easement in favour of all adjacent landowners including the Home Depot property.

Committee Member C. Molinari asked the agent to speak to the schedule provided by the applicant with respect to the intended easements as the schedule has been revised.

Ms. M. Waseem advised the Committee the schedule was revised to show the

separate easements required for each application. She further advised the Committee that the Home Depot property is a separate entity from the applicant and will benefit from both easement applications.

Secretary-Treasurer L. Trombino advised the Committee when lands are ultimately severed and redeveloped the easement will be retained and will not prevent a sale of severed or lands in the future.

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.

A written submission was received on July 11, 2022 from Chantal DeSereville of Weir Foulds LLP, interested party.

Agency comments were provided electronically to Ms. M. Waseem, agent for the applicant.

### **Decision of the Committee**

Moved by: C. Molinari      Seconded by: A. Camposeo

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 103/2022, 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 Planning and Economic Development Department's letter dated Thursday, September 08, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Wednesday, September 07, 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, September 20, 2024.
  - Expiry Date of Application LD 103/2022 is Monday, October 21, 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 103/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

**Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 2022.**

**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, September 12, 2022

**File:** LD 104/2022  
**Submission:** B 118/2022  
**Owner:** Riocan Holdings Inc. - Stuart Craig  
**Agent:** Maryam Waseem  
**Location:** 244 KINGSTON RD E.  
**Municipality:** Town of Ajax

***Consent to grant a 0.094 HA access easement in favour of the lands to the north, east and south, retaining a 10.541 HA commercial parcel of land.***

Applications LD 103/2022 and 104/2022 were considered in conjunction as the application as they are related.

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Maryam Waseem***

Ms. M. Waseem explained the nature of the application and advised the committee the first application will create a new lot together with an easement in favour of adjacent lands owned by Home Depot. She further advised the second application is for an easement in favour of all adjacent landowners including the Home Depot property.

Committee Member C. Molinari asked the agent to speak to the schedule provided by the applicant with respect to the intended easements as the schedule has been revised.

Ms. M. Waseem advised the Committee the schedule was revised to show the separate easements required for each application. She further advised the

Committee that the Home Depot property is a separate entity from the applicant and will benefit from both easement applications.

Secretary-Treasurer L. Trombino advised the Committee when lands are ultimately severed and redeveloped the easement will be retained and will not prevent a sale of severed or lands in the future.

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.

A written submission was received on July 11, 2022 from Chantal DeSereville of Weir Foulds LLP, interested party.

Agency comments were provided electronically to Ms. M. Waseem, agent for the applicant.

### **Decision of the Committee**

Moved by: C. Molinari      Seconded by: A. Camposeo

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 104/2022 be approved, as amended, 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, September 08, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Wednesday, September 07, 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, September 20, 2024.
  - Expiry Date of Application LD 104/2022 is Monday, October 21, 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***

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 104/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 2022.***



**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, September 12, 2022

**File:** LD 105/2022  
**Submission:** B 119/2022  
**Owner:** Larry & Andrea James  
**Agent:** Sarah O'Donoghue  
**Location:** 755 BROOKDALE RD.  
**Municipality:** Township of Uxbridge

***Consent to add a vacant 32,924.1 m2 non-farm related rural parcel of land to the south, retaining a 76, 165 m2 non-farm related rural parcel of land with an existing dwelling to remain.***

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Sarah O'Donoghue***

Ms. S. O'Donoghue explained the nature of the application and advised the committee the application will facilitate a lot line adjustment that will add lands from her neighbor's abutting property to her property to the south. She further advised the Committee that the lands are currently used for trails and such use will not change.

Ms. S. O'Donoghue further advise the Committee she was in receipt of all agency comments and questioned the condition contained in the Regional Planning comment letter with respect to the Site Screening Questionnaire and asked if that condition could be waived.

Secretary-Treasurer L. Trombino advised the Committee the requirement for the completed Site Screening Questionnaire is a standard requirement, however, he offered to assist the applicant offline in order to clarify the scope of the condition

in order to minimize costs.

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

Agency comments were provided electronically to Ms. S. O'Donoghue, agent for the applicant.

### **Decision of the Committee**

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and resident submission as well as hearing the oral submission, I hereby move that application LD 105/2022, 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 Friday, September 09, 2022.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, September 12, 2022, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the 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
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, September 20, 2024.
  - Expiry Date of Application LD 105/2022 is Monday, October 21, 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.

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 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.
2. Lake Simcoe Region Conservation Authority's comments dated Tuesday, September 06, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 105/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 2022.***

**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, September 12, 2022

**File:** LD 106/2022  
**Submission:** B 120/2022  
**Owner:** Halloway Developments Limited  
**Agent:** GHD Ltd. C/O Samantha Chow  
**Location:** THORNTON RD S.  
**Municipality:** Town of Whitby

***Consent to grant a 2.328 HA access easement in favour of the property to west, retaining a 22.369 m2 HA industrial parcel of land.***

The Committee member visited the site on Sunday, August 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Samantha Chow – GHD Ltd.***

Ms. S. Chow explained the nature of the application and advised the Committee she was in receipt of and in agreeable with all agency comments and proposed conditions of approval.

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. S. Chow, agent for the applicant.

### **Decision of the Committee**

Moved by: K. Bavington

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 106/2022 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 Town of Whitby's letter dated Friday, August 19, 2022, 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, September 20, 2024.
  - Expiry Date of Application LD 106/2022 is Monday, October 21, 2024.

### **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 Town of Whitby 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 106/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 2022.

**Appendix 15**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, September 12, 2022

**File:** LD 107/2022  
**Submission:** B 121/2022  
**Owner:** Al-Karim & Sholina Rhemtulla  
**Agent:** Batory Planning & Management c/o Paul Demczak  
**Location:** 1778 FAIRPORT RD.  
**Municipality:** City of Pickering

***Consent to sever a vacant 655.4 m2 residential parcel of land, retaining a 3,531. m2 residential parcel of land with an existing dwelling to remain.***

Applications LD 107/2022 through LD 109/22 were considered in conjunction as the applications are related.

The Committee member visited the site on Monday, August 29, 2022 and confirmed the property was properly posted.

Notwithstanding instructions provided to the agent regarding virtual attendance, there were no parties present as staff were unable to connect with Mr. P. Demczak, the agent for the applicant and pre-registered delegate.

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. P. Demczak, agent for the applicant.



### **Decision of the Committee**

Moved by: E. Hudson

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments, I hereby move that application LD 107/2022, 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 Works Department's letter dated Monday, August 29, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, September 06, 2022
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, September 07, 2022, financial and otherwise.
4. That applications be perfected in sequential order to prevent a natural severance. A solicitor's undertaking in this regard shall suffice.
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, September 20, 2024.
  - Expiry Date of Application LD 107/2022 is Monday, October 21, 2024.

### **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 City of Pickering 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 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 107/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 2022.***

## Appendix 16



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

#### Minutes and Decisions

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

Consent Application heard on: Monday, September 12, 2022

**File:** LD 108/2022  
**Submission:** B 122/2022  
**Owner:** Al-Karim & Sholina Rhemtulla  
**Agent:** Batory Planning & Management c/o Paul Demczak  
**Location:** 1778 FAIRPORT RD.  
**Municipality:** City of Pickering

***Consent to sever a vacant 655.4 m2 residential parcel of land, retaining a 2,875.6 m2 residential parcel of land with an existing dwelling to remain.***

Applications LD 107/2022 through LD 109/22 were considered in conjunction as the applications are related.

The Committee member visited the site on Monday, August 29, 2022 and confirmed the property was properly posted.

Notwithstanding instructions provided to the agent regarding virtual attendance, there were no parties present as staff were unable to connect with Mr. P. Demczak, the agent for the applicant and pre-registered delegate.

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. P. Demczak, agent for the applicant.

### **Decision of the Committee**

Moved by: E. Hudson

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments, I hereby move that application LD 108/2022, 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 Works Department's letter dated Monday, August 29, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, September 06, 2022
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, September 07, 2022, financial and otherwise.
4. That applications be perfected in sequential order to prevent a natural severance. A solicitor's undertaking in this regard shall suffice.
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, September 20, 2024.
  - Expiry Date of Application LD 108/2022 is Monday, October 21, 2024.

### **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 City of Pickering 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 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 108/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 2022.***

**Appendix 17**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, September 12, 2022

**File:** LD 109/2022  
**Submission:** B 123/2022  
**Owner:** Al-Karim & Sholina Rhemtulla  
**Agent:** Batory Planning & Management c/o Paul Demczak  
**Location:** 1778 FAIRPORT RD.  
**Municipality:** City of Pickering

***Consent to sever a vacant 656.4 m2 residential parcel of land, retaining a 2,220.2 m2 residential parcel of land with an existing dwelling to remain.***

Applications LD 107/2022 through LD 109/22 were considered in conjunction as the applications are related.

The Committee member visited the site on Monday, August 29, 2022 and confirmed the property was properly posted.

Notwithstanding instructions provided to the agent regarding virtual attendance, there were no parties present as staff were unable to connect with Mr. P. Demczak, the agent for the applicant and pre-registered delegate.

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. P. Demczak, agent for the applicant.



### **Decision of the Committee**

Moved by: E. Hudson

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments, I hereby move that application LD 109/2022, 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 Works Department's letter dated Monday, August 29, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, September 06, 2022
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, September 07, 2022, financial and otherwise.
4. That applications be perfected in sequential order to prevent a natural severance. A solicitor's undertaking in this regard shall suffice.
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, September 20, 2024.
  - Expiry Date of Application LD 109/2022 is Monday, October 21, 2024.

### **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 City of Pickering 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 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 109/2022 on Monday, September 12, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 11, 2022.***