



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

**Minutes**

**Monday, August 14, 2023**

The Region of Durham Land Division Committee met in the Council Chambers at 1 p.m. on Monday, August 14, 2023 with the following in attendance:

Present:

Alex Georgieff – Town of Whitby  
Kitty Bavington – Township of Brock  
Lori Roberts – Town of Ajax  
Eric Hudson – City of Pickering  
Paul Allore – Township of Scugog  
Gerri Lynn O'Connor – Township of Uxbridge

Absent:

Pralhad Uprety – City of Oshawa  
Bradley Whittle – Municipality of Clarington

Present:

L. Trombino, Secretary-Treasurer  
A. Daramie, Clerk/Steno

**1. Adoption of Minutes**

Moved by: L. Roberts

Seconded by: G.L. O'Connor

That the minutes of the July 10, 2023 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, August 14, 2023

**2. Review Consent Applications/Correspondence**

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

### **3. Other Business**

Secretary Treasurer L. Trombino advised the Committee that in accordance with the provisions of Bill 23, the Region will soon initiate a process to delegate the Regional Land Division Committee function to each of the Region's area municipalities.

### **4. Recess**

Moved by: P. Allore

Seconded by: G.L. O'Connor

That this meeting be recessed at 11:05 a.m. and reconvene at 1 p.m.

Carried unanimously  
Monday, August 14, 2023

The Committee Chair opened the session by asking Secretary-Treasurer L. Trombino if all required notices have been provided for today's Committee meeting. Mr. L. Trombino 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 134/2022**  
Appendix 1.
2. **File: LD 047/2023**  
Appendix 2.
3. **File: LD 048/2023**  
Appendix 3.
4. **File: LD 049/2023**  
Appendix 4.
5. **File: LD 050/2023**  
Appendix 5.
6. **File: LD 051/2023**  
Appendix 6.
7. **File: LD 052/2023**  
Appendix 7.
8. **File: LD 053/2023**  
Appendix 8.
9. **File: LD 054/2023**  
Appendix 9.
10. **File: LD 055/2023**  
Appendix 10.
11. **File: LD 056/2023**  
Appendix 11.
12. **File: LD 057/2023**  
Appendix 12.
13. **File: LD 058/2023**  
Appendix 13.

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

The next regularly scheduled Land Division Committee meeting will be held on Monday, September 11, 2023 in the Regional Council Chambers.

## **7. Adjournment**

Moved by: K. Bavington

Seconded by: E. Hudson

That this meeting be adjourned at 2:45 p.m. and the next regular meeting be held on Monday, September 11, 2023.

Carried unanimously  
Monday, August 14, 2023

## **8. Appendices**

**Appendix 1.**



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

**Minutes**

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

Consent Application heard on: Monday, August 14, 2023

**File:** LD 134/2022  
**Owner:** Jonathan Luciano  
**Agent:** Land & Building Experts  
**Location:** 39 CEMETERY RD, Uxbridge, ON  
**Municipality:** Township of Uxbridge

Consent to sever a 1,036.2 m<sup>2</sup> residential parcel of land with an existing dwelling, retaining a 990 m<sup>2</sup> residential parcel of land.

This matter was tabled at the January 23, 2023 Committee meeting.

The Committee member visited the site on July 29, 2023 and confirmed the property was properly posted.

Present was:

Peter Favot, agent  
Greg Baskin, agent

Mr. Peter Favot, agent, explained the application and advised the Committee that his client had submitted a variety of technical reports to both the Region and the Township of Uxbridge in response to the issues raised by the Township's comments presented at the January, 23, 2023 Land Division Committee meeting.

Mr. P. Favot outlined some of the provisions of the Uxbridge Official Plan as they related to a variety of issues, including, density, lot sizing, and the qualitative and quantitative character of the surrounding neighborhood.

Mr. P. Favot informed the Committee that there were only two real options for lots sizing in the area, they being smaller or larger sized lots. However, Mr. P. Favot with the use of a presentation, described the benefits of a medium sized lot option. More specifically, he described how medium sized lots would provide for enhanced parking, landscape and streetscape benefits.

Mr. P. Favot also advised the Committee that he was not in agreement with the Township's tabling request as he felt he has provided the Township with all the information they had previously requested.

Committee Member G.L. O'Connor questioned whether the existing dwelling on the subject site would be demolished. Mr. P. Favot answered in the affirmative.

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

Agency comments were provided to Mr. P. Favot.

### **Motion of the Committee**

Moved by: G.L. 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 134/2022 be tabled, at the expense of the applicant for up to two (2) years and no later than August 2025 in order to address the requirements of the Township of Uxbridge regarding Official Plan conformity. 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 134/2022 on Monday, August 14, 2023.

Alex Georgieff, Chair – Town of Whitby

Kitty Bavington, Vice-Chair – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino, Secretary Treasurer

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

**Appendix 2.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2023

**File:** LD 047/2023  
**Submission:** B 047/2023  
**Owner:** Robar Residence Corp  
**Agent:** Paul Chronis  
**Location:** 57 5TH CONCESSION REAR, Ajax,  
**Municipality:** Town of Ajax

Consent to validate title of a 13.3 HA non-farm related residential parcel of land, retaining a 45.9 HA non-farm related residential parcel of land.

The Committee member visited the site on August 1, 2023 and confirmed the property was properly posted.

Present was:

Owner: Robar Residence Corp  
Agent: Paul Chronis

Mr. Paul Chronis explained the nature of the application and advised the Committee that the purpose of the application was to validate a parcel of land that inadvertently merged with an unopened municipal road allowance when the property was acquired by the applicant. He also advised the Committee the application would simply recreate the original lot.

Mr. P. Chronis confirmed that all commenting agencies were supportive of the application and that it also complied with the provisions of the zoning by-law.

A written submission in support of the application was provided by Graziano Biadi.

A written submission in support of the application was provided by Buck Winters.

A written submission in support of the application was provided by Dr. Chandra and Ritu Singarayer.

A written submission in support of the application was provided by George Kann.

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

Agency comments were provided to Mr. Paul Chronis.

### **Decision of the Committee**

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

Moved by: L. Roberts

Seconded by: P. Allore

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 047/023, 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 August 8, 2023.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated August 9, 2023, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 22, 2025.
  - Expiry Date of Application LD 047/2023 is Monday, September 22, 2025.

### **Clearing Agencies**

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

### **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 047/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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

**Appendix 3.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2023

**File:** LD 048/2023  
**Submission:** B 048/2023  
**Owner:** Mathew Pearson and Deana Miluzzi  
**Agent:** Deana Miluzzi  
**Location:** 111 HARMONY RD S, Oshawa, ON  
**Municipality:** City of Oshawa

Consent to sever a vacant 380 m<sup>2</sup> residential parcel of land, retaining a 380 m<sup>2</sup> residential parcel of land. Existing dwelling to remain.

The Committee member visited the site on [Click or tap to enter a date.](#) and confirmed the property was properly posted.

Present was:

Owner: Mathew Pearson

Mathew Pearson explained the nature of the application and advised the Committee that he had no concerns with any of the agency comments and their proposed conditions of approval.

M. Pearson also acknowledged the objection letter from an area resident and advised the Committee he will be taking steps to address their concerns in order to maintain a good neighbour relationship.

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

Agency comments were provided to Mathew Pearson and Deana Miluzzi.

## **Decision of the Committee**

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

Moved by: L. Roberts

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 048/023, 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 August 9, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 8, 2023.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated August 4, 2023, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 22, 2025.
  - Expiry Date of Application LD 048/2023 is Monday, September 22, 2025.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

### **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. Central Lake Ontario Conservation Authority dated July 6. 2023.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 048/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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

**Appendix 4.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2023

**File:** LD 049/2023  
**Submission:** B 049/2023  
**Owner:** 14532970 Canada inc.  
**Agent:** NIA Architects Inc.  
**Location:** 145 TWYN RIVERS DR, Pickering,  
**Municipality:** City of Pickering

Consent to add a vacant 353.5 m<sup>2</sup> residential parcel of land to the east, retaining a 1060.2 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on August 1, 2023 and confirmed the property was properly posted.

Applications LD 049/2023 – LD 052/2023 were heard in conjunction.

Present was:

Munir Nadeem, agent

Munir Nadeem explained the nature of the application and advised the Committee that the four lot line adjustment applications will facilitate the reconfiguration of the existing two lots into four lots.

M. Nadeem advised the Committee that he has discussed the proposal with City and Regional staff and that he has no objection to any of the comments and proposed conditions of approval from the commenting agencies.

Mr. Malkeet Khillon, area resident, appeared before the Committee in opposition to the proposed applications. M. Khillon expressed his opinion that the proposed development concept will ruin the character of the neighborhood. He indicated the construction of four dwellings on the subject properties represented an over intensification of the site and was not appropriate.

M. Khillon questioned if he could discuss this matter in greater detail with any of the applicable commenting agencies and was advised to speak to the City of Pickering regarding zoning compliance and the Regional Land Division Committee staff regarding the consent process.

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

Agency comments were provided to Munir Nadeem

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and confirmed verbally with Town of Whitby Planning staff their support for the application as well as hearing the oral submission, I hereby move that application LD 049/2023, be approved, as applied for, as such is a lot line adjustment to the east 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 Works Department's letter dated July 17, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 8, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 28, 2023, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. 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.
5. That all the applications be completed and registered in sequential order.
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, August 22, 2025.
  - Expiry Date of Application LD 049/2023 is Monday, September 22, 2025.

### **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 Works 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 Regional Planning and Economic Development Department 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 the City of Pickering 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.

### **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 049/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday,  
September 12, 2023.

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

**Appendix 5.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2023

**File:** LD 050/2023  
**Submission:** B 050/2023  
**Owner:** 14532970 Canada inc. C/O Munir Nadeem  
**Agent:** NIA Architects Inc.  
**Location:** 151 TWYN RIVERS DR, Pickering,  
**Municipality:** City of Pickering

Consent to add a vacant 353.5 m<sup>2</sup> residential parcel of land to the west, retaining a 1415.8 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on August 1, 2023 and confirmed the property was properly posted.

Applications LD 049/2023 – LD 052/2023 were heard in conjunction.

Present was:

Munir Nadeem, agent

Munir Nadeem explained the nature of the application and advised the Committee that the four lot line adjustment applications will facilitate the reconfiguration of the existing two lots into four lots.

M. Nadeem advised the Committee that he has discussed the proposal with City and Regional staff and that he has no objection to any of the comments and proposed conditions of approval from the commenting agencies.

Mr. Malkeet Khillon, area resident, appeared before the Committee in opposition to the proposed applications. M. Khillon expressed his opinion that the proposed development concept will ruin the character of the neighborhood. He indicated the construction of four dwellings on the subject properties represented an over intensification of the site and was not appropriate.

M. Khillon questioned if he could discuss this matter in greater detail with any of the applicable commenting agencies and was advised to speak to the City of Pickering regarding zoning compliance and the Regional Land Division Committee staff regarding the consent process.

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

Agency comments were provided to Munir Nadeem

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and confirmed verbally with Town of Whitby Planning staff their support for the application as well as hearing the oral submission, I hereby move that application LD 050/2023, be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 17, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 8, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 28, 2023, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That all the applications be completed and registered in sequential order.
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, August 22, 2025.
  - Expiry Date of Application LD 050/2023 is Monday, September 22, 2025.

### **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 Works 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 Regional Planning and Economic Development Department 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 the City of Pickering 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.

### **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 050/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday,  
September 12, 2023.

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

**Appendix 6.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2023

**File:** LD 051/2023  
**Submission:** B 051/2023  
**Owner:** 14532970 Canada  
**Agent:** NIA Architects Inc  
**Location:** 145 TWYN RIVERS DR, Pickering,  
**Municipality:** City of Pickering

Consent to add a vacant 353.5 m<sup>2</sup> residential parcel of land to the east, retaining a 1060.6 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on August 1, 2023 and confirmed the property was properly posted.

Applications LD 049/2023 – LD 052/2023 were heard in conjunction.

Present was:

Munir Nadeem, agent

Munir Nadeem explained the nature of the application and advised the Committee that the four lot line adjustment applications will facilitate the reconfiguration of the existing two lots into four lots.

M. Nadeem advised the Committee that he has discussed the proposal with City and Regional staff and that he has no objection to any of the comments and proposed conditions of approval from the commenting agencies.

Mr. Malkeet Khillon, area resident, appeared before the Committee in opposition to the proposed applications. M. Khillon expressed his opinion that the proposed development concept will ruin the character of the neighborhood. He indicated the construction of four dwellings on the subject properties represented an over intensification of the site and was not appropriate.

M. Khillon questioned if he could discuss this matter in greater detail with any of the applicable commenting agencies and was advised to speak to the City of Pickering regarding zoning compliance and the Regional Land Division Committee staff regarding the consent process.

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

Agency comments were provided to Munir Nadeem

## **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and confirmed verbally with Town of Whitby Planning staff their support for the application as well as hearing the oral submission, I hereby move that application LD 051/2023, be approved, as applied for, as such is a lot line adjustment to the east 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 Works Department's letter dated July 17, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 8, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 28, 2023, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. 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.
5. That all the applications be completed and registered in sequential order.
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, August 22, 2025.
  - Expiry Date of Application LD 051/2023 is Monday, September 22, 2025.



### **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 Works 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 Regional Planning and Economic Development Department 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 the City of Pickering 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.

### **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 051/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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

**Appendix 7.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, August 14, 2023

**File:** LD 052/2023  
**Submission:** B 052/2023  
**Owner:** 14532970 Canada Inc.  
**Agent:** NIA Architects Inc.  
**Location:** 151 TWYN RIVERS DR, Pickering,  
**Municipality:** City of Pickering

Consent to add a vacant 353.5 m<sup>2</sup> residential parcel of land to the west, retaining a 1415.8 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on August 1, 2023 and confirmed the property was properly posted.

Applications LD 049/2023 – LD 052/2023 were heard in conjunction.

Present was:

Munir Nadeem, agent

Munir Nadeem explained the nature of the application and advised the Committee that the four lot line adjustment applications will facilitate the reconfiguration of the existing two lots into four lots.

M. Nadeem advised the Committee that he has discussed the proposal with City and Regional staff and that he has no objection to any of the comments and proposed conditions of approval from the commenting agencies.

Mr. Malkeet Khillon, area resident, appeared before the Committee in opposition to the proposed applications. M. Khillon expressed his opinion that the proposed development concept will ruin the character of the neighborhood. He indicated the construction of four dwellings on the subject properties represented an over intensification of the site and was not appropriate.

M. Khillon questioned if he could discuss this matter in greater detail with any of the applicable commenting agencies and was advised to speak to the City of Pickering regarding zoning compliance and the Regional Land Division Committee staff regarding the consent process.

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

Agency comments were provided to Munir Nadeem

### **Decision of the Committee**

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

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and confirmed verbally with Town of Whitby Planning staff their support for the application as well as hearing the oral submission, I hereby move that application LD 052/2023, be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated July 17, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 8, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 28, 2023, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That all the applications be completed and registered in sequential order.
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, August 22, 2025.
  - Expiry Date of Application LD 049/2023 is Monday, September 22, 2025.

### **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 Works 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 Regional Planning and Economic Development Department 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 the City of Pickering 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.

### **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 052/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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

**Appendix 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, August 14, 2023

**File:** LD 053/2023  
**Submission:** B 053/2023  
**Owner:** Laura Bouma and Roger Bouma  
**Agent:** Richard Bouma  
**Location:** 127 RIVERSIDE DR S, Oshawa, ON  
**Municipality:** City of Oshawa

Consent to add vacant 286.97 m<sup>2</sup> residential parcel of land to the south, retaining a 862.55 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on July 31, 2023 and confirmed the property was properly posted.

Applications LD 053/2023 and LD 054/2023 were heard in conjunction.

Present was:

Agent: Richard Bouma

Committee Member L. Roberts declared a conflict of interest and excused herself from the meeting.

Richard Bouma explained the nature of the application and advised the Committee that two property owners have worked together to create an additional building lot. More specifically, each of the two neighbours have severed and melded the rear of their existing lots in order to create a new lot fronting onto Hoskin Avenue.

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

Agency comments were provided to Richard Bouma.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: P. Allore

Having reviewed and considered all the agency comments and confirmed verbally with Town of Whitby Planning staff their support for the application as well as hearing the oral submission, I hereby move that application LD 053/2023, 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 Central Lake Ontario Conservation Authority dated July 25, 2023 and updated comments dated August 4, 2023.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2023.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated August 2, 2023, financial and otherwise.
4. 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.
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, August 22, 2025.
  - Expiry Date of Application LD 053/2023 is Monday, September 22, 2025.

### **Clearing Agencies**

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Central Lake Ontario Conservation Authority 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 Oshawa 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.

### **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. Region of Durham Works Department dated August 9, 2023.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 053/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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

**Appendix 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, August 14, 2023

**File:** LD 054/2023  
**Submission:** B 054/2023  
**Owner:** Jeffery Johnston and Rosemary Johnston  
**Agent:** Richard Bouma  
**Location:** 135 RIVERSIDE DR S, Oshawa, ON  
**Municipality:** City of Oshawa

Consent to sever a vacant 575.55 m<sup>2</sup> residential parcel of land, retaining a 862.44 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on July 31, 2023 and confirmed the property was properly posted.

Present was:

Agent: Richard Bouma

Committee Member L. Roberts declared a conflict of interest and excused herself from the meeting.

Richard Bouma explained the nature of the application and advised the Committee that two property owners have worked together to create an additional building lot. More specifically, each of the two neighbours have severed and melded the rear of their existing lots in order to create a new lot fronting onto Hoskin Avenue.

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

Agency comments were provided to Richard Bouma.

## **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: P. Allore

Having reviewed and considered all the public and agency comments, and heard the oral submission, I hereby move that application LD 054/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated August 9, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 10, 2023.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated August 2, 2023, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 22, 2025.
  - Expiry Date of Application LD 054/2023 is Monday, September 22, 2025.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

### **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 054/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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

**Appendix 10.**



**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, August 14, 2023

**File:** LD 055/2023  
**Submission:** B 055/2023  
**Owner:** Paulo Barros  
**Agent:** Vladimir Bulakh  
**Location:** 399 THORNTON RD N, Oshawa, ON  
**Municipality:** City of Oshawa

Consent to sever a vacant 301.2 m<sup>2</sup> residential parcel of land, retaining a 301.5 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on July 29, 2023 and confirmed the property was properly posted.

Present was:

Owner: Paulo Barros

Paulo Barros explained the nature of the application and advised the Committee that he agreed with all agency comments and conditions.

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

Agency comments were provided to Paulo Barros.

**Decision of the Committee**

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

Moved by: G.L. O'Connor

Seconded by: L. Roberts

Having reviewed and considered all the public and agency comments, and heard the oral submission, I hereby move that application LD 055/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated August 8, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 8, 2023 with respect to item 2.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated August 8, 2023, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 22, 2025.
  - Expiry Date of Application LD 055/2023 is Monday, September 22, 2025.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

### **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 055/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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



**Appendix 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, August 14, 2023

**File:** LD 056/2023  
**Submission:** B 056/2023  
**Owner:** Rus Major and Marilyn Major  
**Agent:** Richard Bouma  
**Location:** 111 STATION ST, Clarington, ON  
**Municipality:** Municipality of Clarington

Consent to sever a vacant 1449 m2 residential parcel of land, retaining a 1143 m2 residential parcel of land.

The Committee member visited the site on July 31, 2023 and confirmed the property was properly posted.

Present was:

Agent: Richard Bouma

Committee Member L. Roberts declared a conflict of interest and excused herself from the meeting.

Richard Bouma explained the nature of the application and that the proposed application will facilitate the creation of a new residential lot.

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

Agency comments were provided to Richard Bouma.

## **Decision of the Committee**

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

Moved by: P. Allore

Seconded by: Eric Hudson

Having reviewed and considered all the public and agency comments, and heard the oral submission, I hereby move that application LD 056/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated August 8, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 8, 2023 with respect to item 2.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter received by the Region on August 10, 2023, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 22, 2025.
  - Expiry Date of Application LD 056/2023 is Monday, September 22, 2025.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

### **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 056/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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

**Appendix 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, August 14, 2023

**File:** LD 057/2023  
**Submission:** B 057/2023  
**Owner:** Richard Annis  
**Agent:** Richard Annis  
**Location:** 3 HUNT ST, Clarington, ON  
**Municipality:** Municipality of Clarington

Consent to sever a 395.26 m<sup>2</sup> residential parcel of land, retaining a 395.26 m<sup>2</sup> residential parcel of land.

The Committee member visited the site on July 31, 2023 and confirmed the property was properly posted.

Present was:

Owner: Richard Annis

Richard Annis explained the nature of the application and advised the Committee he was in agreement with all agency comments and conditions.

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

Agency comments were provided to Richard Annis.

**Decision of the Committee**

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

Moved by: P. Allore

Seconded by: L. Roberts

Having reviewed and considered all the public and agency comments, and heard the oral submission, I hereby move that application LD 057/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated August 8, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated August 8, 2023.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter received by the Land Division Committee on August 10, 2023, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 22, 2025.
  - Expiry Date of Application LD 057/2023 is Monday, September 22, 2025.

### **Clearing Agencies**

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

### **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 057/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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

**Appendix 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, August 14, 2023

**File:** LD 058/2023  
**Submission:** B 058/2023  
**Owner:** 575 Harwood Holdings Inc. and Canadian Tolling Company Int  
**Agent:** Goodmans, LLp  
**Location:** 575 HARWOOD AVE N, Ajax, ON  
**Municipality:** Town of Ajax

Consent to grant a 1,710 m2 storm water drainage easement in favour of the abutting property to the west, retaining a 43,170 m2 industrial parcel of land.

The Committee member visited the site on August 1, 2023 and confirmed the property was properly posted.

Present was:

Agent: Zachary Fleisher, Goodmans LLp

Zachary Fleisher explained the nature of the application and advised the Committee that he was in general agreement with all agency comments and conditions, however, he requested the Committee consider waiving conditions i) and ii) as requested by the Regional Planning and Economic Development Department. Z Fleisher explained that these conditions are either being addressed by the Town of Ajax or have been previously addressed given the site is currently under construction.

Secretary Treasurer L. Trombino advised Mr. Fleisher that the Region can review those conditions and work with the proponent to address those issues once the application is approved.

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

Agency comments were provided to Zachary Fleisher.

## **Decision of the Committee**

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

Moved by: L. Roberts

Seconded by: G.L. O'Connor

Having reviewed and considered all the public and agency comments, and heard the oral submission, I hereby move that application LD 058/2023, be approved, as applied for, as it generally 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 August 8, 2023.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated August 9, 2023, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, August 22, 2025.
  - Expiry Date of Application LD 058/2023 is Monday, September 22, 2025.

### **Clearing Agencies**

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



### **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 058/2023 on Monday, August 14, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Lino Trombino – Secretary Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 12, 2023.

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