



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

**Minutes**

**Monday, July 10, 2023**

The Region Of Durham Land Division Committee met in meeting room Council Chambers at 1:00 AM on Monday, July 10, 2023 with the following in attendance:

Present:

Alex Georgieff – Town of Whitby  
Kitty Bavington – Town of Brock  
Lori Roberts – Town of Ajax  
Eric Hudson – City of Pickering  
Gerri Lynn O'Connor – Township of Uxbridge  
Bradley Whittle – Municipality of Clarington

Absent: Pralhad Uprety – City of Oshawa  
Paul Allore – Town of Scugog

Present:

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

**1. Adoption of Minutes**

Moved by: E. Hudson

Seconded by: L. Roberts

That the minutes of the Monday, June 12, 2023 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, July 10, 2023

**2. Review Consent Applications/Correspondence**

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

**3. Other Business**

Secretary Treasurer L. Trombino clarified procedures relating to regulatory notice provisions and application appeal rights as outlined in the Planning Act.

**4. Recess**

Moved by: K. Bavington

Seconded by: G.L. O'Connor

That this meeting be recessed at 11:20 a.m. and reconvene at 1:00 p.m.

Carried unanimously  
Monday, July 10, 2023

The Committee Chair opened the 1:00 AM session by asking Secretary-Treasurer Mr. 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-2021-00002**  
Appendix 1
- 2. File: LD 102/2022**  
Appendix 2
- 3. File: LD 033/2023**  
Appendix 3
- 4. File: LD 034/2023**  
Appendix 4
- 5. File: LD 035/2023**  
Appendix 5
- 6. File: LD 036/2023**  
Appendix 6
- 7. File: LD 037/2023**  
Appendix 7
- 8. File: LD 038/2023**  
Appendix 8
- 9. File: LD 039/2023**  
Appendix 9
- 10. File: LD 040/2023**  
Appendix 10
- 11. File: LD 041/2023**  
Appendix 11
- 12. File: LD 042/2023**  
Appendix 12
- 13. File: LD 043/2023**  
Appendix 13
- 14. File: LD 044/2023**  
Appendix 14
- 15. File: LD 045/2023**  
Appendix 15
- 16. File: LD 046/2023**  
Appendix 16

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

The next regularly scheduled Land Division Committee meeting will be held on Monday, August 14, 2023 in the Council Chambers.

**7. Adjournment**

Moved by: B. Whittle

Seconded by: L. Roberts

That this meeting be adjourned at 3:19 p.m. and the next regular meeting be held on Monday, August 14, 2023

Carried unanimously  
Monday, July 10, 2023

**8. Appendices**

**Appendix 1.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, July 10, 2023

**File:** LD-2021-00002  
**Submission:** B 038/2023  
**Owner:** Carlean Evans  
**Agent:** DAN EVANS  
**Location:** 210 BROCK ST W, Uxbridge, ON  
**Municipality:** Township of Uxbridge

Consent to sever a vacant 507.32 m2 residential parcel of land, retaining a 506.92 m2 residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Saturday, June 24, 2023 and confirmed the property was properly posted.

This application was previously tabled at the September 23, 2022 meeting.

Present was:

Agent: Dan Evans

Dan Evans explained the nature of the application and advised the Committee the proposed severed lands represent the rear portion of a corner lot. He further explained to the Committee that the driveway entrance to the proposed lot would be from South Balsam Street.

D. Evans advised the Committee he was in agreement with agency comments and conditions.

No other persons provided delegations.

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

Departments, Township of Uxbridge and the Lake Simcoe Region Conservation Authority.

Agency comments were provided to D. Evans.

### **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 agency comments, and heard the oral submission, I hereby move that application LD 2021-00002, 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 Tuesday, September 13, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, July 04, 2023 with respect to item 2.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Friday, February 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, July 18, 2025.
  - Expiry Date of Application LD-2021-00002 is Monday, August 18, 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 Township of Uxbridge 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-2021-00002 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 08, 2023.

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



**Appendix 2.**



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

**Minutes**

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

Consent Application heard on: Monday, July 10, 2023

**File:** LD 102/2022  
**Owner:** 2679857 Ontario Limited  
**Agent:** D.G Biddle & Associates  
**Location:** 4458 TRULLS RD, Clarington, ON  
**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 Tuesday, June 27, 2023 and confirmed the property was properly posted.

The application was previously tabled at the September 12, 2022 meeting.

Present was:

Agent: Ashley Prescott, D.G Biddle & Associates

Ashley Prescott explained the nature of the application and described the site and locational characteristics and the applicable plan, policy and zoning provisions.

A. Prescott advised the Committee that an Environmental Impact Study had been prepared in support of the application and that the study supported the creation of the proposed lot. She further advised the Committee her client was agreeable with the agency tabling request.

Written submissions by Pearl and Jane Hopson were made in opposition to the application.

Written submissions by John and Sharon Schoonderbeek were made in opposition to the application.

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

Agency comments were provided to D.G. Biddle & Associates.

### **Motion of the Committee**

Moved by: L. Roberts

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, at the expense of the applicant for up to two (2) years and no later than July 2025 in order to address the issues raised by the commenting agencies. 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, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

**Appendix 3.**



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

**Minutes**

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

Consent Application heard on: Monday, July 10, 2023

**File:** LD 033/2023  
**Owner:** Township of Uxbridge and 2695867 Ontario Inc

**Agent:** HBR Planning Centre: Stacey Williams; Howard Friedman  
**Location:** RAVENSHOE RD, Uxbridge, ON  
**Municipality:** Township of Uxbridge

Consent to sever a vacant 2,000 M2 hamlet residential lot, retaining a 1.79 HA hamlet residential parcel of land.

The Committee member visited the site on Monday, July 24, 2023 and confirmed the property was properly posted.

Present was:

Agent: HBR Planning Centre: Stacey Williams

Stacey Williams explained the nature of the application and advised the Committee that the proposed application will create a new lot within the limits of the Hamlet of Udora.

S. Williams confirmed she was in receipt of the agency comments and was agreeable to the tabling request from the Region of Durham. She further indicated she was confident she could address the requirements and questions raised by the Region.

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

Agency comments were provided to Stacey Williams.

**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 033/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than July 2025 in order to address the request by the Region of Durham. 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 date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 033/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

**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, July 10, 2023

**File:** LD 034/2023  
**Submission:** B 039/2023  
**Owner:** Wayne Best and Lynne Best  
**Agent:** Ryan Best  
**Location:** 1712 NASH RD, Clarington, ON  
**Municipality:** Municipality of Clarington

Consent to sever a 352.32 M2 residential parcel of land, retaining a 1056.96 M2 residential parcel of land. Existing dwelling to be demolished.

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

Applications LD 034/2023, LD 035/2023 and LD 036/2023 were heard in conjunction.

Present was:

Agent: Ryan Best

Ryan Best explained the nature of the application and advised the Committee the three applications will ultimately facilitate a reconfiguration of the existing lot into four lots. He further clarified that the existing lot will see the construction of two sets of semi-detached dwellings for a total of four dwelling units.

Committee Member B. Whittle asked the agent if he was aware of the requirement for a minor variance application and if he understood the implications of the request from the Municipality of Clarington to revise one of the applications and to table two of the applications.

R. Best confirmed he was in receipt of the Municipality's comments but did not understand the request given he had planned to first sever all the lots and then

proceed with construction of foundations for the proposed dwellings. He further advised he would like to proceed as he had proposed.

Committee Member B. Whittle advised the agent that he was inclined to accept the Municipality's recommendation.

Secretary Treasurer L. Trombino advised the Committee and the applicant that the Committee had the ability to amend the application on the floor of the meeting and that should the application be amended, related applications LD 035/2023 and LD 036/2023 would have to be tabled and reconsidered by the Committee once and this application was approved and finalized.

R. Best was agreeable to the above-mentioned process and requested the Committee amend application LD 034/2023 and table applications LD 035/2023 and LD 036/2023 as requested by Municipality of Clarington.

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 Ryan Best.

### **Decision of the Committee**

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

Moved by: B. Whittle

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, and heard the oral submission, I hereby move that application LD 034/2023, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

#### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Wednesday, June 28, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, July 07, 2023.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Thursday, July 06, 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, July 18, 2025.
  - Expiry Date of Application LD 034/2023 is Monday, August 18, 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 034/2023 on Monday, July 10, 2023.



Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 08, 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**

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

Consent Application heard on: Monday, July 10, 2023

**File:** LD 035/2023  
**Owner:** Wayne Best and Lynne Best  
**Agent:** Ryan Best  
**Location:** 1712 NASH RD, Clarington, ON  
**Municipality:** Municipality of Clarington

Consent to sever a 352.32 M2 residential parcel of land, retaining a 704.64 M2 residential parcel of land. Existing dwelling to be demolished.

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

Applications LD 034/2023, LD 035/2023 and LD 036/2023 were heard in conjunction.

Present was:

Agent: Ryan Best

Ryan Best explained the nature of the application and advised the Committee the three applications will ultimately facilitate a reconfiguration of the existing lot into four lots. He further clarified that the existing lot will see the construction of two sets of semi-detached dwellings for a total of four dwelling units.

Committee Member B. Whittle asked the agent if he was aware of the requirement for a minor variance application and if he understood the implications of the request from the Municipality of Clarington to revise one of the applications and to table two of the applications.

R. Best confirmed he was in receipt of the Municipality's comments but did not understand the request given he had planned to first sever all the lots and then

proceed with construction of foundations for the proposed dwellings. He further advised he would like to proceed as he had proposed.

Committee Member B. Whittle advised the agent that he was inclined to accept the Municipality's recommendation.

Secretary Treasurer L. Trombino advised the Committee and the applicant that the Committee had the ability to amend the application on the floor of the meeting and that should the application be amended, related applications LD 035/2023 and LD 036/2023 would have to be tabled and reconsidered by the Committee once and this application was approved and finalized.

R. Best was agreeable to the above-mentioned process and requested the Committee amend application LD 034/2023 and table applications LD 035/2023 and LD 036/2023 as requested by Municipality of Clarington.

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 Ryan Best.

### **Motion of the Committee**

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

Moved by: B. Whittle

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 035/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than July 2025. 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 035/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. 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 6.**



**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, July 10, 2023

**File:** LD 036/2023  
**Owner:** Wayne Best and Lynne Best  
**Agent:** Ryan Best  
**Location:** 1712 NASH RD, Clarington, ON  
**Municipality:** Municipality of Clarington

Consent to sever a 352.32 M2 residential parcel of land, retaining a 352.32 M2 residential parcel of land. Existing dwelling to be demolished.

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

Applications LD 034/2023, LD 035/2023 and LD 036/2023 were heard in conjunction.

Present was:

Agent: Ryan Best

Ryan Best explained the nature of the application and advised the Committee the three applications will ultimately facilitate a reconfiguration of the existing lot into four lots. He further clarified that the existing lot will see the construction of two sets of semi-detached dwellings for a total of four dwelling units.

Committee Member B. Whittle asked the agent if he was aware of the requirement for a minor variance application and if he understood the implications of the request from the Municipality of Clarington to revise one of the applications and to table two of the applications.

R. Best confirmed he was in receipt of the Municipality's comments but did not understand the request given he had planned to first sever all the lots and then

proceed with construction of foundations for the proposed dwellings. He further advised he would like to proceed as he had proposed.

Committee Member B. Whittle advised the agent that he was inclined to accept the Municipality's recommendation.

Secretary Treasurer L. Trombino advised the Committee and the applicant that the Committee had the ability to amend the application on the floor of the meeting and that should the application be amended, related applications LD 035/2023 and LD 036/2023 would have to be tabled and reconsidered by the Committee once and this application was approved and finalized.

R. Best was agreeable to the above-mentioned process and requested the Committee amend application LD 034/2023 and table applications LD 035/2023 and LD 036/2023 as requested by Municipality of Clarington.

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 Ryan Best.

### **Motion of the Committee**

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

Moved by: B. Whittle

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 036/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than July 2025. 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 036/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. 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 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, July 10, 2023

**File:** LD 037/2023  
**Submission:** B 040/2023  
**Owner:** Brooklin development General partner Ltd: Frank Filippo  
**Agent:** Brooklin development General partner Ltd: Frank Filippo  
**Location:** 330 WINCHESTER RD W, Whitby, ON  
**Municipality:** Town of Whitby

Consent to sever a vacant 1.985 HA institutional parcel of land, retaining a vacant 110.99 HA parcel of land draft approved for a residential plan of subdivision.

The Committee member visited the site on Sunday, June 25, 2023 and confirmed the property was properly posted.

Present was:

Owner: Brooklin development General partner Ltd  
Agent: Frank Filippo

Frank Filippo explained the nature of the application and advised the Committee the proposed application will facilitate the sale and transfer of the proposed lot for the construction of a future school.

A written submission dated June 24, 2024 was received from James Stracey.

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

Agency comments were provided to Frank Filippo.



## **Decision of the Committee**

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

Moved by: K. Bavington

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 037/023, 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 Tuesday, July 04, 2023 with respect to item 2.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, June 20, 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, July 18, 2025.
  - Expiry Date of Application LD 037/2023 is Monday, August 18, 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 Whitby 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.

2. Ministry of Transportation Comments dated Friday, June 16, 2023.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 037/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 08, 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**

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

Consent Application heard on: Monday, July 10, 2023

**File:** LD 038/2023  
**Owner:** Paige Bolahood  
**Agent:** Paige Bolahood  
**Location:** 4 FREDERICK AVE, Clarington, ON  
**Municipality:** Municipality of Clarington

Consent to sever a 487.79 M2 residential parcel of land, retaining a 487.79 M2 residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on Monday, June 26, 2023 and confirmed the property was properly posted.

Present was:

Owner: Paige Bolahood (Bain)

Paige Bain explained the nature of the application and advised the Committee the proposed application would see a 60-foot lot divided into two-30 foot lots in order to facilitate the development of two semi-detached dwellings.

P. Bain provided a detailed overview of the policy context relating to the application and advised the Committee the application would conform to zoning and official plan requirements and also to applicable provincial plans and policies.

Committee Member B. Whittle asked the applicant to explain how the application will fit into the character of the area and whether they took any actions to address any of the issues and concerns raised by area residents.

P. Bain advised the Committee the proposed development has been planned carefully and matter such as design, height and landscaping are being considered in order to ensure the future lots fit into the character of the area.

Committee Member K. Bavington asked the applicant to confirm how they are addressing the public's concerns regarding parking.

P. Bain advised the Committee her building designs are preliminary, however, the two units and lots will have single garages and outdoor parking areas.

Committee Member B. Whittle questioned whether the proposed dwellings will be a three-storey building and was advised the dwellings would be two a storey structure with a basement.

Ian Hale, area resident appeared in opposition to the application and reminded the Committee there is a petition with 115 names in opposition to the application. He indicated that the property owner does not live on the street as she claimed. He further confirmed the existing dwelling is being rented and those tenants are being asked to leave their home so that the dwelling can be demolished to accommodate the proposed new dwelling units.

I. Hale also indicated he believed the proposed dwellings would cast shadows on surroundings properties and would create undue stress on existing residents. He requested a shadow study be conducted in support of the application.

I. Hale also advised the Committee a similar proposal was built in the area on Scugog Street and that development has created safety issues associated with snow removal and garbage trucks. He also felt this application if approved will create a precedent for other land owners in the area, decrease property values and create street parking safety issues.

Brian Lajeunesse, area resident appeared in opposition to the application and advised the Committee the subject street is comprised of all one-storey homes and bungalows and that the proposed height of the dwellings would not fit into the character of the neighborhood. He also indicated the subject street is of a design which does not include curbs and sidewalks and which is also a dead-end street. He advised the Committee that any snow removal, garbage or other service type vehicles must reverse course in order to turn around and exit the street and that the proposed development will further create safety issues given there is likely to be an increased presence of parked vehicles on the street.

B. Lajeunesse reiterated many of the concerns present by I. Hale and felt that other areas with the Municipality of Clarington are better suited for growth and intensification. He also indicated that two similar type proposals in the area had recently been prevented from proceeding and that these actions have set the precedent to prevent this type of development.

Ron Hooper, area resident appeared in opposition to the application and expressed his opinion that the proposed development does not fit into the character of the neighborhood which was planned and established for larger lots with one storey single family dwellings.

R. Hooper reiterated concerns about the impact the application will have on the narrow nature of the street and it's lack of curbs and sidewalks. He also expressed concerns with the potential of eight residential units being permitted within the two dwellings and felt the height of the dwellings would take away from the character of the street.

Committee Chair A. Georgieff asked the property owner to clarify the total number of proposed dwelling units within two residential dwellings.

In response to the question P. Bain advised the Committee that she felt that the area residents were not being truthful and did not feel the personal verbal attacks were not fair as the plans for the future dwellings have not been finalized nor shared with any party. She confirmed there could be a maximum of three units per dwelling with parking and greenspace.

Written submissions were received from Ian Hale, area resident in opposition to the application. The submission also included a petition objecting to the application from area residents.

Written submissions were received from Brian Lajeunesse, area resident in opposition to the application.

Written submissions were received from Phil and Maggie Barnes, areas residents in opposition to the application.

Written submissions were received from Jeff Baker, area resident in opposition to the application.

Written submissions were received from Wanda Hughes and Susan Cadwell, area residents in opposition to the application.

Written submissions were received from Ron Hooper, area resident in opposition to the application.

Written submissions were received from Troy and Todd King, area residents in opposition to the application.

Written submissions were received from Amanda Haskins, area resident in opposition to the application.

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

Agency comments were provided to Paige Bain.

### **Motion of the Committee**

Moved by: B. Whittle

Seconded by: K. Bavington

Having reviewed and considered all of the public and agency comments and heard the oral submissions, I hereby move that application LD 038/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than July 2025 in order to address the Committee's concerns regarding design, parking and zoning 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 038/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

**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, July 10, 2023

**File:** LD 039/2023  
**Submission:** B 041/2023  
**Owner:** Twelve Stone Homes: Stephen  
**Agent:** Michael Smith Planning Consultants  
**Location:** 22451 SIMCOE ST, Scugog, ON  
**Municipality:** Township of Scugog

Consent to sever a 7.676 HA agricultural parcel of land, retaining a 4.769 HA agricultural parcel of land for future development.

The Committee member visited the site on Saturday, June 24, 2023 and confirmed the property was properly posted.

Present was:

Agent: Michael Smith from Michael Smith Planning Consultants

Michael Smith explained the nature of the application and advised the Committee the proposed vacant retained lands are located within the limits of the Hamlet of Seagrave.

M. Smith provided the Committee with an overview of the applicable zoning, official plan provisions and indicated that retained lands will ultimately be the subject of a 12-lot plan of subdivision.

M. Smith advised the Committee he concurs with the agency comments and conditions provided in support of the application and indicated that he will address the issues of the one area resident who expressed concerns to the application during the future plan of subdivision process.



Written submissions from area resident Gilles Guindon were received in opposition to the application.

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

Agency comments were provided to Michael Smith Planning Consultants.

### **Decision of the Committee**

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

Moved by: G.L. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all the public and agency comments, and heard the oral submission, I hereby move that application LD 039/2023, 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 Planning and Economic Development Department's letter dated Tuesday, July 04, 2023 with respect to item 2.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated Thursday, June 29, 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, July 18, 2025.
  - Expiry Date of Application LD 039/2023 is Monday, August 18, 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 Township of Scugog 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.
2. Kawartha Region Conservation Authority Wednesday, June 21, 2023.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 039/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 08, 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, July 10, 2023

**File:** LD 040/2023  
**Submission:** B 042/2023  
**Owner:** Nicolas Renggli (Ruti Farms)  
**Agent:** Luke Puckrin  
**Location:** 1350 BLUE MOUNTAIN RD, Scugog, ON  
**Municipality:** Township of Scugog

Consent to sever a 0.6 HA agricultural parcel of land with existing dwelling to remain, retaining 54.53 HA agricultural parcel of land. The retained vacant parcel will be merged with the adjacent farmland to the west.

The Committee member visited the site on Saturday, June 24, 2023 and confirmed the property was properly posted.

Present was:

Agent: Luke Puckrin

Luke Puckrin explained the nature of the application and advised the Committee that the application will facilitate the severance of farm dwellings as a result of the consolidation of abutting farm parcels.

L. Puckrin advised the Committee the subject application complies to all applicable official plan and provincial plan policies. He indicated a related zoning by-law would restrict the construction of any further dwellings on the retained lands and that the application meets all Conservation Authority and Minimum Distance Separation requirements.

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

Agency comments were provided to Luke Puckrin.

### **Decision of the Committee**

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

Moved by: G.L. O'Connor

Seconded by: B. Whittle

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 040/2023, 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 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.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, July 04, 2023.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated Thursday, June 29, 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, July 18, 2025.
  - Expiry Date of Application LD 040/2023 is Monday, August 18, 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 Planning and Economic Development Department 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

advised in writing by the Township of Scugog that condition #3 has been carried out to its satisfaction.

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

### **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 040/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 08, 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**

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

Consent Application heard on: Monday, July 10, 2023

**File:** LD 041/2023

**Owner:** Brundale Fine Homes Ltd.: Tony Bruno

**Agent:** JKO Planning Services Inc., Jim Kotsopoulos

**Location:** 25 JONATHAN ST, Uxbridge, ON

**Municipality:** Township of Uxbridge

Consent to sever a 835.60 M2 residential parcel of land, retaining a 835.64 M2 residential parcel of land. Existing dwelling to be demolished.

The Committee member visited the site on Saturday, June 24, 2023 and confirmed the property was properly posted.

Present was:

Agent: JKO Planning Services Inc., Jim Kotsopoulos

Jim Kotsopoulos explained the nature of the application and advised the Committee he was in receipt and agreement with the Township of Uxbridge's tabling request.

J. Kotsopoulos he would like the application tabled in order to address the questions raised by the Township.

Written submissions from Leah Polonenko, area residents were made in opposition to the application.

A petition from numerous area residents in opposition to the application was submitted to the Committee by Leah Polonenko on behalf of the residents.



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

Agency comments were provided to Jim Kotsopoulos.

### **Motion of the Committee**

Moved by: G.L. O'Connor Seconded by: L. Roberts

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 041/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than July 2025. 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 041/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

**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, July 10, 2023

**File:** LD 042/2023  
**Submission:** B 043/2023  
**Owner:** 1000077319 Ontario Inc  
**Agent:** Wajid Iqbal  
**Location:** 1915 SPRUCE HILL RD, Pickering, ON  
**Municipality:** City of Pickering

Consent to sever a 675.6 M2 residential parcel of land, retaining a 780.6 M2 residential parcel of land. Existing dwelling to be demolished. Application includes easement.

The Committee member visited the site on Monday, June 26, 2023 and confirmed the property was properly posted.

Present was:

Agent: Wajid Iqbal

Wajid Iqbal explained the nature of the application and advised the Committee the current application is the continuation of a development proposal initiated by the previous land owner.

W. Iqbal advised the Committee the subject lands are comprise of four parts, being the severed lands, the retained lands, lands to be dedicated to the City of Pickering and an access easement in favour of the City.

Committee Member K. Bavington questioned why the Toronto and Region Conservation was requesting a dedication of the above referenced easement area.

W. Iqbal advised the Committee that he did not wish to dedicate the easement area to the conservation authority given a large area of his land is already being

dedicated for natural heritage conservation purposes. He advised this issue could be addressed following the approval of the application.

Secretary Treasurer L. Trombino clarified that if the application were approved with the requested condition, he may not be able to negotiate a removal of the easement dedication and that a tabling of the application may allow him to address this issue prior to any decision and associated conditions being implemented.

W. Iqbal informed the Committee he would like to move ahead with the application at today's meeting and will begin negotiations following the approval of the application.

Written submissions from Julius De Ryuter on behalf of James and Mary Ann Griffen, area residents were made in response to the application.

Written submission from Chris and Kathy Bell, area residents were made in opposition to the application.

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

Agency comments were provided to Wajid Iqbal.

### **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 heard the oral submission, I hereby move that application LD 043/2023, 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 Monday, June 19, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, July 03, 2023 with respect to item 2.

3. That the applicant satisfy the requirement of the City of Pickering's letter dated Friday, June 23, 2023, financial and otherwise.
4. That the applicant satisfy the requirement of the Toronto and Region Conservation Authority's letter dated June 15, 2023.
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, July 18, 2025.
  - Expiry Date of Application LD 042/2023 is Monday, August 18, 2025.

### **Clearing Agencies**

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the 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 advised in writing by the Toronto and Region Conservation Authority that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

### **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. Filing 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 042/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 08, 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, July 10, 2023

**File:** LD 043/2023  
**Submission:** B 044/2023  
**Owner:** Winash Developments Limited  
**Agent:** Stephanie Volpentesta  
**Location:** 5550 BALDWIN ST S, Whitby, ON  
**Municipality:** Town of Whitby

Consent to sever a vacant 1.40 HA commercial parcel of land, retaining a 5.73 HA commercial parcel of land with existing structures to remain.

The Committee member visited the site on Sunday, June 25, 2023 and confirmed the property was properly posted.

Applications LD 043/2023 and LD 044/2023 were heard in conjunction.

Present was:

Agent: Stephanie Volpentesta

Stephanie Volpentesta explained the nature of the application and advised the Committee the proposed applications will create two new commercial parcels of land.

S. Volpentesta advised the Committee the intent of the proposed applications is to isolate the existing commercial block for financing purposes.

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

Agency comments were provided to Stephanie Volpentesta.

### **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, and heard the oral submission, I hereby move that application LD 043/2023, 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 Ministry of Transportation's letter dated Monday, June 19, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, July 04, 2023 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, June 20, 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, July 18, 2025.
  - Expiry Date of Application LD 043/2023 is Monday, August 18, 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 Ministry of Transportation 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 Town of Whitby 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 043/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 08, 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 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, July 10, 2023

**File:** LD 044/2023  
**Submission:** B 045/2023  
**Owner:** Winash Developments Limited  
**Agent:** Stephanie Volpentesta  
**Location:** 5550 BALDWIN ST S, Whitby, ON  
**Municipality:** Town of Whitby

Consent to sever a vacant 2.02 HA commercial parcel of land, retaining a 3.71 HA commercial parcel of land with existing structures to remain.

The Committee member visited the site on Sunday, June 25, 2023. and confirmed the property was properly posted.

Present was:

Agent: Stephanie Volpentesta: Stephanie Volpentesta

Stephanie Volpentesta explained the nature of the application and advised the Committee the proposed applications will create two new commercial parcels of land.

S. Volpentesta advised the Committee the intent of the proposed applications is to isolate the existing commercial block for financing purposes.

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

Agency comments were provided to Stephanie Volpentesta.

### **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, and heard the oral submission, I hereby move that application LD 044/2023, 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 Ministry of Transportation's letter dated Monday, June 19, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, July 04, 2023 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, June 20, 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, July 18, 2025.
  - Expiry Date of Application LD 044/2023 is Monday, August 18, 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 Ministry of Transportation 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 Town of Whitby 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 044/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 08, 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 15.**



**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, July 10, 2023

**File:** LD 045/2023  
**Owner:** Mousa-Khaled Adham  
**Agent:** Rafik Nassif  
**Location:** 198 TWYN RIVERS DR, Pickering,  
**Municipality:** City of Pickering

Consent to sever a 731.7 M2 residential parcel of land, retaining a 732.51 M2 residential parcel of land. Existing dwelling to be demolished.

The Committee member visited the site on Saturday, June 24, 2023 and confirmed the property was properly posted.

Present was:

Agent: Rafik Nassif

Rafik Nassif explained the nature of the application and advised the Committee the application will facilitate the construction of two new single-family dwellings once the existing dwelling is demolished and minor variance applications are approved.

R. Nassif indicated the proposed dwellings would be in keeping with the character of the area and that has been in discussions with the City of Pickering and the Region of Durham in order to address their requirements.

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

Agency comments were provided to Rafik Nassif.

### **Motion of the Committee**

Moved by: E. Hudson

Seconded by: B. Whittle

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 045/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than July 2025. 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 045/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer



**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, July 10, 2023

**File:** LD 046/2023  
**Submission:** B 046/2023  
**Owner:** Maleeha Shahid  
**Agent:** Maleeha Shahid  
**Location:** 120 COCHRANE ST, Whitby, ON  
**Municipality:** Town of Whitby

Consent to sever a 628.6 M2 residential parcel of land, retaining a 628.7 M2 residential parcel of land with an existing dwelling to be demolished. Re-submission of lapsed application LD038/2020.

The Committee member visited the site on **Sunday, June 25, 2023**, and confirmed the property was properly posted.

Present was:

Agent: Kevin Tetley

Kevin Tetley explained the nature of the application and advised the Committee the proposed application will facilitate the creation of a new building lot.

K. Tetley advised the Committee he was in agreement with 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, and the Town of Whitby.

Agency comments were provided to the applicant.

### **Decision of the Committee**

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

Moved by: K. Bavington

Seconded by: G.L. O'Connor

Having reviewed and considered all the agency comments, and heard the oral submission, I hereby move that application LD 046/2023, 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 Tuesday, July 04, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, July 06, 2023 with respect to item 2.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, June 20, 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, July 18, 2025.
  - Expiry Date of Application LD 046/2023 is Monday, August 18, 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 Town of Whitby 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 046/2023 on Monday, July 10, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

L. Trombino, Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 08, 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.