



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

Minutes

Thursday, September 17, 2020

IN LIGHT of the COVID-19 Pandemic and the Provincial Emergency Order prohibiting large public gatherings, the Region held this meeting virtually.

The Region of Durham Land Division Committee met virtually and in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 9:30 AM on Thursday, September 17, 2020 with the following in attendance:

Present: A. Georgieff, Acting Chair
 Eric Hudson
 Donovan Smith

Attending Virtually:

Gerri Lynn O'Connor, Chair
Allan Arnott
Kitty Bavington
Anna Camposeo

Carolyn Molinari

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: C. Molinari

Seconded by: G. O'Connor

That the minutes of the Monday, August 17, 2020 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Thursday, September 17, 2020

2. Review Consent Applications/Correspondence

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has been delegated the consent granting authority for uncontested land division committee applications pursuant to the Region of Durham By-Law 19-2020.

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

3. Other Business

Assistant Secretary-Treasurer P. Aguilera advised of future meeting details and the schedule for remainder of the year.

Secretary-Treasurer L. Trombino advised of the reopening of Regional Headquarters on September 28, 2020. Entry to the building will be by appointment only and the Land Division Committee meetings will continue by virtual hearings.

4. Recess

Moved by: K. Bavington

Seconded by: C. Molinari

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

Carried unanimously
Thursday, September 17, 2020

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

5. Consideration of Consent Applications

1. File: LD 102/2016
Appendix 1
2. File: LD 176/2017
Appendix 2
3. File: LD 177/2017
Appendix 3
4. File: LD 144/2019
Appendix 4
5. File: LD 145/2019
Appendix 5
6. File: LD 146/2019
Appendix 6
7. File: LD 037/2020
Appendix 7
8. File: LD 068/2020
Appendix 8
9. File: LD 069/2020
Appendix 9
10. File: LD 070/2020
Appendix 10
11. File: LD 071/2020
Appendix 11
12. File: LD 072/2020
Appendix 12
13. File: LD 073/2020
Appendix 13

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on October 5, 2020 virtually in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: D. Smith

Seconded by: E. Hudson

That this meeting be adjourned at 3:30 p.m. and the next regular meeting be held on October 5, 2020.

Carried unanimously
Thursday, September 17, 2020

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: Thursday, September 17, 2020

File: LD 102/2016
Owner: QSRP Developments Inc.
QSRP Developments Inc.
Agent: EcoVue Consulting Inc.
Location: Lot 25, Concession 3
Township of Uxbridge
(Scott)
Municipality: Township of Uxbridge

Consent to grant a 6.3 hectare access easement in favour of the property to the west, retaining a 37.13 hectare recreational parcel of land with an existing golf course.

This application was withdrawn by the agent on September 9, 2020.

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: Thursday, September 17, 2020

File: LD 176/2017
Submission: B 075/2020
Owner: Von Diergardt-Naglo, Geza
Agent: Brian Moss & Associates Ltd.
Location: Lot 29, Concession 1
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a 75.26 HA agricultural parcel of land with an existing structure, retaining a 78.47 HA agricultural parcel of land.

Applications LD 176/2017 and LD 177/2017 were heard concurrently.

The Committee member visited the site on August 31, 2020, and confirmed the property was properly posted.

Present was:

Agent: Brian Moss & Associates Ltd.

Mr. Brian Moss explained the nature of the application and advised the Committee the first application LD 176/2017 has received positive and supportive comments from all agencies. He indicated the application will serve to divide the existing parcel into two parcels.

Mr. B. Moss advised the Committee the second application LD 177/2017 will further divide the newly created parcel of land into two parcels. He further

confirmed that the proposal conforms to the Regional Official Plan and the local municipality's requirements. He advised there is no proposed building or site alteration as a result of either severance application.

Mr. B. Moss advised the Committee he was in receipt of and in agreement with all agency comments, save and except for the comments from the Lake Simcoe Region Conservation Authority.

Committee Member K. Bavington asked the agent to elaborate as to the purpose of the severance applications and to advise of the existing and proposed uses on the subject lands.

Mr. B. Moss advised the Committee the severances are primarily to re-establish the original lot lines to the properties which had inadvertently merged. He indicated there is no anticipated change of use to the lands.

Committee Member K. Bavington asked the agent to confirm whether the parcels are being sold.

Mr. B. Moss advised the Committee to the best of his knowledge the parcels will remain in the existing ownership.

Committee Member K. Bavington asked the agent to confirm if the parcel which currently is used for a cattle operation will continue to be used for such purposes. Mr. B. Moss answered in the affirmative.

Committee Member A. Arnott asked when the lots had initially merged.

Mr. B. Moss advised the Committee he did not have this information.

Committee Member A. Arnott noted there had been several lots taken off the property specifically, the south-west and the south-east portions and asked the agent to advise when those lots were severed.

Mr. B. Moss advised the Committee he does not have this information. He indicated the lots may have been severed 40 years ago.

Mr. B. Moss noted the submission from area resident and advised the Committee he had spoken with Ms. Priest and provided her with information regarding the proposed applications.

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

A written submission was received on September 8, 2020 from Ms. S. Priest, an area resident.

Agency comments were provided electronically to Mr. B. Moss, the agent for the owner.

Decision of the Committee

Moved by: K. Bavington

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 176/2017, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 14, 2020.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated September 14, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated September 15, 2020.
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 Monday, September 27, 2021.
 - Expiry Date of Application LD 176/2017 is Wednesday, October 27, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

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

Land Division Committee - Minutes/Decision
Thursday, September 17, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 176/2017 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

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: Thursday, September 17, 2020

File: LD 177/2017
Submission: B 076/2020
Owner: Von Diergardt-Naglo, Geza
Agent: Brian Moss & Associates Ltd.
Location: Lot 29, Concession 1
Township of Uxbridge
(Uxbridge)
Municipality: Township of Uxbridge

Consent to sever a 37.75 HA agricultural parcel of land with an existing structure, retaining a 37.55 HA agricultural parcel of land.

Applications LD 176/2017 and LD 177/2017 were heard concurrently.

The Committee member visited the site on August 31, 2020, and confirmed the property was properly posted.

Present was:

Agent: Brian Moss & Associates Ltd.

Mr. Brian Moss explained the nature of the application and advised the Committee the first application LD 176/2017 has received positive and supportive comments from all agencies. He indicated the application will serve to divide the existing parcel into two parcels.

Mr. B. Moss advised the Committee the second application LD 177/2017 will further divide the newly created parcel of land into two parcels. He further

confirmed that the proposal conforms to the Regional Official Plan and the local municipality's requirements. He advised there is no proposed building or site alteration as a result of either severance application.

Mr. B. Moss advised the Committee he was in receipt of and in agreement with all agency comments, save and except for the comments from the Lake Simcoe Region Conservation Authority.

Committee Member K. Bavington asked the agent to elaborate as to the purpose of the severance applications and to advise of the existing and proposed uses on the subject lands.

Mr. B. Moss advised the Committee the severances are primarily to re-establish the original lot lines to the properties which had inadvertently merged. He indicated there is no anticipated change of use to the lands.

Committee Member K. Bavington asked the agent to confirm whether the parcels are being sold.

Mr. B. Moss advised the Committee to the best of his knowledge the parcels will remain in the existing ownership.

Committee Member K. Bavington asked the agent to confirm if the parcel which currently is used for a cattle operation will continue to be used for such purposes. Mr. B. Moss answered in the affirmative.

Committee Member A. Arnott asked when the lots had initially merged.

Mr. B. Moss advised the Committee he did not have this information.

Committee Member A. Arnott noted there had been several lots taken off the property specifically, the south-west and the south-east portions and asked the agent to advise when those lots were severed.

Mr. B. Moss advised the Committee he does not have this information. He indicated the lots may have been severed 40 years ago.

Mr. B. Moss noted the submission from area resident and advised the Committee he had spoken with Ms. Priest and provided her with information regarding the proposed applications.

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

A written submission was received on September 4, 2020 from Ms. S. Priest, an area resident.

Agency comments were provided electronically to Mr. B. Moss, the agent for the owner.

Decision of the Committee

Moved by: K. Bavington

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 177/2017, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 14, 2020.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated September 14, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated September 15, 2020.
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 Monday, September 27, 2021.
 - Expiry Date of Application LD 177/2017 is Wednesday, October 27, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

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 177/2017 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

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: Thursday, September 17, 2020

File: LD 144/2019
Submission: B 077/2020
Owner: Lance, Amy & Trevor
Agent: Lance, Gary
Location: Lot 29, Concession 7
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to add a vacant 444.6 m² residential parcel of land to the west, retaining a 497.16 m² residential parcel of land with an existing dwelling.

Applications LD 144/2019 through LD 146/2019 were heard concurrently.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

Present was:

Agent: Mahoney, Gord

Mr. G. Mahoney explained the nature of the application and advised the Committee the applications will facilitate the creation of two new building lots fronting on Reach Street. He advised the Committee the applications are consistent with the Provincial Policy Statement as well as the local and regional official plans.

Mr. G. Mahoney advised the Committee the first application will facilitate a lot line adjustment to the west. He further advised the Committee the remaining two applications will then facilitate the creation of two new building lots.

Mr. G. Mahoney further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee Member C. Molinari asked the agent if had heard back from the Township regarding his email dated September 15, 2020. Mr. G. Mahoney answered in the affirmative.

Committee Member K. Bavington asked the agent to clarify parking issues as cited with the proposal, impact of construction and traffic on the Seniors Home in area.

Mr. G. Mahoney advised the Committee parking will be provided by a double wide driveway. He indicated he was aware of potential impact with noise and dust, however, this will be temporary and minimal. Mr. G. Mahoney further advised the Committee access to driveways will be achieved from Hamilton Street.

Committee Member K. Bavington asked the agent if any variances would be required as a result of these applications.

Mr. G. Mahoney advised the Committee the applications will conform to the Township Zoning By-Laws and no variances will be required for the severed lots, however, the retained parcel on 142 Reach Street will require a variance.

Committee Member A. Arnott asked the agent to identify who will cover the cost associated with the removal of the existing medians on the Street.

Mr. G. Mahoney advised the Committee the owner will bear the costs of this driveway construction.

Committee Member G. O'Connor noted the street parking on Hamilton Street is very narrow and limited.

Mr. G. Mahoney advised the Committee, the owner will look at this issue when they begin reviewing the details of the relocation of the median and will consider on street parking for residents as part of the future site plan process.

Committee Member G. O'Connor asked the agent if he anticipated any concerns with fire trucks being able to pass through the street.

Mr. G. Mahoney advised the Committee this will be addressed through the site plan approval process.

Committee Member K. Bavington asked the agent if he wished to table the matter to address these issues.

Mr. G. Mahoney advised the Committee he was prepared to proceed today and did not foresee any issues with the future site plan applications and any proposed conditions of approval.

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

Agency comments were provided electronically to Mr. G. Mahoney.

Decision of the Committee

Moved by: K. Bavington

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 144/2019 be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2020.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated September 14, 2020, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land. A solicitor's undertaking in this regard shall suffice.
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 Monday, September 27, 2021.
 - Expiry Date of Application LD 144/2019 is Wednesday, October 27, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

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 144/2019 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

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: Thursday, September 17, 2020

File: LD 145/2019
Submission: B 078/2020
Owner: York, Ryan
Paget, Devon
Agent: York, Ryan
Location: Lot 25 & 26, Concession BLK 81
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 577.13 m² residential parcel of land, retaining a 1,314.97 m² residential parcel of land with an existing dwelling.

Applications LD 144/2019 through LD 146/2019 were heard concurrently.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

Present was:

Agent: Mahoney, Gord

Mr. G. Mahoney explained the nature of the application and advised the Committee the applications will facilitate the creation of two new building lots fronting on Reach Street. He advised the Committee the applications are consistent with the Provincial Policy Statement as well as the local and regional official plans.

Mr. G. Mahoney advised the Committee the first application will facilitate a lot line adjustment to the west. He further advised the Committee the remaining two applications will then facilitate the creation of two new building lots.

Mr. G. Mahoney further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee Member C. Molinari asked the agent if had heard back from the Township regarding his email dated September 15, 2020. Mr. G. Mahoney answered in the affirmative.

Committee Member K. Bavington asked the agent to clarify parking issues as cited with the proposal, impact of construction and traffic on the Seniors Home in area.

Mr. G. Mahoney advised the Committee parking will be provided by a double wide driveway. He indicated he was aware of potential impact with noise and dust, however, this will be temporary and minimal. Mr. G. Mahoney further advised the Committee access to driveways will be achieved from Hamilton Street.

Committee Member K. Bavington asked the agent if any variances would be required as a result of these applications.

Mr. G. Mahoney advised the Committee the applications will conform to the Township Zoning By-Laws and no variances will be required for the severed lots, however, the retained parcel on 142 Reach Street will require a variance.

Committee Member A. Arnott asked the agent to identify who will cover the cost associated with the removal of the existing medians on the Street.

Mr. G. Mahoney advised the Committee the owner will bear the costs of this driveway construction.

Committee Member G. O'Connor noted the street parking on Hamilton Street is very narrow and limited.

Mr. G. Mahoney advised the Committee, the owner will look at this issue when they begin reviewing the details of the relocation of the median and will consider on street parking for residents as part of the future site plan process.

Committee Member G. O'Connor asked the agent if he anticipated any concerns with fire trucks being able to pass through the street.

Mr. G. Mahoney advised the Committee this will be addressed through the site plan approval process.

Committee Member K. Bavington asked the agent if he wished to table the matter to address these issues.

Mr. G. Mahoney advised the Committee he was prepared to proceed today and did not foresee any issues with the future site plan applications and any proposed conditions of approval.

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

Agency comments were provided electronically to Mr. G. Mahoney.

Decision of the Committee

Moved by: K. Bavington

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 145/2019, 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 September 2, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2020.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated September 14, 2020, financial and otherwise.
4. That Application LD 145/2019 be perfected prior to LD 146/2019 in order to prevent the creation of a natural severance. A Solicitor's Undertaking shall suffice in this regard.
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 Monday, September 27, 2021.
 - Expiry Date of Application LD 145/2019 is Wednesday, October 27, 2021.

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 Township of Uxbridge that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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 145/2019 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

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: Thursday, September 17, 2020

File: LD 146/2019
Submission: B 079/2020
Owner: Paget, Devon
York, Ryan
Agent: York, Ryan
Location: Lot 25 & 26, Concession BLK 81
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 577.13 m² residential parcel of land, retaining a 737.84 m² residential parcel of land with an existing dwelling.

Applications LD 144/2019 through LD 146/2019 were heard concurrently.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

Present was:

Agent: Mahoney, Gord

Mr. G. Mahoney explained the nature of the application and advised the Committee the applications will facilitate the creation of two new building lots fronting on Reach Street. He advised the Committee the applications are consistent with the Provincial Policy Statement as well as the local and regional official plans.

Mr. G. Mahoney advised the Committee the first application will facilitate a lot line adjustment to the west. He further advised the Committee the remaining two applications will then facilitate the creation of two new building lots.

Mr. G. Mahoney further advised the Committee he was in receipt of and in agreement with the agency comments.

Committee Member C. Molinari asked the agent if had heard back from the Township regarding his email dated September 15, 2020. Mr. G. Mahoney answered in the affirmative.

Committee Member K. Bavington asked the agent to clarify parking issues as cited with the proposal, impact of construction and traffic on the Seniors Home in area.

Mr. G. Mahoney advised the Committee parking will be provided by a double wide driveway. He indicated he was aware of potential impact with noise and dust, however, this will be temporary and minimal. Mr. G. Mahoney further advised the Committee access to driveways will be achieved from Hamilton Street.

Committee Member K. Bavington asked the agent if any variances would be required as a result of these applications.

Mr. G. Mahoney advised the Committee the applications will conform to the Township Zoning By-Laws and no variances will be required for the severed lots, however, the retained parcel on 142 Reach Street will require a variance.

Committee Member A. Arnott asked the agent to identify who will cover the cost associated with the removal of the existing medians on the Street.

Mr. G. Mahoney advised the Committee the owner will bear the costs of this driveway construction.

Committee Member G. O'Connor noted the street parking on Hamilton Street is very narrow and limited.

Mr. G. Mahoney advised the Committee, the owner will look at this issue when they begin reviewing the details of the relocation of the median and will consider on street parking for residents as part of the future site plan process.

Committee Member G. O'Connor asked the agent if he anticipated any concerns with fire trucks being able to pass through the street.

Mr. G. Mahoney advised the Committee this will be addressed through the site plan approval process.

Committee Member K. Bavington asked the agent if he wished to table the matter to address these issues.

Mr. G. Mahoney advised the Committee he was prepared to proceed today and did not foresee any issues with the future site plan applications and any proposed conditions of approval.

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

A written submission was received on September 8, 2020 from Ms. Christine Walsh, an area resident.

A written submission was received on September 8, 2020 from Mr. Peter Bujna, an area resident.

Agency comments were provided electronically to Mr. G. Mahoney.

Decision of the Committee

Moved by: K. Bavington

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 146/2019, 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 September 2, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2020.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated September 14, 2020, financial and otherwise.
4. That Application LD 145/2019 be perfected prior to LD 146/2019 in order to prevent the creation of a natural severance. A Solicitor's Undertaking shall suffice in this regard.
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 Monday, September 27, 2021.
 - Expiry Date of Application LD 146/2019 is Wednesday, October 27, 2021.

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 Township of Uxbridge that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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 146/2019 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

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: Thursday, September 17, 2020

File: LD 037/2020
Submission: B 080/2020
Owner: Steele, Dinah & Nick
Agent: TD Consulting Inc.
Location: Lot 31, Concession 7
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 750.27 m² residential parcel of land, retaining a 684.76 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

Present was:

Agent: Tom DeBoer - TD Consulting Inc.
Interested party: Wynn Walters

Mr. T. DeBoer explained the nature of the application advised the Committee the application is in compliance with both the local and regional official plans.

Committee Member A. Arnott noted the Township considered this matter at a meeting on September 14, 2020 and asked the agent if he was present at that meeting and if he had any comments related to council's opposition to the application.

Mr. T. DeBoer advised the Committee he did not attend the meeting, however, the Township planner is supportive of the application.

Mr. W. Walters provided the Committee with a brief history of the area and advised the Committee he obtained a petition from the area residents and was speaking on behalf of those residents.

He indicated the issues related to the severance itself and what will be built on the lot. These concerns related to non-compliance with zoning by-law, harm to the community as well as the proliferation of new smaller building lots with monster homes constructed thereon in addition to a general loss of character of the neighborhood.

Mr. W. Walters advised the Committee where there is opposition then the severance should not proceed. He reminded the Committee that Township of Uxbridge does not support this application.

Committee Member C. Molinari asked the delegate to identify where his property was located in relation to subject property.

Mr. W. Walters advised he was one house removed on other side of intersection and is south of Dominion Street.

Committee Member K. Bavington advised the delegate that a decision to approve the application must ensure compliance with the Zoning By-Law and/or conditions that will require compliance with the by-law. She further advised that the Committee would not approve the creation of non-compliant lots.

Mr. W. Walters asked the Committee what would happen in the case where this application is approved, and the accompanying minor variance application is not approved.

Committee Member K. Bavington advised the delegate the Land Division Committee application would be subject to conditions, one being compliance with local zoning by-law and if the applicant could not satisfy that condition the application would lapse and the proposed lot would not be created.

Committee Member G. O'Connor reiterated Committee Member K. Bavington's comments.

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

A written submission was received on September 9, 2020 from Mr. Walter Wynn including a petition from area residents.

A written submission was received on August 27, 2020 from Mr. Fred Flood, an area resident.

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

Decision of the Committee

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 037/2020, 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 September 2, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2020.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated September 14, 2020, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated April 2, 2020
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 Monday, September 27, 2021.
 - Expiry Date of Application LD 037/2020 is Wednesday, October 27, 2021.

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 Township of Uxbridge 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 Regional Health Department that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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 037/2020 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

Appendix 8



NOTICE OF DECISION with respect to a Consent Application Subsection 53(12) of the Planning Act

Consent Application heard on: Thursday, September 17, 2020

File: LD 068/2020
Submission: B 081/2020
Owner: Pickering Ridge Land Inc.
Agent: Weston Consulting
Location: Lot 17, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to add a vacant 3,962.8 m² commercial parcel of land to the north, retaining a 15,605.8 m² commercial parcel of land with an existing structure to remain.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

A written submission was received on September 8, 2020 from Ron Hendrix, an area resident.

Agency comments were provided electronically to Mr. M. Bennett, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020, I hereby grant provisional consent to application LD 068/2020, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2020.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated September 10, 2020, financial and otherwise.
3. That the applicant satisfy the requirement of the Toronto and Region Conservation Authority ("TRCA") letter dated August 27, 2020.
4. That the subject land be deeded in the same name as the adjacent property to the north. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
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 Monday, September 27, 2021.
 - Expiry Date of Application LD 068/2020 is Wednesday, October 27, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Brian Bridgeman, MCIP, RPP
Commissioner of Planning & Economic Development

Date: August 17, 2020

Application: LD 68/2020

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

Appendix 9



NOTICE OF DECISION **with respect to a Consent Application** **Subsection 53(12) of the Planning Act**

Consent Application heard on: Thursday, September 17, 2020

File: LD 069/2020
Submission: B 082/2020
Owner: 2264787 Ontario Inc.
Agent: Annis, John
Location: Lot 25, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a vacant 510.55 m² residential parcel of land, retaining a vacant 510.55 m² residential parcel of land.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to grant provisional consent to the subject application pursuant to By-Law 19-2020.

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

A written submission was received on September 9, 2020 from Nigel and Keri Davey, area residents.

Agency comments were provided electronically to Mr. J. Annis, the agent for the owner.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 19-2020 I hereby grant provisional consent to application LD 069/2020, 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 September 2, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2020.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated September 10, 2020, 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 Monday, September 27, 2021.
 - Expiry Date of Application LD 069/2020 is Wednesday, October 27, 2021.

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.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

**Brian Bridgeman, MCIP, RPP
Commissioner of Planning & Economic Development**

Date: August 17, 2020

Application: LD 69/2020

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

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: Thursday, September 17, 2020

File: LD 070/2020
Submission: B 083/2020
Owner: Foley, Brent
Agent: Foley, Mark
Location: Lot 35, Concession 3
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 674 m² vacant residential parcel of land, retaining a 669 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

Present was:

Agent: Foley, Mark

Mr. M. Foley explained the nature of the application and advised the Committee the proposal will facilitate the creation of a new single family dwelling. He advised the lot is fully serviced and the new home will be subject to architectural control to be administered by the Municipality of Clarington.

Mr. M. Foley further advised the Committee the lands represent infill development and comply with local and regional policies.

Committee Member A. Camposeo asked the agent if the backyard is currently being used as a vegetable garden.

Mr. M. Foley advised the yard is fenced and has a pool and shed on it. He indicated these will be removed as part of the development proposal.

Committee Member A. Camposeo asked the agent if a minor variance application will be required.

Mr. M. Foley advised the Committee he has had discussions with municipality and does not foresee that a variance will be necessary.

Committee Member A. Camposeo asked the agent if he is proposing to construct a two story house.

Mr. M. Foley advised the Committee that has not yet been decided.

Committee Member A. Camposeo asked the agent if there is a zoning by-law amendment and to specify what those changes were.

Mr. M. Foley advised the Committee the property is currently zoned agricultural and there is a proposal to change to it R2. He indicated an approval was received from the Municipality of Clarington and the proposal is proceeding to council next week.

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

A written submission was received on September 10, 2020 from Syl Macko-Rodmell and Bob Rodmell, area residents.

Agency comments were provided electronically to Mr. M. Foley, the agent for the owner.

Decision of the Committee

Moved by: A. Camposeo

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 070/2020, 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 September 4, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2020.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 2020, 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 Monday, September 27, 2021.
 - Expiry Date of Application LD 070/2020 is Wednesday, October 27, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

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

Land Division Committee - Minutes/Decision
Thursday, September 17, 2020

Signed by all members present and concurring that this is the Committee Decision of LD 070/2020 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

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: Thursday, September 17, 2020

File: LD 071/2020
Submission: B 084/2020
Owner: Noranheim Corp
Agent: IsleKcon Construction Inc.
Location: Lot 11, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 692.47 m² residential parcel of land, retaining a 2,638.23 m² residential parcel of land for future development.

Applications LD 071/2020 and LD 072/2020 were heard in conjunction.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

Present was:

Owner: Ahmed Ismael - Noranheim Corp
Agent: Khaled Isleem - IsleKcon Construction Inc.

Mr. A. Ismael explained the nature of the application and advised the Committee the application will facilitate the creation of three new building lots on which semi-detached homes will be built.

Mr. K. Isleem advised the Committee he had pre-consulted with the municipality and has confirmed the proposal is in compliance with the local and regional policies.

Committee Member C. Molinari asked if it would be necessary for the applicant would come back at a later date for further severances once the severances were completed and the semi-detached homes constructed.

Assistant Secretary-Treasurer P. Aguilera confirmed additional applications will be required at a later date should the owner wish to further divide the lot and create a separate lot for each home.

Committee Member K. Bavington asked how long they have owned the property.

Mr. K. Isleem advised the Committee the property was purchased earlier this year.

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

Agency comments were provided electronically to Mr. K. Isleem.

Decision of the Committee

Moved by: A. Camposeo

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 071/2020, 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 September 4, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2020
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 9, 2020, financial and otherwise.
4. That application LD 071/2020 be perfected prior to LD 072/2020 in order to avoid the creation of a natural severance. A solicitor's undertaking shall suffice in this regard.
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 Monday, September 27, 2021.
 - Expiry Date of Application LD 071/2020 is Wednesday, October 27, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 071/2020 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

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: Thursday, September 17, 2020

File: LD 072/2020
Submission: B 085/2020
Owner: Noranheim Corp
Agent: IsleKcon Construction Inc.
Location: Lot 11, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 628.29 m² residential parcel of land, retaining a 630.7 m² residential parcel of land for future development.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

Present was:

Owner: Ahmed Ismael - Noranheim Corp
Agent: Khaled Isleem - IsleKcon Construction Inc.

Mr. A. Ismael explained the nature of the application and advised the Committee the application will facilitate the creation of three new building lots on which semi-detached homes will be built.

Mr. K. Isleem advised the Committee he had pre-consulted with the municipality and has confirmed the proposal is in compliance with the local and regional policies.

Committee Member C. Molinari asked if it would be necessary for the applicant would come back at a later date for further severances once the severances were completed and the semi-detached homes constructed.

Assistant Secretary-Treasurer P. Aguilera confirmed additional applications will be required at a later date should the owner wish to further divide the lot and create a separate lot for each home.

Committee Member K. Bavington asked how long they have owned the property.

Mr. K. Isleem advised the Committee the property was purchased earlier this year.

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

Agency comments were provided electronically to Mr. K. Isleem.

Decision of the Committee

Moved by: A. Camposeo

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 072/2020, 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 September 4, 2020, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2020
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 9, 2020, financial and otherwise.
4. That application LD 071/2020 be perfected prior to LD 072/2020 in order to avoid the creation of a natural severance. A solicitor's undertaking shall suffice in this regard.
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 Monday, September 27, 2021.
 - Expiry Date of Application LD 072/2020 is Wednesday, October 27, 2021.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 072/2020 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.

Appendix 13



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: Thursday, September 17, 2020

File: LD 073/2020
Owner: Clark, Brian
Weston, Heather
Agent: Wokral, Peter
Location: Lot 16, Concession 6
Township of Scugog
Municipality: Township of Scugog

Consent to sever a 329.24 m² residential parcel of land, retaining an 812.73 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 31, 2020 and confirmed the property was properly posted.

Present was:

Agent: Wokral, Peter

Mr. P. Wokral explained the nature of the application and provided the Committee with a PowerPoint presentation. He advised the Committee the property is located in the residential historical district of the Port Perry urban area. He indicated the house is designated as a heritage home.

Mr. P. Wokral further advised the Committee the proposal meets the minimum zoning by-law and setback requirements and that no variances are required on the retained lot. He advised a minor variance will be required for the side yard setback for the severed lot.

Mr. P. Wokral also provided the committee with historic information on the subject property and surrounding area. He advised the Committee that a number of lots in the vicinity of the subject property have been severed in past years and the proposal is in compliance with that trend.

Mr. P. Wokral addressed the Township's concerns related to the lot configuration and their request for a zoning amendment. He indicated the Heritage Impact Assessment should not be required by the Township as the property is already designated and protected.

Committee Member C. Molinari asked the agent if he was agreeable with the Townships tabling request.

Mr. P. Wokral advised the Committee he was not in agreement with the requirements of the Township and he believes the Township has misinterpreted the intent of the Heritage Act. He is not in agreement in the tabling recommendation and asked the Committee to render their decision today.

Committee Member C. Molinari asked the agent if the stone wall fence on the lot was protected under the Heritage Act and whether it will remain on the lot.

Mr. P. Wokral advised the Committee the stone wall is not protected and confirmed the applicant does not plan to remove the wall.

Committee Member D. Smith asked the agent if he had pre-consulted with the Township prior to filing the application. Mr. P. Wokral answered in the affirmative.

Committee Member D. Smith asked the agent to confirm when he last spoke with the Township and whether he met in person or had other forms of communication.

Mr. P. Wokral advised the Committee that he had many conversations with Township staff and the application was revised based on feedback provided by Township staff.

Committee Member D. Smith asked the agent to confirm whether the heritage designation applies to the entire property.

Mr. P. Wokral advised the Committee the Heritage Act speaks to designation of the dwelling itself and that the balance of the property is not protected.

He further advised the Committee the owners will protect the majority of the vegetation on the site and that and only four non-native trees will be affected by the proposed severance with the existing dwelling to remain unchanged.

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

Agency comments were provided electronically to Mr. P. Wokral, the agent for the owner.

Motion of the Committee

Moved by: D. Smith

Seconded by: E. Hudson

That the speaker be permitted an additional 2 minutes to continue his delegation beyond the time prescribed in the Region of Durham Procedural By-Law 44-2018.

Carried

Motion of the Committee

Moved by: D. Smith

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 073/2020 be tabled at the expense of the applicant for up to two (2) years and no later than September 2022, in order for the amended application to be properly circulated to all 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

Signed by all members present and concurring that this is the Committee Motion of LD 073/2020 on Thursday, September 17, 2020.

Gerri Lynn O'Connor, Chair

Alex Georgieff, Vice-Chair

Allan Arnott

Kitty Bavington

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Friday, October 16, 2020.