



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

Minutes

Monday, July 12, 2021

IN LIGHT of the COVID-19 Pandemic and the Provincial Emergency Order prohibiting public gatherings of five or more people, 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 10:00 AM on Monday, July 12, 2021 with the following in attendance:

Present: A. Georgieff, Chair

Attending Virtually:

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

Absent: None

Staff

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

1. Adoption of Minutes

Moved by: A. Camposeo

Seconded by: K. Bavington

That the minutes of the Monday, June 07, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, July 12, 2021

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

Secretary-Treasurer L. Trombino provided the Committee with a further update on Bill 263.

4. Recess

Moved by: D. Smith

Seconded by: A. Arnott

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

Carried unanimously
Monday, July 12, 2021

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 080/2019 - *Considered by the Land Division Committee*
Appendix 1
2. File: LD 069/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 2
3. File: LD 070/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 3
4. File: LD 071/2021 – *Withdrawn by applicant*
Appendix 4
5. File: LD 072/2021 - *Considered by the Land Division Committee*
Appendix 5
6. File: LD 073/2021 - *Considered by the Land Division Committee*
Appendix 6
7. File: LD 074/2021 - *Considered by the Land Division Committee*
Appendix 7
8. File: LD 075/2021 - *Considered by the Land Division Committee*
Appendix 8
9. File: LD 076/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 9
10. File: LD 077/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 10
11. File: LD 078/2021 - *Considered by the Land Division Committee*
Appendix 11
12. File: LD 079/2021 - *Considered by the Land Division Committee*
Appendix 12
13. File: LD 080/2021 - *Considered by the Land Division Committee*
Appendix 13

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on August 9, 2021, virtually at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

Adjournment

Moved by: C. Molinari

Seconded by: G. O'Connor

That this meeting be adjourned at 2:25 p.m. and the next regular meeting be held virtually on August 9, 2021.

Carried unanimously
Monday, July 12, 2021

7. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

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

Consent Application heard on: Monday, July 12, 2021

File: LD 080/2019
Owner: Paradine, Steven
Paradine, Kathryn
Agent: Wong, Tony
Location: Lot Pt Lt 5, Concession 2
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to add a vacant 1 acre agriculture parcel of land to the north, retaining a 134.5 acres of agricultural parcel of land.

This application was tabled from the July 15, 2019 hearing and was automatically brought forward as the tabling period had expired.

The Committee member visited the site on June 28, 2021 and confirmed the property was properly posted.

There were no parties present.

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 Lake Simcoe Region Conservation Authority.

A letter was received on July 9, 2021, from Tony Wong, agent for the applicant, requesting a further tabling of the application.

Agency comments were provided electronically to Mr. T. Wong, agent.

Motion of the Committee

Moved by: G. O'Connor

Seconded by: A. Camposeo

Having reviewed and considered all of the agency comments and considered the written submission by the agent, and due to non-posting of the required notice on the property, I hereby move that application LD 080/2019 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than July 2023. 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

Land Division Committee - Minutes/Decision
Monday, July 12, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 080/2019 on Monday, July 12, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Appendix 2



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

Consent Application considered on: Monday, July 12, 2021

File: LD 069/2021
Submission: B 068/2021
Owner: Venditti, Antonella
Despoja, Anthony
Location: Lot 22, Concession 1
Township of Brock
Municipality: Township of Brock

Consent to sever a vacant 708.7 m² residential parcel of land, retaining a 709.2 m² residential parcel of land.

The Committee member visited the site on June 27, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by 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 Township of Brock and Lake Simcoe Region Conservation Authority.

Agency comments were provided electronically to Mr. A. Despoja, the applicant.

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 069/2021, 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 July 6, 2021.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated July 5, 2021, 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 22, 2022.
 - Expiry Date of Application LD 069/2021 is Monday, August 22, 2022.

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 Brock that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

1. Letter from Lake Simcoe Region Conservation Authority dated June 29, 2021.
2. 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

Decision Date: July 12, 2021

Application: LD 069/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 10, 2021.

Appendix 3



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

Consent Application considered on: Monday, July 12, 2021

File: LD 070/2021
Submission: B 069/2021
Owner: Hanson, David
Agent: Woodcock & Tomlinson
Location: Lot 13, Concession 6
Township of Brock
Municipality: Township of Brock

Consent to sever a vacant 935.4 m² residential parcel of land, retaining a 6,280 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on June 27, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 19-2020.

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

Agency comments were provided electronically to Mr. D. Hanson, the applicant.

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 070/2021, 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 June 16, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 6, 2021.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated July 5, 2021, 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 22, 2022.
 - Expiry Date of Application LD 070/2021 is Monday, August 22, 2022.

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 Brock 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. Letter from Lake Simcoe Region Conservation Authority dated July 8, 2021.
2. 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

Decision Date: July 12, 2021

Application: LD 070/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 10, 2021.

Appendix 4



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, July 12, 2021

File: LD 071/2021
Owner: 2658333 Ontario Inc.
Agent: Mirtsou, Erik
Location: Lot 10, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 813.41 m² residential parcel of land, retaining a 338.55 m² residential parcel of land with an existing dwelling.

A letter of withdrawal was received on July 7, 2021, from Erik Mirtsou, agent for the applicant.

Appendix 5



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 12, 2021

File: LD 072/2021
Submission: B 070/2021
Owner: Shannon, Tammy
Agent: DeNoble, Steve
Location: Lot 18, Concession 2
Town of Whitby
Municipality: Town of Whitby

Consent to sever a 726 m² residential parcel of land, retaining a 726 m² of residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on June 28, 2021 and confirmed the property was properly posted.

Present was:

Agent: DeNoble, Steve
Interested party: Stern, Andrew

Mr. S. DeNoble explained the nature of the application and advised the Committee the owner made an application to the Committee of Adjustment which was recently approved.

Mr. S. DeNoble further advised the Committee he has reviewed the letters from the area residents and provided some clarification to the concerns raised in said letters including traffic, noise and the proposed future use.

Mr. S. DeNoble further advised the Committee that while there will be some loss of trees as a result of the development he intends to save as many trees as possible. He further advised that the Town of Whitby has addressed this concern in their conditions of approval.

Committee Member C. Molinari asked if the agent if he had received and reviewed the agency comments.

Mr. S. DeNoble confirmed that he was in receipt and agreement with all agency comments.

Mr. A. Stern advised the Committee he no longer wished to make a delegation.

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

A written submission was received on July 2, 2021 from Doug and Heather Wright, as well as Suzanne and Carol Cooper, area residents.

A written submission was received on July 4, 2021 from Steve Johns and Joanne Hoover, area residents.

A written submission was received on July 4, 2021 from Kevin and Martha Kelly, area residents.

A written submission was received on July 5, 2021 from Sheila Raitt, area resident.

A written submission was received on July 5, 2021 from Robert and Sharron Field and Carol Cooper, area residents.

Decision of the Committee

Moved by: C. Molinari

Seconded by: D. Smith

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 072/2021, 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 June 16, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 6, 2021.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 8, 2021, 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 22, 2022.
 - Expiry Date of Application LD 072/2021 is Monday, August 22, 2022.

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.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, July 12, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 072/2021 on Monday, July 12, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

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 Tuesday, August 10, 2021.

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 12, 2021

File: LD 073/2021
Submission: B 071/2021
Owner: Weber, Winifred & Anton
Agent: Avtech Designs
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 1,052.87 m² residential parcel of land, retaining a 995.46 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on June 27, 2021 and confirmed the property was properly posted.

Present was:

Agent: Barton, Peter - Avtech Designs

Mr. P. Barton explained the nature of the application and advised the Committee the severance will allow for the construction of a new single family dwelling on the newly created lot on the abutting cul-de-sac.

Committee Member A. Arnott asked for details on the proposed driveway construction and future access to the site.

Mr. P. Barton advised that the City of Pickering at a cost of the owner will require a reconfiguration of the road at the expense of the applicant.

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

Agency comments were provided electronically to Mr. P. Barton, agent.

Decision of the Committee

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 073/2021, 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 June 17, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 17, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated July 8, 2021, 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 22, 2022.
 - Expiry Date of Application LD 073/2021 is Monday, August 22, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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
Monday, July 12, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 073/2021 on Monday, July 12, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

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 Tuesday, August 10, 2021.

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 12, 2021

File: LD 074/2021
Submission: B 072/2021
Owner: Lekelefac, Ankhakem Petra
Filbert, Chibonson Njokwo Jean
Agent: QBS Architects Inc.
Location: Lot 17, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 591.91 m² residential parcel of land, retaining a 1,183.82 m² residential parcel of land with an existing dwelling to be demolished for future development.

Applications LD 074/2021 and LD 075/2021 were heard in conjunction.

The Committee member visited the site on June 28, 2021 and confirmed the property was properly posted.

Present was:

Agent: Al Mathno, Saba - QBS Architects Inc.
Interested party: Ross, Debra

Ms. S. Al Mathno explained the nature of the application and advised the Committee the application will facilitate the creation of two new building lots to allow for the construction of three new single family dwellings. She indicated the owner had pre-consulted with the local municipality and the proposal is in compliance with zoning by-laws and applicable plans and policies.

Ms. S. Al Mathno further advised the Committee she was in receipt of and in agreement with all agency comments. She further advised she had received and reviewed the written submissions by the area residents and was prepared to answer questions regarding their submissions.

Committee Member A. Arnott asked the agent to comment on the letter from the City of Oshawa and asked for clarification on what will be constructed on the parcel.

Ms. S. Al Mathno advised the owners will construct 3 single family dwellings with secondary suites in each of the dwellings.

Committee Member A. Arnott asked agent to speak to other recent lot creation in the area.

Ms. S. Al Mathno advised they are not involved with other development in area and as such have no knowledge of those developments. She further indicated the owner will occupy one of the new dwellings.

Committee Member C. Molinari asked if agent has reviewed residents' submissions.

Ms. S. Al Mathno confirmed receipt of letters and offered a detailed overview of proposed plan of development on this parcel of land.

Ms. D. Ross expressed concerns related to the negative impact of the environment and wildlife in the area. She also expressed concerns related to traffic, noise, loss of nature, loss of trees, parking issues and overall safety.

Committee Member A. Camposeo noted the City has imposed conditions for the planting of trees on the property and asked agent to speak to the minor variance application.

Ms. S. Al Mathno advised the owner had not yet applied for the minor variance and is working diligently with the City of Oshawa planning staff.

Committee Member C. Molinari asked staff to confirm why the notice indicated this was a "special meeting" to address the concern of area resident D. Ross.

Assistant Secretary-Treasurer P. Aguilera explained this language was adopted due to the Covid Pandemic and resultant virtual hearings rather than in person.

Ms. D. Ross further explained her frustration with the development of surrounding lots in the neighborhood.

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

A written submission was received on July 4, 2021, from Rosemary Stekar and Glenn Whilsmith, area residents.

A written submission was received on July 5, 2021, from Barbara Harwood, area resident.

A written submission was received on July 6, 2021, from Debra Ross, area resident.

Agency comments were provided electronically to Ms. S. Al Mathno, agent.

Decision of the Committee

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 074/2021, 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 June 16, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 6, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 7, 2021, financial and otherwise.
4. That LD 074/2021 be perfected prior to the finalization of LD 075/21. A solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 22, 2022.
 - Expiry Date of Application LD 074/2021 is Monday, August 22, 2022.

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 Oshawa that condition #3 has been carried out to its satisfaction.

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

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
Monday, July 12, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 074/2021 on Monday, July 12, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

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 Tuesday, August 10, 2021.

Appendix 8



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 12, 2021

File: LD 075/2021
Submission: B 073/2021
Owner: Filbert, Chibonson Njokwo Jean
Lekelefac, Ankhakem Petra
Agent: QBS Architects Inc.
Location: Lot 17, Concession 2
City of Oshawa
Municipality: City of Oshawa

Consent to sever a vacant 591.91 m² residential parcel of land, retaining a 591.91 m² residential parcel of land an existing dwelling to be demolished for future development.

Applications LD 074/2021 and LD 075/2021 were heard in conjunction.

The Committee member visited the site on June 28, 2021 and confirmed the property was properly posted.

Present was:

Agent: Al Mathno, Saba - QBS Architects Inc.
Interested party: Ross, Debra

Ms. S. Al Mathno explained the nature of the application and advised the Committee the application will facilitate the creation of two new building lots to allow for the construction of three new single family dwellings. She indicated the owner had pre-consulted with the local municipality and the proposal is in compliance with zoning by-laws and applicable plans and policies.

Ms. S. Al Mathno further advised the Committee she was in receipt of and in agreement with all agency comments. She further advised she had received and reviewed the written submissions by the area residents and was prepared to answer questions regarding their submissions.

Committee Member A. Arnott asked the agent to comment on the letter from the City of Oshawa and asked for clarification on what will be constructed on the parcel.

Ms. S. Al Mathno advised the owners will construct 3 single family dwellings with secondary suites in each of the dwellings.

Committee Member A. Arnott asked agent to speak to other recent lot creation in the area.

Ms. S. Al Mathno advised they are not involved with other development in area and as such have no knowledge of those developments. She further indicated the owner will occupy one of the new dwellings.

Committee Member C. Molinari asked if agent has reviewed residents' submissions.

Ms. S. Al Mathno confirmed receipt of letters and offered a detailed overview of proposed plan of development on this parcel of land.

Ms. D. Ross expressed concerns related to the negative impact of the environment and wildlife in the area. She also expressed concerns related to traffic, noise, loss of nature, loss of trees, parking issues and overall safety.

Committee Member A. Camposeo noted the City has imposed conditions for the planting of trees on the property and asked agent to speak to the minor variance application.

Ms. S. Al Mathno advised the owner had not yet applied for the minor variance and is working diligently with the City of Oshawa planning staff.

Committee Member C. Molinari asked staff to confirm why the notice indicated this was a "special meeting" to address the concern of area resident D. Ross.

Assistant Secretary-Treasurer P. Aguilera explained this language was adopted due to the Covid Pandemic and resultant virtual hearings rather than in person.

Ms. D. Ross further explained her frustration with the development of surrounding lots in the neighborhood.

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

A written submission was received on July 4, 2021, from Rosemary Stekar and Glenn Whilsmith, area residents.

A written submission was received on July 5, 2021, from Barbara Harwood, area resident.

A written submission was received on July 6, 2021, from Debra Ross, area resident.

Agency comments were provided electronically to Ms. S. Al Mathno, agent.

Decision of the Committee

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 075/2021, 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 June 16, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated July 6, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 7, 2021, financial and otherwise.
4. That LD 074/2021 be perfected prior to the finalization of LD 075/2021. A solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 22, 2022.
 - Expiry Date of Application LD 075/2021 is Monday, August 22, 2022.

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 Oshawa that condition #3 has been carried out to its satisfaction.

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

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
Monday, July 12, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 075/2021 on Monday, July 12, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

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 Tuesday, August 10, 2021.

Appendix 9



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

Consent Application considered on: Monday, July 12, 2021

File: LD 076/2021
Submission: B 074/2021
Owner: Habitat for Humanity Inc.
Agent: GHD
Location: Lot 7, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to grant a 95.36 m² access easement in favour of the land to the north, retaining a 5,950.68 m² residential parcel of land.

Applications LD 076/2021 and LD 077/2021 were considered in conjunction.

The Committee member visited the site on June 27, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 19-2020.

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

Agency comments were provided electronically to Ms. S. Chow, 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 076/2021, as applied for, as such is an easement and it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 7, 2021, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 22, 2022.
 - Expiry Date of Application LD 076/2021 is Monday, August 22, 2022.

Clearing Agencies

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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

Decision Date: July 12, 2021

Application: LD 076/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 10, 2021.

Appendix 10



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

Consent Application considered on: Monday, July 12, 2021

File: LD 077/2021
Submission: B 075/2021
Owner: Durham Regional Local Housing Corporation
Agent: GHD
Location: Lot 7, Concession 1
City of Oshawa
Municipality: City of Oshawa

Consent to grant a 400.74 m² access easement in favour of the lands to the south, retaining a 5,637.27 m² residential parcel of land.

Applications LD 076/2021 and LD 077/2021 were considered in conjunction.

The Committee member visited the site on June 27, 2021 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 19-2020.

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

Agency comments were provided electronically to Ms. S. Chow, 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 077/2021, as applied for, as such is an easement and it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the City of Oshawa's letter dated July 7, 2021, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 22, 2022.
 - Expiry Date of Application LD 077/2021 is Monday, August 22, 2022.

Clearing Agencies

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #1 has been carried out to its satisfaction.
5. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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

Decision Date: July 12, 2021

Application: LD 077/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 10, 2021.

Appendix 11



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 12, 2021

File: LD 078/2021
Submission: B 076/2021
Owner: Mayer, Joseph
Agent: GHD
Location: Lot 32, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 1.3 hectare blanket access easement in favour of the property to the south west.

Applications LD 078/2021 and LD 079/2021 were heard in conjunction.

The Committee member visited the site on June 28, 2021 and confirmed the property was properly posted.

Present was:

Owner: Kinsley, Ian – Whitby Toyota
Agent: Edwards, Steve – GHD
Interested party: Ferreira, Robert

Mr. S. Edwards explained the nature of the application and advised the Committee the subject lands are currently leased by MKS Holdings (“Whitby Toyota”) from Mr. Mayer. He indicated the second application deals with the parcel of land which is owned by Whitby Toyota and supports its vehicular access. He advised the two properties work in conjunction with each other to operate and these applications will create a legal easement.

Mr. S. Edwards further advised there an existing tree planting buffer with trees which will remain as is and be undisturbed. He also indicated there is fencing on the east side of trees and existing curb on west side of tree buffer which further separates the automobile dealership from the residential lands used east of the subject site.

Mr. S Edwards further advised the Committee he had been in contact with the both the Regional and local planning departments as well as the Central Lake Ontario Conservation Authority and is aware of and in agreement with the requirement for the transfer of lands to the Town of Whitby. He indicated these requirements were captured under a previous application to the Committee being LD 102/2018.

Secretary-Treasurer L. Trombino advised the Committee that since the applicant is in agreement with that condition, the Committee may choose to impose those conditions even though it is 3rd party condition.

Committee Member C. Molinari asked the agent to speak to the future site plan application on the subject property.

Mr. S. Edwards advised the Committee there are plans to expand the existing dealership.

Mr. I. Kingsley advised the Committee the historic application was completed, and all conditions therein were satisfied to the satisfaction of all public agencies.

Committee Member D. Smith asked the agent to confirm that parts 2, 3 and 4 of the Reference Plan are outside of the fence. Mr. S. Edwards answered in the affirmative.

Mr. R. Ferreira expressed concerns related to loss of privacy and noise. He asked for confirmation that the 7.5 buffer in backyard will not be affected.

Mr. S. Edwards confirmed the buffer that runs between the curb on the east side and the fence will be left untouched as it is a zoning requirement and part of the site plan process.

Following Mr. S. Edwards' responses, Mr. R. Ferreira indicated he had no further concerns.

Committee Member C. Molinari advised the delegate the scope of this application is only for a legal easement.

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

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

Decision of the Committee

Moved by: D. Smith

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 078/2021, be approved, as applied for, as such is an easement and 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 July 6, 2021 with respect to item 1 and 3.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 8, 2021, 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 22, 2022.
 - Expiry Date of Application LD 078/2021 is Monday, August 22, 2022.

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.

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
Monday, July 12, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 078/2021 on Monday, July 12, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

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 Tuesday, August 10, 2021.

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 12, 2021

File: LD 079/2021
Submission: B 077/2021
Owner: MKS Holdings Limited
Agent: GHD
Location: Lot 32, Concession 1
Town of Whitby
Municipality: Town of Whitby

Consent to grant a 26,088 m2 blanket access easement in favour of the property to the north-east.

Applications LD 078/2021 and LD 079/2021 were heard in conjunction.

The Committee member visited the site on June 28, 2021 and confirmed the property was properly posted.

Present was:

Owner: Kinsley, Ian – Whitby Toyota
Agent: Edwards, Steve – GHD
Interested party: Ferreira, Robert

Mr. S. Edwards explained the nature of the application and advised the Committee the subject lands are currently leased by MKS Holdings (“Whitby Toyota”) from Mr. Mayer. He indicated the second application deals with the parcel of land which is owned by Whitby Toyota and supports its vehicular access. He advised the two properties work in conjunction with each other to operate and these applications will create a legal easement.

Mr. S. Edwards further advised there an existing tree planting buffer with trees which will remain as is and be undisturbed. He also indicated there is fencing on the east side of trees and existing curb on west side of tree buffer which further separates the automobile dealership from the residential lands used east of the subject site.

Mr. S Edwards further advised the Committee he had been in contact with the both the Regional and local planning departments as well as the Central Lake Ontario Conservation Authority and is aware of and in agreement with the requirement for the transfer of lands to the Town of Whitby. He indicated these requirements were captured under a previous application to the Committee being LD 102/2018.

Secretary-Treasurer L. Trombino advised the Committee that since the applicant is in agreement with that condition, the Committee may choose to impose those conditions even though it is 3rd party condition.

Committee Member C. Molinari asked the agent to speak to the future site plan application on the subject property.

Mr. S. Edwards advised the Committee there are plans to expand the existing dealership.

Mr. I. Kingsley advised the Committee the historic application was completed, and all conditions therein were satisfied to the satisfaction of all public agencies.

Committee Member D. Smith asked the agent to confirm that parts 2, 3 and 4 of the Reference Plan are outside of the fence. Mr. S. Edwards answered in the affirmative.

Mr. R. Ferreira expressed concerns related to loss of privacy and noise. He asked for confirmation that the 7.5 buffer in backyard will not be affected.

Mr. S. Edwards confirmed the buffer that runs between the curb on the east side and the fence will be left untouched as it is a zoning requirement and part of the site plan process.

Following Mr. S. Edwards' responses, Mr. R. Ferreira indicated he had no further concerns.

Committee Member C. Molinari advised the delegate the scope of this application is only for a legal easement.

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

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

Decision of the Committee

Moved by: D. Smith

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 079/2021, be approved, as applied for, as such is an easement and 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 July 6, 2021 with respect to item 1 and 3.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated July 8, 2021, 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 22, 2022.
 - Expiry Date of Application LD 079/2021 is Monday, August 22, 2022.

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.

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
Monday, July 12, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 079/2021 on Monday, July 12, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

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 Tuesday, August 10, 2021.

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: Monday, July 12, 2021

File: LD 080/2021
Owner: Seagal, Eran
Location: Lot 18
Township of Brock
Municipality: Township of Brock

Consent to sever a vacant 615.57 m² residential parcel of land, retaining a 608.28 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on June 28, 2021 and confirmed the property was not properly posted.

Present was:

Owner: Seagal, Eran
Agent: Bird, Jonathan

Mr. J. Bird explained the nature of the application and advised the Committee the applicant was unable to get confirmation from Lake Simcoe Region Conservation Authority ("LSRCA") regarding their floodplain concerns. He indicated he found a discrepancy in the comments from LSRCA and their mapping. He asked the Committee to approve the application today with conditions for a Phase One Environmental Site Assessment Study and noise study.

Committee Member K. Bavington noted the site was not posted and asked the agent if he had pre-consulted with the LSRCA prior to filing the application.

Mr. J. Bird advised the Committee the owner had reviewed the maps and boundary of the LSRCA floodplain and had confirmed the property was outside of the flood area boundary.

Committee Member C. Molinari advised the agent a Phase 1 may not be required, however, the Site Screening Questionnaire must be completed and signed. She further advised the Committee was not in receipt of conditions from the commenting agency and therefore could not make a ruling in the absence of those.

Committee Member K. Bavington asked the agent to confirm if the existing house will be demolished or will it be renovated.

Mr. E. Segal advised the Committee he will renovate the existing dwelling. He further advised he did post the notice sign, and provided staff with proof on the posting date, however, due to harsh weather the signs had fallen over. He indicated he returned to the site and reposted the signs 2 days later.

Secretary-Treasurer L. Trombino advised the Committee that notice requirements under the Planning Act require applicants to post and maintain the signs for 14 days prior to the hearing. He further advised the Committee that this requirement was not met, and the Committee could not make a decision on the matter at today's hearing.

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

Agency comments were provided electronically to Mr. E. Segal, the applicant.

Motion of the Committee

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 080/2021 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than July 2023. 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.

Land Division Committee - Minutes/Decision
Monday, July 12, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 080/2021 on Monday, July 12, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer