



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

Minutes

Monday, June 7, 2021

IN LIGHT of the COVID-19 Pandemic and the Provincial Emergency Order prohibiting large 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 Monday, June 7, 2021 with the following in attendance:

Present: A. Georgieff, Chair

Attending Virtually:

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

Staff

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

1. Adoption of Minutes

Moved by: K. Bavington

Seconded by: A. Arnott

That the minutes of the Monday, May 10, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, June 7, 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

There was no other business discussed.

4. Recess

Moved by: C. Molinari

Seconded by: D. Smith

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

Carried unanimously
Monday, June 7, 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 038/2021 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 1
2. File: LD 051/2021 - *Considered by the Land Division Committee*
Appendix 2
3. File: LD 062/2021 - *Delegated to the Commissioner of Planning & Economic Development Department*
Appendix 3
4. File: LD 063/2021- *Considered by the Land Division Committee*
Appendix 4
5. File: LD 064/2021 - *Considered by the Land Division Committee*
Appendix 5
6. File: LD 065/2021 - *Considered by the Land Division Committee*
Appendix 6
7. File: LD 066/2021 - *Considered by the Land Division Committee*
Appendix 7
8. File: LD 067/2021 - *Considered by the Land Division Committee*
Appendix 8
9. File: LD 068/2021 - *Considered by the Land Division Committee*
Appendix 9

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on July 12, 2021 virtually in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: D. Smith

Seconded by: A. Arnott

That this meeting be adjourned at 2:10 p.m. and the next regular meeting be held on July 12, 2021.

Carried unanimously
Monday, June 7, 2021

8. Appendices

Appendix 1



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

Consent Application considered on: Monday, June 7, 2021

File: LD 038/2021
Submission: B 061/2021
Owner: Nuteck Homes Ltd.
Agent: Grant Morris Associates Ltd.
Location: Lot 31, Concession Range 3
City of Pickering
Municipality: City of Pickering

Consent to sever a 929.11 m² residential parcel of land, retaining a 4,639.60 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on May 24, 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, and the City of Pickering.

Agency comments were provided to electronically to Mr. G. Morris, agent for 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 038/2021, 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 7, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 21, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated June 1, 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, June 17, 2022.
 - Expiry Date of Application LD 038/2021 is Monday, July 18, 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.

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

Decision Date: June 7, 2021

Application: LD 038/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 6, 2021.

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, June 7, 2021

File: LD 051/2021
Owner: Byron, Sue
Agent: Church, James
Location: Lot 32, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 610 m² residential parcel of land, retaining a 742 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 25, 2021 and confirmed the property was properly posted.

Present was:

Agent: Church, James

Mr. J. Church explained the nature of the application and advised the Committee the owner wishes to sever the rear portion of her property in order to facilitate a new lot for the construction of a new single family dwelling. Mr. J. Church also indicated the proposal is in compliance with all applicable policies and plans.

Committee Member C. Molinari asked the agent if he was in receipt of all agency comments including the comments from the Municipality of Clarington which recommended a tabling of the application.

Mr. J. Church confirmed he was in receipt of all comments, however, he was not aware of the tabling recommendation. He advised the Committee he is agreeable

to entering into a servicing agreement to address the servicing and zoning compliance issues raised by the Municipality of Clarington and asked to proceed with his application today and have the conditions satisfied as a condition of approval.

Committee Member A. Camposeo asked the agent whether he had pre-consulted with Clarington and if so what were there comments.

Mr. J. Church advised the Committee he did speak with Clarington planning staff prior to filing the application at which time they indicated the lots would have to be serviced. He indicated he was unaware he would have to do that prior to the application. Mr. J. Church expressed concerns with the Municipality of Clarington's proposed process.

Committee Member D. Smith asked for direction from the Committee regarding a potential approval subject to servicing.

Chair A. Georgieff advised that since there are no conditions from Clarington, the Committee could not approve the application in the absence of any conditions from the Municipality.

Committee Member C. Molinari advised the agent whether Clarington would be satisfied if he entered into a servicing agreement.

Mr. J. Church advised he is agreeable to such a condition and asked the Committee to approve application today.

Committee Member K. Bavington noted the comments from Clarington indicated services were "not available" and suggested this could be a capacity issue. She directed the agent to contact Clarington and discuss their concerns.

Committee Member C. Molinari noted Clarington's concerns and those of the Regional Works Department.

Mr. J. Church advised the Committee that the Regional Works Department is supportive. He further advised that the portion of the deck will be removed that extends beyond the rear yard setback in order to bring it in compliance with the zoning by-law.

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

Agency comments were provided electronically to Mr. J. Church, the agent for the applicant.

Motion of the Committee

Moved by: A. Camposeo

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and heard the submission by the agent, I hereby move that application LD 051/2021 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 June 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, June 7, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 051/2021 on Monday, June 7, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Appendix 3



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

Consent Application considered on: Monday, June 7, 2021

File: LD 062/2021
Submission: B 062/2021
Owner: Penfound, Kourtney
Holmes, Jordan
Location: Lot 11, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 539 m² residential parcel of land with an existing dwelling to remain, retaining a 541 m² residential lot with an existing dwelling to remain.

The Committee member visited the site on May 25, 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, and the Municipality of Clarington.

Agency comments were provided electronically to Ms. K. Penfound, the agent for 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 062/2021, 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 May 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 31, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 1, 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, June 17, 2022.
 - Expiry Date of Application LD 062/2021 is Monday, July 18, 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 Municipality of Clarington that condition #3 has been carried out to its satisfaction.

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

Decision Date: June 7, 2021

Application: LD 062/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 6, 2021.

Appendix 4



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, June 7, 2021

File: LD 063/2021
Submission: B 063/2021
Owner: McRae, Reuban & Kathryn
Location: Lot 28, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 582.2 m² residential parcel of land retaining a 585.3 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 25, 2021 and confirmed the property was properly posted.

Present was:

Owner: McRae, Reuban

Mr. R. McRae explained the nature of the application and advised the Committee he was in receipt of and in agreement with all agency comments.

Mr. R. McRae also advised the Committee he will work with the Municipality of Clarington to address the frontage and encroachment concerns.

Committee Member A. Camposeo asked agent if he had spoken with the area resident to address their concerns.

Mr. R. McRae confirmed he had spoken with Mr. Tenzin who had expressed an interest in purchasing the land and advised him that he does not intend to have

any minor variance setbacks for the proposed single family dwelling on the proposed lot.

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

A written submission was received on May 31, 2021, from Tenzin Gyalston, area resident.

Agency comments were provided electronically to Mr. R. McRae.

Decision of the Committee

Moved by: A. Camposeo

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 063/2021, 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 May 19, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 31, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated June 1, 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, June 17, 2022.
 - Expiry Date of Application LD 063/2021 is Monday, July 18, 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 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
Monday, June 7, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 063/2021 on Monday, June 7, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 6, 2021.

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, June 7, 2021

File: LD 064/2021
Submission: B 064/2021
Owner: Phoenix, Sherry Lynn
Phoenix, Daryl James William
Agent: Clark Consulting Services
Location: Lot 23, Concession 6
Township of Brock
Municipality: Township of Brock

Consent to sever a 0.84 hectare farm related rural residential parcel of land with an existing dwelling to remain, retaining a 32.01 hectare agricultural parcel of land.

The Committee member visited the site on May 25, 2021 and confirmed the property was properly posted.

Present was:

Agent: Mann, Jacqueline - Clark Consulting Services

Ms. J. Mann explained the nature of the application and advised the Committee the application was revised at the request of the Township of Brock. She indicated the owner has provided a revised application and sketch to address the Township's request.

Ms. J. Mann further advised the Committee she was in receipt of and in agreement with the agency comments.

Committee Member K. Bavington asked the agent to confirm the frame shed and silo will be removed from the subject lands. Ms. J. Mann answered in the affirmative.

Committee Member K. Bavington asked the agent to confirm that the barn/shed references are the same item and if the applicant is the same owner of the benefitting lands.

Ms. J. Mann answered in the affirmative.

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

Agency comments were provided electronically to Ms. J. Mann, agent for the applicant.

Decision of the Committee

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all the agency comments, resident submission and heard the oral submission, I hereby move that application LD 064/2021, 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 June 4, 2021.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated June 5, 2021, financial and otherwise.
3. That the retained lands 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.
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, June 17, 2022.
 - Expiry Date of Application LD 064/2021 is Monday, July 18, 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 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 Brock 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

Land Division Committee - Minutes/Decision
Monday, June 7, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 064/2021 on Monday, June 7, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 6, 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, June 7, 2021

File: LD 065/2021
Submission: B 065/2021
Owner: Canaan Canada Developments Ltd.
Agent: Gerber, Joel
Location: Lot 23, Concession Range 3
City of Pickering
Municipality: City of Pickering

Consent to sever a 206.3 m² residential parcel of land, retaining a 206.4 m² residential parcel of land for future development. Existing dwelling is to be demolished.

The Committee member visited the site on May 24, 2021 and confirmed the property was properly posted.

Present was:

Agent: Gerber, Joel

Mr. J. Gerber explained the nature of the application and advised the Committee this is a straight infill application and the proposal is in compliance with the local zoning by-law.

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.

A written submission was received on May 18, 2021 from Rick and Marg Adamson, area residents.

Agency comments were provided electronically to Mr. J. Gerber, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments, resident submission and heard the oral submission, I hereby move that application LD 065/2021, 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 May 25, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 1, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated May 31, 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, June 17, 2022.
 - Expiry Date of Application LD 065/2021 is Monday, July 18, 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, June 7, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 065/2021 on Monday, June 7, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 6, 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, June 7, 2021

File: LD 066/2021
Submission: B 066/2021
Owner: 2797373 Ontario Ltd.
Molinaro, Cesare
Location: Lot 27, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 911.2 m² residential parcel of land, retaining a 1,081.4 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on May 24, 2021 and confirmed the property was properly posted.

Present was:

Owner: Molinaro, Sarah

S. Molinaro explained the nature of the application and advised the Committee she was in receipt of and in agreement with all agency comments and conditions.

Committee Member A. Arnott asked the agent to speak to the proposed new driveway from New Street.

Ms. S. Molinaro advised the Committee the City of Pickering has imposed a condition of approval to address this issue and lands will be conveyed to City to facilitate a bulb off of New Street.

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.

A written submission was received on May 28, 2021 from Mark and Diane Lakics, area residents.

Agency comments were provided electronically to Mr. C. Molinaro, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: D. Smith

Having reviewed and considered all the agency comments, resident submission and heard the oral submission, I hereby move that application LD 066/2021, 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 May 25, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated June 3, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated June 2, 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, June 17, 2022.
 - Expiry Date of Application LD 066/2021 is Monday, July 18, 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, June 7, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 066/2021 on Monday, June 7, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 6, 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, June 7, 2021

File: LD 067/2021
Submission: B 067/2021
Owner: Subramaniam, Manoharan
Asokkanth, Abiramithevi
Santhiralingam, Premkanth
Agent: Santhiralingam, Asokanth
Location: Lot 19, Concession 1
City of Pickering
Municipality: City of Pickering

Consent to sever an 876.58 m² residential parcel of land, retaining an 876.58 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on May 25, 2021 and confirmed the property was properly posted.

Present was:

Agent: Santhiralingam, Asokanth

Mr. A. Santhiralingam explained the nature of the application and advised the Committee the application was previously considered and approved by the Committee with all conditions having been fulfilled. However, the consent was not finalized as the solicitor did not present the deed for stamping.

Mr. A. Santhiralingam further advised the Committee the property standards will be looked after by a new management company he has hired.

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.

A written submission was received from Henry Urban on May 25, 2021, area resident.

Agency comments were provided electronically to Mr. A. Santhiralingam.

Decision of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 067/2021, 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 Planning and Economic Development Department's letter dated June 2, 2021.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated May 28, 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, June 17, 2022.
 - Expiry Date of Application LD 067/2021 is Monday, July 18, 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 City of Pickering 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, June 7, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 067/2021 on Monday, June 7, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 6, 2021.

Appendix 9



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, June 7, 2021

File: LD 068/2021
Owner: Timberridge Carpentry Inc.
Agent: H F Grander Co. Ltd.
Location: Lot 28, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 1,348 m² residential parcel of land, retaining a 1,155 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on May 23, 2021 and confirmed the property was properly posted.

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. R. Grander, agent for the applicant.

Motion of the Committee

Moved by: G. O'Connor

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 68/2021 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 June 2023. A tabling fee of \$300 payable by certified funds within 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, June 7, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 068/2021 on Monday, June 7, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Anna Camposeo

Eric Hudson

Carolyn Molinari

Gerri Lynn O'Connor

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 6, 2021.