



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

Minutes

Monday, May 10, 2021

IN LIGHT of the COVID-19 Pandemic and the Provincial Emergency Order prohibiting large public gatherings the Region of Durham, Land Division Committee 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, May 10, 2021 with the following in attendance:

Attending Virtually:

A. Georgieff, Chair
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: D. Smith

Seconded by: G. O'Connor

That the minutes of the Monday, April 19, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, May 10, 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 brief overview of Bill 276 and provisions therein related to the consent process.

4. Recess

Moved by: E. Hudson

Seconded by: K. Bavington

That this meeting be recessed at 11:10 a.m. and reconvene at 12:45 p.m.

Carried unanimously
Monday, May 10, 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 023/2018
Appendix 1
2. File: LD 024/2018
Appendix 2
3. File: LD 064/2020
Appendix 3
4. File: LD 052/2021
Appendix 4
5. File: LD 053/2021
Appendix 5
6. File: LD 054/2021
Appendix 6
7. File: LD 055/2021
Appendix 7
8. File: LD 056/2021
Appendix 8
9. File: LD 057/2021
Appendix 9
10. File: LD 058/2021
Appendix 10
11. File: LD 059/2021
Appendix 11
12. File: LD 060/2021
Appendix 12
13. File: LD 061/2021
Appendix 13

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on June 7, 2021 virtually in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: A. Arnott

Seconded by: G. O'Connor

That this meeting be adjourned at 2:35 p.m. and the next regular meeting be held on June 7, 2021.

Carried unanimously
Monday, May 10, 2021

8. Appendices

Appendix 1



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 10, 2021

File: LD 023/2018
Submission: B 057/2021
Owner: Vanstone Mill Inc.
Location: Lot 13, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 571.4 m² residential parcel of land, retaining a 22,176.8 m² residential and commercial parcel of land with one existing dwelling and two retail buildings.

Applications LD 023/2018 and LD 024/2018 were heard in conjunction.

This application was tabled from the July 20, 2020 hearing.

The Committee member visited the site on April 26, 2021 and confirmed the property was properly posted.

Present was:

Owner: Gervais, Steve - Vanstone Mill Inc.

Mr. S. Gervais explained the nature of the application and advised the Committee he has been working with the Municipality of Clarington and the Central Lake Ontario Conservation Authority to resolve the hazard and valley land issues which resulted in the tabling of the application at the last hearing date. He indicated that

those issues have now been resolved and he is ready to proceed with the application.

Committee Member D. Smith asked the applicant to confirm that he was in receipt of and in agreement with the agency comments. Mr. S. Gervais answered in the affirmative.

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

Agency comments were provided electronically to Mr. S. Gervais.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

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 0023/2018, 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 4, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 5, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 4, 2021, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority letter dated May 10, 2021
5. That application LD 023/2018 be perfected prior to the completion of application LD 024/2018. A solicitor's undertaking in this regard shall suffice.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 20, 2022.
 - Expiry Date of Application LD 023/2018 is Monday, June 20, 2022.

Clearing Agencies

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

11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Central Lake Ontario Conservation Authority that condition #4 has been carried out to its satisfaction.
12. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #7 have been adhered to.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 023/2018 on Monday, May 10, 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, June 8, 2021.

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 10, 2021

File: LD 024/2018
Submission: B 058/2021
Owner: Vanstone Mill Inc.
Location: Lot 13, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 571.4 m² residential parcel of land, retaining a 21,605.4 m² residential and commercial parcel of land with one existing dwelling and two retail buildings.

Applications LD 023/2018 and LD 024/2018 were heard in conjunction.

This application was tabled from the July 20, 2020 hearing.

The Committee member visited the site on April 26, 2021 and confirmed the property was properly posted.

Present was:

Owner: Gervais, Steve - Vanstone Mill Inc.

Mr. S. Gervais explained the nature of the application and advised the Committee he has been working with the Municipality of Clarington and the Central Lake Ontario Conservation Authority to resolve the hazard and valley land issues which resulted in the tabling of the application at the last hearing date. He indicated that

those issues have now been resolved and he is ready to proceed with the application.

Committee Member D. Smith asked the applicant to confirm that he was in receipt of and in agreement with the agency comments. Mr. S. Gervais answered in the affirmative.

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

Agency comments were provided electronically to Mr. S. Gervais.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

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 024/2018, 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 4, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated May 5, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 4, 2021, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority letter dated May 10, 2021
5. That application LD 023/2018 be perfected prior to the completion of application LD 024/2018. A solicitor's undertaking in this regard shall suffice.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, May 20, 2022.
 - Expiry Date of Application LD 024/2018 is Monday, June 20, 2022.

Clearing Agencies

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

11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Central Lake Ontario Conservation Authority that condition #4 has been carried out to its satisfaction.
12. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #7 have been adhered to.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 024/2018 on Monday, May 10, 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, June 8, 2021.

Appendix 3



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, May 10, 2021

File: LD 064/2020
Owner: Mayne, Eric & Elsie
Agent: Holland, Ryan
Location: Lot 35, Concession 2
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 16,107 m² agricultural parcel of land, retaining a 24,648 m² agricultural parcel of land.

This application was tabled at the March 15, 2021 hearing.

The Committee member visited the site on April 26, 2021 and confirmed the property was properly posted.

There were no parties present.

A written request was received on May 7, 2021, from Ms. K. Metzner, agent for the applicant, requesting a further tabling of this application.

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

Agency comments were provided electronically to Ms. K. Metzner, agent for the applicant.

Motion of the Committee

Moved by: A. Camposeo

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and considered the written submission by the agent, I hereby move that application LD 064/2020 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 May 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

Signed by all members present and concurring that this is the Committee Motion of LD 064/2020 on Monday, May 10, 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 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, May 10, 2021

File: LD 052/2021
Submission: B 059/2021
Owner: Fifty Five Clarington Ltd.
Agent: Sutherland, Rodrick
Location: Lot 16, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 4,816.5 m² residential parcel of land, retaining a vacant 12,712.2 residential parcel of land.

The Committee member visited the site on April 26, 2021 and confirmed the property was properly posted.

Present was:

Agent: Miller, Robert

Mr. R. Miller explained the nature of the application and advised the Committee the application will facilitate the severance of the existing parcel into two parcels of land in order to facilitate separate financing for each of the parcels.

He further advised the Committee the owner intends to construct condominiums on the properties.

Committee Member A. Arnott asked the agent to confirm whether he was in receipt of and in agreement with the agency comments. Mr. R. Miller answered in the affirmative.

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

A written submission was received on May 3, 2021, from B.E. Wheeler.

A written submission was received on May 3, 2021, from Josie and Philip Pascoe.

Agency comments were provided electronically to Mr. R. Sutherland, agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 052/2021, 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 May 4, 2021.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated May 3, 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, May 20, 2022.
 - Expiry Date of Application LD 052/2021 is Monday, June 20, 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 Municipality of Clarington that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 052/2021 on Monday, May 10, 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, June 8, 2021.

Appendix 5



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, May 10, 2021

File: LD 053/2021
Owner: 1472583 Ontario Ltd.
Agent: Municipal Solutions Inc.
Location: Lot 9, Concession 1
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a 1.6 hectare industrial parcel of land, retaining a 2.99 hectare vacant industrial parcel of land.

The Committee member visited the site on April 26, 2021 and confirmed the property was properly posted.

Present was:

Owner: Mutton, John - 1472583 Ontario Ltd.
Agent: Luchowski, Martin - Municipal Solutions Inc.

Mr. J. Mutton explained the nature of the application and advised the Committee he was in receipt of and in agreement with the tabling recommendations.

Mr. J. Mutton also advised the Committee he is actually addressing the comments from the Central Lake Ontario Conservation Authority and that the required archaeology study has been recently registered.

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

Departments, the Municipality of Clarington and the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Mr. M. Luchowski, the agent for the applicant.

Motion of the Committee

Moved by: A. Camposeo

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and considered the oral submission by the agent, I hereby move that application LD 053/2021 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 May 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

Signed by all members present and concurring that this is the Committee Motion of LD 053/2021 on Monday, May 10, 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 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, May 10, 2021

File: LD 054/2021
Owner: 590954 Ontario Inc.
Agent: EcoVue Consulting Services Inc.
Location: Lot 27, Concession 2
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 0.89 hectare non-farm rural residential parcel of land with an existing dwelling to remain, retaining a 208.56 hectare golf course.

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

Present was:

Agent: Randall, Kent - EcoVue Consulting Services Inc.
Interested party: Hosseini- Ara, Moe

Mr. K. Randall explained the nature of the application and advised the Committee this application will facilitate a severance of a dwelling from the golf course. He indicated the dwelling was originally constructed for the golf's course's ground keeper, however, there is no longer a needed for a ground keeper's residence. He further advised the golf course lands were rezoned to allow the hamlet exemption zone.

Committee Member A. Arnott asked the agent to speak to access to the property and whether it will change as a result of this application.

Mr. K. Randall advised the Committee the access is from Millrun Gate and no changes are proposed.

Mr. M. Hosseini-Ara asked questions related to access to the severed property and zoning. He made inquiries related to assignment of a new municipal address and development of the land. He also questioned whether

Mr. K. Randall indicated he was unsure of the new address that as that will be assigned later on by the local municipality. He advised the access will be via a driveway construction and no additional roads are planned. He further advised there is already access to the property via Millrun Gate and confirmed the Hamlet Exemption Zone permits a single family dwelling.

Ms. H. Snowball was registered as a delegate but withdrew her delegation and advised Secretary-Treasurer L. Trombino she has elected to view the proceedings via live stream.

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 written submission was received on April 22, 2021 from Chris Green.

A written submission was received on April 20, 2021, April 21, 2021 and April 28, 2021 from M. Hosseini-Ara.

A written submission was received on May 3, 2021, from Ken and Heather Snowball.

Agency comments were provided electronically to Mr. K. Randall, the agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. O'Connor

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 054/2021, 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 3, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated May 3, 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, May 20, 2022.
 - Expiry Date of Application LD 054/2021 is Monday, June 20, 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 Works 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 Uxbridge that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

Advisory Comments

1. Lake Simcoe Region Conservation Authority's letter dated May 3, 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 054/2021 on Monday, May 10, 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 7



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, May 10, 2021

File: LD 055/2021
Owner: Lehman, Jordan
Agent: Owen Design Consultants Ltd.
Location: Lot 27, Concession 7
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 630.49 m² residential parcel of land, retaining a 3,488 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 055/2021 through LD 058/2021 were heard in conjunction.

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

Present was:

Agent: Owen, John - Owen Design Consultants Ltd.

Mr. J. Owen explained the nature of the application and advised the Committee he and his planner have been engaged with the Township of Uxbridge prior to filing the consent applications. He indicated he had utilized the consent process in the past for a similar number of lot creation. He requested a tabling of all the applications in order to work with the agencies to come up with an agreeable solution.

Committee Member A. Camposeo noted that a preconsultation meeting took place in 2019 and inquired whether Mr. Owen had participated in the meeting.

Mr. J. Owen confirmed he was involved in the initial preconsultation meeting and advised the Committee that these applications could proceed by way of plan of subdivision or the consent process, either of which, the owner is prepared to satisfy all agency conditions.

Committee Member G. O'Connor asked the agent to confirm whether the Township planner had advised the owner to proceed by plan of subdivision.

Mr. J. Owens advised both options were presented to the owner, and the owner elected to proceed by way of consent applications as he felt consent process is a faster and more efficient route in this case.

Committee Member G. O'Connor asked the agent if he would work offline and consult with Township to determine what will be required to advance the development proposal. Mr. J. Owen answered in the affirmative.

Committee Member C. Molinari asked agent if he could complete the related rezoning process in a timely manner. Mr. J. Owen answered in the affirmative.

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

A written submission was received from Theresa Murphy on April 21, 2021.

A written submission was received from Debbie Kernohan on April 29, 2021.

A written submission was received from John Hoover on May 3, 2021.

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

Motion of the Committee

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and considered the oral submission by the agent, I hereby move that application LD 055/2021 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 May 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

Signed by all members present and concurring that this is the Committee Motion of LD 055/2021 on Monday, May 10, 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 8



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, May 10, 2021

File: LD 056/2021
Owner: Lehman, Jordan
Agent: Owen Design Consultants Ltd.
Location: Lot 27, Concession 7
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 701.78 m² residential parcel of land, retaining a 2,616 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 055/2021 through LD 058/2021 were heard in conjunction.

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

Present was:

Agent: Owen, John - Owen Design Consultants Ltd.

Mr. J. Owen explained the nature of the application and advised the Committee he and his planner have been engaged with the Township of Uxbridge prior to filing the consent applications. He indicated he had utilized the consent process in the past for a similar number of lot creation. He requested a tabling of all the applications in order to work with the agencies to come up with an agreeable solution.

Committee Member A. Camposeo noted that a preconsultation meeting took place in 2019 and inquired whether Mr. Owen had participated in the meeting.

Mr. J. Owen confirmed he was involved in the initial preconsultation meeting and advised the Committee that these applications could proceed by way of plan of subdivision or the consent process, either of which, the owner is prepared to satisfy all agency conditions.

Committee Member G. O'Connor asked the agent to confirm whether the Township planner had advised the owner to proceed by plan of subdivision.

Mr. J. Owens advised both options were presented to the owner, and the owner elected to proceed by way of consent applications as he felt consent process is a faster and more efficient route in this case.

Committee Member G. O'Connor asked the agent if he would work offline and consult with Township to determine what will be required to advance the development proposal. Mr. J. Owen answered in the affirmative.

Committee Member C. Molinari asked agent if he could complete the related rezoning process in a timely manner. Mr. J. Owen answered in the affirmative.

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

A written submission was received from Theresa Murphy on April 21, 2021.

A written submission was received from Debbie Kernohan on April 29, 2021.

A written submission was received from John Hoover on May 3, 2021.

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

Motion of the Committee

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and considered the oral submission by the agent, I hereby move that application LD 056/2021 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 May 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

Signed by all members present and concurring that this is the Committee Motion of LD 056/2021 on Monday, May 10, 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 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, May 10, 2021

File: LD 057/2021
Owner: Lehman, Jordan
Agent: Owen Design Consultants Ltd.
Location: Lot 27, Concession 7
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 753.69 m² residential parcel of land, retaining a 1,744 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 055/2021 through LD 058/2021 were heard in conjunction.

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

Present was:

Agent: Owen, John - Owen Design Consultants Ltd.

Mr. J. Owen explained the nature of the application and advised the Committee he and his planner have been engaged with the Township of Uxbridge prior to filing the consent applications. He indicated he had utilized the consent process in the past for a similar number of lot creation. He requested a tabling of all the applications in order to work with the agencies to come up with an agreeable solution.

Committee Member A. Camposeo noted that a preconsultation meeting took place in 2019 and inquired whether Mr. Owen had participated in the meeting.

Mr. J. Owen confirmed he was involved in the initial preconsultation meeting and advised the Committee that these applications could proceed by way of plan of subdivision or the consent process, either of which, the owner is prepared to satisfy all agency conditions.

Committee Member G. O'Connor asked the agent to confirm whether the Township planner had advised the owner to proceed by plan of subdivision.

Mr. J. Owens advised both options were presented to the owner, and the owner elected to proceed by way of consent applications as he felt consent process is a faster and more efficient route in this case.

Committee Member G. O'Connor asked the agent if he would work offline and consult with Township to determine what will be required to advance the development proposal. Mr. J. Owen answered in the affirmative.

Committee Member C. Molinari asked agent if he could complete the related rezoning process in a timely manner. Mr. J. Owen answered in the affirmative.

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

A written submission was received from Theresa Murphy on April 21, 2021.

A written submission was received from Debbie Kernohan on April 29, 2021.

A written submission was received from John Hoover on May 3, 2021.

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

Motion of the Committee

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and considered the oral submission by the agent, I hereby move that application LD 057/2021 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 May 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

Signed by all members present and concurring that this is the Committee Motion of LD 057/2021 on Monday, May 10, 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 10



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, May 10, 2021

File: LD 058/2021
Owner: Lehman, Jordan
Agent: Owen Design Consultants Ltd.
Location: Lot 27, Concession 7
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to sever a 596.48 m² residential parcel of land, retaining a 872 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 055/2021 through LD 058/2021 were heard in conjunction.

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

Present was:

Agent: Owen, John - Owen Design Consultants Ltd.

Mr. J. Owen explained the nature of the application and advised the Committee he and his planner have been engaged with the Township of Uxbridge prior to filing the consent applications. He indicated he had utilized the consent process in the past for a similar number of lot creation. He requested a tabling of all the applications in order to work with the agencies to come up with an agreeable solution.

Committee Member A. Camposeo noted that a preconsultation meeting took place in 2019 and inquired whether Mr. Owen had participated in the meeting.

Mr. J. Owen confirmed he was involved in the initial preconsultation meeting and advised the Committee that these applications could proceed by way of plan of subdivision or the consent process, either of which, the owner is prepared to satisfy all agency conditions.

Committee Member G. O'Connor asked the agent to confirm whether the Township planner had advised the owner to proceed by plan of subdivision.

Mr. J. Owens advised both options were presented to the owner, and the owner elected to proceed by way of consent applications as he felt consent process is a faster and more efficient route in this case.

Committee Member G. O'Connor asked the agent if he would work offline and consult with Township to determine what will be required to advance the development proposal. Mr. J. Owen answered in the affirmative.

Committee Member C. Molinari asked agent if he could complete the related rezoning process in a timely manner. Mr. J. Owen answered in the affirmative.

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

A written submission was received from Theresa Murphy on April 21, 2021.

A written submission was received from Debbie Kernohan on April 29, 2021.

A written submission was received from John Hoover on May 3, 2021.

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

Motion of the Committee

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and considered the oral submission by the agent, I hereby move that application LD 058/2021 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 May 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

Signed by all members present and concurring that this is the Committee Motion of LD 058/2021 on Monday, May 10, 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 11



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, May 10, 2021

File: LD 059/2021
Owner: Van Wees, Huberta Maria
Agent: Thomas, Efraim LLP
Location: Lot 17, Concession 4
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to add a vacant 2.99 hectare non-farm related rural residential parcel of land to the rural residential lot to the south, retaining a 1.16 hectare non-farm related rural residential parcel of land.

The Committee member visited the site on April 26, 2021 and confirmed the property was properly posted.

Present was:

Agent: Thomas, David - Thomas, Efraim LLP

Mr. D. Thomas explained the nature of the application and advised the Committee the application would facilitate an addition to a larger parcel that is currently used for agriculture. He further advised the owner intends to sell the severed lands in the near future.

Mr. D. Thomas indicated the applicant is the mother of the adjacent and benefitting landowner. He explained if house is sold in the future it could pose an issue for the driveway usage if the lot line adjustment is not finalized prior to that date. He indicated the application would resolve this potential future access issue.

Committee Member A. Arnott asked the agent to confirm whether the owner requires the severed parcel for her own uses and whether the transfer was time sensitive.

Mr. D. Thomas advised the Committee this is not time sensitive at the moment, however, a two year tabling could pose some problems to the owner. He further advised the Clarington comments do not state an objection in principle to the proposal but rather indicated they cannot support the application.

He further advised the benefiting landowner received a letter from Clarington advising a recreational vehicle parking and storage study is underway. He indicated this study is outside of the scope of this application and therefore the Committee should not base the merits of the application on the merits of the consent application.

Committee Member A. Arnott asked the agent whether consideration was given to propose a different configuration to the property as the severed lot appears to be rather large.

Mr. D. Thomas advised the Committee the Owner feels the lands to the rear of the house would be useful to adjoining property. He expressed concerned related to driveway access and indicated that in the future the new owner may determine they do require their rear lands they could potentially file an application to reconfigure their property.

Committee Member C. Molinari stated the Committee's options are limited as the Municipality of Clarington has not provided supportive comments nor conditions. She suggested the applicant approach the Municipality offline to reach a resolution of the matter and then come back to the Committee for further consideration of their application.

Secretary-Treasurer L. Trombino asked for confirmation that the regional sketch accurately depicts the proposal. Mr. D. Thomas answered in the affirmative.

Secretary-Treasurer L. Trombino noted the application did not include an easement and indicated the driveway access will be utilized by benefitting lands. He asked the agent to confirm there are 3 access points to the property currently.

Mr. D. Thomas answered in the affirmative.

Mr. D. Thomas asked the Committee to approve application with a blanket condition on behalf of the Municipality of Clarington and expressed discomfort

with the fact the Municipality of Clarington was using the Consent Process as an enforcement mechanism for existing land use issues on the subject site.

Committee Member C. Molinari advised the agent that a tabling motion would be up to two years, however, he could request to bring it back sooner if the issues were resolved with the Municipality of Clarington.

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 the Central Lake Ontario Conservation Authority.

Agency comments were provided electronically to Mr. D. Thomas.

Motion of the Committee

Moved by: A. Arnott

Seconded by: A. Camposeo

Having reviewed and considered all of the agency comments and heard the oral submission by the agent, I hereby move that application LD 059/2021 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 May 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

Signed by all members present and concurring that this is the Committee Motion of LD 059/2021 on Monday, May 10, 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 12



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, May 10, 2021

File: LD 060/2021
Owner: Huntley, Chris & Laura
Agent: Wang, Yu Tao (Tony)
Location: Lot 29, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to add a vacant 15,094.4 m² non-farm related rural residential parcel of land to the east, retaining a 25,782.1 m² non-farm related rural residential parcel of land with an existing dwelling to remain.

Applications LD 060/2021 and LD 061/2021 were heard in conjunction.

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

Present was:

Agent: Wang, Yu Tao (Tony)
Interested party: Rice, Sharon
Anderson, Dennis

Mr. T. Wang explained the nature of the application and advised the Committee the property is currently landlocked which prevents access to the lot. He advised he was in agreement with the tabling recommendations.

Ms. S. Rice expressed concerns related to construction, wetland impact and change of land use. She indicated the frontage is not consistent with the

neighboring frontages and advised she would not like to see a change in the existing parcel configuration.

Committee Member G. O'Connor asked the delegate if she has contacted the Lake Simcoe Region Conservation Authority ("LSRCA") to address her concerns.

Ms. S. Rice advised she has not contacted the LSRCA.

Mr. D. Anderson expressed concerns related to impacts on wetlands, road safety, land use compatibility and planning policies.

Secretary-Treasurer L. Trombino confirmed the LSRCA were circulated and they have provided comments on these applications. He also confirmed that all agency comments and written submissions were provided to each committee member prior to the hearing.

Committee Member C. Molinari advised the delegates the LSRCA has requested the owner complete an Environmental Impact Study which will address the wetland issues.

Mr. T. Wang advised the Committee the zoning by-law allows for the rear boundaries proposed in the application. He indicated he would work with the LSRCA to satisfy their conditions.

Mr. T. Wang spoke to the frontage issues and advised this is the only feasible configuration. He further advised the established land use policy allows for these proposals as both properties are zoned rural residential.

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 written submission was received on April 29, 2021, from Dennis and Katherine Anderson.

A written submission was received on April 30, 2021 from Sharon and Janet Rice.

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

Motion of the Committee

Moved by: G. O'Connor

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments, written submissions and heard the oral submissions by the agent and residents, I hereby move that application LD 060/2021 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 May 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.

Signed by all members present and concurring that this is the Committee Motion of LD 060/2021 on Monday, May 10, 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 13



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, May 10, 2021

File: LD 061/2021
Owner: Huntley, Clay & Quincy
Agent: Wang, Yu Tao (Tony)
Location: Lot 29, Concession 6
Township of Uxbridge
Municipality: Township of Uxbridge

Consent to add a vacant 18,159.9 m² non farm related rural residential parcel of land to the west, retaining a 28,848.4 m² non-farm related rural residential parcel of land with an existing dwelling to remain.

Applications LD 060/2021 and LD 061/2021 were heard in conjunction.

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

Present was:

Agent: Wang, Yu Tao (Tony)
Interested party: Rice, Sharon
Anderson, Dennis

Mr. T. Wang explained the nature of the application and advised the Committee the property is currently landlocked which prevents access to the lot. He advised he was in agreement with the tabling recommendations.

Ms. S. Rice expressed concerns related to construction, wetland impact and change of land use. She indicated the frontage is not consistent with the

neighboring frontages and advised she would not like to see a change in the existing parcel configuration.

Committee Member G. O'Connor asked the delegate if she has contacted the Lake Simcoe Region Conservation Authority ("LSRCA") to address her concerns.

Ms. S. Rice advised she has not contacted the LSRCA.

Mr. D. Anderson expressed concerns related to impacts on wetlands, road safety, land use compatibility and planning policies.

Secretary-Treasurer L. Trombino confirmed the LSRCA were circulated and they have provided comments on these applications. He also confirmed that all agency comments and written submissions were provided to each committee member prior to the hearing.

Committee Member C. Molinari advised the delegates the LSRCA has requested the owner complete an Environmental Impact Study which will address the wetland issues.

Mr. T. Wang advised the Committee the zoning by-law allows for the rear boundaries proposed in the application. He indicated he would work with the LSRCA to satisfy their conditions.

Mr. T. Wang spoke to the frontage issues and advised this is the only feasible configuration. He further advised the established land use policy allows for these proposals as both properties are zoned rural residential.

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 written submission was received on April 29, 2021, from Dennis and Katherine Anderson.

A written submission was received on April 30, 2021 from Sharon and Janet Rice.

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

Motion of the Committee

Moved by: G. O'Connor

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments, written submissions and heard the oral submissions by the agent and residents, I hereby move that application LD 061/2021 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 May 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.

Signed by all members present and concurring that this is the Committee Motion of LD 061/2021 on Monday, May 10, 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