



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

Minutes

Monday, August 08, 2022

The Region Of Durham Land Division Committee met in meeting room Region of Durham at 1:00 PM on Monday, August 08, 2022 with the following in attendance:

Present:

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

Absent: Al Arnott

Present:

P. Aguilera, Assistant Secretary-Treasurer
L. Trombino, Secretary-Treasurer
K. Kathir, Clerk/Steno

1. Adoption of Minutes

Moved by: C. Molinari

Seconded by: D. Smith

That the minutes of the Monday, July 11, 2022 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, August 08, 2022

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino advised the Committee this will be the last hearing where some matters are delegated to the Commissioner of Planning for consideration as per the Delegation By-Law. As of September, all matters will revert to the Committee for consideration.

4. Recess

Moved by: G. O'Connor

Seconded by: D. Smith

That this meeting be recessed at 10:40 a.m. and reconvene at 12:45 p.m.

Carried unanimously
Monday, August 08, 2022

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 175/2017**
Appendix 1
2. **File: LD 068/2021**
Appendix 2
3. **File: LD 081/2021**
Appendix 3
4. **File: LD 083/2022**
Appendix 4
5. **File: LD 084/2022**
Appendix 5
6. **File: LD 085/2022**
Appendix 6
7. **File: LD 086/2022**
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8. **File: LD 087/2022**
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9. **File: LD 088/2022**
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10. **File: LD 089/2022**
Appendix 10
11. **File: LD 090/2022**
Appendix 11
12. **File: LD 091/2022**
Appendix 12
13. **File: LD 092/2022**
Appendix 13
14. **File: LD 093/2022**
Appendix 14
15. **File: LD 094/2022**
Appendix 15

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, September 12, 2022 in the Region of Durham.

7. Adjournment

Moved by: K. Bavington

Seconded by: C. Molinari

That this meeting be adjourned at 2:05 p.m. and the next regular meeting be held on Monday, September 12, 2022

Carried unanimously
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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, August 08, 2022

File: LD 175/2017
Submission: **B 101/2022**
Owner: Andrew Simanovskis and Mary Simanovskis
Agent: Andrew Simanovskis
Location: 1868 Fairport Rd.
Municipality: City of Pickering

Consent to sever a vacant 1,746.9 m² residential parcel of land, retaining a 2,847.7 m² residential parcel of land with an existing dwelling.

This application was tabled at the August 17, 2020 and was automatically brought forward to this hearing as the tabling period has expired.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was **not** properly posted.

There were no parties present.

Assistant Secretary-Treasurer P. Aguilera advised the Committee Land Division staff were unable to connect with the agent through email, regular mail and telephone.

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

Agency comments were provided to electronically to Andrew Simanovskis, agent for the applicant.

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Decision of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

That application LD 175/2017 be denied, without prejudice, as per the recommendations contained in the City of Pickering's comment letter dated July 21, 2022, as the proposal is not in compliance with the Official Plan.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 175/2017 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

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, August 08, 2022

File: LD 068/2021
Submission: **B 102/2022**
Owner: Timberridge Carpentry Inc.
Agent: H. F. Grander Co. Ltd.
Location: 59 Cemetery Rd.
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.

This matter was tabled at the June 7, 2021 hearing as per the recommendations of the Township of Uxbridge and was brought forward by the agent to this hearing.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Ralph Grander - H. F. Grander Co. Ltd.

Mr. R. Grander explained the nature of the application and advised the Committee the application was tabled at the request of the Township of Uxbridge until a Cemetery Road neighborhood character study and arborist report were completed. He indicated that these studies have now been completed and he had received positive comments from the Township of Uxbridge and was ready to proceed with the application.

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

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

Agency comments were provided electronically to Mr. R. Grander of H. F. Grander Co. Ltd., agent for the applicant.

Decision of the Committee

Moved by: G. O'Connor

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 068/2021, 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 Thursday, May 27, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, August 02, 2022.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, August 08, 2022, financial and otherwise.
4. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated Friday, July 22, 2022, financial and otherwise
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 16, 2024.
 - Expiry Date of Application LD 068/2021 is Monday, September 16, 2024.

Clearing Agencies

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

advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Lake Simcoe Region Conservation Authority that condition #4 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 #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions.

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 068/2021 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

Appendix 3



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

Consent Application considered on: Monday, August 08, 2022

File: LD 081/2021
Submission: B 103/2022
Owner: 1725596 Ontario Limited
Agent: Clark Consulting Services
Location: 40 Station Street
Municipality: Municipality of Clarington

Consent to sever a 7,151.9 m² agricultural parcel of land with an existing dwelling, retaining a 31.79 HA agricultural parcel of farm with an existing structure to remain. Application includes easement.

The Committee member visited the site on Monday, July 25, 2022 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 29-2020.

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

Agency comments were provided to Mr. Hugh Stewart, Clark Consulting Services, 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 29-2020 I hereby grant provisional consent to

application LD 081/2021, as revised, as it generally complies with all applicable plans and policies, subject to

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, August 02, 2022
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Friday, July 22, 2022, 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, August 16, 2024.
 - Expiry Date of Application LD 081/2021 is Monday, September 16, 2024.

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.

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling 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-

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Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Signed by:

Brian Bridgeman, MCIP, RPP
Commissioner of Planning & Economic Development
Decision Date: August 8, 2022

Application: LD 081/2021

***Last Date of Appeal of this Decision or any of the conditions therein is
Tuesday, September 06, 2022.***

Appendix 4



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

Minutes

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

Consent Application heard on: Monday, August 08, 2022

File: LD 083/2022
Submission: N/A
Owner: 2103386 Ontario Ltd.
Agent: D.G Biddle & Associates
Location: 208 Given Rd.
Municipality: Municipality of Clarington

Consent to sever a 592.7 residential parcel of land, retaining a 2,959.4 m2 residential parcel of land with an existing dwelling to be demolished.

Applications LD 083/2022 through LD 086/2022 were considered in conjunction by the Committee.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

***Interested party: Kevin Annette
Agent: Michael Fry - D.G Biddle & Associates***

Mr. M. Fry explained the nature of the application and advised the Committee the applications would facilitate the creation of four new lots. He indicated the proposed lots are pre-serviced and are consistent with the existing lot sizes in the surrounding area. He expressed concerns raised by Clarington in their comments given he had pre-consulted with the Municipality prior to making application.

Mr. M. Fry requested a tabling of the applications to allow for discussions with the Municipality of Clarington.

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Committee Member C. Molinari asked the agent why the applications were filed as the required zoning is not currently in place and rezoning and plan of subdivision applications have been filed.

Mr. M. Fry advised the Committee the rezoning applications were submitted and the redlined revisions to subdivision application was also submitted. He indicated it is a timing issue and as such the consent process would be the fastest and most efficient route for his client.

Committee Member A. Camposeo asked if he had pre-consulted with the Municipality of Clarington prior to submission.

Mr. M. Fry reiterated to the Committee he had pre-consulted and had several conversations with Clarington staff and that during those discussions several lot creation options were explored. He indicated timing concerns led them to pursue the consent route rather than the redline subdivision application option given the subdivision option would take longer to complete.

Mr. K. Annette advised the committee he resides adjacent to subject parcel. He expressed concerns with the lack of communication from the proponent and raised concerns with respect to dust control, damage to property, lack of care of property as well as safety concerns for area residents relating to construction access. He also requested information on timeline of demolition and the new construction and offered to meet with the applicant.

Mr. M. Fry advised the Committee he was not in a position to answer the questions posed by the resident as he is representing the owner from a planning perspective not a construction standpoint. He advised he will forward the concerns to the owner and would follow up with Mr. Annette to further discuss the nature of the applications.

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

Agency comments were provided electronically to Mr. M. Fry, 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 heard the oral submissions, I hereby move that application LD 083/2022 be tabled, at the expense of the applicant for up to two (2) years and no later than August 2024. A tabling fee of

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\$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 083/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

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, August 08, 2022

File: LD 084/2022
Submission: N/A
Owner: 2103386 Ontario Ltd.
Agent: D.G Biddle & Associates
Location: 208 Given Rd.
Municipality: Municipality of Clarington

Consent to sever a 407.6 m2 residential parcel of land, retaining a 2,551 m2 residential parcel of land with an existing dwelling to be demolished.

Applications LD 083/2022 through LD 086/2022 were considered in conjunction by the Committee.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

***Interested party: Kevin Annette
Agent: Michael Fry - D.G Biddle & Associates***

Mr. M. Fry explained the nature of the application and advised the Committee the applications would facilitate the creation of four new lots. He indicated the proposed lots are pre-serviced and are consistent with the existing lot sizes in the surrounding area. He expressed concerns raised by Clarington in their comments given he had pre-consulted with the Municipality prior to making application.

Mr. M. Fry requested a tabling of the applications to allow for discussions with the Municipality of Clarington.

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Committee Member C. Molinari asked the agent why the applications were filed as the required zoning is not currently in place and rezoning and plan of subdivision applications have been filed.

Mr. M. Fry advised the Committee the rezoning applications were submitted and the redlined revisions to subdivision application was also submitted. He indicated it is a timing issue and as such the consent process would be the fastest and most efficient route for his client.

Committee Member A. Camposeo asked if he had pre-consulted with the Municipality of Clarington prior to submission.

Mr. M. Fry reiterated to the Committee he had pre-consulted and had several conversations with Clarington staff and that during those discussions several lot creation options were explored. He indicated timing concerns led them to pursue the consent route rather than the redline subdivision application option given the subdivision option would take longer to complete.

Mr. K. Annette advised the committee he resides adjacent to subject parcel. He expressed concerns with the lack of communication from the proponent and raised concerns with respect to dust control, damage to property, lack of care of property as well as safety concerns for area residents relating to construction access. He also requested information on timeline of demolition and the new construction and offered to meet with the applicant.

Mr. M. Fry advised the Committee he was not in a position to answer the questions posed by the resident as he is representing the owner from a planning perspective not a construction standpoint. He advised he will forward the concerns to the owner and would follow up with Mr. Annette to further discuss the nature of the applications.

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

Agency comments were provided electronically to Mr. M. Fry, 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 heard the oral submissions, I hereby move that application LD 084/2022 be tabled, at the expense of the applicant for up to two (2) years and no later than August 2024. A tabling fee of

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\$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 084/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

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, August 08, 2022

File: LD 085/2022
Submission: N/A
Owner: 2103386 Ontario Ltd.
Agent: D.G Biddle & Associates
Location: 208 Given Rd.
Municipality: Municipality of Clarington

Consent to sever a 407.6 m² residential parcel of land, retaining a 2,143 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 083/2022 through LD 086/2022 were considered in conjunction by the Committee.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

***Interested party: Kevin Annette
Agent: Michael Fry - D.G Biddle & Associates***

Mr. M. Fry explained the nature of the application and advised the Committee the applications would facilitate the creation of four new lots. He indicated the proposed lots are pre-serviced and are consistent with the existing lot sizes in the surrounding area. He expressed concerns raised by Clarington in their comments given he had pre-consulted with the Municipality prior to making application.

Mr. M. Fry requested a tabling of the applications to allow for discussions with the Municipality of Clarington.

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Committee Member C. Molinari asked the agent why the applications were filed as the required zoning is not currently in place and rezoning and plan of subdivision applications have been filed.

Mr. M. Fry advised the Committee the rezoning applications were submitted and the redlined revisions to subdivision application was also submitted. He indicated it is a timing issue and as such the consent process would be the fastest and most efficient route for his client.

Committee Member A. Camposeo asked if he had pre-consulted with the Municipality of Clarington prior to submission.

Mr. M. Fry reiterated to the Committee he had pre-consulted and had several conversations with Clarington staff and that during those discussions several lot creation options were explored. He indicated timing concerns led them to pursue the consent route rather than the redline subdivision application option given the subdivision option would take longer to complete.

Mr. K. Annette advised the committee he resides adjacent to subject parcel. He expressed concerns with the lack of communication from the proponent and raised concerns with respect to dust control, damage to property, lack of care of property as well as safety concerns for area residents relating to construction access. He also requested information on timeline of demolition and the new construction and offered to meet with the applicant.

Mr. M. Fry advised the Committee he was not in a position to answer the questions posed by the resident as he is representing the owner from a planning perspective not a construction standpoint. He advised he will forward the concerns to the owner and would follow up with Mr. Annette to further discuss the nature of the applications.

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

Agency comments were provided electronically to Mr. M. Fry, 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 heard the oral submissions, I hereby move that application LD 085/2022 be tabled, at the expense of the applicant for up to two (2) years and no later than August 2024. A tabling fee of

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Monday, August 08, 2022

\$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 085/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

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, August 08, 2022

File: LD 086/2022
Submission: N/A
Owner: 2103386 Ontario Ltd.
Agent: D.G Biddle & Associates
Location: 208 Given Rd.
Municipality: Municipality of Clarington

Consent to sever a 543 m2 residential parcel of land, retaining a 1,735.8 m2 residential parcel of land with an existing dwelling to be demolished

Applications LD 083/2022 through LD 086/2022 were considered in conjunction by the Committee.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

***Interested party: Kevin Annette
Agent: Michael Fry - D.G Biddle & Associates***

Mr. M. Fry explained the nature of the application and advised the Committee the applications would facilitate the creation of four new lots. He indicated the proposed lots are pre-serviced and are consistent with the existing lot sizes in the surrounding area. He expressed concerns raised by Clarington in their comments given he had pre-consulted with the Municipality prior to making application.

Mr. M. Fry requested a tabling of the applications to allow for discussions with the Municipality of Clarington.

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Committee Member C. Molinari asked the agent why the applications were filed as the required zoning is not currently in place and rezoning and plan of subdivision applications have been filed.

Mr. M. Fry advised the Committee the rezoning applications were submitted and the redlined revisions to subdivision application was also submitted. He indicated it is a timing issue and as such the consent process would be the fastest and most efficient route for his client.

Committee Member A. Camposeo asked if he had pre-consulted with the Municipality of Clarington prior to submission.

Mr. M. Fry reiterated to the Committee he had pre-consulted and had several conversations with Clarington staff and that during those discussions several lot creation options were explored. He indicated timing concerns led them to pursue the consent route rather than the redline subdivision application option given the subdivision option would take longer to complete.

Mr. K. Annette advised the committee he resides adjacent to subject parcel. He expressed concerns with the lack of communication from the proponent and raised concerns with respect to dust control, damage to property, lack of care of property as well as safety concerns for area residents relating to construction access. He also requested information on timeline of demolition and the new construction and offered to meet with the applicant.

Mr. M. Fry advised the Committee he was not in a position to answer the questions posed by the resident as he is representing the owner from a planning perspective not a construction standpoint. He advised he will forward the concerns to the owner and would follow up with Mr. Annette to further discuss the nature of the applications.

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

Agency comments were provided electronically to Mr. M. Fry, 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 heard the oral submissions, I hereby move that application LD 086/2022 be tabled, at the expense of the applicant for up to two (2) years and no later than August 2024. A tabling fee of

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\$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 086/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

Appendix 8



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

Consent Application considered on: Monday, August 08, 2022

File: LD 087/2022
Submission: B 104/2022
Owner: Calloway REIT (Whitby NE) Inc.
Agent: Calloway REIT (Whitby NE) Inc.
Location: 20 Taunton RD. E
Municipality: Town of Whitby

Consent to sever a vacant 5,6921 m2 commercial parcel of land, retaining a 14,676.1 m2 commercial parcel of land with existing structures to remain.

The Committee member visited the site on Monday, July 25, 2022 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 29-2020.

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

Agency comments were provided electronically to Shimki Chowdhury, 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 29-2020 I hereby grant provisional consent to application LD 087/2022, 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 Friday, July 29, 2022.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Friday, July 15, 2022, 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, August 16, 2024.
 - Expiry Date of Application LD 087/2022 is Monday, September 16, 2024.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling 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.

Land Division Committee – Minutes
Monday, August 08, 2022

Signed by:

Brian Bridgeman, MCIP, RPP
Commissioner of Planning & Economic Development
Decision Date: August 8, 2022

Application: LD 087/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

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, August 08, 2022

File: LD 088/2022
Submission: N/A
Owner: Bowmanville Creek Developments Inc.
Agent: David McKay C/O MHBC
Location: 285 Baseline Rd. W.
Municipality: Municipality of Clarington

Consent to sever a vacant 44,016 m2 commercial parcel of land, retaining a vacant 29,248 m2 commercial parcel of land for future development. Application also includes an easement.

Applications LD 088/2022 and LD 089/2022 were considered in conjunction.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Ashish Abraham - C/O MHBC

Mr. A. Abraham requested a tabling of the applications to allow the applicant an opportunity to further review the comments received by the Municipality of Clarington and the Central Lake Ontario Conservation Authority and to address their concerns.

Committee Member A. Camposeo asked the agent to confirm receipt of Regional Planning comments which were issued earlier in the morning.

Mr. A. Abraham answered in the affirmative.

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

Land Division Committee – Minutes
Monday, August 08, 2022

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

Agency comments were provided electronically to David McKay C/O MHBC, 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 oral submission, I hereby move that application LD 088/2022 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 August 2024. 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 088/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

Land Division Committee – Minutes
Monday, August 08, 2022

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

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, August 08, 2022

File: LD 089/2022
Submission: N/A
Owner: Bowmanville Creek Developments Inc.
Agent: David McKay C/O MHBC
Location: 285 Baseline Rd. W.
Municipality: Municipality of Clarington

Consent to grant a 414 m2 servicing access easement in favour of the lands to the East, retaining a commercial parcel of land.

Applications LD 088/2022 and LD 089/2022 were considered in conjunction.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Ashish Abraham - C/O MHBC

Mr. A. Abraham requested a tabling of the applications to allow the applicant an opportunity to further review the comments received by the Municipality of Clarington and the Central Lake Ontario Conservation Authority and to address their concerns.

Committee Member A. Camposeo asked the agent to confirm receipt of Regional Planning comments which were issued earlier in the morning.

Mr. A. Abraham answered in the affirmative.

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

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Monday, August 08, 2022

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

Agency comments were provided electronically to David McKay C/O MHBC, 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 oral submission, I hereby move that application LD 089/2022 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 August 2024. 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 089/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

Land Division Committee – Minutes
Monday, August 08, 2022

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

Appendix 11



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

Minutes and Decisions

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

Consent Application heard on: Monday, August 08, 2022

File: LD 090/2022
Submission: **B 105/2022**
Owner: Edmond Vanhaverbeke and Ahmad Dochoz
Agent: Edmond Vanhaverbeke
Location: 160 Beaver St. S.
Municipality: Municipality of Clarington

Consent to add a vacant 92.95 m2 residential parcel of land to the west, retaining a 668.9 m2 residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Edmond Vanhaverbeke

Mr. E. Vanhaverbeke explained the nature of the application and advised the Committee he resides in the adjoining property and is the benefitting landowner. He indicated the application will facilitate the creation of a driveway turn around area as this would help avoid the need for vehicles to back onto Carolyn Street East. He further advised the Committee that he believes the proposed lot line adjustment would provide safer access to his property.

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

A written submission was received on July 29, 2022 from Ellen Stockman, area resident.

Agency comments were provided electronically to Edmond Vanhaverbeke, agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Camposeo

Seconded by: D. Smith

Having reviewed and considered all the agency comments and resident submission as well as hearing the oral submission, I hereby move that application LD 090/2022, be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, August 02, 2022.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Friday, July 22, 2022, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
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, August 16, 2024.
 - Expiry Date of Application LD 090/2022 is Monday, September 16, 2024.

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 Municipality of Clarington that condition #2 has been carried out to its satisfaction.

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

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling conditions

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 090/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

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Monday, August 08, 2022

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

Appendix 12



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

Minutes and Decisions

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

Consent Application heard on: Monday, August 08, 2022

File: LD 091/2022
Submission: **B 106/2022**
Owner: 1000118968 Ontario Ltd.
Agent: Larry Macdonell
Location: 1478 Altona Rd.
Municipality: City of Pickering

Consent to sever a 440.17 m² residential parcel of land, retaining a 1,250.2 m² residential parcel of land.

Applications LD 091/2022 and LD 092/2022 were considered in conjunction.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Larry Macdonell

Mr. L. Macdonell explained the nature of the application and advised the Committee the application will facilitate the creation of two new building lots.

He further advised the Committee he had pre-consulted with the City of Pickering and was ready to proceed with the application in light of the positive feedback he received from the City of Pickering staff.

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

Agency comments were provided electronically to Mr. Larry Macdonell, 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, area resident submissions and heard the oral submission, I hereby move that application LD 091/2022, be approved, as revised, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Wednesday, August 03, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, August 02, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Tuesday, August 02, 2022, 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, August 16, 2024.
 - Expiry Date of Application LD 091/2022 is Monday, September 16, 2024.

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.

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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 prior to the last date for fulfilling conditions

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 091/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

Land Division Committee – Minutes
Monday, August 08, 2022

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

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, August 08, 2022

File: LD 092/2022
Submission: **B 107/2022**
Owner: 1000118968 Ontario Ltd.
Agent: Larry Macdonell
Location: 1478 Altona Rd.
Municipality: City of Pickering

Consent to sever a 611.4 m² residential parcel of land, retaining a 638.6 m² residential parcel of land.

Applications LD 091/2022 and LD 092/2022 were considered in conjunction.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Larry Macdonell

Mr. L. Macdonell explained the nature of the application and advised the Committee the application will facilitate the creation of two new building lots.

He further advised the Committee he had pre-consulted with the City of Pickering and was ready to proceed with the application in light of the positive feedback he received from the City of Pickering staff.

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

Agency comments were provided electronically to Mr. Larry Macdonell, 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, area resident submissions and heard the oral submission, I hereby move that application LD 092/2022, be approved, as revised, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Wednesday, August 03, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, August 02, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Tuesday, August 02, 2022, 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, August 16, 2024.
 - Expiry Date of Application LD 092/2022 is Monday, September 16, 2024.

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.

Land Division Committee – Minutes
Monday, August 08, 2022

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 prior to the last date for fulfilling conditions

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 092/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

Land Division Committee – Minutes
Monday, August 08, 2022

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

Appendix 14



**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, August 08, 2022

File: LD 093/2022
Submission: N/A
Owner: Cameron Ross & Elizabeth June Noor
Agent: Mohad Al Noor
Location: 680 Main St. E.
Municipality: Township of Brock

Consent to sever a 0.1746 HA residential parcel of land, retaining a vacant 38.6 HA agricultural parcel of land. Existing dwelling is to remain.

The Committee member visited the site on Monday, July 25, 2022 and confirmed the property was properly posted.

Present was:

Agent: Mohad Al Noor

Mr. M. Noor explained the nature of the application and advised the Committee he intended to sever the existing house from the farm parcel in order to create two separate legally conveyable parcels of land. He indicated a zoning application was made to change the zoning from agricultural to residential use.

Mr. M. Noor further advised the Committee the existing house was purchased in 1916 and the farmland was subsequently purchased separately at later date. He advised the Committee that given the properties were purchased in the same name they inadvertently merged and this application will reestablish their original lot line.

Mr. M. Noor also advised the Committee he had received positive agency comments from the Regional Works Department and Lake Simcoe Region Conservation Authority. He indicated he was not in agreement with the Regional Planning staff comments given he did not believe the application constituted

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development as the intent of the application is to reestablish the original lot lines and that there is no development planned.

Committee Member K. Bavington asked the agent if there was a dwelling on the agricultural parcel of land.

Mr. M. Noor advised there is no dwelling on the agricultural parcel.

Committee Member K. Bavington asked the agent what were his client's plans for agricultural parcel.

Mr. M. Noor stated the application is simply for separating dwelling from the agricultural parcel and there were no other plans for the property at this time.

Committee Member K. Bavington outlined the Township's concerns with the proposed parcel fabric and asked the agent if he had reviewed the comments received from the agencies and whether or not there had been any pre-consultation meetings with Township staff and Regional Planning staff.

Mr. M. Noor answered in the affirmative and indicated he was advised he could file the proposed application.

Committee Member A. Camposeo asked if the agent received the agency comments from the Township of Brock.

Mr. M. Noor advised he has not received those agency comments.

Assistant Secretary-Treasurer P. Aguilera confirmed agency comments were provided to the agent on August 4, 2022 via email and indicated staff would re-issue all agency comments to the agent.

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

Agency comments were provided electronically to Mr. Mohad Al Noor, agent for the applicant.

Motion of the Committee

Moved by: K. Bavington

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 093/2022 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 August 2024. A tabling fee of \$300.00 is payable

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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 093/2022 on Monday, August 08, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.

Appendix 15



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

Consent Application considered on: Monday, August 08, 2022

File: LD 094/2022
Submission: B 108/2022
Owner: Ibrans Development Ltd c/o 2322244 Ontario Inc.
Agent: Miller Planning Services
Location: Kerrison Dr. E.
Municipality: Town of Ajax

Consent to grant a 1216.5 m² access easement in favour of the lands to the east, retaining a 71,441.69 m² industrial parcel of land.

The Committee member visited the site on Monday, July 25, 2022 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 29-2020.

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

Agency comments were provided to Rodger Miller of Miller Planning Services, 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 094/2022, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Town of Ajax's letter dated Tuesday, August 02, 2022, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, August 16, 2024.
 - Expiry Date of Application LD 094/2022 is Monday, September 16, 2024.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions prior to the last date for fulfilling 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.

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Monday, August 08, 2022

Signed by:

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

Decision Date: August 8, 2022

Application: LD 094/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, September 06, 2022.