



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

Minutes

Monday, February 07, 2022

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

The Region Of Durham Land Division Committee met virtually and in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:00 AM on Monday, February 7, 2022 with the following in attendance

Present:

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

Absent:

None.

Present:

P. Aguilera, Assistant Secretary-Treasurer
L. Trombino, Secretary-Treasurer
K. Kathir, Land Division Clerk

1. Adoption of Minutes

Moved by: C. Molinari

Seconded by: K. Bavington

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That the minutes of the Monday, December 06, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, February 07, 2022

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino provided the Committee with an update on the PlanIt Public Portal and the implications related thereto. He also reminded the Committee that expenses should be submitted quarterly for processing.

4. Recess

Moved by: D. Smith

Seconded by: G. O'Connor

That this meeting be recessed at 11:15 a.m. and reconvene at 12:45 p.m.

Carried unanimously
Monday, February 07, 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.

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5. Consideration of Consent Applications

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1. **File: LD 007/2016**
Appendix 1
2. **File: LD-2021-00036**
Appendix 2
3. **File: LD-2021-00056**
Appendix 3
4. **File: LD-2021-00069**
Appendix 4
5. **File: LD-2021-00070**
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6. **File: LD 132/2016**
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8. **File: LD 134/2016**
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9. **File: LD 072/2021**
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10. **File: LD 073/2021**
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11. **File: LD 074/2021**
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18. **File: LD 082/2021**
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19. **File: LD 083/2021**
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20. **File: LD 001/2022**
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21. **File: LD 002/2022**
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- 22. **File: LD 003/2022**
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- 23. **File: LD 004/2022**
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- 24. **File: LD 005/2022**
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- 25. **File: LD 006/2022**
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- 26. **File: LD 007/2022**
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- 27. **File: LD 008/2022**
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- 28. **File: LD 009/2022**
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6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, March 14, 2022.

7. Adjournment

Moved by: A. Arnott

Seconded by: E. Hudson

That this meeting be adjourned at 2:20 p.m. and the next regular meeting be held on Monday, March 14, 2022

Carried unanimously
Monday, February 07, 2022

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, February 07, 2022

File: LD 007/2016
Submission: N/A
Owner: 1929572 Ontario Ltd. c/o Ali Mirkarimi
Agent: The Biglieri Group Ltd.
Location: 505 Simcoe St. S, Oshawa, ON
Municipality: City of Oshawa

Consent to sever a 1,882.86 m² vacant residential parcel of land, retaining a 3,887.4 m² residential parcel of land with an existing building.

This matter was tabled from the January 13, 2020 Land Division Committee meeting.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present was:

***Owner: 1929572 Ontario Ltd. c/o Ali Mirkarimi
Agent: Jacobs, Mark - The Biglieri Group Ltd.***

Mr. M. Jacobs explained the nature of the application and advised the Committee that a tabling of the application will allow for on-going negotiations with the City of Oshawa regarding the future use of the lands.

Committee Member A. Arnott asked the agent to provide some background information regarding the current proposal for development on the land as it appeared to have changed from the initial application.

Mr. M. Jacobs advised the Committee negotiations with the City of Oshawa are being handled by the owner. He advised his client has an option to purchase the severed lands from owner and indicated the City of Oshawa intends to use a

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portion of the land for parkland dedication but could not comment on the ultimate use of the lands.

Mr. A. Mirkarimi advised the Committee they have negotiated certain terms and conditions and are working through their due diligence process. He advised that delays in the process are a result of the COVID pandemic and that a tabling of the application will allow for the completion of their due diligence.

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

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

Motion of the Committee

Moved by: A. Arnott

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 007/2016 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 February 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 007/2016 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

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A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

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, February 07, 2022

File: LD-2021-00036
Submission: B 015/2022
Owner: Ketharagowri Sasikumar
Agent: Ken Hoy
Location: 3238 Tooley Rd., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 1,024 m² residential parcel of land, retaining a 1,089 m² residential parcel of land with an existing dwelling to be demolished.

This matter was tabled from the November 1, 2021 Land Division Committee meeting.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present was:

Agent: Ken, Hoy

Mr. K. Hoy explained the nature of the application and advised the Committee the concerns raised by the residents will be addressed through site and grading plan conditions to the satisfaction of 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, and the Municipality of Clarington.

A written submission was received on December 30, 2021, from Deb & Harry Roswell, area residents.

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A written submission was received on December 30, 2021, from Eleanor Von Gunten and Pharolyn Perk, area residents.

A written submission was received on January 2, 2022, from Halina Workman, area resident.

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

Decision of the Committee

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 2021-00036, 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 revised letter dated Monday, December 20, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, December 29, 2021
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, December 13, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 16, 2024.
 - Expiry Date of Application LD-2021-00036 is Monday, March 18, 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 Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

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.
2. Lake Simcoe Region Conservation Authority Comments dated Tuesday, November 23, 2021.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00036 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

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A. Arnott

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, March 08, 2022.

Appendix 3.



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

Minutes and Decisions

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

Consent Application heard on: Monday, February 07, 2022

File: LD-2021-00056
Submission: N/A
Owner: Duke Cheung
Agent: Candevcon Limited
Location: 29 Lambs Lane, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant 491.98 m2 residential parcel of land, retaining a 451.09 m2 vacant residential parcel of land.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

There were no parties present.

The Agent for the applicant had submitted a tabling request prior to the meeting.

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

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

Motion of the Committee

Moved by: A. Camposeo

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 2021-00056 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 February 2024. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the

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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-2021-00056 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, 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, February 07, 2022

File: LD-2021-00069
Submission: B 016/2022
Owner: Holland Homes Inc.
Agent: D.G Biddle & Associates
Location: 132 A Elgin St., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant 432 m2 residential parcel of land, retaining a vacant 432 m2 residential parcel of land for future development.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present were:

Agent: Fry, Michael and Prescott, Ashlee - D.G Biddle & Associates

Ms. A. Prescott explained the nature of the application and advised the Committee that the proposal is in compliance with the provisions of the Regional Official Plan, the Clarington Official Plan and Zoning by-laws and the Planning Act.

Committee Member A. Camposeo asked if agent was in receipt of the updated commenting letter from Regional Planning regarding the removal of archaeological condition.

Mr. Fry confirmed he was receipt of same.

Committee Member A. Camposeo asked if the agent was aware of any concerns from area residents. Mr. M. Fry indicated that he was not aware of any objections

Committee Member A. Arnott asked the agent if the subject property was vacant and whether the existing property had a previous dwelling.

Mr. M. Fry advised the subject lands were vacant.

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

Agency comments were provided electronically to A. Prescott, agent for the applicant.

Decision of the Committee

Moved by: A. Camposeo

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 2021-00069, 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 Monday, December 20, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, December 31, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Friday, December 17, 2021, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 16, 2024.
 - Expiry Date of Application LD-2021-00069 is Monday, March 18, 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.

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

Applicants/owners are responsible for fulfilling all conditions 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-2021-00069 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

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A. Arnott

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, March 08, 2022.

Appendix 5.



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

Minutes and Decisions

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

Consent Application heard on: Monday, February 07, 2022

File: LD-2021-00070
Submission: N/A
Owner: Munir Nadeem Anjam
Agent: NIA Architects Inc.
Location: 700 Hillview Cres., Pickering,
Municipality: City of Pickering

Consent to sever a 465.45 m2 residential parcel of land, retaining a 506 m2 residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present were:

***Interested party: White, Paul
Agent: Irfan, Nadeem - NIA Architects Inc.***

Mr. N. Irfan explained the nature of the application and advised the Committee the proposal will create a new building lot with two separate driveways on each side of the subject property. He indicated the lot will be compatible with neighboring properties and that if approved the lot can support a new dwelling.

Mr. N. Irfan advised the Committee the property requires a minor variance from the City of Pickering and requested that the Committee approve the application subject to the condition of a minor variance application.

He also advised the Committee he was in receipt of and in agreement with all agency comments.

Mr. P. White advised the Committee he is the President of the Fairport Beach Residents Association. He expressed disappointment as his Association did not receive a direct circulation from the Durham Region Land Division Committee for this application.

He indicated the drawing does not showing dimensions of the proposed lot and felt it would be beneficial if staff changed their practice to reflect this.

Mr. P. White further advised that if the lot is created it will be approximately 50-60 feet deep and this would not be in keeping the intent of the existing zoning by-law and the City's recent Lot Sizing Study. He recommended the Committee deny the application as the proposed application would leave little or no room to construct a dwelling on the proposed lot. He further advised the Committee he did not feel any proposed minor variance application would meet the four tests for a minor variance application not any of the lot creation criteria for Consent applications.

Michelle Osborne was registered as a delegation for the meeting, however, she was not present at the meeting.

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.

Written submissions were received on January 2, 2022 and January 23, 2022 from Michelle Osborne, area resident.

A written submission was received on January 1, 2022 from Paula MacDonald, area resident.

A written submission was received on December 31, 2021 from Maurice Brenner, Durham Region Councillor.

A written submission was received on February 1, 2022 from Dominik Templeton, area resident.

Agency comments were provided electronically to Mr. N. Irfan, agent for the applicant.

Motion of the Committee

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 2021-00070 be tabled, as per the

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recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than February 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-2021-00070 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, 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, February 07, 2022

File: LD 132/2016
Submission: N/A
Owner: Tooley Mills Developments Inc.
Agent: Clark Consulting Services
Location: 3131 Tooley Rd., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 1,130.91 m² vacant residential parcel of land, retaining a 10,737.56 m² residential parcel of land with a dwelling to be demolished.

Applications LD 132/2016 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

There were no parties present.

The Agent for the applicant had requested a tabling of the application in advance of the meeting.

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

Agency comments were provided electronically to Mr. H. Stewart, agent for the applicant.

Motion of the Committee

Moved by: A. Arnott

Seconded by: D. Smith

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Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 132/2016 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 February 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 132/2016 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

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, February 07, 2022

File: LD 133/2016
Submission: N/A
Owner: Tooley Mills Developments Inc.
Agent: Clark Consulting Services
Location: 3131 Tooley Rd., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 1,137.83 m2 vacant residential parcel of land, retaining a 10,730.64 m2 residential parcel of land with an existing dwelling to be demolished.

Applications LD 132/2016 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

There were no parties present.

The Agent for the applicant had requested a tabling of the application in advance of the meeting.

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

Agency comments were provided electronically to Mr. H. Stewart, agent for the applicant.

Motion of the Committee

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 133/2016 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 February 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 Decision of LD 133/2016 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 8.



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

Minutes and Decisions

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

Consent Application heard on: Monday, February 07, 2022

File: LD 134/2016
Submission: N/A
Owner: Tooley Mills Developments Inc.
Agent: Clark Consulting Services
Location: 3131 Tooley Rd., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 1,237.73 m2 vacant residential parcel of land, retaining a 10,630.74 m2 residential parcel of land with an existing dwelling to be demolished.

Applications LD 132/2016 through LD 134/2016 were heard in conjunction.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

There were no parties present.

The Agent for the applicant had requested a tabling of the application in advance of the meeting.

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

Agency comments were provided electronically to Mr. H. Stewart, agent for the applicant.

Motion of the Committee

Moved by: A. Arnott

Seconded by: D. Smith

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Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 134/2016 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 February 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 Decision of LD 134/2016 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 9.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 072/2021
Submission: B 017/2022
Owner: Manorville Homes Ltd.
Agent: Stephen Shine
Location: 917 Dundas ST. W, Whitby, ON
Municipality: Town of Whitby

Consent to sever a 533.32 m2 residential parcel of land, retaining a 533.32 m2 residential parcel of land with existing structure to be demolished.

The Committee member visited the site on Saturday, January 22, 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 Whitby.

Agency comments were provided electronically to Mr. S. Shine, 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 072/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Monday, January 10, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, January 31, 2022.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Thursday, January 20, 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, February 16, 2024.
 - Expiry Date of Application LD 072/2021 is Monday, March 18, 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 Town of Whitby that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions 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.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 072/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 10.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 073/2021
Submission: B 018/2022
Owner: Navdeep and Navtaj Grewal
Agent: Karandeep Sekhon
Location: Third St., Brock, ON
Municipality: Township of Brock

Consent to add a vacant 382.2 m² residential parcel of land to the east, retaining a 1,300.6 m² residential parcel of land for future development.

Applications LD 073/2021 through LD 080/2021 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 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, Health and Works Departments, and the Township of Brock.

Agency comments were provided electronically to Mr. K. Sekhon, 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 073/2021, as applied for, as such is a lot line adjustment to the east 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 Works Department's letter dated Tuesday, January 25, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 01, 2022
3. That the applicant satisfy the requirement of the Canadian National Railway 's letter dated Wednesday, January 19, 2022, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 16, 2024.
 - Expiry Date of Application LD 073/2021 is Monday, March 18, 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 Canadian National Railway 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 #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.
2. Lake Simcoe Region Conservation Authority comments dated Tuesday, January 25, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 073/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 11.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 074/2021
Submission: B 019/2022
Owner: Navdeep and Navtaj Grewal
Agent: Karandeep Sekhon
Location: Third St., Brock, ON
Municipality: Township of Brock

Consent to add a vacant 382.2 m2 residential parcel of land to the east, retaining a 1,300.6 m2 residential parcel of land for future development.

Applications LD 073/2021 through LD 080/2021 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 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, Health and Works Departments, and the Township of Brock.

Agency comments were provided electronically to Mr. K. Sekhon, 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 074/2021, as applied for, as such is a lot line adjustment to the east 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 Works Department's letter dated Tuesday, January 25, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 01, 2022
3. That the applicant satisfy the requirement of the Canadian National Railway 's letter dated Wednesday, January 19, 2022, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 16, 2024.
 - Expiry Date of Application LD 074/2021 is Monday, March 18, 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 Canadian National Railway 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 #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.
2. Lake Simcoe Region Conservation Authority comments dated Tuesday, January 25, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 074/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 12.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 075/2021
Submission: B 020/2022
Owner: Navdeep and Navtaj Grewal, Karandeep Sekhon
Agent: Karandeep Sekhon
Location: Third St., Brock, ON
Municipality: Township of Brock

Consent to add a vacant 382.2 m² residential parcel of land to the east, retaining a 1300.6 m² residential parcel of land for future development.

Applications LD 073/2021 through LD 080/2021 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 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, Health and Works Departments, and the Township of Brock.

Agency comments were provided electronically to Mr. K. Sekhon, 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 075/2021, as applied for, as such is a lot line adjustment to the east 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 Works Department's letter dated Tuesday, January 25, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 01, 2022
3. That the applicant satisfy the requirement of the Canadian National Railway 's letter dated Wednesday, January 19, 2022, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 16, 2024.
 - Expiry Date of Application LD 075/2021 is Monday, March 18, 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 Canadian National Railway 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 #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.
2. Lake Simcoe Region Conservation Authority comments dated Tuesday, January 25, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 075/2021

***Last Date of Appeal of this Decision or any of the conditions therein is
Tuesday, March 08, 2022.***

Appendix 13.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 076/2021
Submission: B 021/2022
Owner: Navdeep and Navtaj Grewal, Karandeep Sekhon
Agent: Karandeep Sekhon
Location: Third St., Brock, ON
Municipality: Township of Brock

Consent to add a vacant 382.2 m² residential parcel of land to the east, retaining a 1,300.6 m² residential parcel of land for future development.

Applications LD 073/2021 through LD 080/2021 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 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, Health and Works Departments, and the Township of Brock.

Agency comments were provided electronically to Mr. K. Sekhon, 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 076/2021, as applied for, as such is a lot line adjustment to the east 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 Works Department's letter dated Tuesday, January 25, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 01, 2022
3. That the applicant satisfy the requirement of the Canadian National Railway 's letter dated Wednesday, January 19, 2022, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 16, 2024.
 - Expiry Date of Application LD 076/2021 is Monday, March 18, 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 Canadian National Railway 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 #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.
2. Lake Simcoe Region Conservation Authority comments dated Tuesday, January 25, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 076/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 14.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 077/2021
Submission: B 022/2022
Owner: Karandeep Sekhon
Agent: Karandeep Sekhon
Location: Third St., Brock, ON
Municipality: Township of Brock

Consent to sever a vacant 650.35 m2 residential parcel of land, retaining a 650.35 m2 residential parcel of land for future development.

The Committee member visited the site on Monday, January 24, 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 Township of Brock.

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

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 077/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Tuesday, January 25, 2022, financial and otherwise.

2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 01, 2022
3. That the applicant satisfy the requirement of the Canadian National Railway's letter dated Tuesday, November 30, 2021.
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, February 16, 2024.
 - Expiry Date of Application LD 077/2021 is Monday, March 18, 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 Canadian National Railway 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 #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.

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2. Lake Simcoe Region Conservation Authority comments dated Tuesday, January 25, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 077/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022

Appendix 15.



**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, February 07, 2022

File: LD 078/2021
Submission: B 023/2022
Owner: Navdeep and Navtaj Grewal, Karandeep Sekhon
Agent: Karandeep Sekhon
Location: Third St., Brock, ON
Municipality: Township of Brock

Consent to sever a vacant 650.35 m2 residential parcel of land, retaining a 650.35 m2 residential parcel of land for future development.

The Committee member visited the site on Monday, January 24, 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 Township of Brock.

Agency comments were provided electronically to Mr. K. Sekhon, 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 078/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Tuesday, January 25, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 01, 2022
3. That the applicant satisfy the requirement of the Canadian National Railway's letter dated Tuesday, November 30, 2021.
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, February 16, 2024.
 - Expiry Date of Application LD 078/2021 is Monday, March 18, 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 Canadian National Railway 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 #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-

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

2.Lake Simcoe Region Conservation Authority comments dated Tuesday, January 25, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 078/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 16.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 079/2021
Submission: B 024/2022
Owner: Navdeep and Navtaj Grewal
Agent: Karandeep Sekhon
Location: Third St., Brock, ON
Municipality: Township of Brock

Consent to sever a vacant 650.35 m2 residential parcel of land, retaining a 650.35 m2 residential parcel of land for future development.

The Committee member visited the site on Monday, January 24, 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 Township of Brock.

Agency comments were provided electronically to Mr. K. Sekhon, 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 079/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Tuesday, January 25, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 01, 2022
3. That the applicant satisfy the requirement of the Canadian National Railway's letter dated Tuesday, November 30, 2021.
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, February 16, 2024.
 - Expiry Date of Application LD 079/2021 is Monday, March 18, 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 Canadian National Railway 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 #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.
2. Lake Simcoe Region Conservation Authority comments dated Tuesday, January 25, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 079/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 17.



**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, February 07, 2022

File: LD 080/2021
Submission: B 025/2022
Owner: Karandeep Sekhon
Agent: Karandeep Sekhon
Location: Third St., Brock, ON
Municipality: Township of Brock

Consent to sever a vacant 650.35 m2 residential parcel of land, retaining a 893.6 m2 residential parcel of land for future development.

The Committee member visited the site on Monday, January 24, 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 Township of Brock.

Agency comments were provided electronically to Mr. K. Sekhon, 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 080/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Tuesday, January 25, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 01, 2022
3. That the applicant satisfy the requirement of the Canadian National Railway's letter dated Tuesday, November 30, 2021.
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, February 16, 2024.
 - Expiry Date of Application LD 080/2021 is Monday, March 18, 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 Canadian National Railway 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 #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-

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

2.Lake Simcoe Region Conservation Authority comments dated Tuesday, January 25, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 080/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 18.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 082/2021
Submission: B 026/2022
Owner: SGL 2 Ltd.
Agent: Clark Consulting Services
Location: 11851 Cartwright West Quarter Line, Scugog, ON
Municipality: Township of Scugog

Consent to sever a 0.567 ha agricultural parcel of land with a dwelling to remain, retaining a vacant 34.1 ha parcel of land.

The Committee member visited the site on Monday, January 24, 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, and the Township of Scugog.

Agency comments were provided electronically to Mr. H. Stewart, 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 082/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Tuesday, January 25, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, January 28, 2022
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated Tuesday, January 25, 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, February 16, 2024.
 - Expiry Date of Application LD 082/2021 is Monday, March 18, 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 Scugog 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.

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

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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.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 082/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 19.



**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, February 07, 2022

File: LD 083/2021
Submission: B 027/2022
Owner: Therese Miller Kenneth Miller
Agent: Therese Miller
Location: S 17055 Brock Rd., Brock, ON
Municipality: Township of Brock

Consent to sever a 0.551 HA agricultural parcel of land with an existing dwelling to remain, retaining a 64.3 HA agricultural parcel of land.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present was:

***Owner: Therese Miller Kenneth Miller
Agent: Therese Miller***

Ms. T. Miller explained the nature of the application and provided the Committee with detailed history of the subject property, the existing farming operation and the aggregate extraction area located at the northern limits of the subject property. She advised the proposal is to preserve the agricultural lands for future generations by merging the existing agricultural lands with the existing farm dwelling located on the abutting rural residential lot. She indicated this would ensure continuation of viable farm growing crops and raising animals.

Committee Member K. Bavington asked agent to speak to the gravel extraction activities..

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Ms. T. Miller advised the Committee the gravel pit has been in existence since 1927 and contains gravel and sand which is currently used for farm lanes and that this area is a private extraction area which has not been rehabilitated.

Committee Member K. Bavington asked for clarification on the proposed lot placement.

Ms. T. Miller advised this proposal is accordance with Minimum Distance Separation guidelines.

Committee Member K. Bavington noted advisory comment regarding the completion of a Site Screening Questionnaire in Regional Planning's commenting letter.

Ms. T. Miller advised the property has been owned by the family since 1840 and consisting of 150 acres of land making it very difficult to conduct this screening on such a large parcel of land.

Committee Member K. Bavington advised it would only apply to the retained lot of 1.6 acres.

Committee Member G. O'Connor asked the agent if the gravel pit is licensed through Ministry of Natural Resources. Ms. T. Miller indicated it is not as it is just for personal use.

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

Agency comments were provided electronically to Ms. T. Miller, agent for the applicant.

Decision of the Committee

Moved by: K. Bavington

Seconded by: C. Molinari

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 083/2021, 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 Tuesday, February 01, 2022.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated Friday, January 21, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated Thursday, February 03, 2022, financial and otherwise.
4. That the retained lands be deeded in the same name as the adjacent property to the south/west (being the previously severed lands). Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, February 16, 2024.
 - Expiry Date of Application LD 083/2021 is Monday, March 18, 2024.

Clearing Agencies

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

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 083/2021 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

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P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 20.



**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, February 07, 2022

File: LD 001/2022
Submission: B 028/2022
Owner: Geoff Ellis
Agent: D.G Biddle & Associates
Location: 7 Glenview Rd., Clarington, ON
Municipality: Municipality of Clarington

***Consent to sever a 743.57 m2 residential parcel of land, retaining a 743.43 m2 residential parcel of land for future development.
The existing dwelling is to be demolished.***

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present was:

Agent: Prescott, Ashlee - D.G Biddle & Associates

Ms. A. Prescott explained the nature of the application and advised the Committee the existing dwelling, shed and pool will be demolished in compliance with the provisions of Region of Durham Official Plan, the Clarington Official Plan and Zoning By-law and the Planning Act.

Committee Member A. Arnott asked the agent if she was in receipt of the petition and other written submissions from area residents. Ms. A. Prescott answered in the affirmative.

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

A written submission was received on January 24, 2022 from Linda Walsh, area resident.

A written submission was received on January 24, 2022 from Katharine Warren, area resident.

A written submission was received on January 30, 2022 from Linda Sikora, area resident.

A petition was received on January 31, 2022 from area resident's objection to the proposal.

Agency comments were provided electronically to Ms. A. Prescott, agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. O' Connor

Seconded by: A. Arnott

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 001/2022, 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 Tuesday, February 01, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, January 31, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Thursday, January 27, 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, February 16, 2024.

- Expiry Date of Application LD 001/2022 is Monday, March 18, 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 Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

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 001/2022 on Monday, February 07, 2022.

A. Georgieff, Chair

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K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

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, March 08, 2022.

Appendix 21.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 002/2022
Submission: B 029/2022
Owner: Firmland (Cedar) Inc. c/o Michael Klugmann
Agent: Humphries Planning Group Inc.
Location: 51 Cedar St., Ajax, ON
Municipality: Town of Ajax

Consent to sever a 0.31 HA residential parcel of land, retaining a 1.45 HA residential parcel of land with an existing dwelling to remain. Application includes easement.

Applications LD 002/2022 and LD 003/2022 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 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 Ajax.

Agency comments were provided to electronically to Ms. N. Cappadocia, 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 002/2022, 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, January 28, 2022
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Wednesday, February 02, 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 Thursday, January 18, 2024.
 - Expiry Date of Application LD 064/2020 is Monday, February 19, 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 Ajax 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

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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.

2. Canadian National Railway dated Tuesday, January 04, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 002/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 22.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 003/2022
Submission: B 030/2022
Owner: Firmland (Cedar) Inc. c/o Michael Klugmann
Agent: Humphries Planning Group Inc.
Location: 51 Cedar St., Ajax, ON
Municipality: Town of Ajax

Consent to grant a 475.7 m² vehicular and pedestrian easement in favour of the property to the east, retaining a vacant 0.31 HA residential parcel of land.

Applications LD 002/2022 and LD 003/2022 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 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 Ajax.

Agency comments were provided to electronically to Ms. N. Cappadocia, 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 003/2022, 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 Regional Planning and Economic Development Department's letter dated Friday, January 28, 2022
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Wednesday, February 02, 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 Thursday, January 18, 2024.
 - Expiry Date of Application LD 003/2022 is Monday, February 19, 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 Ajax 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.
3. Canadian National Railway dated Tuesday, January 04, 2022.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 003/2022

***Last Date of Appeal of this Decision or any of the conditions therein is
Tuesday, March 08, 2022.***

Appendix 23.



**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, February 07, 2022

File: LD 004/2022
Submission: N/A
Owner: Whitepine General Contractors Ltd.
Agent: D.G. Biddle & Associates Ltd.
Location: 4442 Hill St., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant 0.40 HA hamlet lot, retaining a 8.35 HA hamlet lot.

Applications LD 004/2022 through LD 007/2022 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present was:

Agent: Fry, Michael - D.G. Biddle & Associates Ltd.

Mr. M. Fry explained the nature of the application and advised the committee the owner is in negotiations with the Municipality of Clarington and are in agreement with the tabling recommendation.

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

Written submissions were received on January 21 and 26, 2022 from Frank Stapleton, area resident.

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A written submission was received on January 26, 2022 from Michael Gimblett, area resident.

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

Motion of the Committee

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 004/2022 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 February 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 004/2022 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

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C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 24.



**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, February 07, 2022

File: LD 005/2022
Submission: N/A
Owner: Whitepine General Contractors Ltd.
Agent: D.G. Biddle & Associates Ltd.
Location: 4442 Hill St., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant 0.35 HA hamlet lot, retaining a 8 HA hamlet lot.

Applications LD 004/2022 through LD 007/2022 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present was:

Agent: Fry, Michael - D.G. Biddle & Associates Ltd.

Mr. M. Fry explained the nature of the application and advised the committee the owner is in negotiations with the Municipality of Clarington and are in agreement with the tabling recommendation.

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

Written submissions were received on January 21 and 26, 2022 from Frank Stapleton, area resident.

A written submission was received on January 26, 2022 from Michael Gimblett, area resident.

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

Motion of the Committee

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 005/2022 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 February 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 005/2022 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

Land Division Committee – Minutes
Monday, February 07, 2022

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 25.



**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, February 07, 2022

File: LD 006/2022
Submission: N/A
Owner: Whitepine General Contractors Ltd.
Agent: D.G. Biddle & Associates Ltd.
Location: 4442 Hill St., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant LD 000.30 HA hamlet lot, retaining a 7.70 HA hamlet lot.

Applications LD 004/2022 through LD 007/2022 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present was:

Agent: Fry, Michael - D.G. Biddle & Associates Ltd.

Mr. M. Fry explained the nature of the application and advised the committee the owner is in negotiations with the Municipality of Clarington and are in agreement with the tabling recommendation.

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

Written submissions were received on January 21 and 26, 2022 from Frank Stapleton, area resident.

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A written submission was received on January 26, 2022 from Michael Gimblett, area resident.

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

Motion of the Committee

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 006/2022 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 February 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 006/2022 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

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C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 26.



**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, February 07, 2022

File: LD 007/2022
Submission: N/A
Owner: Whitepine General Contractors Ltd.
Agent: D.G. Biddle & Associates Ltd.
Location: 4442 Hill St., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant 0.30 HA hamlet lot, retaining a 7.40 HA hamlet lot.

Applications LD 004/2022 through LD 007/2022 were considered in conjunction.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted

Present was:

Agent: Fry, Michael - D.G. Biddle & Associates Ltd.

Mr. M. Fry explained the nature of the application and advised the committee the owner is in negotiations with the Municipality of Clarington and are in agreement with the tabling recommendation.

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

Written submissions were received on January 21 and 26, 2022 from Frank Stapleton, area resident.

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A written submission was received on January 26, 2022 from Michael Gimblett, area resident.

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

Motion of the Committee

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 007/2022 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 February 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 007/2022 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

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C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 27.



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

Consent Application heard on: Monday, February 07, 2022

File: LD 008/2022
Submission: B 031/2022
Owner: Wenzel International Inc. C/o Croven Crystal
Agent: D.G. Biddle & Associates Ltd.
Location: 500 Beech St. W, Whitby, ON
Municipality: Town of Whitby

Consent to add a vacant 5,344 m² industrial parcel of land to the east, retaining a vacant 11,645 m² industrial parcel of land.

The Committee member visited the site on Monday, January 24, 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 Ms. A Biddle, 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 008/2022 as applied for, as such is a lot line adjustment to the east 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 Monday, January 31, 2022
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Thursday, January 20, 2022, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. 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, February 16, 2024.
 - Expiry Date of Application LD 008/2022 is Monday, March 18, 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 Town of Whitby that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions 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

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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.

Signed by:

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

Decision Date: February 7, 2022

Application: LD 008/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 08, 2022.

Appendix 28.



**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, February 07, 2022

File: LD 009/2022
Submission: N/A
Owner: 1023343 Ontario Inc.
Agent: D. G. Biddle & Associates Ltd.
Location: 4973 Brock Rd., Pickering, ON
Municipality: City of Pickering

Consent to sever a vacant 1,389.63 m2 residential parcel of land, retaining a 1,367.12 m2 commercial parcel of land.

The Committee member visited the site on Monday, January 24, 2022 and confirmed the property was properly posted.

Present was:

Agent: Fry, Michael - D. G. Biddle & Associates Ltd.

Mr. M. Fry explained the nature of the application and advised the Committee he was in agreement with the tabling recommendation.

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.

A written submission was received on January 28, 2022 from Courtney Lyman, area resident.

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

Motion of the Committee

Moved by: E. Hudson

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 009/2022 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 February 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 009/2022 on Monday, February 07, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

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D. Smith

P. Aguilera, Assistant Secretary-Treasurer