



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

Minutes

Monday, July 11, 2022

The Region Of Durham Land Division Committee met virtually at 1:00 PM on Monday, July 11, 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, Clerk-Steno

1. Adoption of Minutes

Moved by: D. Smith

Seconded by: A. Arnott

That the minutes of the Monday, June 06, 2022 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, July 11, 2022

2. Review Consent Applications/Correspondence

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

3. Other Business

None.

4. Recess

Moved by: E. Hudson

Seconded by: G. O'Connor

That this meeting be recessed at 10:45 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, July 11, 2022

The Committee Chair opened the 1:00 PM session by asking Assistant Secretary-Treasurer Ms. P. Aguilera if all required notices have been provided for today's Committee meeting. Ms. P. Aguilera advised the Committee that all notices of application/meeting had been issued in accordance with Section 53 Subsection 5 of the Planning Act.

5. Consideration of Consent Applications

- 1. File: LD-2021-00070**
Appendix 1
- 2. File: File: LD 046/2022**
Appendix 2
- 3. File: LD 054/2022**
Appendix 3
- 4. File: File: LD 067/2022**
Appendix 4
- 5. File: File: LD 065/2022**
Appendix 5
- 6. File: File: LD 066/2022**
Appendix 6
- 7. File: LD 068/2022**
Appendix 7
- 8. File: File: LD 069/2022**
Appendix 8
- 9. File: File: LD 070/2022**
Appendix 9
- 10. File: LD 071/2022**
Appendix 10
- 11. File: LD 072/2022**
Appendix 11
- 12. File: LD 073/2022**
Appendix 12
- 13. File: LD 074/2022**
Appendix 13
- 14. File: LD 075/2022**
Appendix 14
- 15. File: LD 076/2022**
Appendix 15
- 16. File: LD 077/2022**
Appendix 16
- 17. File: LD 078/2022**
Appendix 17
- 18. File: LD 079/2022**
Appendix 18
- 19. File: LD 080/2022**
Appendix 19
- 20. File: LD 081/2022**
Appendix 20
- 21. File: LD 082/2022**
Appendix 21

Land Division Committee – Minutes
Monday, July 11, 2022

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, August 08, 2022 in the Regional Municipality of Durham Headquarters.

7. Adjournment

Moved by: C. Molinari

Seconded by: D. Smith

That this meeting be adjourned at 3:325 p.m. and the next regular meeting be held on Monday, August 08, 2022

Carried unanimously
Monday, July 11, 2022

8. Appendices

Land Division Committee – Minutes
Monday, July 11, 2022

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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, July 11, 2022

File: LD-2021-00070
Submission: B 080/2022
Owner: Munir Nadeem Anjam
Agent: NIA Architects Inc.
Location: 700 Hillview Crescent
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.

This application was tabled at the February 7, 2022 hearing and was requested to be brought forward by the applicant to this hearing.

The agent provided land division staff with a written declaration and photographic evidence that the property was properly posted.

Present was:

Agent: Nadeem Irfan - NIA Architects Inc.

Interested party: Michelle Osborne

Mr. N. Irfan explained the nature of the application and advised the Committee the application was previously tabled. He indicated the Committee of Adjustments (the "COA") has denied the related application for minor variances and he has appealed that ruling. He therefore requested a decision from the Committee today to allow applicant to move forward to appeal the Committee's Decision and have both matters heard at the Ontario Land Tribunal in conjunction.

Land Division Committee – Minutes
Monday, July 11, 2022

Ms. M. Osborne advised the Committee she is a resident of the area and has enjoyed the unique space. She expressed concerns related to loss of privacy, noise and displacement of habitat.

She further advised the Committee the variances in the area were denied by the COA as the proposal was not in compliance with local zoning by-laws. She felt the application before the Committee was therefore not appropriate and should be denied.

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

A written submission was received on July 6, 2022, from Patricia Stewart, area resident.

A written submission was received on July 4, 2022 from Veronika Labib, area resident.

A written submission was received on June 27, 2022 from Paul White, area resident.

A written submission was received on June 25, 2022 from Michelle Osborne, area resident.

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

Decision of the Committee

Moved by: E. Hudson

Seconded by: D. Smith

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submissions, I hereby move that application LD 2021-00070, be denied as the proposal does not conform with the provisions of the City of Pickering's zoning by-law.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00070 on Monday, July 11, 2022.

Land Division Committee – Minutes
Monday, July 11, 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

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

Appendix 2



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 046/2022
Submission: B 081/2022
Owner: Richard Trolly and Nancy Trolly
Agent: Richard Trolly
Location: 24 Chater Lane
Municipality: Municipality of Clarington

Consent to sever a 0.255 HA hamlet lot with an existing dwelling to remain, retaining a 31 HA agricultural parcel of land with an existing barn and shed to remain.

This matter was tabled at the May 9, 2022 hearing and was requested to be brought forward to this hearing by the applicant.

The Committee member visited the site on Tuesday, June 28, 2022 and confirmed the property was properly posted.

Present was:

Agent: Richard Trolly

Mr. R. Trolly explained the nature of the application and advised the Committee the proposal is consistent with the pre-existing homes in the area and is in compliance with the local zoning by-law. He also confirmed that the Region of Durham and the Municipality of Clarington have now confirmed the fact the proposed severed lot fall within the limits of the Hamlet of Leskard.

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 Richard Trolly, applicant.

Decision of the Committee

Moved by: A. Camposeo

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 046/2022, 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 Wednesday, May 04, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, July 06, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, July 04, 2022, financial and otherwise.
4. That the applicant satisfy the requirement of the Regional Health Department's letter dated Monday, May 02, 2022.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 19, 2024.
 - Expiry Date of Application LD 046/2022 is Monday, August 19, 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 Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.

Land Division Committee – Minutes
Monday, July 11, 2022

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 Municipality of Clarington 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 advised in writing by the Regional Health Department that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 046/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

Land Division Committee – Minutes
Monday, July 11, 2022

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, August 09, 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, July 11, 2022

File: LD 054/2022
Submission: B 082/2022
Owner: 2751757 Ontario Inc.
Agent: Francesco Fiorani, Brutto Consulting
Location: 1716 Dufferin Street
Municipality: Town of Whitby

Consent to add a vacant 527.8 m2 residential parcel of land to the west, retaining a 608.2 m2 residential parcel of land with an existing dwelling to remain.

Applications LD 054/2022 and LD 067/2022 are related and were therefore considered in conjunction.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Francesco Fiorani, Brutto Consulting

Interested party - Dave Restrick

Mr. F. Fiorani explained the nature of the application and advised the Committee he was in receipt of and in agreement with agency comments and conditions.

Mr. F. Fiorani further advised the Committee he received the resident submission and clarified that the property is not vacant as it contains a single family dwelling with an existing tenant. He indicated only the rear portion of land is being merged with the benefiting lands and that nothing will be demolished or changed on the site.

Land Division Committee – Minutes
Monday, July 11, 2022

Mr. F. Fiorani indicated the proposal conforms with the Town of Whitby's zoning by-law and that the existing trees within the retained lots will remain on property, however, some trees on the severed lot may be removed.

Committee Member K. Bavington asked the agent if construction will occur on the merged lands and asked for details.

Mr. F. Fiorani advised the Committee that four semi-detached dwellings will be constructed on the parcel.

Committee Member K. Bavington asked the agent if owner will redevelop the entire parcel of land.

Mr. F. Fiorani advised the Committee that 1717 Brock Street will be redeveloped and the addition of land will allow for the construction of semi-detached homes as well as a 5-storey midrise building with 28 units that will have access from Brock Street South.

Mr. D. Restrict advised the Committee his concern relates to future owners of the property. He also asked if a survey was prepared for the subject property as he believes there is an encroachment on his property. He expressed further concerns related to loss of trees and potential flooding.

Secretary-Treasurer L. Trombino advised committee a draft survey is required for all application submissions to the Region of Durham Land Division Committee. He further indicated that Town of Whitby staff will review and confirm any zoning issues or encroachments before the plan is finalized and deposited on title as this is one of their conditions.

Mr. F. Fiorani advised the Committee that any approvals would be reflected on the survey and confirmed by way of a final registered R-Plan as part of his Land Division Committee application. He also advised the Committee the development proposal and survey were considered as part of the related zoning by-law application and approval of Zoning By-Law Amendment No. 7881-22.

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

A written submission was received June 29, 2022 from Dave and Laurie Restrict, area resident.

Agency comments and resident submissions were provided electronically to Francesco Fiorani, agent for the applicant.

Decision of the Committee

Moved by: C. Molinari

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and resident submission as well as hearing the oral submissions, I hereby move that application LD 054/2022, be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, July 05, 2022.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, June 14, 2022, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 19, 2024.
 - Expiry Date of Application LD 054/2022 is Monday, August 19, 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

Land Division Committee – Minutes
Monday, July 11, 2022

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 Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 054/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

Land Division Committee – Minutes
Monday, July 11, 2022

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

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, July 11, 2022

File: LD 067/2022
Submission: B 083/2022
Owner: 2751757 Ontario Inc.
Agent: Francesco Fiorani, Brutto Consulting
Location: 1718 Dufferin Street
Municipality: Town of Whitby

Consent to add a vacant 511.8 m2 residential parcel of land to the west, retaining a 607.2 m2 residential parcel of land with an existing dwelling to remain.

Applications LD 054/2022 and LD 067/2022 are related and were therefore considered in conjunction.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Francesco Fiorani, Brutto Consulting

Interested party - Dave Restrick

Mr. F. Fiorani explained the nature of the application and advised the Committee he was in receipt of and in agreement with agency comments and conditions.

Mr. F. Fiorani further advised the Committee he received the resident submission and clarified that the property is not vacant as it contains a single family dwelling with an existing tenant. He indicated only the rear portion of land is being merged with the benefiting lands and that nothing will be demolished or changed on the site.

Land Division Committee – Minutes
Monday, July 11, 2022

Mr. F. Fiorani indicated the proposal conforms with the Town of Whitby's zoning by-law and that the existing trees within the retained lots will remain on property, however, some trees on the severed lot may be removed.

Committee Member K. Bavington asked the agent if construction will occur on the merged lands and asked for details.

Mr. F. Fiorani advised the Committee that four semi-detached dwellings will be constructed on the parcel.

Committee Member K. Bavington asked the agent if owner will redevelop the entire parcel of land.

Mr. F. Fiorani advised the Committee that 1717 Brock Street will be redeveloped and the addition of land will allow for the construction of semi-detached homes as well as a 5-storey midrise building with 28 units that will have access from Brock Street South.

Mr. D. Restrict advised the Committee his concern relates to future owners of the property. He also asked if a survey was prepared for the subject property as he believes there is an encroachment on his property. He expressed further concerns related to loss of trees and potential flooding.

Secretary-Treasurer L. Trombino advised committee a draft survey is required for all application submissions to the Region of Durham Land Division Committee. He further indicated that Town of Whitby staff will review and confirm any zoning issues or encroachments before the plan is finalized and deposited on title as this is one of their conditions.

Mr. F. Fiorani advised the Committee that any approvals would be reflected on the survey and confirmed by way of a final registered R-Plan as part of his Land Division Committee application. He also advised the Committee the development proposal and survey were considered as part of the related zoning by-law application and approval of Zoning By-Law Amendment No. 7881-22.

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

A written submission was received June 29, 2022 from Dave and Laurie Restrict, area resident.

Agency comments and resident submissions were provided electronically to Francesco Fiorani, agent for the applicant.

Decision of the Committee

Moved by: C. Molinari

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and resident submission as well as hearing the oral submissions, I hereby move that application LD 067/2022, be approved, as applied for, as such is a lot line adjustment to the west and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, July 05, 2022.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, June 14, 2022, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 19, 2024.
 - Expiry Date of Application LD 067/2022 is Monday, August 19, 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

Land Division Committee – Minutes
Monday, July 11, 2022

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 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 067/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

Land Division Committee – Minutes
Monday, July 11, 2022

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 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, July 11, 2022

File: LD 065/2022
Submission: B 085/2022
Owner: Katherine Ellen Anne Wright and Peter Kenneth Ryan
Agent: MPLAN Inc.
Location: 179 Union Avenue
Municipality: Township of Scugog

Consent to add a vacant 345 m2 residential parcel of land to the south, retaining a 343 m2 residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present were:

Agent: Joseph Chitiz - MPLAN Inc.

Interested party: Joan Hunter

Lonya Reid

Mr. J. Chitiz explained the nature of the application and advised the Committee the proposal will combine the rear portion of the subject lands with the adjacent lot in order to allow for the creation of a new building lot. He indicated the proposal is in compliance with all local zoning by-laws and the proposed lot will complete the residential streetscape by filling in the gap that currently exists.

Mr. J. Chitiz advised the Committee he had received and reviewed the area resident concerns.

Land Division Committee – Minutes
Monday, July 11, 2022

Committee Member D. Smith asked the agent if the developer has always had ownership of the property.

Mr. J. Chitiz answered in the affirmative.

Ms. J. Hunter advised the Committee her property is the most directly impacted property in area. She further that she was shocked by the application as it was her understanding that the existing vacant parcel of land was not a building lot. She indicated the builder misrepresented the future use of the subject lands when owners bought their property.

She further stated the subject property has been maintained by residents and not the owner for over 21 years. She expressed concerns with loss of privacy and trees, construction noise and debris and the disruption of wildlife.

Ms. J. Hunter also expressed concerns related to the driveway of the proposed house and felt this development was unsafe for residents. She asked what studies have been done in support of the application and emphasized the need for an arborist and traffic study. She further advised the existing vacant property creates a parklike setting for the neighborhood.

Committee Member D. Smith asked the delegate if she had obtained an agreement from the registered owner of the lands to use or maintain property.

Ms. J. Hunter indicated she had not obtained permissions nor agreements from the owner.

Committee Member D. Smith asked the delegate to confirm whether the parcel was in fact a park or whether it was used as an extension of her own property.

Ms. J. Hunter confirmed it was merely used by her family and was not really park, however, she finds the area visually appealing.

Committee Member K. Bavington advised the delegate her concerns relating to tree preservation, traffic control and noise are under the purview of the lower tier municipality.

Committee Member K. Bavington asked the agent if the house on the subject lands is currently straddling the property line.

Mr. J. Chitiz advised the retained lot is a semi-detached dwelling and the rear yard of 179 Union Avenue will be consistent with lots to the south and will facilitate the creation of two separate dwellings.

Committee Member A. Camposeo asked agent to respond to delegate's concerns.

Land Division Committee – Minutes
Monday, July 11, 2022

Mr. J. Chitiz advised the Committee the delegates concerns are issues that will be addressed in due course by the Township of Scugog. He indicated the application will be subject to provisions of the Township's zoning by-law.

Committee Member A. Arnott asked the delegate if she ever tried to purchase the parcel of land she has enjoyed and maintained for so many years.

Ms. J. Hunter advised the Committee she had not inquired about purchasing the land and that she had only lived in the area for 3 years.

Ms. L. Reid expressed concerns related to loss of the parklike view which is directly across from her home and major contributor for why she purchased her home last year. She indicated the proposal would affect her mental health and wellbeing as there will be negative impacts to neighborhood and residents.

Mr. J. Chitiz provided a land use planning perspective to the Committee and advised the existing property does fit in with the character of the neighborhood. He advised the proposal will be completing the streetscape of the area and understood that while residents may be impacted by the loss of the use and view of the subject lands, it is not in their ownership.

Mr. J. Chitiz further indicated this proposal will house an additional family which is in compliance with the zoning by-law and at the direction of the Province and local municipality.

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

A written submission was received on July 4 and July 8, 2022 from Joan and Warren Hunter, area residents.

Agency comments and resident submissions were provided electronically to Mr. J. Chitiz, agent for the applicant.

Decision of the Committee

Having reviewed and considered all the agency comments and resident submission as well as hearing the oral submission, I hereby move that application LD 065/2022, be approved, as applied for, as such is a lot line adjustment to the south 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:

Moved by: D. Smith

Seconded by: K. Bavington

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Wednesday, June 22, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, July 05, 2022
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated Friday, June 10, 2022, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the south. 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, July 19, 2024.
 - Expiry Date of Application LD 065/2022 is Monday, August 19, 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 Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions 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 065/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

Land Division Committee – Minutes
Monday, July 11, 2022

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

Appendix 6.



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

Consent Application considered on: Monday, July 11, 2022

File: LD 066/2022
Submission: B 085/2022
Owner: Themich Luong/ Lephuong Lu
Agent: Adrian Litavski c/o Johnston Litavski Ltd.
Location: 566 West Shore Boulevard.
Municipality: City of Pickering

Consent to sever a 517 m² residential parcel of land, retaining a 517 m² residential parcel of land. Existing dwelling to be demolished.

The Committee member visited the site on Monday, June 27, 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 City of Pickering.

Agency comments were provided electronically to Adrian Litavski, 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 066/2022, 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 Works Department's letter dated Monday, June 20, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated Friday, June 10, 2022, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, July 19, 2024.
 - Expiry Date of Application LD 066/2022 is Monday, August 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 Works Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #3 have been adhered to.

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

Advisory Comments

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

Land Division Committee – Minutes
Monday, July 11, 2022

Signed by:

Brian Bridgeman, MCIP, RPP
Commissioner of Planning & Economic Development
Decision Date: July 11, 2022

Application: LD 066/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

Appendix 7.



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

Consent Application considered on: Monday, July 11, 2022

File: LD 068/2022
Submission: B 086/2022
Owner: Jaroslav Kuchurivski
Location: Green St.,
Municipality: Town of Whitby

Consent to sever a vacant 410.65 m2 residential parcel of land, retaining a vacant 410.65 m2 residential parcel of land.

The Committee member visited the site on Monday, June 27, 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 Jaroslav Kuchurivski, 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 068/2022, 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 Works Department's letter dated Monday, June 20, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, July 05, 2022
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, June 14, 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, July 19, 2024.
 - Expiry Date of Application LD 068/2022 is Monday, August 19, 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-

Land Division Committee – Minutes
Monday, July 11, 2022

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: July 11, 2022

Application: LD 068/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

Appendix 8



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 069/2022
Submission: B 087/2022
Owner: Lambert Yake and Vicky Yake
Agent: Owen Design Consultants Ltd.
Location: 190 Webb Road
Municipality: Township of Uxbridge

Consent to sever a vacant 5,544.27 m² agricultural parcel of land, retaining a vacant 26.8127 HA agricultural parcel of land.

Applications LD 069/2022 through LD 071/2022 were considered in conjunction.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: John Owen - Owen Design Consultants Ltd.

Mr. J. Owen explained the nature of the applications and advised the Committee he was in receipt of and in agreement with all agency comments and conditions.

Committee Member G. O'Connor asked the agent to provide information on the previous historic consent applications. She also asked the agent to confirm if there was any fill brought unto the site as the application had indicated there was no fill.

Mr. J. Owen advised the Committee the fill was brought to the property and that through testing it was determined the soil was high in sodium and a plan was put in place to resolve the issue. Finally, he advised the soil was tested continually

Land Division Committee – Minutes
Monday, July 11, 2022

and it was ultimately determined the soil met the provincial standard for residential uses.

Committee Member K. Bavington noted the lots were previously applied for but had lapsed and asked the agent to elaborate.

Mr. J. Owen advised the Committee the contamination could not be remediated within the prescribed time therefore the applications had lapsed.

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 Uxbridge.

A written submission was received on June 30, 2022 from Heather and John Wolff, area residents.

A written submission was received on July 3, 2022, from Cathy Disera and Greg Curran, area residents.

A written submission was received on July 4, 2022, from Shaun Bethell, area resident.

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

Decision of the Committee

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 069/2022, 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 Health Department's letter dated Thursday, June 30, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, July 04, 2022.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, June 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, July 19, 2024.
 - Expiry Date of Application LD 069/2022 is Monday, August 19, 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 Health Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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 069/2022 on Monday, July 11, 2022.

Land Division Committee – Minutes
Monday, July 11, 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

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

Appendix 9



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 070/2022
Submission: B 088/2022
Owner: Lambert Yake and Vicky Yake
Agent: Owen Design Consultants Ltd.
Location: 190 Webb Road
Municipality: Township of Uxbridge

Consent to sever a vacant 5,544.03 m² agricultural parcel of land, retaining a vacant 26.8127 HA agricultural parcel of land.

Applications LD 069/2022 through LD 071/2022 were considered in conjunction.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: John Owen - Owen Design Consultants Ltd.

Mr. J. Owen explained the nature of the applications and advised the Committee he was in receipt of and in agreement with all agency comments and conditions.

Committee Member G. O'Connor asked the agent to provide information on the previous historic consent applications. She also asked the agent to confirm if there was any fill brought unto the site as the application had indicated there was no fill.

Mr. J. Owen advised the Committee the fill was brought to the property and that through testing it was determined the soil was high in sodium and a plan was put in place to resolve the issue. Finally, he advised the soil was tested continually

Land Division Committee – Minutes
Monday, July 11, 2022

and it was ultimately determined the soil met the provincial standard for residential uses.

Committee Member K. Bavington noted the lots were previously applied for but had lapsed and asked the agent to elaborate.

Mr. J. Owen advised the Committee the contamination could not be remediated within the prescribed time therefore the applications had lapsed.

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 Uxbridge.

A written submission was received on June 30, 2022 from Heather and John Wolff, area residents.

A written submission was received on July 3, 2022, from Cathy Disera and Greg Curran, area residents.

A written submission was received on July 4, 2022, from Shaun Bethell, area resident.

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

Decision of the Committee

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 070/2022, 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 Health Department's letter dated Thursday, June 30, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, July 04, 2022.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, June 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, July 19, 2024.
 - Expiry Date of Application LD 070/2022 is Monday, August 19, 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 Health Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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

Land Division Committee – Minutes
Monday, July 11, 2022

LD 070/2022 on Monday, July 11, 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

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

Appendix 10



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 071/2022
Submission: B 089/2022
Owner: Lambert Yake and Vicky Yake
Agent: Owen Design Consultants Ltd.
Location: 190 Webb Rd.
Municipality: Township of Uxbridge

Consent to sever a vacant 5,105.94 m² agricultural parcel of land, retaining a vacant 26.8127 HA agricultural parcel of land.

Applications LD 069/2022 through LD 071/2022 were considered in conjunction.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: John Owen - Owen Design Consultants Ltd.

Mr. J. Owen explained the nature of the applications and advised the Committee he was in receipt of and in agreement with all agency comments and conditions.

Committee Member G. O'Connor asked the agent to provide information on the previous historic consent applications. She also asked the agent to confirm if there was any fill brought unto the site as the application had indicated there was no fill.

Mr. J. Owen advised the Committee the fill was brought to the property and that through testing it was determined the soil was high in sodium and a plan was put in place to resolve the issue. Finally, he advised the soil was tested continually

Land Division Committee – Minutes
Monday, July 11, 2022

and it was ultimately determined the soil met the provincial standard for residential uses.

Committee Member K. Bavington noted the lots were previously applied for but had lapsed and asked the agent to elaborate.

Mr. J. Owen advised the Committee the contamination could not be remediated within the prescribed time therefore the applications had lapsed.

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 Uxbridge.

A written submission was received on June 30, 2022 from Heather and John Wolff, area residents.

A written submission was received on July 3, 2022, from Cathy Disera and Greg Curran, area residents.

A written submission was received on July 4, 2022, from Shaun Bethell, area resident.

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

Decision of the Committee

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 071/2022, 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 Health Department's letter dated Thursday, June 30, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, July 04, 2022.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, June 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, July 19, 2024.
 - Expiry Date of Application LD 071/2022 is Monday, August 19, 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 Health Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Uxbridge that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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

Land Division Committee – Minutes
Monday, July 11, 2022

LD 071/2022 on Monday, July 11, 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

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

Appendix 11



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 072/2022
Submission: B 090/2022
Owner: Marlene Parisi
Agent: Jamey & Patricia Morse
Location: 40 Cemetery Road
Municipality: Township of Uxbridge

Consent to add a vacant 36.7 m2 residential parcel of land to the east, retaining a 1,654.78 m2 residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Owner: Marlene Parisi
Agent: Jamey & Patricia Morse

Mr. J. Morse explained the nature of the application and advised the Committee the application will rectify an existing encroachment.

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

Agency comments were provided electronically to Jamey Morse, agent for the applicant.

Decision of the Committee

Moved by: G. O'Connor

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 072/2022, be approved, 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, July 04, 2022
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Thursday, June 30, 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, July 19, 2024.
 - Expiry Date of Application LD 072/2022 is Monday, August 19, 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 Township of Uxbridge that condition #2 has been carried out to its satisfaction.

Land Division Committee – Minutes
Monday, July 11, 2022

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be 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 072/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott - Absent due to technical difficulties

A. Camposeo

E. Hudson

C. Molinari

Land Division Committee – Minutes
Monday, July 11, 2022

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

Appendix 12



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 073/2022
Submission: B 091/2022
Owner: Three Gems Development Inc.
Agent: Gatzios Planning & Development Consultants Inc.
Location: 120 Colston Avenue
Municipality: Town of Whitby

Consent to sever a 790.1 m² vacant residential parcel of land, retaining a 5,793.1 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 073/2022 through LD 079/2022 were heard in conjunction.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Peter Maleganovski

Interested party: Steve Rooks

Mr. P. Maleganovski explained the nature of the applications and advised the Committee he was in receipt of and in agreement with agency comments and conditions.

Mr. P. Maleganovski also advised the Committee he had received and reviewed comments from area residents. He indicated details of construction have not been finalized at this time, however, the owner is committed to working with the Town of Whitby in order to ensure minimum disruption and impact to area residents.

Land Division Committee – Minutes
Monday, July 11, 2022

Committee Member K. Bavington suggested the agent reach out to the area residents to address their concerns.

Mr. S. Rooks expressed concerns surrounding construction noise, traffic and disruption to quiet enjoyment of his property. He advised the Committee he wishes to see the development maintain the character of neighborhood.

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

A written submission was received on June 29, 2022, from Alan Curry, area resident.

A written submission was received on July 3, 2022, from Steve Rooks, area resident.

Agency comments and resident submissions were provided electronically to Mr. P. Maleganovski, 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 submissions, I hereby move that application LD 073/2022, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, June 23, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, June 28, 2022.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Wednesday, June 22, 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, July 19, 2024.
 - Expiry Date of Application LD 073/2022 is Monday, August 19, 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.

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 073/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

Land Division Committee – Minutes
Monday, July 11, 2022

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, August 09, 2022.

Appendix 13



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 074/2022
Submission: B 092/2021
Owner: Three Gems Development Inc.
Agent: Gatzios Planning & Development Consultants Inc.
Location: 120 Colston Avenue
Municipality: Town of Whitby

Consent to sever a 790.1 m² vacant residential parcel of land, retaining a 5,003 m² residential parcel of land with an existing dwelling to be demolished.

Applications LD 073/2022 through LD 079/2022 were heard in conjunction.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Peter Maleganovski

Interested party: Steve Rooks

Mr. P. Maleganovski explained the nature of the applications and advised the Committee he was in receipt of and in agreement with agency comments and conditions.

Mr. P. Maleganovski also advised the Committee he had received and reviewed comments from area residents. He indicated details of construction have not been finalized at this time, however, the owner is committed to working with the Town of Whitby in order to ensure minimum disruption and impact to area residents.

Land Division Committee – Minutes
Monday, July 11, 2022

Committee Member K. Bavington suggested the agent reach out to the area residents to address their concerns.

Mr. S. Rooks expressed concerns surrounding construction noise, traffic and disruption to quiet enjoyment of his property. He advised the Committee he wishes to see the development maintain the character of neighborhood.

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

A written submission was received on June 29, 2022, from Steve Rooks, area resident.

A written submission was received on July 3, 2022, from Steve Rooks, area resident.

Agency comments and resident submissions were provided electronically to Mr. P. Maleganovski, 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 submissions, I hereby move that application LD 074/2022, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, June 23, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, June 28, 2022.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Wednesday, June 22, 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, July 19, 2024.

- Expiry Date of Application LD 074/2022 is Monday, August 19, 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.

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 074/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

Land Division Committee – Minutes
Monday, July 11, 2022

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, August 09, 2022.

Appendix 14



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 075/2022
Submission: B 093/2022
Owner: Three Gems Development Inc.
Agent: Gatzios Planning & Development Consultants Inc.
Location: 120 Colston Avenue
Municipality: Town of Whitby

Consent to sever a 790. m2 vacant residential parcel of land, retaining a 4,213. m2 residential parcel of land with an existing dwelling to be demolished.

Applications LD 073/2022 through LD 079/2022 were heard in conjunction.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Peter Maleganovski

Interested party: Steve Rooks

Mr. P. Maleganovski explained the nature of the applications and advised the Committee he was in receipt of and in agreement with agency comments and conditions.

Mr. P. Maleganovski also advised the Committee he had received and reviewed comments from area residents. He indicated details of construction have not been finalized at this time, however, the owner is committed to working with the Town of Whitby in order to ensure minimum disruption and impact to area residents.

Land Division Committee – Minutes
Monday, July 11, 2022

Committee Member K. Bavington suggested the agent reach out to the area residents to address their concerns.

Mr. S. Rooks expressed concerns surrounding construction noise, traffic and disruption to quiet enjoyment of his property. He advised the Committee he wishes to see the development maintain the character of neighborhood.

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

A written submission was received on June 29, 2022, from Steve Rooks, area resident.

A written submission was received on July 3, 2022, from Steve Rooks, area resident.

Agency comments and resident submissions were provided electronically to Mr. P. Maleganovski, 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 submissions, I hereby move that application LD 075/2022, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, June 23, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, June 28, 2022.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Wednesday, June 22, 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, July 19, 2024.
 - Expiry Date of Application LD 075/2022 is Monday, August 19, 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.

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 075/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

Land Division Committee – Minutes
Monday, July 11, 2022

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, August 09, 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, July 11, 2022

File: LD 076/2022
Submission: B 094/2022
Owner: Three Gems Development Inc.
Agent: Gatzios Planning & Development Consultants Inc.
Location: 120 Colston Avenue
Municipality: Town of Whitby

Consent to sever a 852.1 m2 vacant residential parcel of land, retaining a 3,360.9 m2 residential parcel of land with an existing dwelling to be demolished.

Applications LD 073/2022 through LD 079/2022 were heard in conjunction.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Peter Maleganovski

Interested party: Steve Rooks

Mr. P. Maleganovski explained the nature of the applications and advised the Committee he was in receipt of and in agreement with agency comments and conditions.

Mr. P. Maleganovski also advised the Committee he had received and reviewed comments from area residents. He indicated details of construction have not been finalized at this time, however, the owner is committed to working with the Town of Whitby in order to ensure minimum disruption and impact to area residents.

Land Division Committee – Minutes
Monday, July 11, 2022

Committee Member K. Bavington suggested the agent reach out to the area residents to address their concerns.

Mr. S. Rooks expressed concerns surrounding construction noise, traffic and disruption to quiet enjoyment of his property. He advised the Committee he wishes to see the development maintain the character of neighborhood.

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

A written submission was received on June 29, 2022, from Steve Rooks, area resident.

A written submission was received on July 3, 2022, from Steve Rooks, area resident.

Agency comments and resident submissions were provided electronically to Mr. P. Maleganovski, 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 submissions, I hereby move that application LD 076/2022, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, June 23, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, June 28, 2022.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Wednesday, June 22, 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, July 19, 2024.
 - Expiry Date of Application LD 076/2022 is Monday, August 19, 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.

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 076/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

Land Division Committee – Minutes
Monday, July 11, 2022

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, August 09, 2022.

Appendix 16



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 077/2022
Submission: B 095/2022
Owner: Three Gems Development Inc.
Agent: Gatzios Planning & Development Consultants Inc.
Location: 120 Colston Avenue
Municipality: Town of Whitby

Consent to sever a 854.6 m2 vacant residential parcel of land, retaining a 2,506.3 m2 residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Peter Maleganovski

Interested party: Steve Rooks

Mr. P. Maleganovski explained the nature of the applications and advised the Committee he was in receipt of and in agreement with agency comments and conditions.

Mr. P. Maleganovski also advised the Committee he had received and reviewed comments from area residents. He indicated details of construction have not been finalized at this time, however, the owner is committed to working with the Town of Whitby in order to ensure minimum disruption and impact to area residents.

Land Division Committee – Minutes
Monday, July 11, 2022

Committee Member K. Bavington suggested the agent reach out to the area residents to address their concerns.

Mr. S. Rooks expressed concerns surrounding construction noise, traffic and disruption to quiet enjoyment of his property. He advised the Committee he wishes to see the development maintain the character of neighborhood.

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

A written submission was received on June 29, 2022, from Steve Rooks, area resident.

A written submission was received on July 3, 2022, from Steve Rooks, area resident.

Agency comments and resident submissions were provided electronically to Mr. P. Maleganovski, 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 submissions, I hereby move that application LD 077/2022, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, June 23, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, June 28, 2022.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Wednesday, June 22, 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, July 19, 2024.
 - Expiry Date of Application LD 077/2022 is Monday, August 19, 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.

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 077/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

Land Division Committee – Minutes
Monday, July 11, 2022

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, August 09, 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, July 11, 2022

File: LD 078/2022
Submission: B 096/2022
Owner: Three Gems Development Inc.
Agent: Gatzios Planning & Development Consultants Inc.
Location: 120 Colston Avenue
Municipality: Town of Whitby

Consent to sever a 857.2 m² vacant residential parcel of land, retaining a 1,649.1 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Peter Maleganovski

Interested party: Steve Rooks

Mr. P. Maleganovski explained the nature of the applications and advised the Committee he was in receipt of and in agreement with agency comments and conditions.

Mr. P. Maleganovski also advised the Committee he had received and reviewed comments from area residents. He indicated details of construction have not been finalized at this time, however, the owner is committed to working with the Town of Whitby in order to ensure minimum disruption and impact to area residents.

Land Division Committee – Minutes
Monday, July 11, 2022

Committee Member K. Bavington suggested the agent reach out to the area residents to address their concerns.

Mr. S. Rooks expressed concerns surrounding construction noise, traffic and disruption to quiet enjoyment of his property. He advised the Committee he wishes to see the development maintain the character of neighborhood.

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

A written submission was received on June 29, 2022, from Steve Rooks, area resident.

A written submission was received on July 3, 2022, from Steve Rooks, area resident.

Agency comments and resident submissions were provided electronically to Mr. P. Maleganovski, 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 submissions, I hereby move that application LD 078/2022, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, June 23, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, June 28, 2022.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Wednesday, June 22, 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, July 19, 2024.

- Expiry Date of Application LD 078/2022 is Monday, August 19, 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.

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 078/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

Land Division Committee – Minutes
Monday, July 11, 2022

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, August 09, 2022.

Appendix 18



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 079/2022
Submission: B 097/2022
Owner: Three Gems Development Inc.
Agent: Gatzios Planning & Development Consultants Inc.
Location: 120 Colston Avenue
Municipality: Town of Whitby

Consent to sever a 859 m2 vacant residential parcel of land, retaining a 790.1 m2 residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Peter Maleganovski

Interested party: Steve Rooks

Mr. P. Maleganovski explained the nature of the applications and advised the Committee he was in receipt of and in agreement with agency comments and conditions.

Mr. P. Maleganovski also advised the Committee he had received and reviewed comments from area residents. He indicated details of construction have not been finalized at this time, however, the owner is committed to working with the Town of Whitby in order to ensure minimum disruption and impact to area residents.

Land Division Committee – Minutes
Monday, July 11, 2022

Committee Member K. Bavington suggested the agent reach out to the area residents to address their concerns.

Mr. S. Rooks expressed concerns surrounding construction noise, traffic and disruption to quiet enjoyment of his property. He advised the Committee he wishes to see the development maintain the character of neighborhood.

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

A written submission was received on June 29, 2022, from Steve Rooks, area resident.

A written submission was received on July 3, 2022, from Steve Rooks, area resident.

Agency comments and resident submissions were provided electronically to Mr. P. Maleganovski, 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 submissions, I hereby move that application LD 079/2022, be approved, as amended, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, June 23, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, June 28, 2022.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Wednesday, June 22, 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, July 19, 2024.
 - Expiry Date of Application LD 079/2022 is Monday, August 19, 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.

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 079/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

Land Division Committee – Minutes
Monday, July 11, 2022

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, August 09, 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, July 11, 2022

File: LD 080/2022
Submission: B 098/2022
Owner: Said Ali Hossaini
Agent: Joseph Neal
Location: 297 Grandview Street S.
Municipality: City of Oshawa

Consent to sever a 1, 063 residential parcel of land, retaining a 1, 062 m2 residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on Tuesday, June 28, 2022 and confirmed the property was properly posted.

Present was:

Agent: Joseph Neal

Mr. J. Neal explained the nature of the application and advised the Committee he was available to answer any questions from the Committee.

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 electronically to Mr. J. Neal, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, and heard the oral submission, I hereby move that application LD 080/2022, 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 Thursday, July 07, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, July 06, 2022.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Tuesday, June 28, 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, July 19, 2024.
 - Expiry Date of Application LD 080/2022 is Monday, August 19, 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 City of Oshawa 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 080/2022 on Monday, July 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

Land Division Committee – Minutes
Monday, July 11, 2022

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 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, July 11, 2022

File: LD 081/2022
Submission: B 099/2022
Owner: Tanyiatem Prosper Lekelefac
Agent: QBS Architects Inc.
Location: 364 Adelaide Avenue W.
Municipality: City of Oshawa

Consent to sever a 396.4 m² a residential parcel of land, retaining a 396.4 m² residential parcel of land with existing dwelling to be demolished.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

Agent: Saba Al Mathno - QBS Architects Inc.

M. S. Al Mathno explained the nature of the application and advised the Committee that each lot will facilitate the construction of a single family detached dwelling. She advised the proposal is in character with the existing neighborhood.

M. S. Al Mathno further advised the Committee she was in receipt of and in agreement with agency comments and conditions.

M. S. Al Mathno also advised she was in receipt of the resident comments. She advised the property will permit two parking spaces in the driveway in order to provide adequate parking requirements. She further confirmed the owner will hire an arborist to retain as many trees as possible and plant new trees if necessary.

Committee Member A. Arnott noted the lot proposed is undersized and there is the need for a minor variance application.

Land Division Committee – Minutes
Monday, July 11, 2022

M. S. Al Mathno confirmed and advised the Committee the owner will apply for the minor variance and work with the Oshawa Planning Department to obtain the appropriate approvals in order to proceed with the proposed development.

Mr. D. Hodgkinson was not available for his scheduled delegation.

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.

Written submissions were received on June 20, 22 and 23, 2022 from Michael Terrence Sullivan, area resident.

A written submission was received on June 27, 2022 from Michael Yan, area resident.

A written submission was received on June 27, 2022 from Dave Hodgkinson, area resident.

Agency comments and resident submissions were provided electronically to M. S. Al Mathno, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

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 081/2022, 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 Friday, July 08, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, July 06, 2022.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Tuesday, June 28, 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, July 19, 2024.
 - Expiry Date of Application LD 081/2022 is Monday, August 19, 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 City of Oshawa 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 081/2022 on Monday, July 11, 2022.

Land Division Committee – Minutes
Monday, July 11, 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

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.

Appendix 21



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

Minutes and Decisions

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

Consent Application heard on: Monday, July 11, 2022

File: LD 082/2022
Submission: B 100/2022
Owner: Rosina Toscano and Stephanie Toscano
Agent: David Pearce C/O DP Realty Advisors
Location: 29 Queen Street
Municipality: Town of Whitby

Consent to sever a vacant 600 m2 residential parcel of land, retaining a 800 m2 residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, June 27, 2022 and confirmed the property was properly posted.

Present was:

**Stephanie Toscano
Agent: David Pearce C/O DP Realty Advisors**

Mr. D. Pearce explained the nature of the application and advised the Committee property is zoned R3. He indicated the proposal will create a new lot that fronts on Queen Street and the existing garage will be removed. He further advised a new bungalow will be constructed on the new parcel and the existing bungalow will remain on the retained lands.

Mr. D. Pearce advised the Committee the lot fabric in area is inconsistent and has a variety of different sized large and small lots.

Mr. D. Pearce questioned the conditions contained in the Regional Works and Regional Planning comment letters.

Land Division Committee – Minutes
Monday, July 11, 2022

Assistant Secretary-Treasurer Ms. P. Aguilera advised the agent to contact both Regional Works and Regional Planning staff directly to address his concerns regarding the conditions imposed.

Committee Member A. Camposeo asked the agent if a minor variance is required and what it is for.

Mr. D. Pearce advised the Committee the minor variances are required for the deficient lot size.

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

A written submission was received on June 30, 2022 from Sharon Haniford, area resident.

A written submission was received on June 30, 2022 from William Robinson and Sharon Robinson, area residents.

A written submission was received on June 30, 2022 from Dean Butler, area resident.

A written submission was received on June 30, 2022 from Kevin Wilson, area resident.

A written submission was received on June 29, 2022 from Brian Legree, area resident.

Agency comments and resident submissions were provided electronically to Mr. D. Pearce, agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

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 082/2022, 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 Monday, June 20, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, July 05, 2022.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Thursday, June 23, 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, July 19, 2024.
 - Expiry Date of Application LD 082/2022 is Monday, August 19, 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.

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-

Land Division Committee – Minutes
Monday, July 11, 2022

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 082/2022 on Monday, July 11, 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

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, August 09, 2022.