



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

Minutes

Monday, March 14, 2022

The Region Of Durham Land Division Committee met virtually in The Council Chambers at 1:00 PM on Monday, March 14, 2022 with the following in attendance:

Present:

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

Absent:

None

Present:

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

1. Adoption of Minutes

Moved by: G. O'Connor

Seconded by: A. Arnott

That the minutes of the Monday, February 07, 2022 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, March 14, 2022

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino advised the Committee that the Region would be reopening its facilities to the general public in April, however, to date a decision has not been made with respect to when the Region would be resuming any in-person public meetings.

4. Recess

Moved by: E. Hudson

Seconded by: A. Camposeo

That this meeting be recessed at 11:20 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, March 14, 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 080/2021**
Appendix 1
- 2. File: LD 010/2022**
Appendix 2
- 3. File: LD 011/2022**
Appendix 3
- 4. File: LD 012/2022**
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- 5. File: LD 013/2022**
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- 8. File: LD 016/2022**
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- 12. File: LD 021/2022**
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- 13. File: LD 025/2022**
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- 14. File: LD 022/2022**
Appendix 14
- 15. File: LD 023/2022**
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- 16. File: LD 024/2022**
Appendix 16

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, April 11, 2022 in the Council Chambers.

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7. Adjournment

Moved by: D. Smith

Seconded by: K. Bavington

That this meeting be adjourned at and the next regular meeting be held on
Monday, April 11, 2022

Carried unanimously
Monday, March 14, 2022

8. Appendices

Appendix 1.



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

Consent Application considered on: Monday, March 14, 2022

File: LD 080/2021
Submission: B 032/2022
Owner: Eran Seagal
Location: 355 Lakeland Cres. Brock, ON
Municipality: Township of Brock

Consent to sever a vacant 615.57 m² residential parcel of land, retaining a 608.28 m² residential parcel of land with an existing dwelling to remain.

This matter was tabled from the July 12, 2021 hearing.

The Committee member visited the site on Saturday, February 26, 2022 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 29-2020.

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

Agency comments were provided electronically to Eran Seagal.

Decision of the Commissioner of Planning and Economic Development

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 29-2020 I hereby grant provisional consent to application LD 080/2021, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Monday, February 28, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, March 09, 2022.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated Tuesday, February 15, 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, March 22, 2024.
 - Expiry Date of Application LD 080/2021 is Monday, April 22, 2024.

Clearing Agencies

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

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

Signed by:

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

Decision Date: March 14, 2022

Application: LD 080/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 12, 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, March 14, 2022

File: LD 010/2022
Submission: N/A
Owner: Anatolia Investments Corp.
Agent: Baran Yilmaz
Location: 975 Conlin Rd., Whitby, ON
Municipality: Town of Whitby

Consent to add a vacant 1.51 HA agricultural parcel to the south, retaining a 18.88 HA agricultural parcel of land.

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

Present was:

Agent: Bechard, Kevin – Weston Consulting

Mr. K. Bechard explained the nature of the application and advised the Committee the owner has requested a tabling of the application in order to afford his client an opportunity to address the issues and recommendations raised by the Regional Planning Department.

Committee Member K. Bavington asked if the agent had received copies of the written submissions from the surrounding property owners.

Mr. K. Bechard answered in the affirmative and further advised the Committee he has been in contact with the landowners and has provided those interested residents with a copy of the planning rationale report.

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Despite numerous attempts by telephone and email Regional staff were unable to connect with the pre-registered delegate Greg McCullouch.

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

A written submission was received on February 23, 2022 from Michael Fry and Michael Domovitch, interested parties.

A written submission was received on March 1, 2022 from Joe Bolahood, area resident.

A written submission was received on March 3, 2022 from Greg McCulloch, area resident.

A written submission was received on March 13, 2022 from Kevin Bechard, agent for the applicant, requesting a tabling of the application.

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

Motion of the Committee

Moved by: K. Bavington

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and written submissions and heard the oral submission, I hereby move that application LD 010/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than March 2024. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 010/2022 on Monday, March 14, 2022.

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A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott - absent

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 3.



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

Consent Application considered on: Monday, March 14, 2022

File: LD 011/2022
Submission: B 033/2022
Owner: Cindy Ann Bryan Alan Mervyn Rotz
Agent: Izzat & Mohammed Yakub Vaid
Location: 156 Way St., Whitby, ON
Municipality: Town of Whitby

Consent to add a vacant 285.5 m2 residential parcel of land to the east, retaining an 826.1 m2 residential parcel of land.

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

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 29-2020.

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

Agency comments were provided electronically to Izzat & Mohammed Yakub Vaid, 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 011/2022, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, March 10, 2022.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Wednesday, March 02, 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, March 22, 2024.
 - Expiry Date of Application LD 011/2022 is Monday, April 22, 2024.

Clearing Agencies

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

Advisory Comments

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

2. Ministry of Transportation Comments dated Thursday, February 24, 2022.

Signed by:

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

Decision Date: March 14, 2022

Application: LD 011/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 12, 2022.

Appendix 4.



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

Consent Application considered on: Monday, March 14, 2022

File: LD 012/2022
Submission: B 034/2022
Owner: 2134105 Ontario Inc.
Agent: Robert and Joan Rogers
Location: 128 Brock St. N, Whitby, ON
Municipality: Town of Whitby

Consent to grant a 64.02 m2 access easement in favour of the property to the south, retaining a 657.9 m2 residential parcel of land.

Applications LD 012/2022 and LD 013/2022 were considered in conjunction.

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

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 29-2020.

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

Agency comments were provided electronically to Joan Rogers, 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 012/2022, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, March 07, 2022.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Friday, February 18, 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, March 22, 2024.
 - Expiry Date of Application LD 012/2022 is Monday, April 22, 2024.

Clearing Agencies

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

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

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ministry of Transportation Comments dated Tuesday, March 08, 2022.

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Signed by:

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

Decision Date: March 14, 2022

Application: LD 012/2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 12, 2022.

Appendix 5.



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

Consent Application considered on: Monday, March 14, 2022

File: LD 013/2022
Submission: B 035/2022
Owner: 1628609 Ontario Inc.
Agent: Robert Rogers
Location: 124 Brock St. N, Whitby, ON
Municipality: Town of Whitby

Consent to grant a 20 m² access easement in favour to the lands to the east, retaining a 446 m² residential parcel of land.

Applications LD 012/2022 and LD 013/2022 were considered in conjunction.

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

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 29-2020.

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

Agency comments were provided electronically to Joan Rogers, 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 013/2022, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, March 07, 2022.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Friday, February 18, 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, March 22, 2024.
 - Expiry Date of Application LD 013/2022 is Monday, April 22, 2024.

Clearing Agencies

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

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

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be

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returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

2. Ministry of Transportation Comments dated Tuesday, March 08, 2022.

Signed by:

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

Decision Date: March 14, 2022

Application: LD 013 /2022

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, April 12, 2022.

Appendix 6.



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

Minutes and Decisions

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

Consent Application heard on: Monday, March 14, 2022

File: LD 014/2022
Submission: B 036/2022
Owner: David Kadenhe
Agent: Batory Planning
Location: 85 Exeter Rd., Ajax, ON
Municipality: Town of Ajax

Consent to sever a 575 m2 residential parcel of land, retaining a 1,151 m2 residential parcel of land with an existing dwelling to remain.

Applications LD 014/2022 and LD 015/2022 were considered in conjunction.

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

Present was:

Agent: Demczak, Paul - Batory Planning

Mr. P. Demczak explained the nature of the application and advised the Committee the properties were inadvertently merged due to title being registered in the same when the purchaser acquired the parcels. He further advised the applications will facilitate the re-creation of the existing lot lines to enable the owner to deal with each lot independent of the other.

Mr. P. Demczak advised the Committee that he was in agreement with all agency comments and conditions.

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

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A written submission was received on February 21, 2022 from Tom Adjei, area resident.

A written submission was received on February 22, 2022 from Francine Karkoska, area resident.

A written submission was received on March 7, 2022 from Brad Stephens, area resident.

Agency comments were provided electronically to Mr. P. Demczak, agent for the owner.

Decision of the Committee

Moved by: C. Molinari

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 014/2022, 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 Planning and Economic Development Department's letter dated Tuesday, March 08, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Tuesday, March 01, 2022, financial and otherwise.
3. That LD 014/2022 be perfected prior to LD 015/2022 in order to prevent a natural severance. A solicitor's undertaking in this regard shall suffice.
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, March 22, 2024.
 - Expiry Date of Application LD 014/2022 is Monday, April 22, 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

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advised in writing by the Town of Ajax 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ministry of Transportation Comments dated Tuesday, March 08, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 014/2022 on Monday, March 14, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

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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, April 12, 2022.

Appendix 7.



**The Regional Municipality of Durham
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Minutes and Decisions

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

Consent Application heard on: Monday, March 14, 2022

File: LD 015/2022
Submission: B 037/2022
Owner: David Kadenhe
Agent: Batory Planning
Location: 85 Exeter Rd., Ajax, ON
Municipality: Town of Ajax

Consent to sever a 575 m2 residential parcel of land, retaining a 576 m2 residential parcel of land with existing dwelling to remain.

Applications LD 014/2022 and LD 015/2022 were considered in conjunction.

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

Present was:

Agent: Demczak, Paul - Batory Planning

Mr. P. Demczak explained the nature of the application and advised the Committee the properties were inadvertently merged due to title being registered in the same when the purchaser acquired the parcels. He further advised the applications will facilitate the re-creation of the existing lot lines to enable the owner to deal with each lot independent of the other.

Mr. P. Demczak advised the Committee that he was in agreement with all agency comments and conditions.

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

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A written submission was received on February 21, 2022 from Tom Adjei, area resident.

A written submission was received on February 22, 2022 from Francine Karkoska, area resident.

A written submission was received on March 7, 2022 from Brad Stephens, area resident.

Agency comments were provided electronically to Mr. P. Demczak, agent for the owner.

Decision of the Committee

Moved by: C. Molinari

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 015/2022, 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 Planning and Economic Development Department's letter dated Tuesday, March 08, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Tuesday, March 01, 2022, financial and otherwise.
3. That LD 014/2022 be perfected prior to LD 015/2022 in order to prevent a natural severance. A solicitor's undertaking in this regard shall suffice.
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, March 22, 2024.
 - Expiry Date of Application LD 015/2022 is Monday, April 22, 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

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advised in writing by the Town of Ajax 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.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ministry of Transportation Comments dated Tuesday, March 08, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 015/2022 on Monday, March 14, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

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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, April 12, 2022.

Appendix 8



**The Regional Municipality of Durham
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Minutes and Decisions

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

Consent Application heard on: Monday, March 14, 2022

File: LD 016/2022
Submission: B 038/2022
Owner: Ronald Andrew Crook
Agent: Scott Bilotft
Location: 1771 Spruce Hill Rd., Pickering,
Municipality: City of Pickering

Consent to sever a vacant 580.7 m² residential parcel of land, retaining a 2,230.48 m² residential parcel of land with existing dwelling to remain.

Applications LD 016/2022 through LD 018/2022 were considered in conjunction.

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

Present was:

Agent: Bilotft, Scott

Mr. S. Bilotft explained the nature of the application and advised the Committee the applications will facilitate the creation of three new building lots. He advised the Committee that minor variances are not required for the proposed new lots, however, he and his client are working on potential minor variance applications with City of Pickering staff. He further advised the Committee that the severance and zoning applications issues are being addressed concurrently.

Mr. S. Bilotft indicated services were installed in 2012 and that the proposal will enhance the value of the neighborhood and advised the Committee that the Applicant will continue to reside in the existing home and that he has a vested interest in maintaining the appeal and character of the neighborhood.

Land Division Committee – Minutes
Monday, March 14, 2022

He also advised he has reached out to the area resident to address their concerns and provided them with requested information to satisfy their concerns regarding height, drainage and removal of trees.

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 March 6, 2022, from Dawn Adams-Cheung, area resident.

Agency comments were provided electronically to Scott Biltoft, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments, area resident submission and heard the oral submission, I hereby move that application LD 016/2022, 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, February 24, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, March 01, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Friday, February 25, 2022, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 22, 2024.
 - Expiry Date of Application LD 016/2022 is Monday, April 22, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ministry of Transportation Comments dated Tuesday, March 08, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 016/2022 on Monday, March 14, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

Land Division Committee – Minutes
Monday, March 14, 2022

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, April 12, 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, March 14, 2022

File: LD 017/2022
Submission: B 039/2022
Owner: Ronald Andrew Crook
Agent: Scott Biltoft
Location: 1771 SPRUCE HILL RD, Pickering,
Municipality: City of Pickering

Consent to sever a vacant 580.89 m2 residential parcel of land, retaining a 1647.18 m2 residential parcel of land with existing dwelling to remain.

Applications LD 016/2022 through LD 018/2022 were considered in conjunction.

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

Present was:

Agent: Biltoft, Scott

Mr. S. Biltoft explained the nature of the application and advised the Committee the applications will facilitate the creation of three new building lots. He advised the Committee that minor variances are not required for the proposed new lots, however, he and his client are working on potential minor variance applications with City of Pickering staff. He further advised the Committee that the severance and zoning applications issues are being addressed concurrently.

Mr. S. Biltoft indicated services were installed in 2012 and that the proposal will enhance the value of the neighborhood and advised the Committee that the Applicant will continue to reside in the existing home and that he has a vested interest in maintaining the appeal and character of the neighborhood.

Land Division Committee – Minutes
Monday, March 14, 2022

He also advised he has reached out to the area resident to address their concerns and provided them with requested information to satisfy their concerns regarding height, drainage and removal of trees.

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 March 6, 2022, from Dawn Adams-Cheung, area resident.

Agency comments were provided electronically to Scott Biltoft, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments, area resident submission and heard the oral submission, I hereby move that application LD 017/2022, 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, February 24, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, March 01, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Friday, February 25, 2022, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 22, 2024.
 - Expiry Date of Application LD 017/2022 is Monday, April 22, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ministry of Transportation Comments dated Tuesday, March 08, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 017/2022 on Monday, March 14, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

Land Division Committee – Minutes
Monday, March 14, 2022

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, April 12, 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, March 14, 2022

File: LD 018/2022
Submission: B 040/2022
Owner: Ronald Andrew Crook
Agent: Scott Bilotft
Location: 1771 Spruce Hill Rd., Pickering,
Municipality: City of Pickering

Consent to sever a vacant 580.83 m2 residential parcel of land, retaining a 1,066.35 m2 residential parcel of land with existing dwelling to remain.

Applications LD 016/2022 through LD 018/2022 were considered in conjunction.

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

Present was:

Agent: Bilotft, Scott

Mr. S. Bilotft explained the nature of the application and advised the Committee the applications will facilitate the creation of three new building lots. He advised the Committee that minor variances are not required for the proposed new lots, however, he and his client are working on potential minor variance applications with City of Pickering staff. He further advised the Committee that the severance and zoning applications issues are being addressed concurrently.

Mr. S. Bilotft indicated services were installed in 2012 and that the proposal will enhance the value of the neighborhood and advised the Committee that the Applicant will continue to reside in the existing home and that he has a vested interest in maintaining the appeal and character of the neighborhood.

Land Division Committee – Minutes
Monday, March 14, 2022

He also advised he has reached out to the area resident to address their concerns and provided them with requested information to satisfy their concerns regarding height, drainage and removal of trees.

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 March 6, 2022, from Dawn Adams-Cheung, area resident.

Agency comments were provided electronically to Scott Biltoft, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments, area resident submission and heard the oral submission, I hereby move that application LD 018/2022, 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, February 24, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, March 01, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Friday, February 25, 2022, financial and otherwise.
4. That the applicant submit two copies of a registered plan on the subject parcel.
5. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, March 22, 2024.
 - Expiry Date of Application LD 018/2022 is Monday, April 22, 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 Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ministry of Transportation Comments dated Tuesday, March 08, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 018/2022 on Monday, March 14, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

Land Division Committee – Minutes
Monday, March 14, 2022

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, April 12, 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, March 14, 2022

File: LD 020/2022
Submission: B 041/2022
Owner: Ardith Douglas
Agent: Michael Smith Planning Consultants
Location: 99 Aldred Dr., Scugog, ON
Municipality: Township of Scugog

Consent to sever a 1,477.79 residential parcel of land, retaining a 1,581.14 m² residential parcel of land with an existing dwelling to be demolished.

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

Present was:

Agent: Mahoney, Gord - Michael Smith Planning Consultants

Mr. G. Mahoney explained the nature of the application and advised the Committee the owner intends to sell the proposed severed parcel. He indicated the consent application is related to rezoning application that was approved by the Township of Scugog and which is now in full force and effect.

Mr. G. Mahoney advised the Committee that the proposed lots can accommodate a private well and septic system and would be in keeping with other lots in the area. He further advised that the application conforms with applicable Provincial and regional policies.

Committee Member D. Smith asked if the agent was aware of the easement requirements of the Township of Scugog.

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Mr. G. Mahoney answered in the affirmative and indicated the draft plan has accounted for this easement requirement.

Committee Member D. Smith asked the agent he was in receipt of and in agreement with Regional Health Departments comments and condition.

Mr. G. Mahoney answered in the affirmative.

Committee Member A. Camposeo asked the agent to confirm receipt of the KRCA comments.

Mr. G. Mahoney answered in the affirmative.

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

A written submission was received on February 23, 2022 from Steve Nitsa, area resident.

A written submission was received on March 6, 2022 from Charlie and Linda Tonna, area residents.

Agency comments were provided electronically to Mr. G. Mahoney, agent of the applicant.

Decision of the Committee

Moved by: D. Smith

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 020/2022, 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, February 28, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, March 01, 2022.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated Thursday, February 24, 2022, financial and otherwise.

Land Division Committee – Minutes
Monday, March 14, 2022

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, March 22, 2024.
 - Expiry Date of Application LD 020/2022 is Monday, April 22, 2024.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Kawartha Region Conservation Authority comments dated Monday, March 14, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 020/2022 on Monday, March 14, 2022.

Land Division Committee – Minutes
Monday, March 14, 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, April 12, 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, March 14, 2022

File: LD 021/2022
Submission: N/A
Owner: Schleiss Development Company Limited
Westley Heights Holdings Ltd.
Agent: Ryan Lavender
Location: 3362 Tooley Rd., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 1,274.66 m² residential parcel of land, retaining a 10,597.25 m² residential parcel of land. Existing structure to be demolished.

Applications LD 021/2022 and LD 025/2022 were considered in conjunction.

Committee Member A. Arnott declared a conflict of interest and excused himself from this portion of the meeting.

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

Present was:

Agent: Lavender, Ryan

Mr. R. Lavender explained the nature of the application and advised the Committee there has been significant work and discussions leading up to the filing of these applications. He indicated that he has had discussions with the Municipality of Clarington and the Central Lake Ontario Conservation Authority that have resulted in the proposal that reflects those consultations.

Mr. R. Lavender further advised the Committee the proposal will respect the abutting natural heritage system and add to the existing streetscape in the

Land Division Committee – Minutes
Monday, March 14, 2022

neighborhood. He also indicated the proposal conforms with provincial plans and policies.

Mr. R. Lavender further advised that in response to issues raised by commenting agencies he has recently provided additional documentation to those agencies, including the Municipality of Clarington and Regional Health, Works and Planning Departments.

Mr. R. Lavender also expressed concerns with Regional Works comments regarding the sewer requirements given the subject site can be created with private septic systems.

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

A written submission was received on March 7, 2022 from Antonio and Flora Scanga, area residents.

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

Motion of the Committee

Moved by: A. Camposeo

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 021/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than March 2024. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 021/2022 on Monday, March 14, 2022.

A. Georgieff, Chair

Land Division Committee – Minutes
Monday, March 14, 2022

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 13



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, March 14, 2022

File: LD 025/2022
Submission: N/A
Owner: Schleiss Development Company Limited
Westley Heights Holdings Ltd.
Agent: Ryan Lavender
Location: 3362 Tooley Rd., Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 1,274.66 m² residential parcel of land, retaining a 9,323.25 m² residential parcel of land. Existing structure to be demolished.

Applications LD 021/2022 and LD 025/2022 were considered in conjunction.

Committee Member A. Arnott declared a conflict of interest and excused himself from this portion of the meeting.

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

Present was:

Agent: Lavender, Ryan

Mr. R. Lavender explained the nature of the application and advised the Committee there has been significant work and discussions leading up to the filing of these applications. He indicated that he has had discussions with the Municipality of Clarington and the Central Lake Ontario Conservation Authority that have resulted in the proposal that reflects those consultations.

Mr. R. Lavender further advised the Committee the proposal will respect the abutting natural heritage system and add to the existing streetscape in the

Land Division Committee – Minutes
Monday, March 14, 2022

neighborhood. He also indicated the proposal conforms with provincial plans and policies.

Mr. R. Lavender further advised that in response to issues raised by commenting agencies he has recently provided additional documentation to those agencies, including the Municipality of Clarington and Regional Health, Works and Planning Departments.

Mr. R. Lavender also expressed concerns with Regional Works comments regarding the sewer requirements given the subject site can be created with private septic systems.

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

A written submission was received on March 7, 2022 from Antonio and Flora Scanga, area residents.

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

Motion of the Committee

Moved by: A. Camposeo

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 025/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than March 2024. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motions of LD 025/2022 on Monday, March 14, 2022.

Land Division Committee – Minutes
Monday, March 14, 2022

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 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, March 14, 2022

File: LD 022/2022
Submission: N/A
Owner: RIC (1515 Thornton) Inc.
Agent: D.G. Biddle & Associates Limited
Location: 1515 Thornton Rd. N, Oshawa, ON
Municipality: City of Oshawa

Consent to sever a 14,461 m² industrial parcel of land, retaining a 48,730 m² industrial parcel of land. Application includes easement.

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

Present was:

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

Mr. M. Fry explained the nature of the application and advised the Committee the application will allow for the creation of a new lot that will front on Thornton Road. He further advised he was in receipt of agency comments and disagrees with the tabling recommendation, however, in an effort to move the application process along the applicant has agreed to the tabling of the application. He further advised that the applicant file an additional consent application for the reciprocal easement in accordance with the City of Oshawa's recommendation.

Committee Member A. Arnott the asked agent to provide some additional background information regarding the storm water easement issue.

Mr. M. Fry advised the Committee there is a site plan application on the retained land which has addressed the storm sewers issues. He indicated there are some

Land Division Committee – Minutes
Monday, March 14, 2022

issues regarding overland storm flows across the property which will likely require a blanket easement on the property.

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. M. Fry, agent for the applicant.

Motion of the Committee

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 022/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than March 2024. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD 022/2022 on Monday, March 14, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

Land Division Committee – Minutes
Monday, March 14, 2022

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

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, March 14, 2022

File: LD 023/2022
Submission: B 042/2022
Owner: Colton Till
Agent: Michael Smith Planning Consultants
Location: 9090 Concession Rd. 4, Uxbridge, ON
Municipality: Township of Uxbridge

Consent to sever a 2,411.1 m² residential parcel of land, retaining a 4,859.6 m² residential parcel of land with an existing dwelling to remain.

Applications LD 023/2022 and LD 024/2022 were considered in conjunction.

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

Present was:

Interested party: Hamilton, Lisa

Agent: Mahoney, Gord - Michael Smith Planning Consultants

Mr. G. Mahoney explained the nature of the application and advised the Committee the proposal complies with the lot sizing policies for the construction of a single family dwelling. He indicated minor variances will be required to implement the proposed new lots.

Mr. G. Mahoney further advised the applications are consistent with the Provincial Policy Statement as well as applicable plans and policies. He also indicated he had pre-consulted with all commenting agencies prior to submission.

Mr. G. Mahoney also advised he was in receipt of the resident submission and confirmed the existing driveway will form part of the newly created to the north

Land Division Committee – Minutes
Monday, March 14, 2022

and that the owner will construct a new driveway for the existing dwelling. He also confirmed that the existing well will be decommissioned as per the Health Department's requirements.

Ms. L. Harrison indicated she owns the abutting property to the south and that her concerns with the application have been addressed. She also expressed concerns related to her family's historic severances in the area and indicated that the process and requirements for the existing lots are not consistent with the much higher standard that were required in 2007.

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 March 6, 2022 from Lisa Harrison, area resident.

Agency comments were provided electronically to Mr. G. Mahoney, agent for the applicant.

Decision of the Committee

Moved by: G. O'Connor

Seconded by: A. Arnott

Having reviewed and considered all the agency comments, area resident submission and heard the oral submissions, I hereby move that application LD 023/2022, 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 Planning and Economic Development Department's letter dated Monday, March 07, 2022.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Thursday, March 03, 2022, financial and otherwise.
3. That the applicant submit a scoped hydrogeological report with a focus on the Ministry of the Environment, Conservation and Parks D-5-4 Guideline, that demonstrates the groundwater conditions for the proposed lots meet all applicable Ministry of the Environment, Conservation and Parks Guidelines and that there will be no adverse impacts on the soil and groundwater conditions of adjacent properties. Depending on the findings of the study the Region may require a peer review of the hydrogeological study. The study and peer review

Land Division Committee – Minutes
Monday, March 14, 2022

must be submitted to the satisfaction of the Region of Durham Planning and Economic Development and Health Departments

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, March 22, 2024.
 - Expiry Date of Application LD 023/2022 is Monday, April 22, 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.
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 023/2022 on Monday, March 14, 2022.

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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, April 12, 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, March 14, 2022

File: LD 024/2022
Submission: B 043/2022
Owner: Colton Till
Agent: Michael Smith Planning Consultants
Location: 9090 Concession Rd. 4, Uxbridge, ON
Municipality: Township of Uxbridge

Consent to sever a 2,399.8 m² residential parcel of land, retaining a 2,459.8 m² residential parcel of land with an existing dwelling to remain.

Applications LD 023/2022 and LD 024/2022 were considered in conjunction.

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

Present was:

Interested party: Hamilton, Lisa

Agent: Mahoney, Gord - Michael Smith Planning Consultants

Mr. G. Mahoney explained the nature of the application and advised the Committee the proposal complies with the lot sizing policies for the construction of a single family dwelling. He indicated minor variances will be required to implement the proposed new lots.

Mr. G. Mahoney further advised the applications are consistent with the Provincial Policy Statement as well as applicable plans and policies. He also indicated he had pre-consulted with all commenting agencies prior to submission.

Mr. G. Mahoney also advised he was in receipt of the resident submission and confirmed the existing driveway will form part of the newly created to the north

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and that the owner will construct a new driveway for the existing dwelling. He also confirmed that the existing well will be decommissioned as per the Health Department's requirements.

Ms. L. Harrison indicated she owns the abutting property to the south and that her concerns with the application have been addressed. She also expressed concerns related to her family's historic severances in the area and indicated that the process and requirements for the existing lots are not consistent with the much higher standard that were required in 2007.

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

A written submission was received on March 6, 2022 from Lisa Harrison, area resident.

Agency comments were provided electronically to Mr. G. Mahoney, agent for the applicant.

Decision of the Committee

Moved by: G. O'Connor

Seconded by: A. Arnott

Having reviewed and considered all the agency comments, area resident submission and heard the oral submissions, I hereby move that application LD 024/2022, 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 Planning and Economic Development Department's letter dated Monday, March 07, 2022.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Thursday, March 03, 2022, financial and otherwise.
3. That the applicant submit a scoped hydrogeological report with a focus on the Ministry of the Environment, Conservation and Parks D-5-4 Guideline, that demonstrates the groundwater conditions for the proposed lots meet all applicable Ministry of the Environment, Conservation and Parks Guidelines and that there will be no adverse impacts on the soil and groundwater conditions of adjacent properties. Depending on the findings of the study the Region may require a peer review of the hydrogeological study. The study and peer review

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must be submitted to the satisfaction of the Region of Durham Planning and Economic Development and Health Departments

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Advisory Comments

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Carried unanimously

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