



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

Minutes

Monday, April 17, 2023

The Region of Durham Land Division Committee met in the Council Chambers at 9:00 AM on Monday, April 17, 2023 with the following in attendance:

Members Present:

Alex Georgieff – Town of Whitby
Kitty Bavington – Town of Brock
Lori Roberts – Town of Ajax
Eric Hudson – City of Pickering
Paul Allore – Township of Scugog
Gerri Lynn O'Connor – Township of Uxbridge
Bradley Whittle – Municipality of Clarington

Absent:

Pralhad Uprety

Staff Present:

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

Commissioner B. Bridgeman welcomed the new Land Division Committee and provided opening remarks and offered the Committee his best wishes and advised the Committee the Regional Planning and Economic Development Department would be there to provide any required assistance for the administration of the Committee.

ELECTION OF OFFICERS

Commissioner B. Bridgeman called the meeting to order. He welcomed those present for the Committee’s inaugural meeting and provided the Committee, Regional Council’s greetings and words of appreciation. He expressed the importance of the decisions made by the Committee and the impacts their decisions will make on the quality of life for residents. He wished the Committee well as they begin their work.

ELECTION OF COMMITTEE CHAIR

Commissioner B. Bridgeman requested nominations for the position of Committee Chair.

MOVED: G. O’Connor

SECONDED: E. Hudson

That Alex Georgieff be nominated for the position of Committee Chair.

Commissioner B. Bridgeman asked Mr. A. Georgieff if he would stand for office of Chair. Mr. A. Georgieff responded in the affirmative.

Commissioner B. Bridgeman called for additional nominees. There were no other names put forward for the position.

MOVED: E. Hudson

SECONDED: B. Whittle

That nominations for the position of Committee Chair close.

MOTION CARRIED UNANIMOUSLY

Commissioner B. Bridgeman declared Mr. A. Georgieff elected as Committee Chair.

ELECTION OF VICE CHAIR

Commissioner B. Bridgeman then called for nominations for the position of Committee Vice-Chair.

MOVED: E. Hudson

SECONDED: B. Whittle

That Kitty Bavington be nominated for the position of Committee Vice-Chair.

Commissioner B. Bridgeman asked if the nominee would stand for office of Vice-Chair. Ms. Kitty Bavington responded in the affirmative.

Commissioner B. Bridgeman called for additional nominees. There were no other names put forward for the position.

MOVED: G. O'Connor

SECONDED: P. Allore

That nomination for the position of Committee Vice-Chair close.

MOTION CARRIED UNANIMOUSLY

Commissioner B. Bridgeman declared Ms. Kitty Bavington elected as Committee Vice-Chair.

Commissioner B. Bridgeman congratulated the newly elected officers and wished the Committee members success during their term of office. He vacated the Chair.

Newly elected Chair, Mr. A. Georgieff took the Chair. He thanked the Committee Members for their support and advised that he looked forward to working with all the members in the coming term.

Vice Chair Ms. Kitty Bavington thanked the Committee for affording her this opportunity and advised the Committee he was looking forward to the upcoming term.

The Chair declared a brief recess to allow guests wishing to leave the meeting to do so before the regular business of the day began.

RECESS - 9:45 a.m.

Moved: E. Hudson

Seconded: G. O'Connor

The meeting reconvened at 9:50 a.m.

1. Adoption of Minutes

Moved by: E. Hudson

Seconded by: P. Allore

That the minutes of the Monday, March 13, 2023 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, April 17, 2023

2. Review Consent Applications/Correspondence

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

3. Other Business

Vice Chair K. Bavington advised the Committee she will be unavailable for the afternoon session.

Secretary-Treasurer L. Trombino provided the Committee with a brief update on the consolidation of the recently released Provincial Planning Statement which is intended to consolidate the Provincial Policy Statement and the Growth Plan.

4. Recess

Moved by: E. Hudson

Seconded by: P. Allore

That this meeting be recessed at 11:10 a.m. and reconvene at 12:30 p.m.

Carried unanimously
Monday, April 17, 2023

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. Motion

Moved by: G. O'Connor

Seconded by: P. Allore

That agenda items 6 and 7 be moved to the front of the agenda to allow the agent an opportunity to attend a concurrent Committee of Adjustment meeting in the City of Oshawa.

6. Consideration of Consent Applications

1. File: LD 129/2022

Appendix 1

2. File: LD 012/2023

Appendix 2

3. File: LD 013/2023

Appendix 3

4. File: LD 014/2023

Appendix 4

5. File: LD 015/2023

Appendix 5

6. File: LD 016/2023

Appendix 6

7. File: LD 017/2023

Appendix 7

8. File: LD 018/2023

Appendix 8

7. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, May 15, 2023.

8. Adjournment

Moved by: G. O'Connor

Seconded by: L. Roberts

That this meeting be adjourned at 2:05 p.m. and the next regular meeting be held on Monday, May 15, 2023

Carried unanimously
Monday, April 17, 2023

9. Appendices

Appendix 1.



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

Minutes and Decisions

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

Consent Application heard on: Monday, April 17, 2023

File: LD 016/2023
Submission: B 019/2023
Owner: Michelle & Michael Tillaart
Danielle & Matthew Tillaart
Agent: Miller Planning Services
Location: 662 TOWNLINE RD, Scugog, ON
Municipality: Township of Scugog

Consent to add a 24.6 HA farm related rural residential parcel of land with an existing dwelling to the east, retaining a 1.42 HA farm related rural residential parcel of land.

The Committee member visited the site on Monday, May 01, 2023 and confirmed the property was properly posted.

Present was:

Agent: Rodger Miller - Miller Planning Services

Mr. R. Miller expressed thanks to the Committee for moving his item to the front of the agenda. He then explained the nature of the application and advised the Committee the application will facilitate the severance of the residence from the tree farm and add those lands to the abutting parcel to the east which is also utilized as a tree farm.

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

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

Decision of the Committee

Moved by: P. Allore

Seconded by: L. Roberts

Having reviewed and considered all the agency comments and confirmed verbally with Town of Whitby Planning staff their support for the application as well as hearing the oral submission, I hereby move that application LD 016/2023, 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 Tuesday, April 11, 2023.
2. That the applicant satisfy the requirement of the revised Township of Scugog's letter dated Monday, April 17, 2023, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority letter dated Monday, April 17, 2023, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, April 25, 2025.
 - Expiry Date of Application LD 016/2023 is Monday, May 26, 2025.

Clearing Agencies

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Township of Scugog 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 Central Lake Ontario Conservation Authority that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

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

Advisory Comments

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 016/2023 on Monday, April 17, 2023.

Alex Georgieff – Town of Whitby

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 16, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, April 17, 2023

File: LD 017/2023
Submission: B 020/2023
Owner: CPSP Ajax Nominee Inc. (c/o Blackwood Partner Inc) (Attn: Mr. Minesh Dave)
Agent: Miller Planning Services
Location: SALEM RD N, Ajax, ON
Municipality: Town of Ajax

Consent to sever a vacant 3.817 HA industrial parcel of land retaining a 15.0896 HA industrial parcel of land with existing structure to remain. Application includes easement.

The Committee member visited the site on Saturday, April 01, 2023 and confirmed the property was properly posted.

Present was:

Agent: Rodger Miller - Miller Planning Services

Mr. R. Miller explained the nature of the application and advised the Committee he has reviewed all agency comments and conditions provided by commenting agencies and will accept all conditions.

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 Ajax.

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

Decision of the Committee

Moved by: L. Roberts

Seconded by: B. Whittle

Having reviewed and considered all the agency comments, and heard the oral submission, I hereby move that application LD 017/2023, 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 Wednesday, April 12, 2023.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Tuesday, April 11, 2023, 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, April 25, 2025.
 - Expiry Date of Application LD 017/2023 is Monday, May 26, 2025.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of
LD 017/2023 on Monday, April 17, 2023.

Alex Georgieff – Town of Whitby

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

**Last Date of Appeal of this Decision or any of the conditions therein is Tuesday,
May 16, 2023.**

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, April 17, 2023

File: LD 129/2022
Submission: B 021/2023
Owner: James Kane
Location: 10729 CONCESSION RD 3, Uxbridge, ON
Municipality: Township of Uxbridge

Consent to add a vacant 78,801.9 m2 non-farm related rural residential parcel of land to the north, retaining a 20, 233.4 m2 non-farm related rural residential parcel of land.

This application was tabled at the January 22, 2023 hearing and was requested to be brought forward by the applicant.

The Committee member visited the site on Saturday, April 01, 2023 and confirmed the property was properly posted.

Present was:

Owner: James Kane

Mr. J. Kane explained the nature of the application and advised the Committee there is a 35 year old property line issue which arose after original the home on the property burnt down. He indicated the new survey revealed the property line issue and in an effort to resolve the encroachment issue, he has purchased the adjacent property.

Mr. J. Kane further advised the Committee that 95% of the subject property is wetlands and the remaining 5 acres is dry. He indicated he was in receipt of all agency comments and will satisfy the various conditions imposed.

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

Agency comments were provided to Mr. J. Kane, applicant.

Decision of the Committee

Moved by: G. O'Connor

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 129/2022, be approved, as amended, as such is a lot line adjustment to the north and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, April 14, 2023.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Friday, April 14, 2023, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the north. 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, April 25, 2025.
 - Expiry Date of Application LD 129/2022 is Monday, May 26, 2025.

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.

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 129/2022 on Monday, April 17, 2023.

A. Georgieff, Chair

G. L. O'Connor

P. Allore

L. Roberts

E. Hudson

B. Whittle

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 16, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, April 17, 2023

File: LD 012/2023
Submission: B 022/2023
Owner: RioCan Holdings Inc.
Agent: Denis Tarsky - Promita Holdings Ltd.
Location: 244 KINGSTON RD E, Ajax, ON
Municipality: Town of Ajax

Consent to grant a 3,748.67 m2 access easement in favour of the property to the east, retaining a 110,736.90 m2 commercial parcel of land.

The Committee member visited the site on Saturday, April 01, 2023 and confirmed the property was properly posted.

Present was:

Agent: Denis Tarsky - Promita Holdings Ltd.

Mr. D. Tarsky explained the nature of the application and advised the Committee the easement will better utilize the existing access on the property. He also advised the Committee he was in receipt and agreement with all agency comments.

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 Ajax.

Agency comments were provided electronically to Denis Tarsky, agent for the applicant.

Decision of the Committee

Moved by: L. Roberts

Seconded by: P. Allore

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 012/2023 be approved, 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 Tuesday, April 11, 2023
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, April 06, 2023, 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, April 25, 2025.
 - Expiry Date of Application LD 012/2023 is Monday, May 26, 2025.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 012/2023 on Monday, April 17, 2023.

Alex Georgieff – Town of Whitby

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 16, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, April 17, 2023

File: LD 013/2023
Submission: B 023/2023
Owner: Bernard Farber (Joshani Homes)
Agent: R.W. Bruynson Inc.
Location: DUNN AVE, Pickering,
Municipality: City of Pickering

Consent to sever a vacant 323.2 m² residential parcel of land, retaining a 1,857.89 m² residential parcel of land for future development. Application includes easement for storm sewer.

Applications LD 013/2023 through LD 015/2023 were considered in conjunction as the matters are related.

The Committee member visited the site on Saturday, April 01, 2023 and confirmed the property was properly posted.

Present was:

Agent: R.W. Bruynson Inc.

Mr. R. Bruynson explained the nature of the application and advised the Committee the owner has been working on this development proposals with the Municipality and the Works Department for over five years and the intent of the application is to create 4 semi-detached residential units.

He further advised the Committee he was In receipt of all agency comments and indicated most of the conditions noted in the City of Pickering's letter have already been complied with and he was ready to proceed.

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

Agency comments were provided electronically to R.W. Bruynson Inc, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 013/2023, 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, April 13, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, April 13, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, April 12, 2023, financial and otherwise.
4. That applications shall be completed in sequential order. A solicitor's undertaking in this regard shall suffice.
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, April 25, 2025.
 - Expiry Date of Application LD 013/2023 is Monday, May 26, 2025.

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 City of Pickering 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 013/2023 on Monday, April 17, 2023.

Alex Georgieff – Town of Whitby

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 16, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, April 17, 2023

File: LD 014/2023
Submission: B 024/2023
Owner: Bernard Farber (Joshani Homes)
Agent: R.W. Bruynson Inc.
Location: DUNN AVE, Pickering,
Municipality: City of Pickering

Consent to sever a vacant 321.2 m2 residential parcel of land, retaining a 1,536.69 m2 residential parcel of land for future development. Application includes easement for storm sewer

Applications LD 013/2023 through LD 015/2023 were considered in conjunction as the matters are related.

The Committee member visited the site on Saturday, April 01, 2023 and confirmed the property was properly posted.

Present was:

Agent: R.W. Bruynson Inc.

Mr. R. Bruynson explained the nature of the application and advised the Committee the owner has been working on this development proposals with the Municipality and the Works Department for over five years and the intent of the application is to create 4 semi-detached residential units.

He further advised the Committee he was In receipt of all agency comments and indicated most of the conditions noted in the City of Pickering's letter have already been complied with and he was ready to proceed.

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

Agency comments were provided electronically to R.W. Bruynson Inc., agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 014/2023, 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, April 13, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, April 13, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, April 12, 2023, financial and otherwise.
4. That applications shall be completed in sequential order. A solicitor's undertaking in this regard shall suffice.
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, April 25, 2025.
 - Expiry Date of Application LD 014/2023 is Monday, May 26, 2025.

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 #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 014/2023 on Monday, April 17, 2023.

Alex Georgieff – Town of Whitby

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 16, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

Appendix 7.



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

Minutes and Decisions

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

Consent Application heard on: Monday, April 17, 2023

File: LD 015/2023
Submission: B 025/2023
Owner: Bernard Farber (Joshani Homes)
Agent: R.W. Bruynson Inc.
Location: DUNN AVE, Pickering,
Municipality: City of Pickering

***Consent to sever a vacant 321.2 m² residential parcel of land, retaining a 1,536.69 m² residential parcel of land for future development.
Application includes easement for storm sewer***

Applications LD 013/2023 through LD 015/2023 were considered in conjunction as the matters are related.

The Committee member visited the site on Saturday, April 01, 2023 and confirmed the property was properly posted.

Present was:

Agent: R.W. Bruynson Inc.

Mr. R. Bruynson explained the nature of the application and advised the Committee the owner has been working on this development proposals with the Municipality and the Works Department for over five years and the intent of the application is to create 4 semi-detached residential units.

He further advised the Committee he was In receipt of all agency comments and indicated most of the conditions noted in the City of Pickering's letter have already been complied with and he was ready to proceed.

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

Agency comments were provided electronically to R.W. Bruynson Inc., agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 015/2023, 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, April 13, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, April 13, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, April 12, 2023, financial and otherwise.
4. That applications shall be completed in sequential order. A solicitor's undertaking in this regard shall suffice.
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, April 25, 2025.
 - Expiry Date of Application LD 015/2023 is Monday, May 26, 2025.

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 City of Pickering 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 015/2023 on Monday, April 17, 2023.

Alex Georgieff – Town of Whitby

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 16, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.

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, April 17, 2023

File: LD 018/2023
Submission: B 026/2023
Owner: Universal City Two Development Inc.
Agent: Weston Consulting
Location: BAYLY ST, Pickering, ON
Municipality: City of Pickering

Consent to add a 0.002 HA residential parcel of land to the east, retaining a 0.399 HA residential parcel of land.

The Committee member visited the site on Saturday, April 01, 2023 and confirmed the property was properly posted.

Present was:

Agent: Michael Vani - Weston Consulting

Mr. M. Vani explained the nature of the application and advised the Committee the proposed underground lot line adjustment represents a requirement of the shared parking wall between the two adjacent properties. He indicated this is part of a master plan that has been in the works for over six years and the proposal will reduce the development costs and allow for a more efficient utilization of the property. He further advised that the proposed changes are very minor and will not alter the use or the proposed development on the subject lands.

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

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

Decision of the Committee

Moved by: E. Hudson

Seconded by: P. Allore

Having reviewed and considered all the agency comments as well as hearing the oral submission, I hereby move that application LD 018/2023, be approved, as amended, 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 Wednesday, April 12, 2023.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, April 12, 2023, 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, April 25, 2025.
 - Expiry Date of Application LD 018/2023 is Monday, May 26, 2025.

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 City of Pickering 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 018/2023 on Monday, April 17, 2023.

Alex Georgieff – Town of Whitby

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 16, 2023.

Please Note: Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person or any public body may appeal this Decision.