



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

Minutes and Decisions

Monday, December 04, 2023

The Region of Durham Land Division Committee met in the Regional Council Chambers on Monday, December 04, 2023, with the following in attendance:

Present:

Alex Georgieff – Town of Whitby
Kitty Bavington – Township 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: N/A

Present:

L. Trombino, Secretary-Treasurer
A. Daramie, Clerk/Steno

1. Adoption of Minutes

Moved by: E. Hudson

Seconded by: G.L. O'Connor

That the Minutes of the Monday, November 06, 2023 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, December 04, 2023

2. Review Consent Applications/Correspondence

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

3. Other Business

Chris Jones and Lisa-Beth Bulford appeared before Committee on behalf of the Central Lake Ontario Conservation Authority. C. Jones expressed his appreciation and thanks for the work of the Regional Land Division Committee. He indicated that the Region is a better place because of the Committee's efforts over the last 50 years and due to the professionalism, dedication and expertise of the Committee members and staff.

Member G.L. O'Connor provided a few words of reflection and closing remarks in response to the dissolution of the Region's Committee and the fact that today represented the day she would be officially leaving active participation in Regional government after 39 years of service. G.L. O'Connor advised the participants that her career as a local and Regional Councillor, a mayor and a Regional Chair has seen her work with many Regional Chairs and Planning Commissioners. She thanked all those who she has served with and thanked staff for their commitment and assistance over the years. She also thanked all existing and previous Land Division Committee members for their collaboration which helped make this Region a better place. G.L. O'Connor concluded by thanking everyone for all the great memories.

Secretary-Treasurer L. Trombino echoed many of the comments presented by A. Georgieff and G.L. O'Connor. L. Trombino provided a brief historical overview of the Committee. He advised the parties that the first Land Division Committee was appointed in December 1973 and that today's meeting represented the Committee's last meeting which ironically almost fell on 50 years to the date of the establishment of the Committee. L. Trombino thanked all existing and past members, staff and commenting agencies for their service and for their assistance in helping make decisions which were in the public interest.

4. Recess

Moved by: G.L. O'Connor

Seconded by: P. Allore

That this meeting be recessed at 11:06 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, December 04, 2023

The Committee Chair opened the session by announcing and advising all parties that today's meeting represented a significant date in the history of Region's Land Division Committee. A. Georgieff confirmed that after almost 50 years, today's meeting represented the last date in which there would be a Regional Land Division Committee. A. Georgieff advised all participants that recent changes introduced by the Provincial government with respect to Regional governance has facilitated the delegation of the Regional function to the Region's area municipalities. He further confirmed that moving forward any new or tabled application will be adjudicated by the applicable area municipality and that any existing approved application will be finalized by the Region of Durham Land Division Secretary-Treasurer.

A. Georgieff then asked Secretary-Treasurer L Trombino if all required notices have been provided for today's Committee meeting. L. Trombino 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 067/2023

Appendix 1

2. File: LD 074/2023

Appendix 2

3. File: LD 075/2023

Appendix 3

4. File: LD 076/2023

Appendix 4

5. File: LD 077/2023

Appendix 5

6. File: LD 078/2023

Appendix 6

7. File: LD 079/2023

Appendix 7

8. File: LD 080/2023

Appendix 8

9. File: LD 081/2023

Appendix 9

10. File: LD 082/2023

Appendix 10

11. File: LD 083/2023

Appendix 11

12. File: LD 084/2023

Appendix 12

13. File: LD 085/2023

Appendix 13

14. File: LD 086/2023

Appendix 14

15. File: LD 087/2023

Appendix 15

16. File: LD 088/2023

Appendix 16

17. File: LD 089/2023

Appendix 17

6. Date of Next Meeting

This is the final meeting of the Region of Durham Land Division Committee. As per Regional By-law 61-2023 the Regional Land Division function has been delegated to the Region's lower-tier municipalities effective January 1, 2024.

7. Adjournment

Moved by: G.L. O'Connor

Seconded by: P. Allore

That this meeting be adjourned at 3:00 p.m.

Carried unanimously
Monday, December 4, 2023.

8. Appendices

Appendix 1.



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

Minutes and Decisions

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

Consent Application heard on: Monday, December 04, 2023

File: LD 067/2023
Submission: B 077/2023
Owner: Sayanthan Balasingam
Agent: Sayanthan Balasingam
Location: 21025 LAKERIDGE RD, Brock, ON
Municipality: Township of Brock

Consent to sever a 1,538.6 m² hamlet residential parcel of land with an existing dwelling, retaining a 4,935.2 m² hamlet residential parcel of land with an existing dwelling to remain.

Committee Member K. Bavington visited the site on November 20, 2023, and confirmed the property was properly posted.

The application was tabled at the November 06, 2023 Committee Meeting.

Present was:

Owner: Sayanthan Balasingam

Sayanthan Balasingam explained the nature of the application.

A written submission was received by Kelsey Whitney, area resident, requesting clarification on the nature of the application and impacts to the roundabout in the area.

Sayanthan Balasingam noted he has contacted by Kelsey Whitney and responded to her questions. He also advised the Committee he does not feel the proposed application will cause any adverse impacts to the area.

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. The Ministry of Transportation had no comments as it is not within their jurisdiction.

Agency comments were provided to Sayanthan Balasingam.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: L. Roberts

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 067/2023, 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 November 2, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 2, 2023.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated October 25, 2023, financial and otherwise.
4. That the applicant satisfy the requirement of the Township of Brock's letter dated October 19, 2023, financial and otherwise.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 12, 2025.
 - Expiry Date of Application LD 067/2023 is Monday, January 12, 2026.

Clearing Agencies

7. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Regional Health Department that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Township of Brock that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Advisory Comments

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

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 067/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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

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

Consent Application heard on: Monday, December 04, 2023

File: LD 074/2023
Owner: Mathew Kulba
Allison Kulba
Agent: Scarfone Hawkins LLP. - Attn: David Thompson
Location: 840 CONCESSION 9, Brock, ON
Municipality: Township of Brock

Consent to add a vacant 7,006.5 m² parcel of land to the property to the east, retaining an existing 21.67 ha agricultural parcel of land with an existing dwelling.

Committee Member K. Bavington visited the site and confirmed the property was properly posted.

Present was:

Agent: Alaa Noui, Scarfone Hawkins LLP.

Alaa Noui explained the nature of the application. She acknowledged receiving correspondence from the Township of Brock and noted that additional time would be required to investigate and fulfill their requested requirements. She asked for an adjournment for a 3-month period.

Committee Member K. Bavington noted that the benefiting lands are required to remove some structures which are beyond the control of the applicant, and also that the applicant needs to rezone their portion of the property.

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 to Alaa Noui.

Motion of the Committee

Moved by: K. Bavington

Seconded by: P. Allore

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 074/2023 be tabled at the request of the Applicant's Agent, Alaa Noui, at the expense of the applicant for up to two (2) years and no later than December 2025. The tabling fee will not apply. The application will be forwarded to the Township of Brock Committee of Adjustment for their consideration. 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's Motion of LD 074/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

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, December 04, 2023

File: LD 075/2023
Submission: B 078/2023
Owner: Greenworld Investments Inc
CAP Acquisitions Inc. c/o Mr. Ryan Smele: Ryan Smele
Agent: Pound & Stewart Planning - Attn: Phil Stewart
Location: 5515 THICKSON RD N, Whitby, ON
Municipality: Town of Whitby

Consent to sever a vacant 6.11 ha industrial parcel of land, retaining an existing 6.51 ha industrial parcel of land with existing buildings.

Committee Member K. Bavington confirmed the property was properly posted.

Present was:

Agent: Phil Stewart, Pound & Stewart Planning.

Phil Stewart explained the nature of the application and he advised the Committee that he looked forward to receiving a favourable decision given all agencies were supportive of the application.

Committee Member K. Bavington noted that the proposed lot is a new industrial lot for future industrial use and that minor variances are going to be required for both parts. She noted the site is currently operating as a landscape business.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, Town of Whitby and Hydro One, in favour of the application. Comments received from the Central Lake Ontario Conservation Authority (CLOCA) required rezoning of a parcel. MTO had no comments, as it is not within their jurisdiction.

Agency comments were provided to Phil Stewart.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 075/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter dated November 27, 2023.
2. That the applicant satisfy the requirements of the Town of Whitby's letter dated November 2, 2023, financial and otherwise.
3. That the applicant satisfy the conditions of the Central Lake Ontario Conservation Authority's letter dated November 16, 2023.
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, December 12, 2025.
 - Expiry Date of Application LD 075/2023 is Monday, January 12, 2026.

Clearing Agencies

6. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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.
9. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 075/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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, December 04, 2023

File: LD 076/2023
Submission: B 079/2023
Owner: John Duval
Agent: Johnny Levasseur
Location: 11 BRADSHAW ST, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 536.9 m² vacant residential parcel of land, retaining a 668.7 m² residential parcel of land with an existing dwelling.

Committee Member B. Whittle visited the site on Monday, November 20, 2023, and confirmed the property was properly posted.

Present was:

Agent: Johnny Levasseur

Johnny Levasseur explained the nature of the application, which proposes to create a new lot to build a new single-detached residential home for the property owner.

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

Agency comments were provided to Johnny Levasseur.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: B. Whittle

Seconded by: P. Allore

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 076/2023, 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 November 30, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 28, 2023.
3. That the applicant satisfy the requirements of the Municipality of Clarington's letter dated December 4, 2023, 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, December 12, 2025.
 - Expiry Date of Application LD 076/2023 is Monday, January 12, 2026.

Clearing Agencies

6. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 076/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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, December 04, 2023

File: LD 077/2023
Submission: B 080/2023
Owner: Mainstream Plumbing Inc.
Derrick & Candice Golfetto
Agent: Anna Camposeo
Location: 422 NORTH SCUGOG CRT, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant 929.45 m² residential parcel of land, retaining a 930.32 m² residential parcel of land with an existing dwelling to be demolished.

Committee Member B. Whittle visited the site on Monday, November 20, 2023, and confirmed the property was properly posted.

Present was:

Agent: Anna Camposeo

Anna Camposeo explained the nature of the application and advised the Committee that she agrees with all agency comments and conditions.

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

Agency comments were provided to Anna Camposeo.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: B. Whittle

Seconded by: G. L. O'Connor

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 077/2023, 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 November 30, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 28, 2023.
3. That the applicant satisfy the requirement of the Regional Health Department's letter dated November 27, 2023, financial and otherwise.
4. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 4, 2023, financial and otherwise.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 12, 2025.
 - Expiry Date of Application LD 077/2023 is Monday, January 12, 2026.

Clearing Agencies

7. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 077/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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

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

Consent Application heard on: Monday, December 04, 2023

File: LD 078/2023
Owner: Anne May Laine and Raimond Kurba (Power of Attorney)
Agent: Frank Maida and Christopher D'Souza
Location: 1756 APPLEVIEW RD, Pickering,
Municipality: City of Pickering

Consent to sever a 1,577.48 m2 residential parcel of land while retaining a 1,354.71 m2 residential parcel of land with the existing dwelling to remain.

Committee Member E. Hudson visited the site on November 20, 2023, and confirmed the property was properly posted.

Present was:

Agent: Christopher D'Souza

Christopher D'Souza explained the nature of the application. He noted that a key factor in this area is the full extension of Goldenridge Road to Dunbarton Road. The owner of the subject property at 1756 Applevue Road also owns 1610 Goldenridge Road and is in the process of purchasing 1754 Applevue Road, which is south of the subject property.

Christopher D'Souza asked Committee whether some of the 17 conditions outlined in the City of Pickering's comments could be imposed as conditions for the building permit and not for this severance application. More specifically, he wanted the Committee to consider the deferral of the road construction condition at this time.

Secretary-Treasurer L. Trombino noted that C. D'Souza requested a tabling of this matter prior to today's meeting. C. D'Souza confirmed he agreed with having the matter tabled, so that the conditions can be formally addressed with the City of Pickering in the future.

A written submission was received by Rajan Param, area resident.

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 to Christopher D'Souza.

Motion of the Committee

Moved by: E. Hudson

Seconded by: L. Roberts

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 078/2023 be tabled at the request of the Applicant's Agent, Christopher D'Souza, at the expense of the applicant for up to two (2) years and no later than December 2025. The tabling fee will not apply. The application will be forwarded to the City of Pickering Committee of Adjustment for their consideration. 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's Motion of LD 078/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Appendix 7.



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

Minutes and Decisions

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

Consent Application heard on: Monday, December 04, 2023

File: LD 079/2023
Submission: B 081/2023
Owner: Forest Group. - Attn: Domenic Gurreri
Agent: Humphries Planning Group Inc. - Attn: Marcus Martins
Location: TRICONT AVE, Whitby, ON
Municipality: Town of Whitby

Consent to grant a vacant 145.5 m² private pedestrian and vehicular easement to the west, while retaining a vacant 17,300 m² industrial parcel of land.

Committee Member G. L. O'Connor visited the site on November 20, 2023, and confirmed the property was properly posted.

Present was:

Agent: Marcus Martins

Marcus Martins explained the nature of the application. He noted that the staff reports have been reviewed and the applicant concurs with the comments and conditions of approval.

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

Agency comments were provided to Marcus Martins.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. L. O'Connor

Seconded by: P. Allore

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 079/2023, be approved, as applied for, as it generally 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 November 29, 2023.
2. That the applicant satisfy the requirements of the Town of Whitby's letter dated November 2, 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, December 12, 2025.
 - Expiry Date of Application LD 079/2023 is Monday, January 12, 2026.

Clearing Agencies

5. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 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 Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 079/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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, December 04, 2023

File: LD 080/2023
Submission: B 082/2023
Owner: 412 Dundas Developments Limited: Shawn Shanmuganathan
Agent: Maggie Bassani c/o Aird Berlis LLP
Location: DES NEWMAN BLVD, Whitby, ON
Municipality: Town of Whitby

Consent to sever a vacant 0.87 ha industrial lot, retaining a vacant 1.06 industrial lot. The application also includes an easement.

Committee Member G. L. O'Connor visited the site on November 18, 2023, and confirmed the property was properly posted.

Applications LD 080/2023 and LD 081/2023 were heard in conjunction.

Present was:

Agent: Maggie Bassani

Maggie Bassani explained the nature of the application. She noted that there are no concerns with any of the agency comments and conditions.

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

Agency comments were provided to Maggie Bassani.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. L. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 080/2023, 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 November 28, 2023, and revised letter dated November 29, 2023.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated November 7, 2023, financial and otherwise.
3. The Ministry of Transportation's letter dated November 20, 2023.
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, December 12, 2025.
 - Expiry Date of Application LD 080/2023 is Monday, January 12, 2026.

Clearing Agencies

6. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Ministry of Transportation that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 080/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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 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, December 04, 2023

File: LD 081/2023
Submission: B 083/2023
Owner: 412 Dundas Developments Limited: Shawn Shanmuganathan
Agent: Maggie Bassani c/o Aird Berlis LLP
Location: DES NEWMAN BLVD, Whitby, ON
Municipality: Town of Whitby

Consent to grant a 645 m² vacant access easement, while retaining 10,600 m² of employment land.

Committee Member G. L. O'Connor visited the site on November 18, 2023, and confirmed the property was properly posted.

Applications LD 080/2023 and LD 081/2023 were heard in conjunction.

Present was:

Agent: Maggie Bassani

Maggie Bassani explained the nature of the application. She noted that there are no concerns with any of the agency comments and conditions.

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

Agency comments were provided to Maggie Bassani.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G. L. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 081/2023, 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 revised letter dated November 29, 2023.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated November 7, 2023, financial and otherwise.
3. The Ministry of Transportation's letter dated November 20, 2023.
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, December 12, 2025.
 - Expiry Date of Application LD 081/2023 is Monday, January 12, 2026.

Clearing Agencies

6. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Ministry of Transportation that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the

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

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 081/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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 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, December 04, 2023

File: LD 082/2023
Submission: B 084/2023
Owner: Gerald Smith
Agent: Gerald Smith
Location: 19 TAMBLYN RD, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 3.58 ha industrial parcel of land with an existing building, retaining a vacant 11.68 ha industrial parcel of land.

Committee Member B. Whittle visited the site on November 20, 2023, and confirmed the property was properly posted.

Present was:

Owner: Gerald Smith

Gerald Smith explained the nature of the application. He noted that the site has approximately 38 acres of light industrial property and he has applied to sever approximately 8.8 acres of property which contains two buildings. In the future, he plans to sever the remaining land into 1 acre lots.

Committee Member B. Whittle confirmed that comments from the Regional Municipality of Durham Works Department were provided earlier today, and that Gerald Smith would be required to agree with the conditions, financial or otherwise, for the application to proceed. Gerald Smith confirmed his agreement.

Committee Member P. Allore noted that the future severing of the subject property into 1 acre lots was an additional process and asked Gerald Smith to confirm that he understood the process. Gerald Smith confirmed he was aware of the future process requirements.

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

Agency comments were provided to Gerald Smith.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: B. Whittle

Seconded by: L. Roberts

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 082/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirements of the Regional Works Department, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 30, 2023.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated December 4, 2023, financial and otherwise.
4. That the applicant satisfy the requirements of the Ministry of Transportation's letter dated November 20, 2023, financial and otherwise.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 12, 2025.
 - Expiry Date of Application LD 082/2023 is Monday, January 12, 2026.

Clearing Agencies

7. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Ministry of Transportation that condition #4 has been carried out to its satisfaction.
11. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 082/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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 11.



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

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

Consent Application heard on: Monday, December 04, 2023

File: LD 083/2023
Owner: Holland Homes Inc.
Agent: Holland Homes - Attn: Katrina Metzner
Location: 1413 SIMCOE ST N, Oshawa, ON
Municipality: City of Oshawa

Consent to add a vacant 362.90 m² residential parcel of land to the south, retaining a 1,439.14 m² residential lot with an existing dwelling.

Committee Member K. Bavington noted that the property was properly posted.

This application has no delegations.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and the City of Oshawa, both stating that the application was premature.

The Committee has received one item of correspondence dated November 16, 2023, from the Agent, Katrina Metzner, requesting a tabling of this item to address a discrepancy in the application.

Motion of the Committee

Moved by: K. Bavington

Seconded by: P. Allore

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 083/2023 be tabled at the request of the Applicant's Agent, Katrina Metzner, at the expense of the applicant for up to two (2) years and no later than December 2025. The tabling fee will not apply. The application will be forwarded to the City of Oshawa Committee of Adjustment for their consideration. 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's Motion of LD 083/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

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, December 04, 2023

File: LD 084/2023
Submission: B 085/2023
Owner: Seedkhan Sulaimankhail
Agent: Seedkhan Sulaimankhail
Location: 344 SHEPPARD AVE, Pickering,
Municipality: City of Pickering

Consent to sever a 738.27 m² residential parcel of land, while retaining a 738.36 m² residential parcel of land with the existing dwelling to remain.

Committee Member E. Hudson visited the site on November 20, 2023, and confirmed the property was properly posted.

Present was:

Owner: Seedkhan Sulaimankhail

Seedkhan Sulaimankhail explained the nature of the application and had no further comments.

The Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development and Works Departments, City of Pickering, and CN Rail. The Ministry of Transportation advised that they had no comments in respect to this application.

Agency comments were provided to Seedkhan Sulaimankhail.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 084/2023, 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 November 9, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 29, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated November 24, 2023, financial and otherwise.
4. That the applicant satisfy the comments by CN Rail dated November 20, 2023.
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, December 12, 2025.
 - Expiry Date of Application LD 084/2023 is Monday, January 12, 2026.

Clearing Agencies

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

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully

satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the 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 084/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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 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, December 04, 2023

File: LD 085/2023
Submission: B 086/2023
Owner: Jon Tucknott
Agent: David Pearce
Location: 116 DUKE ST, Clarington, ON
Municipality: Municipality of Clarington

Consent to add a vacant 55 m² residential parcel of land to the south, retaining a 957 m² residential parcel of land with an existing dwelling.

Committee Member L. Roberts visited the site on November 20, 2023, and confirmed the property was properly posted.

Present was:

Agent: David Pearce

David Pearce explained the nature of the application, noting that the application would correct a longstanding driveway encroachment.

David Pearce asked the Committee whether staff would consider waiving Condition #2 in the report from the Regional Municipality of Durham Planning and Economic Development, which requires the completion of additional environmental work and a Site Screening Questionnaire by a Qualified Person. David Pearce indicated that this is a minor application and noted that it is an expensive proposition for the owner, but that the owner does not wish to table this matter.

Secretary-Treasurer L. Trombino noted that the condition was requested by the Regional Planning and Economic Development Department. The Planner in question requested the Site Screening Questionnaire, so that due diligence is performed on land which will

eventually be sold. He indicated that it is a standard condition that is applied to all consent applications. L. Trombino noted that the Owner and Agent are welcome to engage in further discussions with the Planner to have the condition reconsidered.

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

Agency comments were provided to David Pearce.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: L. Roberts

Seconded by: B. Whittle

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 085/2023, be approved, as applied for, as such is a lot line adjustment to the south and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated November 30, 2023.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated November 30, 2023, financial and otherwise.
3. That the That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
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, December 12, 2025.
 - Expiry Date of Application LD 085/2023 is Monday, January 12, 2026.

Clearing Agencies

6. That prior to the signing of the certificate by the Secretary-Treasurer that the

consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the 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 085/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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 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, December 04, 2023

File: LD 086/2023
Submission: B 087/2023
Owner: Garfield Payne
Jennifer Hale
Lance Payne
Shelley Payne
Agent: Mitch Morawetz
Location: 2173 NEWTONVILLE RD, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant 2,020 m² agricultural parcel of land, retaining a 118.03 ha agricultural parcel of land with an existing dwelling and a shed.

Committee Member B. Whittle visited the site on November 20, 2023, and confirmed the property was properly posted.

Applications LD 086/2023, LD 087/2023 and LD 088/2023 were heard in conjunction.

Present was:

Agent: Mitch Morawetz

Mitch Morawetz explained the nature of the application and indicated that the subject lands represent a few different parcels which merged on title. He indicated that his clients seek to create separate lots as depicted in the application.

For Application LD 086/2023, M. Morawetz indicated that the proposed lot would be approximately 0.2 hectares in size and would be located entirely within the limits of the Hamlet of Newtonville. He further advised the Committee that his clients have no concerns with agency comments and conditions.

For Application LD 087/2023 he indicated that the proposed 3.33 hectare parcel of land would also be located within the limits of the Hamlet of Newtonville and the lands are intended for a future residential plan of subdivision.

Mitch Morawetz noted that the comments received from the Regional Works Department appeared to inadvertently mix up the references to each of the two subject properties in File LD 087/2023 and LD 088/2023 and is assuming there would be no issues in the future clearance of the conditions related to each application.

Mitch Morawetz also noted that he is also working with the Municipality of Clarington to resolve points with their comments pertaining to parkland dedication or cash in lieu thereof.

With respect to the comments from the Regional Planning and Economic Development Department regarding the requirement for a Stage 1 and 2 Archeological Assessments as a condition of approval for Files LD 087/2023 and LD 088/2023, Mitch Morawetz asked Committee to consider whether this condition could be deferred until the Plan of Subdivision application process is initiated with the Municipality of Clarington.

Secretary-Treasurer L. Trombino confirmed that a pre-consultation meeting with the Regional Planning and Economic Development Department was completed earlier this year wherein the Region agreed to that request. L. Trombino advised the Committee that the condition can remain as-is for now, and that the Regional Planning Division will address the condition in a future agreement with the Owners and Agent.

Finally with respect to Application LD 088/2023, Mitch Morawetz advised the Committee that the proposed application would divide a farm parcel with more than 200 acres of agricultural land. He explained the application would create two distinct parcels, one of which will retain the stone house original to the farm and the other parcel will be vacant.

With respect to the comments from the Regional Planning and Economic Development Department, he reiterated his request to defer the Archeological Assessment condition given it would be onerous for the owner and would disturb areas on the property that are currently undisturbed.

Committee Member P. Allore requested additional clarification for the mapping of the subject lands for File LD 088/2023. Mitch Morawetz advised the Committee that the severed and retained labels were reversed.

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

Agency comments were provided to Mitch Morawetz.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: B. Whittle

Seconded by: L. Roberts

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 086/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirements of the Regional Works Department's letter dated December 4, 2023, financial and otherwise.
2. That the applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter dated November 30, 2023.
3. That the applicant satisfy the requirements of the Regional Health Department's letter dated November 27, 2023.
4. That the applicant satisfy the requirements of the Municipality of Clarington's letter received November 30, 2023, financial and otherwise.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, December 12, 2025.
 - Expiry Date of Application LD 086/2023 is Monday, January 12, 2026.

Clearing Agencies

7. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Region of Durham Health Department that condition #3 has been carried out to its satisfaction.

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

Advisory Comments

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the 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 086/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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 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, December 04, 2023

File: LD 087/2023
Submission: B 088/2023
Owner: Garfield Payne
Jennifer Hale
Lance Payne
Shelley Payne
Agent: Mitch Morawetz
Location: 2173 NEWTONVILLE RD, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant 3.33 ha agricultural parcel of land, retaining a 114.7 ha agricultural parcel of land with an existing dwelling and a shed.

Committee Member B. Whittle visited the site on November 20, 2023, and confirmed the property was properly posted.

Applications LD 086/2023, LD 087/2023 and LD 088/2023 were heard in conjunction.

Present was:

Agent: Mitch Morawetz

Mitch Morawetz explained the nature of the application and indicated that the subject lands represent a few different parcels which merged on title. He indicated that his clients seek to create separate lots as depicted in the application.

For Application LD 086/2023, M. Morawetz indicated that the proposed lot would be approximately 0.2 hectares in size and would be located entirely within the limits of the Hamlet of Newtonville. He further advised the Committee that his clients have no concerns with agency comments and conditions.

For Application LD 087/2023 he indicated that the proposed 3.33 hectare parcel of land would also be located within the limits of the Hamlet of Newtonville and the lands are intended for a future residential plan of subdivision.

Mitch Morawetz noted that the comments received from the Regional Works Department appeared to inadvertently mix up the references to each of the two subject properties in File LD 087/2023 and LD 088/2023 and is assuming there would be no issues in the future clearance of the conditions related to each application.

Mitch Morawetz also noted that he is also working with the Municipality of Clarington to resolve points with their comments pertaining to parkland dedication or cash in lieu thereof.

With respect to the comments from the Regional Planning and Economic Development Department regarding the requirement for a Stage 1 and 2 Archeological Assessments as a condition of approval for Files LD 087/2023 and LD 088/2023, Mitch Morawetz asked Committee to consider whether this condition could be deferred until the Plan of Subdivision application process is initiated with the Municipality of Clarington.

Secretary-Treasurer L. Trombino confirmed that a pre-consultation meeting with the Regional Planning and Economic Development Department was completed earlier this year wherein the Region agreed to that request. L. Trombino advised the Committee that the condition can remain as-is for now, and that the Regional Planning Division will address the condition in a future agreement with the Owners and Agent.

Finally with respect to Application LD 088/2023, Mitch Morawetz advised the Committee that the proposed application would divide a farm parcel with more than 200 acres of agricultural land. He explained the application would create two distinct parcels, one of which will retain the stone house original to the farm and the other parcel will be vacant.

With respect to the comments from the Regional Planning and Economic Development Department, he reiterated his request to defer the Archeological Assessment condition given it would be onerous for the owner and would disturb areas on the property that are currently undisturbed.

Committee Member P. Allore requested additional clarification for the mapping of the subject lands for File LD 088/2023. Mitch Morawetz advised the Committee that the severed and retained labels were reversed.

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

Agency comments were provided to Mitch Morawetz.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: B. Whittle

Seconded by: L. Roberts

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 087/2023, 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 November 30, 2023.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter received November 30, 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, December 12, 2025.
 - Expiry Date of Application LD 087/2023 is Monday, January 12, 2026.

Clearing Agencies

5. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 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 Secretary-Treasurer for

review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the 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 087/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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 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, December 04, 2023

File: LD 088/2023
Submission: B 089/2023
Owner: Garfield Payne
Jennifer Hale
Lance Payne
Shelley Payne
Agent: Mitch Morawetz
Location: 2173 NEWTONVILLE RD, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a vacant 72.5 ha agricultural parcel of land, retaining a 42.2 ha agricultural parcel of land with an existing dwelling and a shed.

Committee Member B. Whittle visited the site on November 20, 2023, and confirmed the property was properly posted.

Applications LD 086/2023, LD 087/2023 and LD 088/2023 were heard in conjunction.

Present was:

Agent: Mitch Morawetz

Mitch Morawetz explained the nature of the application and indicated that the subject lands represent a few different parcels which merged on title. He indicated that his clients seek to create separate lots as depicted in the application.

For Application LD 086/2023, M. Morawetz indicated that the proposed lot would be approximately 0.2 hectares in size and would be located entirely within the limits of the Hamlet of Newtonville. He further advised the Committee that his clients have no concerns with agency comments and conditions.

For Application LD 087/2023 he indicated that the proposed 3.33 hectare parcel of land would also be located within the limits of the Hamlet of Newtonville and the lands are intended for a future residential plan of subdivision.

Mitch Morawetz noted that the comments received from the Regional Works Department appeared to inadvertently mix up the references to each of the two subject properties in File LD 087/2023 and LD 088/2023 and is assuming there would be no issues in the future clearance of the conditions related to each application.

Mitch Morawetz also noted that he is also working with the Municipality of Clarington to resolve points with their comments pertaining to parkland dedication or cash in lieu thereof.

With respect to the comments from the Regional Planning and Economic Development Department regarding the requirement for a Stage 1 and 2 Archeological Assessments as a condition of approval for Files LD 087/2023 and LD 088/2023, Mitch Morawetz asked Committee to consider whether this condition could be deferred until the Plan of Subdivision application process is initiated with the Municipality of Clarington.

Secretary-Treasurer L. Trombino confirmed that a pre-consultation meeting with the Regional Planning and Economic Development Department was completed earlier this year wherein the Region agreed to that request. L. Trombino advised the Committee that the condition can remain as-is for now, and that the Regional Planning Division will address the condition in a future agreement with the Owners and Agent.

Finally with respect to Application LD 088/2023, Mitch Morawetz advised the Committee that the proposed application would divide a farm parcel with more than 200 acres of agricultural land. He explained the application would create two distinct parcels, one of which will retain the stone house original to the farm and the other parcel will be vacant.

With respect to the comments from the Regional Planning and Economic Development Department, he reiterated his request to defer the Archeological Assessment condition given it would be onerous for the owner and would disturb areas on the property that are currently undisturbed.

Committee Member P. Allore requested additional clarification for the mapping of the subject lands for File LD 088/2023. Mitch Morawetz advised the Committee that the severed and retained labels were reversed.

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

Agency comments were provided to Mitch Morawetz.

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

Agency comments were provided to Mitch Morawetz.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: B. Whittle

Seconded by: L. Roberts

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 088/2023, 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 December 1, 2023.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter received November 30, 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, December 12, 2025.
 - Expiry Date of Application LD 088/2023 is Monday, January 12, 2026.

Clearing Agencies

5. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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.
7. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.

8. That prior to the signing of the certificate by the Secretary-Treasurer that the consent has been given, the 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 Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Secretary-Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ganaraska Region Conservation Authority dated November 17, 2023.

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 088/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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 17.



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

Minutes and Decisions

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

Consent Application heard on: Monday, December 04, 2023

File: LD 089/2023
Submission: B 090/2023
Owner: John Manns
Agent: Wayne Hancock
Location: 569 QUEEN ST, Scugog, ON
Municipality: Township of Scugog

Consent to sever a vacant 482 m² residential parcel of land, retaining a 916 m² residential parcel of land with an existing dwelling.

Committee Member P. Allore visited the site on November 20, 2023, and confirmed the property was properly posted.

Present was:

Agent: Wayne Hancock
Owner: John Manns
Surveyor: Ralph Grander

Wayne Hancock explained the nature of the application and advised the Committee there were no concerns with any of the agency comments.

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

A written submission dated November 14, 2023, was received from Carolyn McKinnon objecting to the proposal due to a variety of issues, including: access, possible traffic congestion, lot size, the need for variance setting a precedent for similar applications elsewhere, and impact on the streetscape.

A written submission was received from Rob Winger and Crystal Davies objecting to the proposal. Concerns included: construction and grading impacts, potential damages to an existing retaining wall, traffic issues, access, tree removal and impact to property values.

Agency comments were provided to Wayne Hancock.

Committee Member L. Roberts questioned potential damage to the retaining wall noted in the correspondence received from area residents Rob Winger and Crystal Davies, and the steps being taken to avoid such damage. Wayne Hancock noted that the Township of Scugog has requested completion of a Site Grading Plan, which identifies the location of the retaining wall and other fixed structures in the area. In order to obtain the building permit, all the grading and stormwater management must be proposed for this property. Wayne Hancock noted he is agreeable to a site meeting with the property owner in order to address this issue.

Committee Member L. Roberts asked whether the retaining wall is on the owner's property. Wayne Hancock noted the retaining wall is on the owner's property to the north.

Committee Member P. Allore asked whether a previous lot line adjustment had been done on this property; Wayne Hancock confirmed that it had. Secretary-Treasurer L. Trombino noted that he had reviewed the file and there was no reference to a previous Land Division application within the application that was submitted to the Region. Ralph Grander, Land Surveyor, indicated it took place approximately 20 years ago and will check for a previous file number.

Committee Member P. Allore asked whether Wayne Hancock agreed with the comments provided by the Region of Durham Works Department, which were read at today's meeting. Wayne Hancock confirmed he and the owner understood and agreed to the conditions.

Regarding the written submissions received from the two area residents in objection to the application, Committee Member P. Allore confirmed that the submission from Carolyn McKinnon was responded to by the Township of Scugog and asked if Wayne Hancock had seen the response. Wayne Hancock confirmed he agreed with the Township of Scugog's response.

For the submission from Rob Winger and Crystal Davies which was received at a later date, Committee Member P. Allore noted that the Township of Scugog had not had the opportunity to respond, but that most of the residents' concerns have been addressed through other conditions for the application. P. Allore asked whether Wayne Hancock would accept an additional condition that the retaining wall not be adversely affected by the construction and that any damage to the retaining wall would be repaired by the owner of the property at that time, to the satisfaction of the Township of Scugog. Wayne Hancock confirmed he was in agreement.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: P. Allore

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 089/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirements of the Regional Works Department's letter dated December 4, 2023, financial and otherwise.
2. That the applicant satisfy the requirements of the Regional Planning and Economic Development Department's letter dated November 28, 2023.
3. That the applicant satisfy the requirements of the Township of Scugog's letter dated November 20, 2023, financial and otherwise.
4. That the retaining wall along the north edge of the proposed severed lot is not adversely affected by the construction on the severed lands. Any damage to the retaining wall shall be repaired by the owner of the severed lands to the satisfaction of the Township of Scugog.
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, December 12, 2025.
 - Expiry Date of Application LD 089/2023 is Monday, January 12, 2026.

Clearing Agencies

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

Advisory Comments

1. Once all of the conditions contained in the Committee’s Decision are fully satisfied by the applicant, the applicant’s solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the 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 089/2023 on Monday, December 04, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 02, 2024.

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.