



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

Minutes

Monday, June 12, 2023

The Region Of Durham Land Division Committee met virtually at 1:00 PM on Monday, June 12, 2023 with the following in attendance:

Present:

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

Present:

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

1. Adoption of Minutes

Moved by: L. Roberts

Seconded by: P. Allore

That the minutes of the Monday, May 15, 2023 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, June 12, 2023

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary Treasurer L. Trombino provided the Committee with an update regarding the changes to the Provincial Policy Statement. He also indicated the Region has adopted a new Official Plan and it is with the Province for review and approval.

Secretary Treasurer L. Trombino advised the Committee Bill 23 will most likely not come into effect until winter 2024 at the earliest and indicated the Committee function would remain status quo until further notice.

4. Recess

Moved by: E. Hudson

Seconded by: G. O'Connor

That this meeting be recessed at 10:30 a.m. and reconvene at 12:45 p.m.

Carried unanimously
Monday, June 12, 2023

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

The Committee Chair provided an overview of the role, function and powers of the Land Division Committee.

5. Consideration of Consent Applications

1. File: LD 025/2023

Appendix 1

2. File: LD 026/2023

Appendix 2

3. File: LD 027/2023

Appendix 3

4. File: LD 028/2023

Appendix 4

5. File: LD 029/2023

Appendix 5

6. File: LD 030/2023

Appendix 6

7. File: LD 031/2023

Appendix 7

8. File: LD 032/2023

Appendix 8

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, July 10, 2023.

7. Adjournment

Moved by: G. O'Connor

Seconded by: B. Whittle

That this meeting be adjourned at 2:30 p.m. and the next regular meeting be held virtually on Monday, July 10, 2023

Carried unanimously
Monday, June 12, 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, June 12, 2023

File: LD 025/2023
Submission: B 033/2023
Owner: 1331854 Ontario Limited
Agent: TD Consulting Inc. - Tom deBoer
Location: 4 EASY ST, Scugog, ON
Municipality: Township of Scugog

Consent to sever a vacant 0.809 HA prestige industrial parcel of land, retaining a 1.23 HA industrial parcel of land with an existing structure to remain.

The Committee member visited the site on Saturday, May 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: TD Consulting Inc. - Vanessa Archer

Ms. V. Archer advised she was in receipt of and in agreement with all agency comments.

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

Agency comments were provided electronically to Ms. V. Archer, agent for the applicant.

Decision of the Committee

Moved by: P. Allore

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments, and heard the oral submission, I hereby move that application LD 025/2023, 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 Health Department's letter dated Friday, May 26, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, June 07, 2023.
3. That the applicant satisfy the requirement of the Township of Scugog's letter dated Friday, May 12, 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, June 20, 2025.
 - Expiry Date of Application LD 025/2023 is Monday, July 21, 2025.

Clearing Agencies

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

9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 025/2023 on Monday, June 12, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Town of Brock

Lori Roberts – Town of Ajax

Pralhad Uprety – City of Oshawa

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 11, 2023.

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

Appendix 2.



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

Minutes

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

Consent Application heard on: Monday, June 12, 2023

File: LD 026/2023
Submission: N/A
Owner: Abul Syed and 2639934 Ontario Inc.
Agent: Trevor Gain & Associates
Location: 579 VETERANS RD, Oshawa, ON
Municipality: City of Oshawa

Consent to sever a 504.5 m² residential parcel of land, retaining a 1486.3 m² residential parcel of land. Existing dwelling to be demolished.

Applications LD 026/2023 through 028/2023 were considered in conjunction as they are all related.

The Committee member visited the site on Saturday, May 27, 2023 and confirmed the property was properly posted.

Present were:

Interested parties:

Paul Hurren, area resident

Chad Ellis, area resident

Richard Brewster, area resident

Marg Woolley, area resident

Agent: Trevor Gain

Mr. Trevor Gain explained the nature of the application. He advised the Committee the lot creation will accommodate four new dwellings as a result of

the construction of two pairs of semi-detached dwellings. He indicated the property currently contains one single family dwelling which will be demolished.

Mr. T. Gain provided the Committee with a brief overview of the existing and surrounding parcel fabric of the neighborhood and noted the surrounding properties vary in size. He indicated neighborhoods should be stable not stagnant as there is a requirement for more housing from the Province.

He indicated the proposed lots and dwellings are both in compliance with the existing zoning and noted this lot creation and proposed dwellings do not require any minor variance applications as the proposal exceeds the existing lot sizing policies, coverage, and side yard setbacks as permitted by the zoning by-law.

He summarized his delegation by indicating the proposal will facilitate dwellings which are in character with the existing neighborhood.

Committee Member K. Bavington asked the agent to identify the location of a referenced park in relation to the subject property.

Mr. T. Gains advised the park was west of subject property.

Committee Member K. Bavington asked if the proposed site plan notes there is an easement on the parcel.

Mr. T. Gains advised the existing easement is in favour of CN Rail and will run with land and as such is depicted on the plan.

Committee Member P. Uprety asked the agent if he has reviewed the conditions from the commenting agencies and asked him to confirm he was in agreement with those conditions.

Mr. T. Gains answered in the affirmative.

Committee Member P. Uprety asked if the agent has reviewed the concerns and written submissions by the residents.

Mr. T. Gains indicated he has spoken to several residents in an attempt to clarify the nature of the application and address their concerns.

Area resident P. Hurren stated concerns related to proposed changes in the area, increased traffic and parking issues. He also objected to the potential increase in residents and renters in the area.

Area resident R. Brewster expressed concerns related to parking issues and future development applications leading to an over saturation in the area.

Area resident C. Ellis expressed concerns related to traffic. He noted the area is unique and was established in recognition of war veterans. He stated Veterans

had to fight for this land and found it extremely unsettling that it would be developed for profit with no consideration of the historical nature of the lands. He also questioned why only the 60 meter residents were notified and queried whether the applicant and the agencies were aware of the potential development limitations that exist in the Veterans Land Act.

Committee Member K. Bavington asked the delegate where his property was located in relation to the subject parcel.

Mr. C. Ellis advised his property is directly across from proposal. He further advised the Committee he has reached out to local politicians to address his complaints.

Committee Member K. Bavington advised the parties that this Committee is arm's length from the influence of local councils.

Area resident M. Woolley advised the Committee she has lived in her home since 1984 and expressed concerns related to increase in traffic, parking issues and over saturation of new residents. She indicated the street was created and named for veterans of World War II and as such the home should not be demolished.

She asked for clarification on what will be constructed and expressed further concerns related to the increase in residents in the neighborhood. She implored the Committee to deny the applications to keep residents safe given the intensification of the property will create further traffic and parking issues.

Committee Member P. Allore asked for clarification on M. Woolley's comments. He indicated two new buildings are proposed which will result in a total of four new units.

Ms. M. Woolley advised the Committee she was told by City of Oshawa staff there will be four duplexes which will create 8 units and will result in density that is too intense for the area.

Chair A. Georgieff asked the agent to speak to the issues raised for clarity.

Mr. T. Gaines reiterated that the proposal is four new semi-detached dwellings and not four duplexes. He indicated the zoning bylaw permits this development and this proposal will provide new homes for families. He further advised the Committee and residents that there is great mix of housing types, sizes and height in the neighborhood and confirmed there is no heritage designation of the existing home.

Secretary-Treasurer L. Trombino advised the development will be for the creation of four semi-detached units as noted in the City of Oshawa's comments.

Committee Member K. Bavington asked if the surrounding areas already have semis or towns.

Mr. T. Gaines answered in the affirmative.

Committee Member P. Uprety asked the agent to confirm if there will be eight new dwellings with a garage attached to each building.

Mr. T. Gaines reiterated four new units will be constructed resulting in one unit per lot. Each will have its own integral garage and driveway. He further indicated he was open to have discussions with residents, however, the owner will not deviate from the plan for development as it is all in compliance with the existing plans and policies.

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

Agency comments were provided electronically to Mr. T. Gain, agent for the applicant.

Motion of the Committee

Moved by: P. Uprety

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 026/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than June 2025. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried

Signed by all members present and concurring that this is the Committee Motion of LD 026/2023 on Monday, June 12, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Town of Brock

Lori Roberts – Town of Ajax

Pralhad Uprety – City of Oshawa

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Appendix 3.



**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, June 12, 2023

File: LD 027/2023
Submission: N/A
Owner: Abul Syed and 2639934 Ontario Inc.
Agent: Trevor Gain & Associates
Location: 579 VETERANS RD, Oshawa, ON
Municipality: City of Oshawa

Consent to sever 499.3 m2 residential parcel of land, retaining a 987.0 m2 residential parcel of land. Existing dwelling to be demolished.

Applications LD 026/2023 through 028/2023 were considered in conjunction as they are all related.

The Committee member visited the site on Saturday, May 27, 2023 and confirmed the property was properly posted.

Present were:

Interested parties:

Paul Hurren, area resident

Chad Ellis, area resident

Richard Brewster, area resident

Marg Woolley, area resident

Agent: Trevor Gain

Mr. Trevor Gain explained the nature of the application. He advised the Committee the lot creation will accommodate four new dwellings as a result of

the construction of two pairs of semi-detached dwellings. He indicated the property currently contains one single family dwelling which will be demolished.

Mr. T. Gain provided the Committee with a brief overview of the existing and surrounding parcel fabric of the neighborhood and noted the surrounding properties vary in size. He indicated neighborhoods should be stable not stagnant as there is a requirement for more housing from the Province.

He indicated the proposed lots and dwellings are both in compliance with the existing zoning and noted this lot creation and proposed dwellings do not require any minor variance applications as the proposal exceeds the existing lot sizing policies, coverage, and side yard setbacks as permitted by the zoning by-law.

He summarized his delegation by indicating the proposal will facilitate dwellings which are in character with the existing neighborhood.

Committee Member K. Bavington asked the agent to identify the location of a referenced park in relation to the subject property.

Mr. T. Gains advised the park was west of subject property.

Committee Member K. Bavington asked if the proposed site plan notes there is an easement on the parcel.

Mr. T. Gains advised the existing easement is in favour of CN Rail and will run with land and as such is depicted on the plan.

Committee Member P. Uprety asked the agent if he has reviewed the conditions from the commenting agencies and asked him to confirm he was in agreement with those conditions.

Mr. T. Gains answered in the affirmative.

Committee Member P. Uprety asked if the agent has reviewed the concerns and written submissions by the residents.

Mr. T. Gains indicated he has spoken to several residents in an attempt to clarify the nature of the application and address their concerns.

Area resident P. Hurren stated concerns related to proposed changes in the area, increased traffic and parking issues. He also objected to the potential increase in residents and renters in the area.

Area resident R. Brewster expressed concerns related to parking issues and future development applications leading to an over saturation in the area.

Area resident C. Ellis expressed concerns related to traffic. He noted the area is unique and was established in recognition of war veterans. He stated Veterans

had to fight for this land and found it extremely unsettling that it would be developed for profit with no consideration of the historical nature of the lands. He also questioned why only the 60 meter residents were notified and queried whether the applicant and the agencies were aware of the potential development limitations that exist in the Veterans Land Act.

Committee Member K. Bavington asked the delegate where his property was located in relation to the subject parcel.

Mr. C. Ellis advised his property is directly across from proposal. He further advised the Committee he has reached out to local politicians to address his complaints.

Committee Member K. Bavington advised the parties that this Committee is arm's length from the influence of local councils.

Area resident M. Woolley advised the Committee she has lived in her home since 1984 and expressed concerns related to increase in traffic, parking issues and over saturation of new residents. She indicated the street was created and named for veterans of World War II and as such the home should not be demolished.

She asked for clarification on what will be constructed and expressed further concerns related to the increase in residents in the neighborhood. She implored the Committee to deny the applications to keep residents safe given the intensification of the property will create further traffic and parking issues.

Committee Member P. Allore asked for clarification on M. Woolley's comments. He indicated two new buildings are proposed which will result in a total of four new units.

Ms. M. Woolley advised the Committee she was told by City of Oshawa staff there will be four duplexes which will create 8 units and will result in density that is too intense for the area.

Chair A. Georgieff asked the agent to speak to the issues raised for clarity.

Mr. T. Gaines reiterated that the proposal is four new semi-detached dwellings and not four duplexes. He indicated the zoning bylaw permits this development and this proposal will provide new homes for families. He further advised the Committee and residents that there is great mix of housing types, sizes and height in the neighborhood and confirmed there is no heritage designation of the existing home.

Secretary-Treasurer L. Trombino advised the development will be for the creation of four semi-detached units as noted in the City of Oshawa's comments.

Committee Member K. Bavington asked if the surrounding areas already have semis or towns.

Mr. T. Gaines answered in the affirmative.

Committee Member P. Uprety asked the agent to confirm if there will be eight new dwellings with a garage attached to each building.

Mr. T. Gaines reiterated four new units will be constructed resulting in one unit per lot. Each will have its own integral garage and driveway. He further indicated he was open to have discussions with residents, however, the owner will not deviate from the plan for development as it is all in compliance with the existing plans and policies.

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

Agency comments were provided electronically to Mr. T. Gain, agent for the applicant.

Motion of the Committee

Moved by: P. Uprety

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 027/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than June 2025. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 027/2023 on Monday, June 12, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Town of Brock

Lori Roberts – Town of Ajax

Pralhad Uprety – City of Oshawa

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Appendix 4.



**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, June 12, 2023

File: LD 028/2023
Submission: N/A
Owner: Abul Syed and 2639934 Ontario Inc.
Agent: Trevor Gain & Associates
Location: 579 VETERANS RD, Oshawa, ON
Municipality: City of Oshawa

Consent to sever 495.4 m2 residential parcel of land, retaining a 491.6 m2 residential parcel of land. Existing dwelling to be demolished.

Applications LD 026/2023 through 028/2023 were considered in conjunction as they are all related.

The Committee member visited the site on Saturday, May 27, 2023 and confirmed the property was properly posted.

Present were:

Interested parties:

Paul Hurren, area resident

Chad Ellis, area resident

Richard Brewster, area resident

Marg Woolley, area resident

Agent: Trevor Gain

Mr. Trevor Gain explained the nature of the application. He advised the Committee the lot creation will accommodate four new dwellings as a result of

the construction of two pairs of semi-detached dwellings. He indicated the property currently contains one single family dwelling which will be demolished.

Mr. T. Gain provided the Committee with a brief overview of the existing and surrounding parcel fabric of the neighborhood and noted the surrounding properties vary in size. He indicated neighborhoods should be stable not stagnant as there is a requirement for more housing from the Province.

He indicated the proposed lots and dwellings are both in compliance with the existing zoning and noted this lot creation and proposed dwellings do not require any minor variance applications as the proposal exceeds the existing lot sizing policies, coverage, and side yard setbacks as permitted by the zoning by-law.

He summarized his delegation by indicating the proposal will facilitate dwellings which are in character with the existing neighborhood.

Committee Member K. Bavington asked the agent to identify the location of a referenced park in relation to the subject property.

Mr. T. Gains advised the park was west of subject property.

Committee Member K. Bavington asked if the proposed site plan notes there is an easement on the parcel.

Mr. T. Gains advised the existing easement is in favour of CN Rail and will run with land and as such is depicted on the plan.

Committee Member P. Uprety asked the agent if he has reviewed the conditions from the commenting agencies and asked him to confirm he was in agreement with those conditions.

Mr. T. Gains answered in the affirmative.

Committee Member P. Uprety asked if the agent has reviewed the concerns and written submissions by the residents.

Mr. T. Gains indicated he has spoken to several residents in an attempt to clarify the nature of the application and address their concerns.

Area resident P. Hurren stated concerns related to proposed changes in the area, increased traffic and parking issues. He also objected to the potential increase in residents and renters in the area.

Area resident R. Brewster expressed concerns related to parking issues and future development applications leading to an over saturation in the area.

Area resident C. Ellis expressed concerns related to traffic. He noted the area is unique and was established in recognition of war veterans. He stated Veterans

had to fight for this land and found it extremely unsettling that it would be developed for profit with no consideration of the historical nature of the lands. He also questioned why only the 60 meter residents were notified and queried whether the applicant and the agencies were aware of the potential development limitations that exist in the Veterans Land Act.

Committee Member K. Bavington asked the delegate where his property was located in relation to the subject parcel.

Mr. C. Ellis advised his property is directly across from proposal. He further advised the Committee he has reached out to local politicians to address his complaints.

Committee Member K. Bavington advised the parties that this Committee is arm's length from the influence of local councils.

Area resident M. Woolley advised the Committee she has lived in her home since 1984 and expressed concerns related to increase in traffic, parking issues and over saturation of new residents. She indicated the street was created and named for veterans of World War II and as such the home should not be demolished.

She asked for clarification on what will be constructed and expressed further concerns related to the increase in residents in the neighborhood. She implored the Committee to deny the applications to keep residents safe given the intensification of the property will create further traffic and parking issues.

Committee Member P. Allore asked for clarification on M. Woolley's comments. He indicated two new buildings are proposed which will result in a total of four new units.

Ms. M. Woolley advised the Committee she was told by City of Oshawa staff there will be four duplexes which will create 8 units and will result in density that is too intense for the area.

Chair A. Georgieff asked the agent to speak to the issues raised for clarity.

Mr. T. Gaines reiterated that the proposal is four new semi-detached dwellings and not four duplexes. He indicated the zoning bylaw permits this development and this proposal will provide new homes for families. He further advised the Committee and residents that there is great mix of housing types, sizes and height in the neighborhood and confirmed there is no heritage designation of the existing home.

Secretary-Treasurer L. Trombino advised the development will be for the creation of four semi-detached units as noted in the City of Oshawa's comments.

Committee Member K. Bavington asked if the surrounding areas already have semis or towns.

Mr. T. Gaines answered in the affirmative.

Committee Member P. Uprety asked the agent to confirm if there will be eight new dwellings with a garage attached to each building.

Mr. T. Gaines reiterated four new units will be constructed resulting in one unit per lot. Each will have its own integral garage and driveway. He further indicated he was open to have discussions with residents, however, the owner will not deviate from the plan for development as it is all in compliance with the existing plans and policies.

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

Agency comments were provided electronically to Mr. T. Gain, agent for the applicant.

Motion of the Committee

Moved by: P. Uprety

Seconded by: E. Hudson

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 028/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than June 2025. A tabling fee of \$300.00 is payable by certified funds within thirty (30) days of today's meeting. Failure to pay the required fee may result in denial of the application. The site must be reposted 14 days prior to the new hearing date.

Carried

Signed by all members present and concurring that this is the Committee Decision of LD 028/2023 on Monday, June 12, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Town of Brock

Lori Roberts – Town of Ajax

Pralhad Uprety – City of Oshawa

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

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, June 12, 2023

File: LD 029/2023
Submission: B 034/2023
Owner: Clinic Buildings (1979) Ltd. - Jeff Warford
Agent: GHD Limited - Steve Edwards
Location: 198 DES NEWMAN BLVD, Whitby, ON
Municipality: Town of Whitby

Consent to grant a 499.03 M2 access and servicing easement in favor of the property to the south, retaining an existing industrial parcel of land.

Applications LD 029/2023 and 030/2023 were considered in conjunction as they are related.

The Committee member visited the site on Saturday, May 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: GHD Limited - Steve Edwards

Mr. S. Edwards explained the nature of the application and advised the Committee the proposed easement is for access to the parcel across the street. He confirmed he was in receipt of and in agreement with all agency comments, however, he queried one of the conditions from the Regional Planning and Economic Development Department and indicated he would work offline with staff to resolve issue.

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

Agency comments were provided electronically to Mr. Steve Edwards, agent for the applicant.

Decision of the Committee

Moved by: K. Bavington

Seconded by: B. Whittle

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 029/2023 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, June 08, 2023.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, May 23, 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, June 20, 2025.
 - Expiry Date of Application LD 029/2023 is Monday, July 21, 2025.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 029/2023 on Monday, June 12, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Town of Brock

Lori Roberts – Town of Ajax

Pralhad Uprety – City of Oshawa

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 11, 2023.

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

Appendix 6.



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

Minutes and Decisions

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

Consent Application heard on: Monday, June 12, 2023

File: LD 030/2023
Submission: B 035/2023
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 512 M2 access and servicing easement in favor of the property to the north, retaining an existing industrial parcel of land.

The Committee member visited the site on Saturday, May 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: Maggie Bassani c/o Aird Berlis LLP

Ms. M. Bassani explained the nature of the application and advised the Committee this application is a mirror image of the previous application considered by Committee. She advised she was in receipt of and in agreement with the agency comments and echoed the comments from Mr. S. Edwards from the related application.

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

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

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: P. Allore

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 030/2023 be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, June 08, 2023
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, May 23, 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, June 20, 2025.
 - Expiry Date of Application LD 030/2023 is Monday, July 21, 2025.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 030/2023 on Monday, June 12, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Town of Brock

Lori Roberts – Town of Ajax

Pralhad Uprety – City of Oshawa

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 11, 2023.

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

Appendix 7.



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

Minutes and Decisions

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

Consent Application heard on: Monday, June 12, 2023

File: LD 031/2023
Submission: B 036/2023
Owner: 2739183 Ontario inc.
Agent: The Biglieri Group Ltd. - Brayden Libawski
Location: 3 CASSELS RD E, Whitby, ON
Municipality: Town of Whitby

Consent to sever a vacant 541 M2 residential parcel of land, retaining a 1138 M2 commercial parcel of land with an existing commercial building to remain.

The Committee member visited the site on Saturday, May 27, 2023 and confirmed the property was properly posted.

Present was:

Interested party

Rick Sidler

Agent: The Biglieri Group Ltd. - Brayden Libawski

Mr. B. Libawski explained the nature of the application and advised the Committee he was in receipt of and in agreement with all agency comments.

Mr. R. Sidler expressed his objections to the application based on the historic applications affecting the subject parcel (Land Division Committee Applications LD 56/1994 and LD 57/1994). He expressed concerns related to loss of value, drainage Increase in traffic, parking concerns, safety issues due to the lack of pedestrian access and he also expressed concerns with the potential loss of trees stemming from the future development.

Mr. Sidler advised the Committee he lived at the subject property when it was a premium lot and indicated he would pursue legal action if the application was approved.

Mr. Sidler expressed frustration with the applicant and the Town of Whitby given his concerns appeared to have been dismissed by those parties.

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

Agency comments were provided electronically to Brayden Libawski, agent for the applicant.

Decision of the Committee

Moved by: L. Roberts

Seconded by: P. Uprety

Having reviewed and considered all the agency comments, and heard the oral submission, I hereby move that application LD 031/2023, 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 Tuesday, May 23, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, June 06, 2023.
3. That the applicant satisfy the requirement of the Town of Whitby's letter dated Tuesday, May 23, 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, June 20, 2025.
 - Expiry Date of Application LD 031/2023 is Monday, July 21, 2025.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be

advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 031/2023 on Monday, June 12, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Town of Brock

Lori Roberts – Town of Ajax

Pralhad Uprety – City of Oshawa

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 11, 2023.

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

Appendix 8.



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

Minutes and Decisions

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

Consent Application heard on: Monday, June 12, 2023

File: LD 032/2023
Submission: B 037/2023
Owner: Antonius Vissers & Theodora Vissers
Agent: Clark Consulting Services - Robert Clark
Location: 4382 GREEN RD, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 0.608 HA agricultural parcel of land with an existing dwelling to remain, retaining a vacant 36.5 HA agricultural parcel of land. Application includes easement for access in favour of the retained lands.

The Committee member visited the site on Saturday, May 27, 2023 and confirmed the property was properly posted.

Present was:

Agent: Clark Consulting Services – Hugh Stewart

Mr. H. Stewart explained the nature of the application and advised the Committee he noted a typo in the transaction statement. He advised he has reviewed agency comments and noted an error in the comments from the Regional Works Department comments relating to the size of the parcel..

Committee Member P. Allore asked the agent to speak to the issue of access for both the retained and severed lots.

Mr. H. Stewart advised the Committee this application is part of a series of four applications and that access will be granted from two roads.

Committee Member G. O'Connor asked if staff have received updated comments from the Regional Works Department.

Assistant Secretary-Treasurer P. Aguilera advised no updated comments were made available from regional works.

Secretary-Treasurer L. Trombino advised the Committee they can proceed if they feel the error does not prejudice the application and the process. He indicated the Committee had the option to table, approve or deny the application

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

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

Decision of the Committee

Moved by: B. Whittle

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, and heard the oral submission, I hereby move that application LD 032/2023, 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 Tuesday, June 06, 2023.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Monday, June 12, 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, June 20, 2025.
 - Expiry Date of Application LD 032/2023 is Monday, July 21, 2025.

Clearing Agencies

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

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

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

Advisory Comments

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 032/2023 on Monday, June 12, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Town of Brock

Lori Roberts – Town of Ajax

Pralhad Uprety – City of Oshawa

Eric Hudson – City of Pickering

Paul Allore – Town of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

P. Aguilera, Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 11, 2023.

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