



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

Minutes

Monday, November 06, 2023

The Region of Durham Land Division Committee met in the Regional Council Chambers on Monday, November 06, 2023 with the following in attendance:

Present:

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

Absent: Lori Roberts – Town of Ajax
Paul Allore – Township of Scugog

Present:

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

1. Adoption of Minutes

Moved by: E. Hudson

Seconded by: K. Bavington

That the Minutes of the Monday, October 02, 2023 Land Division Committee meeting be adopted as circulated.

Carried unanimously.
Monday, November 06, 2023

2. Review Consent Applications/Correspondence

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

3. Other Business

Secretary-Treasurer L. Trombino advised the Committee that Regional Council adopted By-law 61-2023 on October 25, 2023. L. Trombino explained that the by-law officially delegates the Regional Land Division function to the Region's lower tier municipalities effective January 1, 2024. L. Trombino also clarified that the Region will be retaining the authority to finalize any exiting approved application and that any tabled application will be transferred to the applicable lower tier municipality for future scheduling and decision-making purposes.

4. Recess

Moved by: G.L. O'Connor

Seconded by: E. Hudson

That this meeting be recessed at 11:17 a.m. and reconvene at 1 p.m.

Carried unanimously.
Monday, November 06, 2023

The Committee Chair opened the session by asking 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 118/2022**
Appendix 1
- 2. File: LD 134/2022**
Appendix 2
- 3. File: LD 060/2023**
Appendix 3
- 4. File: LD 067/2023**
Appendix 4
- 5. File: LD 068/2023**
Appendix 5
- 6. File: LD 069/2023**
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- 7. File: LD 070/2023**
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- 8. File: LD 071/2023**
Appendix 8
- 9. File: LD 072/2023**
Appendix 9
- 10. File: LD 073/2023**
Appendix 10

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, December 04, 2023 in the Regional Council Chambers.

7. Adjournment

Moved by: E. Hudson

Seconded by: G.L. O'Connor

That this meeting be adjourned at 2:00 p.m. and the next regular meeting be held on Monday, December 04, 2023

Carried unanimously.

Monday, November 06, 2023

8. Appendices

Appendix 1.



**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, November 06, 2023

File: LD 118/2022
Owner: Martin Weeks
Agent: Tom Newman
Location: 9795 BALDWIN ST N, Whitby, ON
Municipality: Town of Whitby

Consent to sever a vacant 7,022.55 m² hamlet lot, retaining a 14,553.059 m² hamlet with an existing dwelling to remain.

The application was withdrawn by the applicant and the file was subsequently closed.

Appendix 2.



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

Minutes and Decisions

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

Consent Application heard on: Monday, November 06, 2023

File: LD 134/2022
Submission: B 069/2023
Owner: Jonathan Luiciano
Agent: Land & Building Experts
Location: 39 CEMETERY RD
Municipality: Township of Uxbridge

Consent to sever a 1,036.2 m² residential parcel of land with an existing dwelling, retaining a 990 m² residential parcel of land.

The Committee member visited the site on Saturday, October 21, 2023 and confirmed the property was properly posted.

The application was tabled at the August 14, 2023 Committee Meeting.

Present was:

Agent: George Praljak

George Praljak explained the nature of the application and advised the Committee he has since addressed the comments from the Township of Uxbridge. G. Praljak also advised the Committee he agreed with agency comments and conditions.

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

Agency comments were provided to George Praljak.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G.L. O'Connor

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 134/2022, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, January 05, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, November 01, 2023.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, November 06, 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, November 14, 2025.
 - Expiry Date of Application LD 134/2022 is Monday, December 15, 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 Township of Uxbridge that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

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 134/2022 on Monday, November 06, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Eric Hudson – City of Pickering

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, December 05, 2023.

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

Appendix 3.



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

Minutes and Decisions

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

Consent Application heard on: Monday, November 06, 2023

File: LD 060/2023
Submission: B 070/2023
Owner: Hekmatullah Dorani
Agent: Paul Demczak
Location: 58 CAMERON Street
Municipality: Town of Ajax

Consent to sever a 684.6 m² residential parcel of land, while retaining a 710.2 m² residential parcel of land with the existing dwelling to be demolished.

The Committee member visited the site on Saturday, October 21, 2023 and confirmed the property was properly posted.

The application was tabled from the September 11, 2023 Committee meeting.

Present was:

Agent: Paul Demczak

Paul Demczak explained the nature of the application and advised the Committee his client agrees with agency comments and conditions.

P. Demczak also advised the Committee that in response to area resident comments, his client retained an arborist in order to put in place a development plan that would see the protection of trees which border abutting properties.

The Committee considered all submissions and the information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, Town of Ajax.

Agency comments were provided to Paul Demczak.

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 060/2023, 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 Monday, October 16, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, November 30, 2023.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Wednesday, November 01, 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, November 14, 2025.
 - Expiry Date of Application LD 060/2023 is Monday, December 15, 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 Ajax that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 060/2023 on Monday, November 06, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Eric Hudson – City of Pickering

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, December 05, 2023.

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

Appendix 4.



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

Minutes

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

Consent Application heard on: Monday, November 06, 2023

File: LD 067/2023
Owner: Sayanthan Balasingam
Location: 21025 LAKERIDGE Road
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.

The Committee member visited the site and confirmed the property was not properly posted.

Present was:

Agent: Sayanthan Balasingam

Sayanthan Balasingam explained the nature of the application and advised the Committee that he had not posted the notice sign on the property.

Secretary-Treasurer L. Trombino advised the Committee that December 2023 would be the Regional Land Division Committee's last meeting prior to the delegation of the Region's Consent Authority to the Township of Brock and such will attempt to schedule this application on the December agenda.

In response to comments from Committee Member K. Bavington regarding the visibility of the signs on the property, Sayanthan Balasingam advised the Committee he would post the notice signs as directed by the Committee.

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 Sayanthan Balasingam.

Motion of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

Seconded by: G.L. O'Connor

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 067/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than November 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 unanimously.

Signed by all members present and concurring that this is the Committee Motion of LD 067/2023 on Monday, November 06, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Eric Hudson – City of Pickering

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

Lino Trombino – 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, November 06, 2023

File: LD 068/2023
Submission: B 071/2023
Owner: Stephen Lennox
Agent: Stephen Lennox
Location: 305 Oshawa Boulevard South
Municipality: City of Oshawa

Consent to sever a vacant 220.4 m² residential lot, retaining a vacant 220.4 m² residential lot. Existing dwelling to be demolished.

The Committee member visited the site on Saturday, October 21, 2023 and confirmed the property was properly posted.

Present was:

Owner: Stephen Lennox
Area Resident Celia Rodrigues

Stephen Lennox explained the nature of the application and advised the Committee that the existing dwelling on the property will be demolished and that the application will facilitate the construction of a new building with two semi-detached dwelling units on the subject property.

S. Lennox also acknowledges the letter of concern from the abutting property owner and addressed each of the concerns in the submission, including issues such as the timing of construction, access the property, trespass, size of the new building, fencing and setbacks.

Celia Rodrigues thanked Mr. Lennox for his responses to her questions and indicated she was satisfied with his responses and had no further concerns.

Committee Member K. Bavington asked Mr. Lennox whether the proposed application would facilitate the creation of two or four units. Mr. Lennox advised the Committee there would be one building with two independent dwelling units and that he agreed with agency comments and conditions.

A written submission was received by Celia Rodrigues, area resident.

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 to Stephen Lennox.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: K. Bavington

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 068/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, November 02, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, October 30, 2023.
3. That the applicant satisfy the requirement of the letter from the City of Oshawa and the City of Oshawa Planning Department both dated Monday, October 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, November 14, 2025.
 - Expiry Date of Application LD 068/2023 is Monday, December 15, 2025.

Clearing Agencies

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

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

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

Advisory Comments

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

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 068/2023 on Monday, November 06, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Eric Hudson – City of Pickering

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, December 05, 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, November 06, 2023

File: LD 069/2023
Submission: B 072/2023
Owner: Vamadeva Thurairajah and Rajini Vamadeva
Agent: Nantharuban Rajadurai
Location: 1 View Street
Municipality: Town of Ajax

Consent to add a vacant 464.1 m² residential parcel of land to the east, retaining a vacant 928.7 m² residential parcel of land.

The Committee member visited the site on Sunday, October 22, 2023 and confirmed the property was properly posted.

Applications LD 069/2023 and LD 070/2023 were heard in conjunction.

Present was:

Agent: Nantharuban Rajadurai

Nantharuban Rajadurai explained the nature of the application and advised the Committee he had no concerns with respect to any of the agency comments and conditions, however, he pointed out that the Comments from the Regional Works Department had appeared to inadvertently mixed up the references to each of the two subject properties.

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

Agency comments were provided to Nantharuban Rajadurai.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G.L. O'Connor

Having reviewed and considered all the agency comments and confirmed verbally with Town of Whitby Planning staff their support for the application as well as hearing the oral submission, I hereby move that application LD 069/2023, be approved, as applied for, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Monday, October 30, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, November 03, 2023.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Tuesday, October 31, 2023, financial and otherwise.
4. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, November 14, 2025.
 - Expiry Date of Application LD 069/2023 is Monday, December 15, 2025.

Clearing Agencies

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

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

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

Advisory Comments

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

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 069/2023 on Monday, November 06, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Eric Hudson – City of Pickering

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, December 05, 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, November 06, 2023

File: LD 070/2023
Submission: B 073/2023
Owner: Satkunasingam Kaliyany
Agent: Nantharuban Rajadurai
Location: 3 View Street
Municipality: Town of Ajax

Consent to sever a vacant 928.1 m² residential parcel of land, retaining a vacant 928.7 m² residential parcel of land.

The Committee member visited the site on Sunday, October 22, 2023 and confirmed the property was properly posted.

Applications LD 069/2023 and LD 070/2023 were heard in conjunction.

Present was:

Agent: Nantharuban Rajadurai

Nantharuban Rajadurai explained the nature of the application and advised the Committee he had no concerns with respect to any of the agency comments and conditions, however, he pointed out that the Comments from the Regional Works Department had appeared to inadvertently mixed up the references to each of the two subject properties.

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

Agency comments were provided to Nantharuban Rajadurai.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: G.L. O'Connor

Having reviewed and considered all the public and agency comments, and heard the oral submission, I hereby move that application LD 070/2023, 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 Monday, October 30, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, November 03, 2023.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Tuesday, October 31, 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, November 14, 2025.
 - Expiry Date of Application LD 070/2023 is Monday, December 15, 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 Ajax that condition #3 has been carried out to its satisfaction.

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

Advisory Comments

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

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 070/2023 on Monday, November 06, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Eric Hudson – City of Pickering

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, December 05, 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, November 06, 2023

File: LD 071/2023
Submission: B 074/2023
Owner: Ruscica Holdings Inc
Agent: KLM Planning Partners Inc.: Connor Ferris
Location: 633 OLD HARWOOD AVE
Municipality: Town of Ajax

Consent to sever a vacant 696.3 m² residential lot, retaining a vacant 696.3 m² residential lot. Existing dwelling to be demolished.

The Committee member visited the site on Sunday, October 22, 2023 and confirmed the property was properly posted.

Present was:

Agent: KLM Planning Partners Inc.: Connor Ferris

Connor Ferris explained the nature of the application and advised the Committee that the application will facilitate the construction of two new single family detached dwellings once the existing dwelling is demolished.

C. Ferris advised the Committee that the application complies with all applicable policy and zoning requirements and that the application also represents the resubmission of a previously approved and lapsed application.

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

Agency comments were provided to Connor Ferris.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G.L. O'Connor

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, and heard the oral submission, I hereby move that application LD 071/2023, 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 Wednesday, October 18, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, October 30, 2023.
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Tuesday, October 31, 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, November 14, 2025.
 - Expiry Date of Application LD 071/2023 is Monday, December 15, 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 Ajax that condition #3 has been carried out to its satisfaction.

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

Advisory Comments

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

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 071/2023 on Monday, November 06, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Eric Hudson – City of Pickering

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, December 05, 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 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, November 06, 2023

File: LD 072/2023
Submission: B 075/2023
Owner: McAshphalt Industries Limited
Agent: Andrew Pacheco
Location: 1221 FAREWELL Street
Municipality: City of Oshawa

Consent to add a 0.0513 Ha industrial parcel of land to the property to the south, retaining a 2.9893 ha industrial lot with existing dwelling buildings.

The Committee member visited the site on Monday, October 23, 2023 and confirmed the property was properly posted.

Present was:

Agent: Andrew Pacheco

Andrew Pacheco explained the nature of the application and advised the Committee the subject application will facilitate the transfer of land to the Hamilton-Oshawa Port Authority (HOPA).

A. Pacheco explained that a rail spur operated by HOPA was inadvertently constructed and encroaching on the subject lands and that the proposed application would remedy the encroachment issue by transferring the subject lands to HOPA. A. Pacheco further advised that the application would help recognize the long existing use of the property.

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

Agency comments were provided to Andrew Pacheco.

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 and confirmed verbally with Town of Whitby Planning staff their support for the application as well as hearing the oral submission, I hereby move that application LD 072/2023, 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 Tuesday, October 31, 2023.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated Friday, October 20, 2023, financial and otherwise.
3. 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, November 14, 2025.
 - Expiry Date of Application LD 072/2023 is Monday, December 15, 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 in writing by the Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Oshawa that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 072/2023 on Monday, November 06, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Eric Hudson – City of Pickering

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, December 05, 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 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, November 06, 2023

File: LD 073/2023
Submission: B 076/2023
Owner: 1000567070 Ontario Corporation: Gurdhian Singh Sidhu
Location: 61 HUNT Street
Municipality: Municipality of Clarington

Consent to sever a 510.9 m² residential parcel of land, retaining a 510.9 m² residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on Monday, October 23, 2023 and confirmed the property was properly posted.

Present was:

Owner: 1000567070 Ontario Corporation: Gurdhian Singh Sidhu

Gurdhian Singh Sidhu explained the nature of the application and advised the Committee he agreed with 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 Gurdhian Singh Sidhu.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: B. Whittle

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, and heard the oral submission, I hereby move that application LD 073/2023, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, November 02, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Thursday, November 02, 2023.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Tuesday, October 31, 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, November 14, 2025.
 - Expiry Date of Application LD 073/2023 is Monday, December 15, 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 Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

Carried unanimously.

Signed by all members present and concurring that this is the Committee Decision of LD 073/2023 on Monday, November 06, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Eric Hudson – City of Pickering

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, December 05, 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.