



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

**Minutes**

**Monday, February 13, 2023**

The Region Of Durham Land Division Committee met virtually at 1:00 PM on Monday, February 13, 2023 with the following in attendance:

Present:

Alex Georgieff, Chair  
Kitty Bavington, Vice-Chair  
Gerri Lynn O'Connor  
Allan Arnott  
Anna Camposeo

Absent:

D. Smith  
E. Hudson

Present:

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

**1. Adoption of Minutes**

Moved by: G. O'Connor

Seconded by: A. Camposeo

That the minutes of the Monday, January 23, 2023 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, February 13, 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 the inaugural meeting of the new Land Division Committee will be in April as the Town of Ajax has not yet appointed its representative for the Committee.

Secretary-Treasurer L. Trombino also the Committee there was nothing further to report at this time with respect to Bill 23. However, he provided the Committee with an update on the release of the new draft Regional Official Plan.

### 4. Recess

Moved by: G. O'Connor

Seconded by: A. Arnott

That this meeting be recessed at 11:15 a.m. and reconvene at 12:45 p.m.

Carried unanimously  
Monday, February 13, 2023

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

### 5. Consideration of Consent Applications

**1. File: LD 136/2022**

Appendix 1

**2. File: LD 001/2023**

Appendix 2

**3. File: LD 002/2023**

Appendix 3

**4. File: LD 003/2023**

Appendix 4

**5. File: LD 004/2023**

Appendix 5

**6. File: LD 005/2023**

Appendix 6

### 6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, March 13, 2023.

### 7. Adjournment

Moved by: K. Bavington

Seconded by: A. Arnott

That this meeting be adjourned at and the next regular meeting be held on  
Monday, March 13, 2023

Carried unanimously  
Monday, February 13, 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, February 13, 2023

**File:** LD 136/2022  
**Submission:** B 006/2022  
**Owner:** Grace Eva angelical Lutheran Church, c/o Mike Haeusseler  
Cosmopolitan Homes, c/o Carl Smith  
**Agent:** Weston Consulting  
**Location:** 540 CROMWELL AVE, Oshawa, ON  
**Municipality:** City of Oshawa

***Consent to sever a vacant 1.427 HA parcel of land, retaining a 0.690 HA institutional parcel of land with an existing church to remain.***

The Committee member visited the site on Monday, January 30, 2023 and confirmed the property was properly posted.

***Present were:***

***Interested party: Arthur Bryden***

***Agent: Katie Pandey, Weston Consulting***

Ms. K. Pandey explained the nature of the application and provided the Committee with a brief overview of the proposal including a slide deck presentation. Ms. K. Pandey advised the Committee the subject lands are surrounded by residential development and this application will create a new parcel of land for residential development. She indicated the owner will retain the church on the retained parcel and will continue to enjoy access from Park Road South. whereas the newly created lot will have access from Seville Street.

Ms. K. Pandey advised the Committee the proposal complies with both the Oshawa and Regional Plans and Policies.

Ms. K. Pandey further advised she was in receipt of and in agreement with all agency comments. She indicated she was aware of the resident concerns and stated those resident concerns will be dealt with as part of the subdivision application process.

Mr. A. Bryden advised the Committee the property is behind his home and asked what will be constructed on the newly created lot, which roads would be extended or whether new roads will be built.

Ms. K. Pandey advised the Committee the owner will go through the subdivision process and there will be residential homes constructed that will comply with the existing use and character of the neighborhood. She indicated servicing will be through extension of Seville Street.

Committee Member A. Arnott asked the agent to speak to the need for an easement as it was not included in the application.

Ms. K. Pandey confirmed it was not included in application as it will be addressed later.

Committee Member A. Arnott asked the agent to confirm if the zoning will remain as R1C and comply with existing zoning requirements.

Ms. K. Pandey answered in the affirmative.

Committee Member A. Arnott noted the proposed parcel configuration is unusual and queried whether there were any other considerations given to other designs.

Ms. K. Pandey acknowledged the unusual configuration and advised this was the most favorable option for her client

Committee Member K. Bavington asked for confirmation of the type of dwellings to be constructed on the site

Ms. K. Pandey advised the current plan is just a concept and details will be worked out at later date as part of the process, however, she confirmed single family dwellings will be constructed.

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 K. Pandey, Weston Consulting, agent for the applicant.

A written submission was received on January 28, 2023 from Louis and Cynthia Deschamps, area residents.

A written submission was received on February 2, 2023 from Avindh Ramrekersingh, area resident.

A written submission was received on February 3 and 6, 2023 from Art Bryden, area resident.

A written submission was received on February 6, 2023 from D. W. Cretney, area resident.

A written submission was received on February 6, 2023 from Sue Guenette, area resident.

A written submission was received on February 5, 2023 from William Blay, area resident.

### **Decision of the Committee**

Moved by: A. Arnott

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments, resident submissions and heard the oral submissions, I hereby move that application LD 136/2022, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 07, 2023.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated Monday, February 06, 2023, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, February 21, 2025.
  - Expiry Date of Application LD 136/2022 is Monday, March 24, 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 City of Oshawa 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 136/2022 on Monday, February 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2023.***

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



**Appendix 2.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, February 13, 2023

**File:** LD 001/2023  
**Submission:** B 007/2023  
**Owner:** Steven Southwick  
**Location:** 1855 PINE GROVE AVE, Pickering, ON  
**Municipality:** City of Pickering

***Consent to sever a 1,543.5 m<sup>2</sup> residential parcel of land, retaining a 1,531.6 m<sup>2</sup> residential parcel of land. Existing partial dwelling to be demolished.***

The Committee member visited the site on Monday, January 30, 2023 and confirmed the property was properly posted.

***Present was:***

***Owner: Steven Southwick***

Mr. S. Southwick explained the nature of the application and advised the Committee the existing house was greatly damaged due to a recent fire. He indicated the newly created parcels will be used to construct two new single family dwellings that will be in character with the existing neighborhood.

Committee Member K. Bavington asked the applicant if he was in receipt of and in agreement with all agency comments.

Mr. S. Southwick answered in the affirmative.

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

Agency comments were provided electronically to Steven Southwick, applicant.

### **Decision of the Committee**

Moved by: K. Bavington

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 001/2023, 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, January 23, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 07, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Friday, January 27, 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, February 21, 2025.
  - Expiry Date of Application LD 001/2023 is Monday, March 24, 2025.

### **Clearing Agencies**

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

9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #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 001/2023 on Monday, February 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 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, February 13, 2023

**File:** LD 002/2023  
**Submission:** B 008/2023  
**Owner:** Daniela Tandory and Roger Tandory  
**Agent:** D.G Biddle & Associates  
**Location:** 612 MILL ST S, Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to add a vacant 1,675.7 m<sup>2</sup> non-farm related residential parcel of land to the southeast, retaining a 16,357.3 m<sup>2</sup> non-farm related residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on Monday, January 30, 2023 and confirmed the property was properly posted.

***Present was:***

***Agent: Michael Fry and Ashely Prescott, D.G Biddle & Associates***

Ms. A. Prescott, D.G Biddle & Associates explained the nature of the application and advised the Committee the application will facilitate a change of size to the adjoining parcel of land and indicated the frontages will remain unchanged.

Ms. A. Prescott further advised the lands to the south property are currently occupied with a dwelling and the proposal complies with applicable plans and policies.

Ms. A. Prescott advised she was in receipt of and in agreement with all agency comments.

Committee Member A. Arnott asked the agent to confirm where the septic bed was located on the property.

Mr. M. Fry advised the septic bed is located at the rear of the detached dwelling at 620 Mill Street which is a consideration for the application.

Committee Member K. Bavington noted the Municipality of Clarington has advised the applicant shall comply with all applicable provisions and zoning. She noted the retained parcel is pretty close to the lot line and queried whether the applicant was agreeable to any removals that may be necessary i.e., the existing shed.

Mr. M. Fry advised that the proximity of a shed is very close to the new lot line and the applicant will work with Clarington to address any zoning or building concerns.

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

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

Agency comments were provided electronically to Mr. M. Fry, D.G Biddle & Associates, agent for the applicant.

A written submission was received on January 20, 2023, from Edwin Tesser, area resident.

### **Decision of the Committee**

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and resident submission as well as hearing the oral submissions, I hereby move that application LD 002/2023, be approved, as amended, 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 Wednesday, February 08, 2023
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Thursday, February 09, 2023, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east and 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, February 21, 2025.
  - Expiry Date of Application LD 002/2023 is Monday, March 24, 2025.

### **Clearing Agencies**

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

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

### **Advisory Comments**

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

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

2. Ganaraska Region Conservation Authority comments dated Tuesday, January 24, 2023.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 002/2023 on Monday, February 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2023.***

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



**Appendix 4.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, February 13, 2023

**File:** LD 003/2023  
**Submission:** B 009/2023  
**Owner:** Chris & Nadine Armour  
**Agent:** Chris & Nadine Armour  
**Location:** 199 JOHN HARVEY ST, Uxbridge, ON  
**Municipality:** Township of Uxbridge

***Consent to sever a vacant 202.42 m2 residential parcel of land, retaining a 607.28 m2 residential parcel of land.***

Applications LD 003/2023 through LD 005/2023 were considered in conjunction.

The Committee member visited the site on Monday, January 30, 2023 and confirmed the property was properly posted.

***Present was:***

***Owner: Chris Armour***

Mr. C. Armour explained the nature of the application and advised the Committee he was in receipt of and in agreement with all agency comments. However, he asked if the requirement for a noise study from the Regional Planning Division can be removed.

Secretary-Treasurer L. Trombino advised the Region of Durham has Memorandum of Understanding with Province of Ontario regarding noise studies as such this is a standard condition which cannot be waived by the Region. He advised the applicant to work with regional planning staff to resolve this condition.

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

Departments, Township of Uxbridge and Lake Simcoe Region Conservation Authority.

Agency comments were provided electronically to Chris Armour, applicant.

### **Decision of the Committee**

Moved by: G. O'Connor

Seconded by: A. Arnott

Having reviewed and considered all the agency comments, resident submissions and heard the oral submission, I hereby move that application LD 003/2023, 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, January 17, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 07, 2023.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Friday, February 10, 2023, financial and otherwise.
4. That applications be perfected in sequential order. A Solicitor's Undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, February 21, 2025.
  - Expiry Date of Application LD 003/2023 is Monday, March 24, 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 Township of Uxbridge 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.
2. Lake Simcoe Region Conservation Authority comments dated January 30, 2023.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 003/2023 on Monday, February 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 2023.***

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

**Appendix 5.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, February 13, 2023

**File:** LD 004/2023  
**Submission:** B 010/2023  
**Owner:** Chris & Nadine Armour  
**Agent:** Chris & Nadine Armour  
**Location:** 199 JOHN HARVEY ST, Uxbridge, ON  
**Municipality:** Township of Uxbridge

***Consent to sever a vacant 202.42 m2 residential parcel of land, retaining a 404.85 m2 residential parcel of land.***

Applications LD 003/2023 through LD 005/2023 were considered in conjunction.

The Committee member visited the site on Monday, January 30, 2023 and confirmed the property was properly posted.

***Present was:***

***Owner: Chris Armour***

Mr. C. Armour explained the nature of the application and advised the Committee he was in receipt of and in agreement with all agency comments. However, he asked if the requirement for a noise study from the Regional Planning Division can be removed.

Secretary-Treasurer L. Trombino advised the Region of Durham has Memorandum of Understanding with Province of Ontario regarding noise studies as such this is a standard condition which cannot be waived by the Region. He advised the applicant to work with regional planning staff to resolve this condition.

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

Departments, Township of Uxbridge and Lake Simcoe Region Conservation Authority.

Agency comments were provided electronically to Chris Armour, applicant.

### **Decision of the Committee**

Moved by: G. O'Connor

Seconded by: A. Arnott

Having reviewed and considered all the agency comments, resident submissions and heard the oral submission, I hereby move that application LD 004/2023, 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, January 17, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 07, 2023.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Friday, February 10, 2023, financial and otherwise.
4. That applications be perfected in sequential order. A Solicitor's Undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, February 21, 2025.
  - Expiry Date of Application LD 004/2023 is Monday, March 24, 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 Township of Uxbridge 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.
2. Lake Simcoe Region Conservation Authority comments dated January 30, 2023.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 004/2023 on Monday, February 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 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, February 13, 2023

**File:** LD 005/2023  
**Submission:** B 011/2023  
**Owner:** Chris & Nadine Armour  
**Location:** 199 JOHN HARVEY ST, Uxbridge, ON  
**Municipality:** Township of Uxbridge

***Consent to sever a vacant 202.42 m2 residential parcel of land, retaining a 202.42 m2 residential parcel of land.***

Applications LD 003/2023 through LD 005/2023 were considered in conjunction.

The Committee member visited the site on Monday, January 30, 2023 and confirmed the property was properly posted.

***Present was:***

***Owner: Chris Armour***

Mr. C. Armour explained the nature of the application and advised the Committee he was in receipt of and in agreement with all agency comments. However, he asked if the requirement for a noise study from the Regional Planning Division can be removed.

Secretary-Treasurer L. Trombino advised the Region of Durham has Memorandum of Understanding with Province of Ontario regarding noise studies as such this is a standard condition which cannot be waived by the Region. He advised the applicant to work with regional planning staff to resolve this condition.

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

Departments, Township of Uxbridge and Lake Simcoe Region Conservation Authority.

Agency comments were provided electronically to Chris Armour, applicant.

### **Decision of the Committee**

Moved by: G. O'Connor

Seconded by: A. Arnott

Having reviewed and considered all the agency comments, resident submissions and heard the oral submission, I hereby move that application LD 005/2023, 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, January 17, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, February 07, 2023.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Friday, February 10, 2023, financial and otherwise.
4. That applications be perfected in sequential order. A Solicitor's Undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, February 21, 2025.
  - Expiry Date of Application LD 005/2023 is Monday, March 24, 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 Township of Uxbridge 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.
2. Lake Simcoe Region Conservation Authority comments dated January 30, 2023.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 005/2023 on Monday, February 13, 2023.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, March 14, 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.**