



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

Minutes

Monday, September 11, 2023

The Region Of Durham Land Division Committee met in the Regional Council Chambers on Monday, September 11, 2023 with the following in attendance:

Present:

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

Present:

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

1. Adoption of Minutes

Moved by: P. Allore

Seconded by: G.L. O'Connor

That the Minutes of the Monday, August 14, 2023 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, September 11, 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 a report that was presented to the Planning and Economic Development Committee on September 5, 2023 regarding Bill 23. L. Trombino advised the Committee that the report recommended that the delegation of the Regional Land Division Committee function be delegated to the area municipalities as of January 1, 2024. L. Trombino indicated that a transition plan was being developed and that December 4, 2023 would likely be the date for the last Regional Land Division Committee meeting.

4. Recess

Moved by: L. Roberts

Seconded by: B. Whittle

That this meeting be recessed at 11:30 a.m. and reconvene at 1:00 p.m.

Carried unanimously
Monday, September 11, 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 026/2023

Appendix 1

2. File: LD 027/2023

Appendix 2

3. File: LD 028/2023

Appendix 3

4. File: LD 038/2023

Appendix 4

5. File: LD 059/2023

Appendix 5

6. File: LD 060/2023

Appendix 6

7. File: LD 061/2023

Appendix 7

8. File: LD 062/2023

Appendix 8

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, October 02, 2023 in the Regional Council Chambers.

7. Adjournment

Moved by: E. Hudson

Seconded by: G.L. O'Connor

That this meeting be adjourned at 2:05 p.m. and the next regular meeting be held on Monday, October 02, 2023

Carried unanimously
Monday, September 11, 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, September 11, 2023

File: LD 026/2023
Submission: B 059/2023
Owner: Abul Syed, 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.

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

This application was tabled at the June 12, 2023 meeting.

Applications LD 026/2023 – LD 028/2023 were heard in conjunction.

Present was:

Agent: Trevor Gain, Trevor Gain & Associates

Area Resident: Chad Ellis

Trevor Gain explained the nature of the application and advised the Committee that the application essentially remains the same as presented at the original Committee meeting.

T. Gain advised the Committee the application is in conformity with the requirements of the Official Plan and Zoning By-law. He also advised the Committee that he has completed a noise and vibration report in support of the application.

Area Resident C. Ellis indicated he was opposed to the application. He advised the Committee the character of the area would be adversely impacted and that the proposed development would create hardship for existing residents.

C. Ellis expressed a variety of specific concerns, including: parking, snow removal and storage issues, impact on heritage, garbage removal and traffic and the potential removal of the existing park in the neighbourhood.

C. Ellis also expressed concerns regarding the apparent failure of the Region to register other area residents as delegates for this meeting as he advised the Committee that the Region had not reached out to register those residents as delegates.

Secretary-Treasurer L. Trombino advised the Committee that Mr. Ellis was the only resident that registered as a delegate and that the Region was not responsible for reaching out to previous submitters to ensure they registered as delegates. L. Trombino advised the Committee that the Region's public notice indicates that anyone wishing to make a delegation had the option of attending the meeting in person or preregistering as a delegate with Committee.

C. Ellis concluded his remarks by indicating he and the area residents felt this development proposal represented bad planning and that it should not be approved.

A written submission objecting to the application was provided by Paul Hurren and Mavis Bowers.

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

Agency comments were provided to Trevor Gain.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: L. Roberts

Seconded by: G.L. O'Connor

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 026/2023, 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, September 05, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, August 29, 2023.
3. That the applicant satisfy the requirement of the City of Oshawa's letters dated Wednesday, May 17, 2023 and August 3, 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, September 19, 2025.
 - Expiry Date of Application LD 026/2023 is Monday, October 20, 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 026/2023 on Monday, September 11, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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, September 11, 2023

File: LD 027/2023
Submission: B 060/2023
Owner: Abul Syed, 2639934 Ontario Inc
Agent: Trevor Gain & Associates
Location: 579 VETERANS RD, Oshawa, ON
Municipality: City of Oshawa

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

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

This application was tabled at the June 12, 2023 Committee meeting.

Applications LD 026/2023 – LD 028/2023 were heard in conjunction.

Present was:

Agent: Trevor Gain, Trevor Gain & Associates

Area Resident: Chad Ellis

Trevor Gain explained the nature of the application and advised the Committee that the application essentially remains the same as presented at the original Committee meeting.

T. Gain advised the Committee the application is in conformity with the requirements of the Official Plan and Zoning By-law. He also advised the Committee that he has completed a noise and vibration report in support of the application.

Area Resident C. Ellis indicated he was opposed to the application. He advised the Committee the character of the area would be adversely impacted and that the proposed development would create hardship for existing residents.

C. Ellis expressed a variety of specific concerns, including: parking, snow removal and storage issues, impact on heritage, garbage removal and traffic and the potential removal of the existing park in the neighbourhood.

C. Ellis also expressed concerns regarding the apparent failure of the Region to register other area residents as delegates for this meeting as he advised the Committee that the Region had not reached out to register those residents as delegates.

Secretary-Treasurer L. Trombino advised the Committee that Mr. Ellis was the only resident that registered as a delegate and that the Region was not responsible for reaching out to previous submitters to ensure they registered as delegates. L. Trombino advised the Committee that the Region's public notice indicates that anyone wishing to make a delegation had the option of attending the meeting in person or preregistering as a delegate with Committee.

C. Ellis concluded his remarks by indicating he and the area residents felt this development proposal represented bad planning and that it should not be approved.

A written submission objecting to the application was provided by Paul Hurren and Mavis Bowers.

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

Agency comments were provided to Trevor Gain.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: L. Roberts

Seconded by: G.L. O'Connor

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 027/2023, 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, September 05, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, August 29, 2023.
3. That the applicant satisfy the requirement of the City of Oshawa's letters dated Wednesday, May 17, 2023 and August 3, 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, September 19, 2025.
 - Expiry Date of Application LD 027/2023 is Monday, October 20, 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 027/2023 on Monday, September 11, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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, September 11, 2023

File: LD 028/2023
Submission: B 061/2023
Owner: Abul Syed, 2639934 Ontario Inc
Agent: Trevor Gain & Associates
Location: 579 VETERANS RD, Oshawa, ON
Municipality: City of Oshawa

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

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

This application was tabled at the June 12, 2023 meeting.

Applications LD 026/2023 – LD 028/2023 were heard in conjunction.

Present was:

Agent: Trevor Gain, Trevor Gain & Associates

Area Resident: Chad Ellis

Trevor Gain explained the nature of the application and advised the Committee that the application essentially remains the same as presented at the original Committee meeting.

T. Gain advised the Committee the application is in conformity with the requirements of the Official Plan and Zoning By-law. He also advised the Committee that he has completed a noise and vibration report in support of the application.

Area Resident C. Ellis indicated he was opposed to the application. He advised the Committee the character of the area would be adversely impacted and that the proposed development would create hardship for existing residents.

C. Ellis expressed a variety of specific concerns, including: parking, snow removal and storage issues, impact on heritage, garbage removal and traffic and the potential removal of the existing park in the neighbourhood.

C. Ellis also expressed concerns regarding the apparent failure of the Region to register other area residents as delegates for this meeting as he advised the Committee that the Region had not reached out to register those residents as delegates.

Secretary-Treasurer L. Trombino advised the Committee that Mr. Ellis was the only resident that registered as a delegate and that the Region was not responsible for reaching out to previous submitters to ensure they registered as delegates. L. Trombino advised the Committee that the Region's public notice indicates that anyone wishing to make a delegation had the option of attending the meeting in person or preregistering as a delegate with Committee.

C. Ellis concluded his remarks by indicating he and the area residents felt this development proposal represented bad planning and that it should not be approved.

A written submission objecting to the application was provided by Paul Hurren and Mavis Bowers.

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

Agency comments were provided to Trevor Gain.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: L. Roberts

Seconded by: G.L. O'Connor

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 028/2023, 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, September 05, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, August 29, 2023.
3. That the applicant satisfy the requirement of the City of Oshawa's letters dated Wednesday, May 17, 2023 and August 3, 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, September 19, 2025.
 - Expiry Date of Application LD 028/2023 is Monday, October 20, 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 028/2023 on Monday, September 11, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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, September 11, 2023

File: LD 038/2023
Owner: Paige Bolahood
Agent: Paige Bolahood
Location: 4 FREDERICK AVE, Clarington, ON
Municipality: Municipality of Clarington

Consent to sever a 487.79 M2 residential parcel of land, retaining a 487.79 M2 residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on Tuesday, August 29, 2023 and confirmed the property was properly posted.

This application was tabled at the July 10, 2023 Committee meeting.

Present was:

Owner: Paige Bolahood
Area Residents: Ian Hale and Brian Lajeunesse

Paige Bolahood appeared virtually and explained the nature of the application. P. Bolahood also advised the Committee she did not appear in person at the meeting given she felt she was the subject of on-going harassment from area residents who are opposed to the application.

P. Bolahood advised the Committee she was requesting a tabling of the application in order to address all comments and satisfy all the issues raised by the Municipality of Clarington. She reiterated her opinion that the focus of the application should be lot creation and not the ultimate use of the property.

Committee Member K. Bavington questioned whether the application had been revised to reflect a new built form and how many units would ultimately be constructed on each lot. P. Bolahood advised the Committee that she could not confirm that response at the present time.

Area residents I. Hale and B. Lajeunesse appeared in opposition to the application and advised the Committee that they would withhold their comments for a future meeting date given the application was subject to another tabling request.

A written submission in opposition to the application was received from Ian Hale.

A written submission in opposition to the application was received from Brian Lajeunesse.

A written submission in opposition to the application was received from William and Barbara O'Neil.

A written submission in opposition to the application was received from Susan Caldwell.

A written submission in opposition to the application was received from Ron Hooper.

A written submission in opposition to the application was received from Troy King and Todd King.

A written submission in opposition to the application was received from Amanda Haskins.

A written submission in opposition to the application was received from Duane and Shirley Dickinson.

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

Agency comments were provided to Paige Bolahood.

Motion of the Committee

Moved by: B. Whittle

Seconded by: P. Allore

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 038/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than September 2025 in order to address the requirements of the Municipality of Clarington. 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 038/2023 on Monday, September 11, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

Lino Trombino – Secretary-Treasurer

Appendix 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, September 11, 2023

File: LD 059/2023
Submission: B 062/2023
Owner: Kevin Yusef and Jaidev Sukhu
Agent: Paul Demczak
Location: 1390 ROUGEMOUNT DRIVE
Municipality: City of Pickering

Consent to sever a 1255 m² residential parcel of land, retaining a 1255 m² residential parcel of land with the existing dwelling to be demolished. A land dedication in favour of the city of Pickering is also proposed at the rear of the subject land.

The Committee member visited the site on Thursday, September 28, 2023 and confirmed the property was properly posted.

Present was:

Agent: Paul Demczak

Area Residents: Gary and Christine Novis

Paul Demczak explained the nature of the application and clarified that the rear of the subject lands would be dedicated into public ownership. P. Demczak has worked with the City of Pickering to address zoning and natural heritage issues. He also indicated that recently, there have been similar development proposals in the area and that he agrees with agency comments and conditions.

P. Demczak also addressed the issue of tree removal. He advised the Committee that the City requires a tree preservation and replacement plan and that the majority of the trees on the property will be protected.

Gary Novis, area resident expressed concerns with the application. G. Novis advised the Committee that he feels the application is premature given the street is already dealing with congestion issues given existing speed mitigation measures are not working. He advised the Committee that the proposed lot will add to the existing congestion and traffic issues.

G. Novis also indicated that there is only a sidewalk on one side of the street and the proposed dwelling may cause pedestrian safety issues. He also expressed concerns with the anticipated impact to the natural environment and wildlife habitat in the area and stated he enjoys the benefits from the existing shade trees on the proposed development lot.

Christine Novis reiterated the concerns of Gary Novis regarding traffic and safety and advised the Committee that there has been recent construction activity on the site which has seen the removal of soils and trees. She also expressed concerns with the removal of trees in proximity to her abutting property line.

Committee Member L. Roberts asked the agent to confirm whether or not the City of Pickering had a tree removal by-law or policy.

P. Demczak advised the Committee that the City does not have a current Tree By-law, however, the City does require a Tree Conservation Plan. He also advised the Committee that there will be no trees removed outside of his client's property.

Committee Member L. Roberts indicated that a large portion of the existing lot will not be impacted by development as it will be dedicated into public ownership.

A written submission in opposition to the application was received from Amanda Lee.

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 Toronto and Region Conservation Authority and the City of Pickering.

Agency comments were provided to Paul Demczak.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: E. Hudson

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, written submissions and heard the oral submission, I hereby move that application LD 059/2023, 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, August 14, 2023, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, September 05, 2023.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Friday, September 29, 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, September 19, 2025.
 - Expiry Date of Application LD 059/2023 is Monday, October 20, 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.

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 059/2023 on Monday, September 11, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township 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

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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

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

Consent Application heard on: Monday, September 11, 2023

File: LD 060/2023
Owner: Hekmatullah Dorani
Agent: Paul Demczak
Location: 58 CAMERON ST, Ajax,
Municipality: Town of Ajax

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

The Committee member visited the site on Friday, September 01, 2023 and confirmed the property was not properly posted.

Present was:

Agent: Paul Demczak
Area Resident: Susan Harmon

Paul Demczak explained the nature of the application and requested the matter be tabled as the site was not properly posted.

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 Paul Demczak.

Motion of the Committee

Moved by: L. Roberts

Seconded by: B. Whittle

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 060/2023 be tabled, at the expense of the applicant for up to two (2) years and no later than September 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 060/2023 on Monday, September 11, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

Lino Trombino – Secretary-Treasurer

Appendix 7.



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

Minutes and Decisions

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

Consent Application heard on: Monday, September 11, 2023

File: LD 061/2023
Submission: B 063/2023
Owner: Lisa Milson, Summit Transmission Holdings
Agent: Victoria Lemieux
Location: 5760 CONCESSION ROAD 3
Municipality: Township of Uxbridge

Consent to add a vacant 79,075 m² parcel of land to the west, retaining 24,803.7 m² parcel of land with the existing dwelling to remain.

The Committee member visited the site on Saturday, August 26, 2023 and confirmed the property was properly posted.

Present was:

Agent: Victoria Lemieux

Area Resident: Keith Milson

Victoria Lemieux explained the nature of the application and provided a brief presentation in support of the application.

V. Lemieux advised the Committee that the proposed lot line adjustment would allow an existing landlocked parcel to have frontage onto Concession Road 3. She further explained the application would also have the benefit of consolidating all of the natural heritage features onto one property. She further advised the application conforms to all applicable plans and policies and that she was in receipt and agreement with all agency comments and conditions.

V. Lemieux also acknowledge the comments from the area residents to the north and advised the Committee she would help clarify any questions they had regarding the application.

Keith Milson, advised the Committee he was the abutting property owner who would be benefiting from the application and advised the Committee he was in support of the application.

A written submission was received from Denis and Krista Stelatos.

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

Agency comments were provided to Victoria Lemieux.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: G.L. O'Connor

Seconded by: Eric 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 061/2023, be approved, as applied for, as such is a lot line adjustment to the west 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 Monday, September 11, 2023.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, September 11, 2023, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the west. 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, September 19, 2025.
 - Expiry Date of Application LD 061/2023 is Monday, October 20, 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 #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 advised in writing by the Township of Uxbridge that condition #3 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 061/2023 on Monday, September 11, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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, September 11, 2023

File: LD 062/2023
Submission: B 064/2023
Owner: Danniell Barr, Cathleen Holdsworth
Agent: MHBC Planning - Attn: Shayne Connors
Location: 32 B TALBOT DR, Brock, ON
Municipality: Township of Brock

Consent to add a vacant 81 m² parcel of land to the abutting residential property to the east, retaining a 1,449 m² residential lot with an existing dwelling.

The Committee member visited the site on Monday, August 28, 2023 and confirmed the property was properly posted.

Present was:

Agent: Shayne Connors, MHBC Planning

Shayne Connors explained the nature of the application and advised the Committee the application will address an encroachment issue with an existing garage. S. Connors further advised the Committee the related minor variance application was approved by the Committee of Adjustment on August 22, 2023.

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

Agency comments were provided to Shayne Connors.

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 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 062/2023, 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 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.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, September 05, 2023.
3. That the applicant satisfy the requirement of the Township of Brock's letter dated Thursday, August 24, 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, September 19, 2025.
 - Expiry Date of Application LD 062/2023 is Monday, October 20, 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 #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

advised in writing by the Township of Brock that condition #3 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 062/2023 on Monday, September 11, 2023.

Alex Georgieff – Town of Whitby

Kitty Bavington – Township of Brock

Lori Roberts – Town of Ajax

Eric Hudson – City of Pickering

Paul Allore – Township of Scugog

Gerri Lynn O'Connor – Township of Uxbridge

Bradley Whittle – Municipality of Clarington

Lino Trombino – Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 10, 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.