



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

**Minutes**

**Monday, April 11, 2022**

The Region Of Durham Land Division Committee met virtually at 1:00 PM on Monday, April 11, 2022 with the following in attendance:

Present:

Alex Georgieff, Chair  
Kitty Bavington, Vice-Chair  
Gerri Lynn O'Connor  
Allan Arnott  
Anna Camposeo  
Eric Hudson  
Carolyn Molinari  
Donovan Smith

Absent:

None

Present:

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

**1. Adoption of Minutes**

Moved by: K. Bavington

Seconded by: G. O'Connor

That the minutes of the Monday, March 14, 2022 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, April 11, 2022

## **2. Review Consent Applications/Correspondence**

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

## **3. Other Business**

Secretary-Treasurer L. Trombino provided a Covid-19 update and advised the Committee that Regional Land Division Committee may be transitioning back to a hybrid-virtual model in July of this year.

## **4. Recess**

Moved by: D. Smith

Seconded by: C. Molinari

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

Carried unanimously  
Monday, April 11, 2022

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-2021-00052**

Appendix 1

**2. File: LD 026/2022**

Appendix 2

**File: LD 027/2022**

Appendix 3

**File: LD 028/2022**

Appendix 4

**File: LD 029/2022**

Appendix 5

**File: LD 030/2022**

Appendix 6

**File: LD 031/2022**

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**File: LD 032/2022**

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**File: LD 033/2022**

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Appendix 10

**File: LD 035/2022**

Appendix 11

**File: LD 036/2022**

Appendix 12

**File: LD 037/2022**

Appendix 13

**File: LD 038/2022**

Appendix 14

**File: LD 039/2022**

Appendix 15

**File: LD 040/2022**

Appendix 16

**File: LD 041/2022**

Appendix 17

**6. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, May 09, 2022.

**7. Adjournment**

Moved by: K. Bavington

Seconded by: C. Molinari

That this meeting be adjourned at 2:45 p.m. and the next regular meeting be held on Monday, May 09, 2022

Carried unanimously  
Monday, April 11, 2022

**8. Appendices**

**Appendix 1.**



**NOTICE OF DECISION  
with respect to a Consent Application  
Subsection 53(12) of the Planning Act**

Consent Application considered on: Monday, April 11, 2022

**File:** LD-2021-00052  
**Submission:** B 044/2022  
**Owner:** Zygmunt Picur and Alina Picur  
**Agent:** Holland Homes Inc.  
**Location:** 3411 Tooley Rd.  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 1,182.5 m<sup>2</sup> residential parcel of land, retaining a 8,802.1 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 29-2020.

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

Agency comments were provided electronically to Ms. Katrina Metzner of Holland Homes Inc., agent for the applicant.

A letter of support was received on March 31, 2022 from Anthony and Flora Scanga, area residents.

***Decision of the Commissioner of Planning and Economic Development***

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 29-2020 I hereby grant provisional consent to application LD 2021-00052, as applied for, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated November 23, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 5, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated November 22, 2022, financial and otherwise.
4. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated November 17, 2022, financial and otherwise.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, April 19, 2024.
  - Expiry Date of Application LD-2021-00052 is Tuesday, May 21, 2024.

### **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 Municipality of Clarington 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 advised in writing by the Central Lake Ontario Conservation Authority that condition #4 has been carried out to its satisfaction.

11. 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.

***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.

Signed by:

**Brian Bridgeman, MCIP, RPP  
Commissioner of Planning & Economic Development**

Decision Date: April 11, 2022

Application: LD 2021-00052

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**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, April 11, 2022

**File:** LD 026/2022  
**Submission:** B 045/2022  
**Owner:** Yang Terence Ping Lawg Lini  
**Agent:** Larry Macdonell  
**Location:** 14 Herbert Ave.  
**Municipality:** City of Oshawa

***Consent to sever 699.67 m2 residential land, retaining a 699.67 m2 residential parcel of land with an existing dwelling to be demolished.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Larry Macdonell***

Mr. Larry Macdonell explained the nature of the application and advised the Committee the application will facilitate the creation of a new building lot. He indicated the existing dwelling will be demolished and the owner will construct two new single family detached homes.

Committee Member A. Arnott identified a discrepancy in the proposed lot size dimensions and asked the agent to confirm the size of parcels proposed and whether he was in receipt of all the agency comments.

Mr. L. Macdonell provided confirmation of the proposed lot sizes and advised the Committee he had submitted an updated application to Land Division Committee staff which accurately reflects the proposed lot sizes. He further advised the Committee that a minor variance application will be required to facilitate the

proposed lot size and that he was in receipt of and in agreement with all agency comments.

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

Agency comments were provided electronically to Larry Macdonell, agent for the applicant.

A written submission was received on March 30, 2022 from Dawn Genore, area resident.

A written submission was received on April 11, 2022 from Joanne Doherty, area resident.

### **Decision of the Committee**

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 026/2022, be approved, as amended, 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 April 4, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 4, 2022.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated March 31, 2022, 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, April 19, 2024.
  - Expiry Date of Application LD 026/2022 is Tuesday, May 21, 2024.

### **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 026/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

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Monday, April 11, 2022

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 3.**



**NOTICE OF DECISION  
with respect to a Consent Application  
Subsection 53(12) of the Planning Act**

Consent Application considered on: Monday, April 11, 2022

**File:** LD 027/2022  
**Submission:** B 046/2022  
**Owner:** Brock Taunton Development Limited.  
**Agent:** Fieldgate Commercial Properties Ltd.  
**Location:** 3930 Brock St.  
**Municipality:** Town of Whitby

***Consent to grant a lease over a 0.36 ha commercial parcel of land, retaining a 1.306 ha commercial parcel of land.***

The Committee member visited the site on March 26, 2022 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 29-2020.

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

Agency comments were provided electronically to Andrew Muscat of Fieldgate Commercial Properties Ltd, agent for the applicant.

***Decision of the Commissioner of Planning and Economic Development***

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 29-2020 I hereby grant provisional consent to application LD 027/2022, as applied for, as such is a lease 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 Town of Whitby's letter dated March 22, 2022, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, April 19, 2024.
  - Expiry Date of Application LD 027/2022 is Tuesday, May 21, 2024.

### **Clearing Agencies**

4. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #1 has been carried out to its satisfaction.
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 satisfied that the time periods outlined in condition #3 have been adhered to.

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

### **Advisory Comments**

1. Once all of the conditions contained in the Committee's Decision are fully satisfied by the applicant, the applicant's solicitor must prepare and forward the legal document(s) with the applicable stamping fee to the Region of Durham Land Division Committee office, to the attention of the Assistant Secretary-Treasurer for review and approval with stamping. The document(s) will be returned to the solicitor for registration purposes. Failing receipt by the Assistant-Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.
2. Ministry of Transportation Comments dated April 4, 2022.

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Signed by:

**Brian Bridgeman, MCIP, RPP**  
**Commissioner of Planning & Economic Development**

Decision Date: April 11, 2022

Application: LD 027/2022

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 4.**



**NOTICE OF DECISION  
with respect to a Consent Application  
Subsection 53(12) of the Planning Act**

Consent Application considered on: Monday, April 11, 2022

**File:** LD 028/2022  
**Submission:** B 047/2022  
**Owner:** Youngfield Farms Ltd.  
**Agent:** Kristen Soutar  
**Location:** 3750 Highway 7A  
**Municipality:** Township of Scugog

***Consent to sever a 0.886 HA agricultural parcel of land with an existing dwelling rendered surplus as a result of the consolidation of abutting farms, retaining a vacant 40.114 HA agricultural parcel of land. The existing sheds, and barn to be demolished.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 29-2020.

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

Agency comments were provided electronically to Kristen Soutar, agent for the applicant

***Decision of the Commissioner of Planning and Economic Development***

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 29-2020 I hereby grant provisional consent to application LD 028/2022, as applied for, as applied for, as it 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 April 6, 2022.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated March 25, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of the Ministry of Transportation's letter dated April 4, 2022, financial and otherwise.
4. 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.
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, April 19, 2024.
  - Expiry Date of Application LD 028/2022 is Tuesday, May 21, 2024.

### **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 Planning and Economic Development 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 Township of Scugog 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 Ministry of Transportation 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.

***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.

Signed by:

**Brian Bridgeman, MCIP, RPP**  
**Commissioner of Planning & Economic Development**

Decision Date: April 11, 2022

Application: LD 028/2022

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**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, April 11, 2022

**File:** LD 029/2022  
**Submission:** B 048/2022  
**Owner:** Jannine Paccini  
**Agent:** R. Mark Ellis  
**Location:** 19 Eastwood Ave. N,  
**Municipality:** City of Oshawa

***Consent to sever a 1,106.2 m<sup>2</sup> residential parcel of land, retaining a 1,166.9 m<sup>2</sup> residential parcel of land with an existing dwelling to remain to be demolished.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: R. Mark Ellis***

Mr. R. Mark Ellis explained the nature of the application and advised the Committee the application will facilitate the creation of a new building lot. He further advised the existing dwelling will be demolished and this will facilitate the future construction of two new dwellings.

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 R. Mark Ellis, agent for the applicant.

### **Decision of the Committee**

Moved by: A. Arnott

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 029/2022, 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 March 29, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 5, 2022.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated March 31, 2022, 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, April 19, 2024.
  - Expiry Date of Application LD 029/2022 is Tuesday, May 21, 2024.

### **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.

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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 029/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

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C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**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, April 11, 2022

**File:** LD 030/2022  
**Submission:** B 049/2022  
**Owner:** Jaro Rimes  
**Agent:** Mark Foley  
**Location:** 248 Mearns Ave.  
**Municipality:** Municipality of Clarington

***Consent to add a 2,835 m2 residential parcel of land to the north, retaining a 1,051 m2 residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Mark Foley***

Mr. Mark Foley explained the nature of the application and advised the Committee the application will allow for the addition of land to the abutting property to the north. He further advised that there are no plans to develop the parcel at this time and the existing dwelling will remain on the retained lands.

Mr. M. Foley further advised the Committee he was in receipt of and in agreement with the agency comments.

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

Agency comments were provided electronically to Mr. Mark Foley, agent for the applicant.

A written submission was received on April 4, 2022, from Adam Bainbridge, 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 submission, I hereby move that application LD 030/2022, be approved, as applied for, as such is a lot line adjustment to the north 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 April 5, 2022.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 8, 2022, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the north. 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, April 19, 2024.
  - Expiry Date of Application LD 030/2022 is Tuesday, May 21, 2024.

### **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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 030/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

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C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 7.**



**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, April 11, 2022

**File:** LD 031/2022  
**Submission:** N/A  
**Owner:** Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vehcam  
**Agent:** Sai Krishna Vecham Viswanathaiah  
**Location:** 475 Wilson Rd. N.  
**Municipality:** City of Oshawa

***Consent to sever a vacant 394.27 m2 residential parcel of land, retaining a 464.25 m2 residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Sai Krishna Vecham Viswanathaiah***

Mr. Sai Krishna Vecham Viswanathaiah explained the nature of the application and advised the Committee the application will facilitate the creation of a new building lot for construction of a new single family dwelling. He further advised that at some point in the future the existing dwelling will be demolished, and a new single family dwelling will be constructed.

Mr. S. Viswanathaiah addressed the concerns raised by area residents regarding parking, traffic increase, frontage deficiency and the potential construction of multi-unit dwellings. He further advised the Committee all development and activity will be in compliance with the applicable local zoning by-laws and that all municipal protocols will be adhered to.

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Committee Member A. Arnott asked agent to speak further to the frontage deficiency and whether a minor variance will be required. He also queried the configuration and size of the proposed severed and retained lots.

Mr. S. Viswanathaiah advised the configuration of the proposed lot is required to maintain the existing dwelling remaining on the subject property.

Staff attempted to reach delegate Mr. Brian Cassidy at the beginning of the public meeting and during delegations for this application but were unsuccessful in reaching Mr. B. Cassidy.

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 Sai Krishna Vecham Viswanathaiah, agent for the applicant.

A written petition was received on April 1, 2022 from area residents opposing the proposal.

A written submission was received on April 3, 2022 from Valerie Burghout, area resident.

**Motion of the Committee**

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 031/2022 be tabled, as per the recommendations of the commenting agencies and at the expense of the applicant for up to two (2) years and no later than April 2024. 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

Land Division Committee – Minutes  
Monday, April 11, 2022

Signed by all members present and concurring that this is the Committee Motion of LD 031/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

**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, April 11, 2022

**File:** LD 032/2022  
**Submission:** B 050/2022  
**Owner:** Fairglen Homes Limited  
**Agent:** Design Plan Services Inc.  
**Location:** 391 Rosebank Rd.  
**Municipality:** City of Pickering

***Consent to add a vacant 255.6 m2 residential parcel of land to the north, retaining a 510.9 m2 residential parcel of land with an existing dwelling to remain.***

Applications LD 032/2022 and LD 033/2022 were considered in conjunction.

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Igelman, David - Design Plan Services Inc.***

Mr. David Igelman explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments. He further advised the Committee the first application will add a parcel of land to the abutting lot to the north and that the second application will sever the newly created parcel into two lots. Mr. D. Igelman also advised the Committee that the two application will facilitate the conversion of two existing lots into three new building lots.

Mr. D. Igelman also advised the Committee the proposal complies with all applicable plans and policies, fits into the character of the neighborhood and represents good planning.

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Committee Member K. Bavington asked agent to clarify if the dwellings on each of the existing lots will be demolished.

Mr. D. Igelman answered in affirmative. He indicated that a new detached dwelling will be constructed on each newly created lot and the development proposal is in compliance with all applicable by-law requirements.

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

Agency comments were provided electronically to Mr. David Igelman of Design Plan Services Inc.

A written submission was received on March 15, 2022, from Stephanie Hoffe, area resident.

Written submissions were received on March 29 and 31, 2022, from Tony Harold, area resident.

A written submission was received on April 4, 2022, from Donna Burns, area resident.

### **Decision of the Committee**

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, pursuant to By-Law 29-2020 I hereby grant provisional consent to application LD 032/2022, as applied for, as such is a lot line adjustment to the north 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 April 4, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 5, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 7, 2022, financial and otherwise.

4. That the subject land be deeded in the same name as the adjacent property to the north. 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 application LD 032/2022 be perfected prior to the completion of LD 033/2022. A Solicitor's undertaking in this regard shall suffice.
6. That the applicant submit two copies of a registered plan on the subject parcel.
7. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, April 19, 2024.
  - Expiry Date of Application LD 032/2022 is Tuesday, May 21, 2024.

### **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 #7 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-

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Monday, April 11, 2022

Secretary Treasurer of the Deed Package by the requisite date, the application shall be deemed expired and shall lapse.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 032/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

**Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.**

**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, April 11, 2022

**File:** LD 033/2022  
**Submission:** B 051/2022  
**Owner:** Highglen Homes Limited  
**Agent:** Design Plan Services Inc.  
**Location:** 393 Rosebank Rd.  
**Municipality:** City of Pickering

***Consent to sever a vacant 511.2 m<sup>2</sup> residential parcel of land, retaining a 510.9 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: David Igelman - Design Plan Services Inc.***

Mr. David Igelman explained the nature of the application and advised the Committee he was in receipt of and in agreement with the agency comments. He further advised the Committee the first application will add a parcel of land to the abutting lot to the north and that the second application will sever the newly created parcel into two lots. Mr. D. Igelman also advised the Committee that the two application will facilitate the conversion of two existing lots into three new building lots.

Mr. D. Igelman also advised the Committee the proposal complies with all applicable plans and policies, fits into the character of the neighborhood and represents good planning.

Committee Member K. Bavington asked agent to clarify if the dwellings on each of the existing lots will be demolished.

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Monday, April 11, 2022

Mr. D. Igelman answered in affirmative. He indicated that a new detached dwelling will be constructed on each newly created lot and the development proposal is in compliance with all applicable by-law requirements.

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

Agency comments were provided electronically to Mr. David Igelman of Design Plan Services Inc.

A written submission was received on March 15, 2022, from Stephanie Hoffe, area resident.

Written submissions were received on March 29 and 31, 2022, from Tony Harold, area resident.

A written submission was received on April 4, 2022, from Donna Burns, area resident.

### **Decision of the Committee**

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 033/2022, 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 April 4, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 5, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated April 7, 2022, financial and otherwise.
4. That application LD 032/2022 be perfected prior to application LD 033/2022. 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:

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Monday, April 11, 2022

- Last date for fulfilling Conditions is Friday, April 19, 2024.
- Expiry Date of Application LD 033/2022 is Tuesday, May 21, 2024.

### **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 City of Pickering 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.

***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 033/2022 on Monday, April 11, 2022.

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Monday, April 11, 2022

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

**Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.**

**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, April 11, 2022

**File:** LD 034/2022  
**Submission:** B 052/2022  
**Owner:** TASA Real Estate Solutions Corp.  
**Agent:** Talal Antar  
**Location:** 450 North Scugog Crt.  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 579.25 m2 residential parcel of land, retaining a 691.03 m2 residential parcel of land for future development.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Talal Antar***

Mr. Talal Antar explained the nature of the application and advised the Committee the application will facilitate the creation of a new lot and that each lot will be constructed with two new semi-detached units for a total of four residential units.

He further advised the Committee he was in receipt of all agency comments and note that the Municipality of Clarington updated their comments to indicate they were now supportive of the application.

Committee Member A. Arnott asked the agent if the properties will front on Bowmanville Avenue or North Scugog Court.

Mr. T. Antar advised the Committee the properties will front on North Scugog Court and would be in keeping with the existing housing pattern on the street.

Committee Member A. Camposeo asked the agent to explain why Clarington's comments changed from a tabling recommendation to an approval recommendation.

Mr. T. Antar advised Clarington initially misinterpreted the intent of the applications in that there will be two separate semi-detached units. He indicated that once they received the necessary clarification and they were in a supportive position.

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

Agency comments were provided electronically to Mr. Talal Antar, agent for the applicant.

### **Decision of the Committee**

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 034/2022, 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 April 6, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 4, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 8, 2022, 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, April 19, 2024.
  - Expiry Date of Application LD 034/2022 is Tuesday, May 21, 2024.

### **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.

***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 034/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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Monday, April 11, 2022

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 11.**



**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, April 11, 2022

**File:** LD 035/2022  
**Submission:** B 053/2022  
**Owner:** Amberlea Creek Development Inc.  
**Agent:** Design Plan Services Inc.  
**Location:** 760 Kingston Rd.  
**Municipality:** City of Pickering

***Consent to grant a 496.8 m<sup>2</sup> vehicular easement in favour of the lands to the east, retaining a 7,086.7 m<sup>2</sup> residential parcel of land.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Steven Qi - Design Plan Services Inc.***

***Interested party: Anita Nazar***

Mr. Steven Qi explained the nature of the application and advised the Committee the application will provide vehicular access to the lands to the east. He further advised this application is related to a zoning by-law amendment application that was supported in principle by the City of Pickering. He indicated the final by-law will be passed by Pickering Council in the near future. He further advised that the related residential development on the retained lands is concurrently being reviewed through the City of Pickering site plan control process.

Mr. S. Qi advised the owner will be providing an easement for a shared access which was specifically requested by the City of Pickering. He further advised he was in receipt of and in agreement with all agency comments.

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Committee Member K. Bavington asked the agent if the easement will provide access to the future townhouses on the subject lands and whether there will be access directly unto Kingston Road.

Mr. S. Qi advised the Committee that access to the residential development will not be from Kingston Road.

Committee Member K. Bavington asked the agent to explain the purpose of the strip of land adjacent to the proposed easement.

Mr. S. Qi advised the Committee that strip of land will be dedicated for landscaping.

Committee Member K. Bavington asked the agent whether replacement trees will be planted as area residents expressed concerns with the recent loss of the trees on the property.

Mr. S. Qi advised the Committee the owner will be installing a new fence and new vegetation will be planted along the fence-line.

Committee Member A. Camposeo asked the agent if he had opportunity to address the concerns of area residents.

Mr. S. Qi advised the Committee the concerns from residents remain unchanged from those which were raised and addressed previously through the rezoning process.

Ms. Anita Nazar advised the Committee her property is north of the subject lands and expressed concerns related to height/elevation of proposal, grading concerns, the size and location of the box culvert head wall proposed for creek, vehicles passage over the head wall, issues of erosion, creek maintenance, water run-off, loss of trees, snow plowing and maintenance and noise.

Committee Member A. Camposeo asked the delegate if she has raised these concerns with the City of Pickering.

Ms. A. Nazar advised the Committee she had raised these concerns with the previous property owner but not directly with the City of Pickering.

Mr. S. Qi provided the Committee with a detailed response to the concerns raised by the resident. He urged the Committee to focus on the intent of application being only for an easement as requested by City of Pickering. He indicated access will directly implement the zoning by-law requirement of the City of Pickering.

He further advised the Committee elevation concerns will be addressed by way of the grading plan which will be provided and approved by the City. He indicated the box culvert head wall is per the detailed engineering design that was

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Monday, April 11, 2022

completed as part of rezoning process and which was deemed acceptable to the Conservation Authority and the City. He further indicated the fence was deemed adequate as per a study conducted and the tree removal was in accordance with a permit issued by City of Pickering.

Mr. S. Qi summarized his position that all matters related to this application in direct compliance with all applicable zoning by-laws and policies.

Committee Member C. Molinari advised this Committee's purview is with respect to the easement application solely.

Committee Member G. O'Connor suggested the delegate speak with City of Pickering Planning Department to address her concerns.

Chair A. Georgieff advised the delegate that many of the issues and concerns raised at today's meeting will be addressed through the zoning process at the City and recommended she meet with Pickering staff to address her concerns.

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

Agency comments were provided to Mr. David Igelman of Design Plan Services Inc. agent for the applicant.

A written submission was received on April 4, 2022 from Aliaksei Seviaryn, area resident.

Written submissions were received on April 4 and 5 2022 from Anita Nazar, area resident.

A written submission was received on April 4, 2022 from Katherina Mair and James Heslop, area residents.

### **Decision of the Committee**

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submissions, I hereby move that application LD 035/2022, be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the City of Pickering's letter dated April 4, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Canadian National Railway's letter dated April 4, 2022.
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, April 19, 2024.
  - Expiry Date of Application LD 035/2022 is Tuesday, May 21, 2024.

### **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 City of Pickering 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 Canadian National Railway 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

Land Division Committee – Minutes  
Monday, April 11, 2022

Signed by all members present and concurring that this is the Committee Decision of LD 035/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 12.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, April 11, 2022

**File:** LD 036/2022  
**Submission:** B 054/2022  
**Owner:** 1000118968 Ontario Ltd.  
**Agent:** Larry Macdonell  
**Location:** 1835 Woodview Ave.  
**Municipality:** City of Pickering

***Consent to add a vacant 233.3 m2 residential parcel of land to the property to the east, retaining a 790.7 m2 residential parcel of land.***

Applications LD 036/2022 and LD 037/2022 were considered in conjunction.

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Larry Macdonell***

Mr. Larry Macdonell explained the nature of the application and advised the Committee that both applications will facilitate the creation of larger parcels of land for the adjacent properties that front on Oakburn Street. He indicated this will create equal sized parcels for all four lots and the proposal is in compliance with the local official plans and policies.

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

Agency comments were provided electronically to Larry Macdonell, agent for the applicant.

A written submission was received on March 30, 2022 from Gaetano Accardi, area resident.

### **Decision of the Committee**

Moved by: E. Hudson

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 036/2022, 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 Planning and Economic Development Department's letter dated April 4, 2022.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated April 7, 2022, financial and otherwise.
3. 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.
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, April 19, 2024.
  - Expiry Date of Application LD 036/2022 is Tuesday, May 21, 2024.

### **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 City of Pickering 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 036/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

Land Division Committee – Minutes  
Monday, April 11, 2022

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 13.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, April 11, 2022

**File:** LD 037/2022  
**Submission:** B 055/2022  
**Owner:** Whitepine Group Inc.  
**Agent:** Larry Macdonell  
**Location:** 1837 Woodview Ave.  
**Municipality:** City of Pickering

***Consent to add a vacant 233.3 m2 residential parcel of land to the property to the east, retaining a 790.7 m2 residential parcel of land.***

Applications LD 036/2022 and LD 037/2022 were considered in conjunction.

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Larry Macdonell***

Mr. Larry Macdonell explained the nature of the application and advised the Committee that both applications will facilitate the creation of larger parcels of land for the adjacent properties that front on Oakburn Street. He indicated this will create equal sized parcels for all four lots and the proposal is in compliance with the local official plans and policies.

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

Agency comments were provided electronically to Larry Macdonell, agent for the applicant.

A written submission was received on March 30, 2022 from Gaetano Accardi, area resident.

### **Decision of the Committee**

Moved by: E. Hudson

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 037/2022, 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 Planning and Economic Development Department's letter dated April 4, 2022.
2. That the applicant satisfy the requirement of the City of Pickering's letter dated April 7, 2022, financial and otherwise.
3. 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.
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, April 19, 2024.
  - Expiry Date of Application LD 037/2022 is Tuesday, May 21, 2024.

### **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 City of Pickering 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 037/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

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Monday, April 11, 2022

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 14.**



**NOTICE OF DECISION  
with respect to a Consent Application  
Subsection 53(12) of the Planning Act**

Consent Application considered on: Monday, April 11, 2022

**File:** LD 038/2022  
**Submission:** B 056/2022  
**Owner:** Jian Tao Jiang and Tian Hua Wu  
**Agent:** Land & Building Experts  
**Location:** 85 Duke St.  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 641.04 m<sup>2</sup> residential parcel of land, retaining a 462.35 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has decided to approve the subject application pursuant to the authority granted by By-Law 29-2020.

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

Agency comments were provided electronically to Miaoyi Xue of Land & Building Experts, agent for the applicant.

***Decision of the Commissioner of Planning and Economic Development***

Having reviewed and considered all the agency comments and having received no objections, pursuant to By-Law 29-2020 I hereby grant provisional consent to application LD 038/2022, 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 March 29, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 4, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated April 5, 2022, 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, April 19, 2024.
  - Expiry Date of Application LD 038/2022 is Tuesday, May 21, 2024.

### **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.

***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

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Monday, April 11, 2022

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.

Signed by:

**Brian Bridgeman, MCIP, RPP**  
**Commissioner of Planning & Economic Development**

Decision Date: April 11, 2022

Application: LD 038/2022

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 15.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, April 11, 2022

**File:** LD 039/2022  
**Submission:** B 057/2022  
**Owner:** Stokegrove Development Inc.  
**Agent:** KLM Planning Partners Inc.  
**Location:** 1401 Harwood Ave. N, Ajax,  
**Municipality:** Town of Ajax

***Consent to add a vacant 0.61 HA commercial parcel of land to the west, retaining a vacant 5.46 HA commercial parcel of land.***

Applications LD 039/2022 through LD 041/2022 were considered in conjunction.

The Committee member visited the site on March 27, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Grant Uyeyama - KLM Planning Partners Inc.***

Mr. Grant Uyeyama explained the nature of the application and advised the Committee the first application will facilitate a donation of lands being Part 5 on the draft reference plan to the adjacent lands currently owned by Grandview Children's Centre. He further advised the Committee the second application will facilitate the sale of the newly created parcel being Parts 3 and 4 on the draft plan which will allow for the construction of a new senior long term care facility.

Mr. Grant Uyeyama also indicated the third application will facilitate access to and from the lands subject to applications LD 040/2022 and LD 041/2022. He also noted this development will benefit the community and all of Durham Region and that each site will be ultimately developed individually and will be subject to their individual Planning Act applications.

Committee Member C. Molinari asked the agent to confirm whether application LD 039/2022 was changed from the creation of a new lot to a lot line adjustment.

Mr. Grant Uyeyama answered in the affirmative and advised he was in receipt of and in agreement with all the agency comments.

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

Agency comments were provided electronically to Mr. Grant Uyeyama of KLM Planning Partners Inc., agent for the applicant.

### **Decision of the Committee**

Moved by: C. Molinari

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 039/2022, be approved, as amended, 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 April 8, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 6, 2022, 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 applications shall be completed 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, April 19, 2024.
  - Expiry Date of Application LD 039/2022 is Tuesday, May 21, 2024.

### **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 Planning and Economic Development 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 Town of Ajax 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 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 039/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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G. L. O'Connor

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 16.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, April 11, 2022

**File:** LD 040/2022  
**Submission:** B 058/2022  
**Owner:** Stokegrove Development Inc.  
**Agent:** KLM Planning Partners Inc.  
**Location:** 1401 Harwood Ave. N.  
**Municipality:** Town of Ajax

***Consent to sever a vacant 2.47 HA commercial parcel of land, retaining a 3.6 HA commercial parcel of land. Application includes easement.***

Applications LD 039/2022 through LD 041/2022 were considered in conjunction.

The Committee member visited the site on March 27, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Grant Uyeyama - KLM Planning Partners Inc.***

Mr. Grant Uyeyama explained the nature of the application and advised the Committee the first application will facilitate a donation of lands being Part 5 on the draft reference plan to the adjacent lands currently owned by Grandview Children's Centre. He further advised the Committee the second application will facilitate the sale of the newly created parcel being Parts 3 and 4 on the draft plan which will allow for the construction of a new senior long term care facility.

Mr. Grant Uyeyama also indicated the third application will facilitate access to and from the lands subject to applications LD 040/2022 and LD 041/2022. He also noted this development will benefit the community and all of Durham Region and that each site will be ultimately developed individually and will be subject to their individual Planning Act applications.

Committee Member C. Molinari asked the agent to confirm whether application LD 039/2022 was changed from the creation of a new lot to a lot line adjustment.

Mr. Grant Uyeyama answered in the affirmative and advised he was in receipt of and in agreement with all the agency comments.

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

Agency comments were provided electronically to Mr. Grant Uyeyama of KLM Planning Partners Inc., agent for the applicant.

### **Decision of the Committee**

Moved by: C. Molinari

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 040/2022, 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 April 8, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 6, 2022, financial and otherwise.
3. That applications shall be completed in sequential order. A Solicitor's Undertaking in this regard shall suffice.
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, April 19, 2024.
  - Expiry Date of Application LD 040/2022 is Tuesday, May 21, 2024.

### **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.

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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 Town of Ajax 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 040/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

A. Arnott

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A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***

**Appendix 17.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, April 11, 2022

**File:** LD 041/2022  
**Submission:** B 059/2022  
**Owner:** Stokegrove Development Inc.  
**Agent:** KLM Planning Partners Inc.  
**Location:** 1401 Harwood Ave. N.  
**Municipality:** Town of Ajax

***Consent to grant a 0.04 Ha access easement in favour of the property to the west, retaining a 3.6 HA commercial parcel of land.***

The Committee member visited the site on March 28, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Grant Uyeyama - KLM Planning Partners Inc.***

Mr. Grant Uyeyama explained the nature of the application and advised the Committee the first application will facilitate a donation of lands being Part 5 on the draft reference plan to the adjacent lands currently owned by Grandview Children's Centre. He further advised the Committee the second application will facilitate the sale of the newly created parcel being Parts 3 and 4 on the draft plan which will allow for the construction of a new senior long term care facility.

Mr. Grant Uyeyama also indicated the third application will facilitate access to and from the lands subject to applications LD 040/2022 and LD 041/2022. He also noted this development will benefit the community and all of Durham Region and that each site will be ultimately developed individually and will be subject to their individual Planning Act applications.

Committee Member C. Molinari asked the agent to confirm whether application LD 039/2022 was changed from the creation of a new lot to a lot line adjustment.

Mr. Grant Uyeyama answered in the affirmative and advised he was in receipt of and in agreement with all the agency comments.

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

Agency comments were provided electronically to Mr. Grant Uyeyama of KLM Planning Partners Inc., agent for the applicant.

### **Decision of the Committee**

Moved by: C. Molinari

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments, and heard the oral submissions, I hereby move that application LD 041/2022, be approved, as applied for, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated April 8, 2022.
2. That the applicant satisfy the requirement of the Town of Ajax's letter dated April 6, 2022, financial and otherwise.
3. That applications shall be completed in sequential order. A Solicitor's Undertaking in this regard shall suffice.
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, April 19, 2024.
  - Expiry Date of Application LD 041/2022 is Tuesday, May 21, 2024.

### **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 Town of Ajax 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.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 041/2022 on Monday, April 11, 2022.

A. Georgieff, Chair

K. Bavington, Vice-Chair

G. L. O'Connor

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A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, May 10, 2022.***