



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

**Minutes**

**Monday, June 06, 2022**

The Region Of Durham Land Division Committee met virtually at 1:00 PM on Monday, June 06, 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/Steno

**1. Adoption of Minutes**

Moved by: C. Molinari

Seconded by: A. Camposeo

That the minutes of the Monday, May 09, 2022 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, June 06, 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 the Committee with an update on the Comprehensive Review of the Regional Official Plan. He also provided an update on the plan for hybrid meetings as of September 2022.

**4. Recess**

Moved by: K. Bavington

Seconded by: E. Hudson

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

Carried unanimously  
Monday, June 06, 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 055/2022**  
Appendix 1
- 2. File: LD 056/2022**  
Appendix 2
- 3. File: LD 057/2022**  
Appendix 3
- 4. File: LD 058/2022**  
Appendix 4
- 5. File: LD 059/2022**  
Appendix 5
- 6. File: LD 060/2022**  
Appendix 6
- 7. File: LD 061/2022**  
Appendix 7
- 8. File: LD 062/2022**  
Appendix 8
- 9. File: LD 063/2022**  
Appendix 9
- 10. File: LD 064/2022**  
Appendix 10

**6. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, July 11, 2022.

**7. Adjournment**

Moved by: C. Molinari

Seconded by: D. Smith

That this meeting be adjourned at 2:40 p.m. and the next regular meeting be held on Monday, July 11, 2022

Carried unanimously  
Monday, June 06, 2022

**8. Appendices**

**Appendix 1.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, June 06, 2022

**File:** LD 055/2022  
**Submission:** B 073/2022  
**Owner:** Kurt Zauerhagen  
**Agent:** James Church  
**Location:** 18 Jane Ave., Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a 819.2 m<sup>2</sup> residential parcel of land, retaining a 873.8 m<sup>2</sup> residential parcel of land with an existing dwelling to be demolished.***

The Committee member visited the site on Tuesday, May 24, 2022 and confirmed the property was properly posted.

**Present was:**

**Agent: James Church**

Mr. James Church explained the nature of the application and advised the Committee the application has been revised and resubmitted in order to conform with the requirements of the municipal zoning bylaw. He indicated the existing home will be demolished in order to comply with the local zoning requirements.

Mr. J. Church further advised the Committee he was ready to proceed with application as revised.

Committee Member C. Molinari asked the agent if had given any consideration to changing the lot line configuration to allow for a jog in the parcel fabric in order to potentially save house rather than the planned demolition.

Mr. J. Church advised he had not considered this option as his client preferred straight and uniformed lot lines rather than jog in the parcel fabric.

Committee Member K. Bavington asked the agent if he would like to table the application today to investigate the option of a revised lot line proposal to retain the home.

Mr. J. Church confirmed his client would not like a jogged line in the parcel fabric and that he was happy to proceed with the application as amended.

Committee Member K. Bavington asked the agent if had received and responded to the comments from the area residents.

Mr. J. Church advised he has not been in contact with the area residents, however, the owner will be in compliance with all local zoning by-law requirements which will specifically address property value and esthetics in area. He indicated that by virtue of compliance with those local zoning by-laws area resident comments would not be an issue.

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.

A written submission was received on May 30, 2022 from Trevor and Leanne Langille, area resident.

A written submission was received on May 30, 2022 from Doug Strong, area resident.

Agency comments were provided electronically to Mr. J. Church, agent for the applicant.

### **Decision of the Committee**

Moved by: K. Bavington

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 055/2022, 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 Wednesday, June 01, 2022, financial and otherwise.

2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Wednesday, June 01, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Tuesday, May 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, June 14, 2024.
  - Expiry Date of Application LD 055/2022 is Monday, July 15, 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 055/2022 on Monday, June 06, 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, July 05, 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, June 06, 2022

**File:** LD 056/2022  
**Submission:** N/A  
**Owner:** 12588871 Canada Inc.  
**Location:** 53 Duke St., Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 295.66 m2 residential parcel of land retaining a vacant 296 m2 residential parcel of land for future development.***

The Committee member visited the site on Tuesday, May 24, 2022 and confirmed the property was properly posted.

Present were:

***Agent: Colin Quinlan - 12588871 Canada Inc.***

***Objector- Brad Whittle***

Mr. C. Quinlan explained the nature of the application and advised the Committee the application will facilitate the construction of two new semi-detached dwellings with each dwelling having a frontage of 33 feet per lot.

Committee Member A. Arnott asked the agent to provide the Committee with any feedback from the Municipality of Clarington with respect to the semi-detached development.

Mr. C. Quinlan advised the Committee the Municipality of Clarington informed him he must remove the existing house and build the foundation for the proposed building and then apply for severance application.

Mr. B. Whittle advised the Committee he lives next to subject property and expressed concerns related to loss of trees, larger lot development, and loss of

quiet enjoyment of his property. He also provided the Committee with a brief history of past severances in the area and their impact on the eco system.

Mr. B. Whittle stated there is too much development in the area including the creation of micro lots and asked the Committee to take into consideration the recent extensive development in the area.

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. C. Quinlan, agent for the applicant.

### **Motion of the Committee**

Moved by: A. Camposeo

Seconded by: K. Bavington

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 056/2022 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 June 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

Signed by all members present and concurring that this is the Committee Motion of LD 056/2022 on Monday, June 06, 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 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, June 06, 2022

**File:** LD 057/2022  
**Submission:** B 074/2022  
**Owner:** Heather Horsley and Steven Horsley  
**Agent:** Heather Horsley  
**Location:** 3 Crosby St., Uxbridge, ON  
**Municipality:** Township of Uxbridge

***Consent to sever a 1,753.11 m<sup>2</sup> non-farm related rural residential parcel of land, retaining a 5,731.40 m<sup>2</sup> non-farm rural residential parcel of land.***

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

***Present was:***

***Agent: Heather Horsley***

Ms. H. Horsley explained the nature of the application and advised the Committee the application will divide the existing lot into two parcels. She indicated she would retain the portion of the lot with the existing dwelling and the severed portion would facilitate the construction of a new dwelling for other members of her family.

She further advised the Committee she had pre-consulted with various commenting agencies. Through those discussions the flagpole configuration was deemed to be the most appropriate way to proceed by the local Conservation Authority given it had the least environmental impact. She indicated the lot that fronts on Crosby Street leads to the proposed new lot which is situated behind the existing home.

Ms. H. Horsley also advised the Committee that a minor variance application is required as the property size does not meet the current zoning regulations. She

also indicated there is a plan for wetland staking to reduce conservation impact and that she has hired an arborist.

In response to questions from the committee, Ms. H. Horsley indicated she was in receipt of area resident comments and note the new lot is currently vacant.

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

A written submission was received on May 29, 2022, from Robin Chilton, area resident.

Agency comments were provided electronically to Heather Horsley, the applicant.

### **Decision of the Committee**

Moved by: G. O'Connor

Seconded by: E. Hudson

Having reviewed and considered all the agency comments, area resident submissions and heard the oral submission, I hereby move that application LD 057/2022, 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 Monday, May 30, 2022.
2. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Tuesday, May 17, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of the Lake Simcoe Region Conservation Authority's letter dated Friday, May 20, 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, June 14, 2024.
  - Expiry Date of Application LD 057/2022 is Monday, July 15, 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 Township of Uxbridge 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 Lake Simcoe Region Conservation Authority 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 057/2022 on Monday, June 06, 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, July 05, 2022.***

**Appendix 4.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, June 06, 2022

**File:** LD 058/2022  
**Submission:** B 075/2022  
**Owner:** Jennifer Elane Koenen  
**Agent:** H. F. Grander Co. Ltd.  
**Location:** 1540 King St., Scugog, ON  
**Municipality:** Township of Scugog

***Consent to add a vacant a 257 m2 residential parcel of land to the east, retaining a 1,257 m2 residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on Monday, May 23, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Ralph Grander - H. F. Grander Co. Ltd.***

Mr. R. Grander explained the nature of the application and advised the Committee the development proposal is comprised of three assessment parcels, two of which are vacant lots of record and the owner is proposing a new build on each of the two vacant lots. He indicated this lot line adjustment application will facilitate the enlargement of the benefitting lands in order to meet septic system lot area requirements.

Committee Member D. Smith asked the agent if the owners were aware of the area residents' concerns.

Mr. R. Grander advised the Committee those resident concerns are a property standards issue which the owner will address.

Committee Member A. Camposeo asked the agent when the proposal is expected to be completed.

Mr. R. Grander advised the owner is seeking to have this matter completed as soon as possible and further advised a minor variance application will be required.

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

A written submission was received on May 24, 2022 from Bonnie Steed, area resident.

A written submission was received on May 29, 2022 from E. Dejak, area resident.

Agency comments were provided electronically to Mr. R. Grander, agent for the applicant.

### **Decision of the Committee**

Moved by: D. Smith

Seconded by: K. Bavington

Having reviewed and considered all the agency comments, resident submissions and having heard the oral submission, I hereby move that application LD 058/2022, 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 Tuesday, May 31, 2022.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated Tuesday, May 24, 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, June 14, 2024.
  - Expiry Date of Application LD 058/2022 is Monday, July 15, 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 Township of Scugog that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

### **Advisory Comments**

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

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 058/2022 on Monday, June 06, 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, July 05, 2022.***

**Appendix 5.**



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

Consent Application heard on: Monday, June 06, 2022

**File:** LD 059/2022  
**Submission:** B 076/2022  
**Owner:** Harold Ray & Mary Lynn Guthrie  
**Agent:** GHD Ltd.  
**Location:** 3825 Coronation Rd., Whitby, ON  
**Municipality:** Town of Whitby

***Consent to sever a vacant 0.724 HA agricultural parcel of land, retaining a 4.545 HA agricultural parcel of land with existing structures to remain.***

The Committee member visited the site on Monday, May 23, 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, Central Lake Ontario Conservation Authority and the Town of Whitby.

Agency comments were provided electronically to Ms. Samantha Chow, agent for 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 059/2022, 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 Planning and Economic Development Department's letter dated Tuesday, May 31, 2022.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Thursday, May 19, 2022, financial and otherwise.
3. That the applicant satisfy the requirement of the Central Lake Ontario Conservation Authority's letter dated Friday, May 20, 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, June 14, 2024.
  - Expiry Date of Application LD 059/2022 is Monday, July 15, 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 Whitby 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 Central Lake Ontario Conservation Authority 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.

Signed by:

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

Decision Date: June 6, 2022

Application: LD 059/2022

***Last Date of Appeal of this Decision or any of the conditions therein is  
Tuesday, July 05, 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, June 06, 2022

**File:** LD 060/2022  
**Submission:** N/A  
**Owner:** Carl James Lowery  
**Agent:** Municipal Solutions Inc.  
**Location:** 6765 Lowery Rd., Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to add a vacant 3.98 HA Agricultural parcel of land to the south, retaining a vacant 74.17 HA agricultural parcel of land.***

The Committee member visited the site on Tuesday, May 24, 2022 and confirmed the property was properly posted.

***Present was:***

***John Mutton - Municipal Solutions Inc***

***Agent: Marnie Saunders - Municipal Solutions Inc.***

Ms. M. Saunders explained the nature of the application and advised the Committee the proposal will convey the vacant lands to the adjacent lands. She advised the Committee that the land area would be 5% of the lot which can be deemed to be a minor lot line adjustment. She indicated the undersized agricultural lot will be used for farming and residential purposes and the intent of the application is to generally increase the amount of lands for agricultural uses on the proposed benefitting property.

Ms. M. Saunders further advised the Committee she was in receipt of the agency comments. She advised she was not in agreement with the comments from the Municipality of Clarington and the Regional Planning and Economic Development

Department. She indicated the PPS and the Greenbelt Plan allow for agricultural uses for size appropriate uses and this proposal complies with these plans and policies as the proposal will increase the undersized lot for agricultural use.

Ms. M. Saunders also advised the Committee the lands will not be fragmented given a natural feature consisting of wetland and woodlands already separates the lands subject to the proposed application. She confirmed that the intent is to add those lands to existing lands and provide an opportunity for expanded agricultural use.

Committee Member C. Molinari asked the agent if any pre-consultations had occurred prior to filing the application.

Ms. M. Saunders answered in the affirmative with respect to the Region of Durham, however, she also confirmed that she had not received any written support from the Municipality of Clarington.

Committee Member C. Molinari asked the agent to comment on the remaining portion of lands.

Ms. M. Saunders advised the Committee the retained lands were fragmented from the lands to north and has limited access to Concession Road 6 whereas the severed lands have frontage but no current access from Concession Road 6.

Committee Member C. Molinari asked the agent how the severed lands will gain access.

Ms. M. Saunders advised the Committee access to the proposed severed lands would be from Concession Road 6 and the benefitting lands.

Committee Member A. Arnott asked agent to confirm the benefitting lands are currently an orchard operation and whether the owner will expand into severed lands.

Ms. M. Saunders answered in the affirmative and advised the owner also has vegetable crops as well.

Committee Member D. Smith asked the agent what type of agriculture is being undertaken on proposed lands.

Ms. M. Saunders confirmed it is used for hay and cash cropping.

Committee Member D. Smith asked the agent if there is an opportunity to rent the lands.

Ms. M. Saunders answered in the affirmative.

Mr. J. Mutton advised the Committee he has spoken with the Director at Clarington Planning and confirmed that Clarington staff had not visited site. He asked the Committee to table the application to allow Clarington staff to visit the site and see the natural features.

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

Agency comments were provided electronically to Mr. J. Mutton, agent for the applicant.

### **Motion of the Committee**

Moved by: A. Camposeo

Seconded by: A. Arnott

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 060/2022 be tabled, to allow the applicant an opportunity to resolve the issues with the commenting agencies and at the expense of the applicant for up to two (2) years and no later than June 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

Signed by all members present and concurring that this is the Committee Motion of LD 060/2022 on Monday, June 06, 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 7.**



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

**Minutes and Decisions**

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

Consent Application heard on: Monday, June 06, 2022

**File:** LD 061/2022  
**Submission:** B 077/2022  
**Owner:** 2481414 Ontario Inc.  
**Agent:** Mark Shepherd  
**Location:** 318 Bennett Rd., Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 2.15 HA industrial parcel of land, retaining a vacant 11.30 HA industrial parcel of land.***

The Committee member visited the site on Tuesday, May 24, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Mark Shepherd***

Mr. M. Shepherd explained the nature of the application 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, Health and Works Departments, and Municipality of Clarington.

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

### **Decision of the Committee**

Moved by: A. Camposeo

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 061/2022, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Works Department's letter dated Thursday, June 02, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, May 30, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Friday, May 27, 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, June 14, 2024.
  - Expiry Date of Application LD 061/2022 is Monday, July 15, 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 061/2022 on Monday, June 06, 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, July 05, 2022.***

**Appendix 8.**



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

Consent Application heard on: Monday, June 06, 2022

**File:** LD 062/2022  
**Submission:** B 078/2022  
**Owner:** Marvel Homes Inc.  
**Location:** 1424 Altona Rd., Pickering, ON  
**Municipality:** City of Pickering

***Consent to sever a 609.3 m<sup>2</sup> residential parcel of land, retaining a 609.28 m<sup>2</sup> with existing dwelling to be demolished.***

The Committee member visited the site on Saturday, May 21, 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 City of Pickering.

Agency comments were provided electronically to Michael Perciasepe, 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 062/2022, 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 Monday, May 30, 2022, financial and otherwise.

2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, May 27, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Friday, May 27, 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, June 14, 2024.
  - Expiry Date of Application LD 062/2022 is Monday, July 15, 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 #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.

Signed by:

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

Decision Date: June 6, 2022

Application: LD 062/2022

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 05, 2022.***

**Appendix 9.**



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

Consent Application heard on: Monday, June 06, 2022

**File:** LD 063/2022  
**Submission:** B 079/2022  
**Owner:** Halloway Developments Limited  
**Agent:** GHD Ltd.  
**Location:** Thornton Rd. S, Whitby, ON  
**Municipality:** Town of Whitby

***Consent to sever a vacant 2.33 HA industrial parcel of land, retaining a vacant 22.4 HA industrial parcel of land.***

The Committee member visited the site on Saturday, May 21, 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, Central Lake Ontario Conservation Authority, and Town of Whitby.

Agency comments were provided electronically to GHD Ltd. C/O Samantha Chow, 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 063/2022, 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 Planning and Economic Development Department's letter dated Tuesday, May 31, 2022.
2. That the applicant satisfy the requirement of the Town of Whitby's letter dated Thursday, May 19, 2022, financial and otherwise.
3. That the applicant submit two copies of a registered plan on the subject parcel.
4. That the consent be subject to the following periods:
  - Last date for fulfilling Conditions is Friday, June 14, 2024.
  - Expiry Date of Application LD 063/2022 is Monday, July 15, 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 Regional Planning and Economic Development Department that condition #1 has been carried out to its satisfaction.
6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Whitby that condition #2 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #4 have been adhered to.

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

### **Advisory Comments**

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

2. Central Lake Ontario Conservation Authority comments dated Friday, May 20, 2022.

Signed by:

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

Decision Date: June 6, 2022

Application: LD 063/2022

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 05, 2022.***

**Appendix 10.**



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

Consent Application heard on: Monday, June 06, 2022

**File:** LD 064/2022  
**Submission:** B 080/2022  
**Owner:** Bradley Bradshaw  
**Location:** 123 Ontario St., Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 513 m2 residential parcel of land, retaining 513 m2 residential parcel of land for future development.***

The Committee member visited the site on Tuesday, May 24, 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 Committee had for information reports received from the Regional Municipality of Durham Planning and Economic Development, Health and Works Departments, Municipality of Clarington.

Agency comments were provided electronically to Bradley Bradshaw.

***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 064/2022, 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 Friday, May 13, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, May 27, 2022.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Friday, May 27, 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, June 14, 2024.
  - Expiry Date of Application LD 064/2022 is Monday, July 15, 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.

Signed by:

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

Decision Date: June 6, 2022

Application: LD 064/2022

***Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, July 05, 2022.***

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