



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

**Minutes**

**Monday, October 03, 2022**

The Region Of Durham Land Division Committee met virtually at 1:00 PM on Monday, October 03, 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: K. Bavington

Seconded by: C. Molinari

That the minutes of the Monday, September 12, 2022 Land Division Committee meeting be adopted as circulated.

Carried unanimously  
Monday, October 03, 2022

**2. Review Consent Applications/Correspondence**

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

### **3. Other Business**

Committee Member K. Bavington requested the 2023 Hearing Dates.

Secretary-Treasurer L. Trombino provided the Committee with a brief update on the workplace modernization plans.

### **4. Recess**

Moved by: G. O'Connor

Seconded by: E. Hudson

That this meeting be recessed at 10:20 a.m. and reconvene at 1:00 p.m.

Carried unanimously  
Monday, October 03, 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 031/2022**  
Appendix 1
- 2. File: LD 004/2022**  
Appendix 2
- 3. File: LD 005/2022**  
Appendix 3
- 4. File: LD 006/2022**  
Appendix 4
- 5. File: LD 007/2022**  
Appendix 5
- 6. File: LD 110/2022**  
Appendix 6
- 7. File: LD 111/2022**  
Appendix 7
- 8. File: LD 112/2022**  
Appendix 8
- 9. File: LD 113/2022**  
Appendix 9
- 10. File: LD 114/2022**  
Appendix 10
- 11. File: LD 115/2022**  
Appendix 11
- 12. File: LD 116/2022**  
Appendix 12

**6. Date of Next Meeting**

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, November 07, 2022.

**7. Adjournment**

Moved by: A. Camposeo

Seconded by: G. O' Connor

That this meeting be adjourned at 2:20 p.m. and the next regular meeting be held virtually on Monday, November 07, 2022

Carried unanimously  
Monday, October 03, 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, October 03, 2022

**File:** LD 031/2022  
**Submission:** B124/2022  
**Owner:** Sai Krishna Vecham Viswanathaiah and Naga Jyothi Vehcam  
**Agent:** Sai Krishna Vecham Viswanathaiah  
**Location:** 475 WILSON RD N, Oshawa, ON  
**Municipality:** City of Oshawa

***Consent to sever a vacant 468.52 m2 residential parcel of land, retaining a 390 m2 residential parcel of land with an existing dwelling to be demolished.***

This matter was tabled at the April 11, 2022 hearing and was brought forward at the request of the applicant.

The Committee member visited the site on Monday, September 19, 2022 and confirmed the property was properly posted.

***Present was:***

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

Mr. S. Krishna explained the nature of the application and advised the Committee the intent of the application is to create a new building lot and demolish the existing home on the subject parcel and build two new single family detached homes.

He further advised the Committee that the application had already been approved by the commenting agencies and he confirmed that he was in receipt of and in agreement with the agency comments and recommendations.

Committee Member K. Bavington advised the agent the agencies have recommended approval of the application, however, it will be at the discretion of the Committee whether it is approved or not.

Committee Member K. Bavington the asked whether proposed development would fit in with the character of the neighborhood.

Mr. S. Krishna advised the Committee all new construction will be beneficial to the neighboring properties by increasing value to the properties.

Committee Member K. Bavington noted the concerns raised by the area residents and indicated most of the concerns raised were under the purview of the municipality not the Committee.

Committee Member A. Arnott asked the agent to speak to the discrepancy in the City of Oshawa's comments as they relate to the severed and retained lands. He noted a minor variance will be required.

Mr. S. Krishna provided clarification regarding the severed and retained lots and also confirmed a minor variance may be required.

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 Oshawa.

Agency comments were provided electronically to Mr. S. Krishna, agent for the applicant.

A signed petition was received on September 26, 2022, from area residents.

A written submission was received on September 23, 2022 from Valerie Burghout, area resident.

### **Decision of the Committee**

Moved by: A. Arnott

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and resident submissions and heard the oral submission, I hereby move that application LD 031/2022, 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 Monday, September 26, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, September 27, 2022.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Wednesday, September 21, 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, October 11, 2024.
  - Expiry Date of Application LD 031/2022 is Tuesday, November 12, 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.

***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 031/2022 on Monday, October 03, 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, November 01, 2022.***

**Appendix 2.**



**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, October 03, 2022

**File:** LD 004/2022  
**Submission:** N/A  
**Owner:** Whitepine General Contractors Ltd.  
**Agent:** D.G Biddle and Associates Ltd.  
**Location:** 4442 HILL ST, Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 3,279.41 m2 hamlet lot, retaining a 84,487.3 m2 hamlet lot.***

A written submission was received on September 28, 2022 from D.G. Biddle and Associates, agent for the applicant, withdrawing the applications.



**Appendix 3.**



**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, October 03, 2022

**File:** LD 005/2022  
**Submission:** N/A  
**Owner:** Whitepine General Contractors Ltd.  
**Agent:** D.G Biddle and Associates Ltd.  
**Location:** 4442 HILL ST, Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 2,494 m2 hamlet lot, retaining a 82, 005.8 m2 hamlet lot.***

A written submission was received on September 28, 2022 from D.G. Biddle and Associates, agent for the applicant, withdrawing the applications.

**Appendix 4.**



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

**Minutes**

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

Consent Application heard on: Monday, October 03, 2022

**File:** LD 006/2022  
**Submission:** N/A  
**Owner:** Whitepine General Contractors Ltd.  
**Agent:** D.G Biddle and Associates Ltd.  
**Location:** 4442 HILL ST, Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 2,448.72 m2 hamlet lot, retaining a 79,557.9 m2 hamlet lot.***

A written submission was received on September 28, 2022 from D.G. Biddle and Associates, agent for the applicant, withdrawing the applications.

**Appendix 5.**



**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, October 03, 2022

**File:** LD 007/2022  
**Submission:** N/A  
**Owner:** Whitepine General Contractors Ltd.  
**Agent:** D.G Biddle and Associates Ltd.  
**Location:** 4442 HILL ST, Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 2,448.72 m2 hamlet lot, retaining a 77,110 m2 hamlet lot.***

A written submission was received on September 28, 2022 from D.G. Biddle and Associates, agent for the applicant, withdrawing the applications.

**Appendix 6.**



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

**Minutes**

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

Consent Application heard on: Monday, October 03, 2022

**File:** LD 110/2022  
**Submission:** N/A  
**Owner:** ER Real Estate Investments  
**Agent:** ER Real Estate Investments  
**Location:** 249 LIBERTY ST N, Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a 422.35 m2 residential parcel of land, retaining a 427.68 m2 residential parcel of land. Existing dwelling to be demolished.***

The Committee member visited the site on Monday, September 19, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Colin Quinlan - ER Real Estate Investments***

Mr. C. Quinlan explained the nature of the application and advised the Committee the application will facilitate the creation of two new lots for the construction of two new single family detached dwellings. He also advised the 5 meter road allowance request by the Region of Durham would be detrimental to the proposal and as such asked the Committee for relief of this condition.

Committee Member A. Arnott asked the agent to confirm whether or not he wanted the Committee to proceed with the application at this time with all of the proposed agency conditions.

Mr. C. Quinlan asked the Committee to approve the application without the road allowance condition, or failing which, he would be agreeable to tabling the application in order to allow for some discussions with Regional staff to address this concern.

Committee member A. Camposeo noted the Municipality of Clarington is requesting more time to review the application.

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. C. Quinlan, agent for the applicant.

### **Motion of the Committee**

Moved by: A. Camposeo

Seconded by: C. Molinari

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 110/2022 be tabled, at the request of the agent and at the expense of the applicant for up to two (2) years and no later than October 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 110/2022 on Monday, October 03, 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, October 03, 2022

**File:** LD 111/2022  
**Submission:** B 125/2022  
**Owner:** Baseline Properties  
**Agent:** D.G Biddle and Associates Ltd.  
**Location:** 1675 BASELINE RD W, Clarington, ON  
**Municipality:** Municipality of Clarington

***Consent to sever a vacant 6,889 m<sup>2</sup> industrial parcel of land, retaining a 31,080 m<sup>2</sup> industrial parcel of land.***

The Committee member visited the site on Monday, September 19, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Michael Fry - D.G Biddle and Associates Ltd.***

Mr. M. Fry explained the nature of the application and advised the Committee the severed parcel will be used for a contractor's work yard and the retained parcel will be used for a self-storage facility. He indicated a Site Plan Agreement will be in place in the near future and the existing site plan process is in place which reflects the proposed severance and proposed use.

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

Agency comments were provided electronically to Mr. M. Fry, agent for the applicant.

### **Decision of the Committee**

Moved by: A. Camposeo

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 111/2022, 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 Planning and Economic Development Department's letter dated Monday, September 26, 2022.
2. That the applicant satisfy the requirement of the Regional Health Department's letter dated Monday, September 26, 2022
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter received on Monday, September 26, 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, October 11, 2024.
  - Expiry Date of Application LD 111/2022 is Tuesday, November 12, 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 Regional Health 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.
2. Central Lake Ontario Conservation Authority comments dated Monday, September 12, 2022.
3. Ministry of Transportation comments dated Wednesday, September 28, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 111/2022 on Monday, October 03, 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, November 01, 2022.***

**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, October 03, 2022

**File:** LD 112/2022  
**Submission:** B 126/2022  
**Owner:** Youngfield Farms Ltd.  
**Agent:** Kristen Soutar  
**Location:** CON 6 S PT LOT 14, Scugog, ON  
**Municipality:** Township of Scugog

***Consent to add a vacant 784.95 m2 non-farm related rural residential parcel of land to the west, retaining a 41.2 HA agricultural parcel of land.***

The Committee member visited the site on Monday, September 19, 2022 and confirmed the property was properly posted.

***Present were:***

***Interested party - Reid McTaggart***

***Agent: Kristen Soutar***

Ms. K. Soutar confirmed the nature of the proposal and the size of the proposed severed and retained lands. She advised the Committee she had no further comments.

Mr. R. McTaggart advised the Committee the proposed application will allow him to purchase a small sliver of land as it is currently used for his driveway access. He further advised the Committee that the proposed application will rectify the title issue associated with the driveway.

Mr. R. McTaggart also advised the Committee the application will facilitate his lot's compliance with the local zoning by-law.

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 Scugog.

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

### **Decision of the Committee**

Moved by: D. Smith

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and resident submission as well as hearing the oral submission, I hereby move that application LD 112/2022, 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 Monday, September 26, 2022
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated Friday, September 16, 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 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, October 11, 2024.
  - Expiry Date of Application LD 112/2022 is Tuesday, November 12, 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.

***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 112/2022 on Monday, October 03, 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, November 01, 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, October 03, 2022

**File:** LD 113/2022  
**Submission:** B 127/2022  
**Owner:** Leslie Goldberg and Heather Goldberg  
**Agent:** H. F. Grander Co. Ltd.  
**Location:** 37 NORTH ST, Uxbridge, ON  
**Municipality:** Township of Uxbridge

***Consent to sever a 1,011 m2 residential parcel of land, retaining a 550 m2 residential parcel of and. Existing dwelling to remain. Application includes easement.***

The Committee member visited the site on Monday, September 19, 2022 and confirmed the property was properly posted.

***Present were:***

***Owner: Leslie Goldberg  
Agent: H. F. Grander Co. Ltd.***

Mr. R. Grander explained the nature of the application and advised the Committee he spoke with Grant Young from the Regional Works Department regarding municipal services for the proposed lot. He also advised the proposal conforms with the existing zoning bylaw, however, the south side of the proposed severed lot will require a minor variance.

Mr. R. Grander advised the Committee he was in receipt of and in agreement with all agency comments.

Committee Member K. Bavington asked the agent if the property is currently vacant.

Mr. R. Grander confirmed the existing house on the severed parcel is currently being renovated and he confirmed the retained lands are vacant.

Mr. R. Grander further advised the Committee the resident concerns relate to the renovations that are ongoing on the severed parcel.

Committee Member C. Molinari asked if the agent is now abandoning the easement portion of the application as it is not supported by the Region of Durham Works Department.

Mr. R. Grander advised the Committee the easement portion of the application could be abandoned as the lands will be serviced down the road as per the comments from the Regional Works Department. However, he asked the Committee to approve the application inclusive of the easement.

Secretary Treasurer L. Trombino advised the Committee that the Regional Works Department had indicated that the services for the proposed lot will be obtained from Fourth Street and that the Regional Works Department does not support inclusion of the easement in the application given it flanks an existing roadway.

Mr. R. Grander amended the application on floor to remove the easement.

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 from Sarah Jack on September 23, 2022, area resident.

A written submission was received from Cory Carter on September 25, 2022, area resident.

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

### **Decision of the Committee**

Moved by: G. O'Connor

Seconded by: K. Bavington

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 113/2022, 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 Thursday, September 15, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, September 27, 2022.
3. That the applicant satisfy the requirement of the Township of Uxbridge's letter dated Monday, October 03, 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, October 11, 2024.
  - Expiry Date of Application LD 113/2022 is Tuesday, November 12, 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 Township of Uxbridge that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

***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 Monday, September 26, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 113/2022 on Monday, October 03, 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, November 01, 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, October 03, 2022

**File:** LD 114/2022  
**Submission:** B 128/2022  
**Owner:** Raymond William Wiggers and Darlene Katrina Wiggers  
**Agent:** H. F. Grander Co. Ltd.  
**Location:** 7 CLYDE CRT, Scugog, ON  
**Municipality:** Township of Scugog

***Consent to sever a vacant 3,600 m<sup>2</sup> residential parcel of land, retaining a 8,340 m<sup>2</sup> residential parcel of land with an existing dwelling to remain.***

The Committee member visited the site on Monday, September 19, 2022 and confirmed the property was properly posted.

***Present were:***

***Interested party: Derrick Colasimone  
Owner: Raymond William Wiggers  
Agent: H. F. Grander Co. Ltd.***

Mr. R. Grander explained the nature of the application and advised the Committee the intent of the application is to create a few extra lots that are in conformity with the provisions of the existing zoning by-law. He indicated there was a previous severance in the surrounding area and that the proposed lot will meet the Region's lot sizing requirement for well and septic.

Mr. R. Grander further advised the owner will continue to live on the site and will endeavor to construct the home that is in keeping with the character of the neighborhood.

Committee Member D. Smith asked if the agent was aware of any well and septic issues in the area.

Mr. R. Grander advised the Committee he has spoken with Regional Health Department staff and that no concerns were raised with respect to the quality and quantity of ground water. He further indicated the drainage on the site is very good and the proposed lot will still be quite large in size.

Mr. D. Colasimone expressed concerns related to potential impacts to private wells given there have been a series of surrounding property owners experiencing water quantity issues. Mr. D. Colasimone also indicated he felt the proposed lot is not in keeping with the character of the neighborhood.

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 September 23, 2022 from Karen and Edward Chatten, area residents.

A written submission was received on September 26, 2022 from Rob and Sharon Scott, area residents.

A written submission was received on September 26, 2022 from Nichola Douse, area resident.

A written submission was received on October 1, 2022 from Derrick and Laurie Colasimone, area residents

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

### **Decision of the Committee**

Moved by: D. Smith

Seconded by: G. O'Connor

Having reviewed and considered all the agency comments, resident submissions and heard the oral submissions, I hereby move that application LD 114/2022, be approved, as applied for, as it generally complies with all applicable plans and policies, subject to:

### **Conditions**

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, September 27, 2022.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated Friday, September 16, 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, October 11, 2024.
  - Expiry Date of Application LD 114/2022 is Tuesday, November 12, 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 Township of Scugog 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. Ministry of Transportation Comments dated Monday, September 26, 2022.

3. Kawartha Region Conservation Authority letter dated Tuesday, September 6, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 114/2022 on Monday, October 03, 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, November 01, 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, October 03, 2022

**File:** LD 115/2022  
**Submission:** B 129/2022  
**Owner:** Maltheb Farms 2000 Ltd.  
**Agent:** Clark Consulting Services  
**Location:** 3512 REGIONAL RD 57, Scugog, ON  
**Municipality:** Township of Scugog

***Consent to sever a 0.854 HA farm related rural residential parcel of land, retaining a 68.946 HA agricultural parcel of land. Existing dwelling is to remain.***

The Committee member visited the site on Monday, September 19, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Hugh Stewart - Clark Consulting Services***

Mr. H. Stewart explained the nature of the application advised the Committee the application is for a dwelling rendered surplus as a result of the consolidation of non-abutting farms. He further advised the older barn on the retained land will be retained for storage.

Mr. H. Stewart also advised the Committee he has spoken with staff from the Township of Scugog and they have advised a zoning by-law amendment will be required in order to retain the barn for non-livestock uses

Mr. H. Stewart amended the application on the floor to allow for the barn to remain on the subject lands.

Secretary-Treasurer L. Trombino advised that Regional Planning will require a clearance letter from the Township of Scugog in order to confirm compliance with the zoning by-law.

Committee Member D. Smith asked if the Minimum Distance Separation requirements (MDS) would still apply to this application.

Secretary-Treasurer L. Trombino advised some agricultural land can be rezoned to address the MDS. He indicated that in this case the MDS would apply in the future if the owner decides to house livestock.

Committee Member D. Smith asked if the MDS will be dealt with through the zoning by-law amendment process.

Mr. H. Stewart answered in the affirmative and asked that any Committee approval include a provision that the barn on the retained land prohibit livestock.

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.

Agency comments were provided electronically to Hugh Stewart, agent for the applicant.

### **Decision of the Committee**

Moved by: D. Smith

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 115/2022, 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 Planning and Economic Development Department's letter dated Monday, September 26, 2022.
2. That the applicant satisfy the requirement of the Township of Scugog's letter dated Friday, September 16, 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, October 11, 2024.
  - Expiry Date of Application LD 115/2022 is Tuesday, November 12, 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 Township of Scugog 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. Ministry of Transportation comments dated Monday, September 26, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 115/2022 on Monday, October 03, 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, November 01, 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, October 03, 2022

**File:** LD 116/2022  
**Submission:** B 130/2022  
**Owner:** 1000043091 Ontario Inc.  
**Agent:** Miller Planning Services  
**Location:** 713 HILLVIEW CRES, Pickering, ON  
**Municipality:** City of Pickering

***Consent to sever a 653.73 m2 residential parcel of land, retaining a 635.17 m2 residential parcel of land with an existing dwelling to be demolished.***

The Committee member visited the site on Monday, September 19, 2022 and confirmed the property was properly posted.

***Present was:***

***Agent: Rodger Miller - Miller Planning Services***

Mr. R. Miller 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 City of Pickering.

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

**Decision of the Committee**

Moved by: E. Hudson

Seconded by: A. Arnott

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 116/2022, 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 Tuesday, September 13, 2022, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Tuesday, September 27, 2022.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Monday, October 03, 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, October 11, 2024.
  - Expiry Date of Application LD 116/2022 is Tuesday, November 12, 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.
2. Ministry of Transportation Comments dated Monday, September 26, 2022.

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 116/2022 on Monday, October 03, 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, November 01, 2022.***