



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

Minutes

Monday, December 06, 2021

The Region Of Durham Land Division Committee met virtually at 1:00 PM on Monday, December 06, 2021 with the following in attendance virtually:

Present:

Alex Georgieff, Chair
Kitty Bavington, Vice-Chair
Allan Arnott
Anna Camposeo
Eric Hudson
Carolyn Molinari
Donovan Smith

Absent: Gerri Lynn O'Connor

Present:

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

1. Adoption of Minutes

Moved by: D. Smith

Seconded by: K. Bavington

That the minutes of the Monday, November 01, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, December 06, 2021

2. Review Consent Applications/Correspondence

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

3. Other Business

There was no other business discussed.

4. Recess

Moved by: E. Hudson

Seconded by: C. Molinari

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

Carried unanimously
Monday, December 06, 2021

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

5. Consideration of Consent Applications

1. File: LD-2021-00040 - *Delegated to the Commissioner of Planning & Economic Development*

Appendix 1

2. File: LD-2021-00041 - *Delegated to the Commissioner of Planning & Economic Development*

Appendix 2

3. File: LD-2021-00042 - *Considered by the Land Division Committee*

Appendix 3

4. File: LD-2021-00043 - *Considered by the Land Division Committee*

Appendix 4

5. File: LD-2021-00045 - *Delegated to the Commissioner of Planning & Economic Development*

Appendix 5

6. File: LD-2021-00046 - *Delegated to the Commissioner of Planning & Economic Development*

Appendix 6

7. File: LD-2021-00047 - *Delegated to the Commissioner of Planning & Economic Development*

Appendix 7

8. File: LD-2021-00048 - *Considered by the Land Division Committee*

Appendix 8

9. File: LD-2021-00049 - *Considered by the Land Division Committee*

Appendix 9

10. File: LD-2021-00050 - *Considered by the Land Division Committee*

Appendix 10

11. File: LD-2021-00051 - *Considered by the Land Division Committee*

Appendix 11

12. File: LD-2021-00052 - *Considered by the Land Division Committee*

Appendix 12

13. File: LD-2021-00053 - *Considered by the Land Division Committee*

Appendix 13

14. File: LD-2021-00054 - *Considered by the Land Division Committee*

Appendix 14

15. File: LD 150/2018 - *Considered by the Land Division Committee*

Appendix 15

16. File: LD-2021-00039- *Considered by the Land Division Committee*

Appendix 16

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held virtually on Monday, January 10, 2022.

7. Adjournment

Moved by: C. Molinari

Seconded by: K. Bavington

That this meeting be adjourned at 2:30 p.m. and the next regular meeting be virtually held on Monday, January 10, 2022

Carried unanimously
Monday, December 06, 2021

8. Appendices

Appendix 1.



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

Consent Application considered on: Monday, December 06, 2021

File: LD-2021-00040
Submission: B 121/2021
Owner: Danny Chan and Jeffrey Harvey
Agent: Batory Management
Location: Lot 36, R-Plan 350
Municipality: City of Pickering

Consent to sever a vacant 784.5 m2 residential parcel of land, retaining a 1,714.8 m2 residential parcel of land with an existing dwelling to be demolished.

Applications LD 2021-00040 and LD 2021-00041 were considered in conjunction.

The Committee member visited the site on Monday, November 22, 2021 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 19-2020.

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

Agency comments were provided electronically to Mr. Paul Demczak, 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 19-2020 I hereby grant provisional consent to

application LD 2021-00040, 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, November 16, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, November 29, 2021
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, November 17, 2021, financial and otherwise.
4. That the applications shall be perfected in sequential order. A solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00040 is Monday, January 16, 2023.

Clearing Agencies

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

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

Advisory Comments

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

Signed by:

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

Decision Date: December 6, 2021

Application: LD 2021-00040

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 04, 2022.

Appendix 2.



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

Consent Application considered on: Monday, December 06, 2021

File: LD-2021-00041
Submission: B 122/2021
Owner: Danny Chan and Jeffrey Harvey
Agent: Batory Management
Location: Lot 36, R-Plan 350
Municipality: City of Pickering

Consent to sever a vacant 750.70 m2 residential parcel of land, retaining a 964 m2 residential parcel of land.

Applications LD 2021-00040 and LD 2021-00041 were considered in conjunction.

The Committee member visited the site on Monday, November 22, 2021 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 19-2020.

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

Agency comments were provided electronically to Mr. Paul Demczak, 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 19-2020 I hereby grant provisional consent to application LD 2021-00041, 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, November 16, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, November 29, 2021
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Wednesday, November 17, 2021, financial and otherwise.
4. That the applications shall be perfected in sequential order. A solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00041 is Monday, January 16, 2023.

Clearing Agencies

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

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

Advisory Comments

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

Signed by:

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

Decision Date: December 6, 2021

Application: LD 2021-00041

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 04, 2022.

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, December 06, 2021

File: LD-2021-00042
Submission: B 123/2021
Owner: IsleKcon Construction Inc.
Agent: IsleKcon Construction Inc.
Location: Lot 11, Concession 1
Municipality: Municipality of Clarington

Consent to sever a vacant 692.47 m2 residential parcel of land, retaining a 2,638.23 m2 residential parcel of land for future development.

Applications LD 2021-00042 and LD 2021-00043 were heard in conjunction.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Khaled Isleem - IsleKcon Construction Inc.

Mr. K. Isleem explained the nature of the application and advised the Committee that a previous set of applications were previously heard and approved by the Committee but had lapsed as conditions could not be fulfilled in time.

Committee Member A. Camposeo asked the agent if he had been in contact with the residents regarding their concerns.

Mr. K. Isleem advised he had not had an opportunity to do so to date.

Committee Member A. Arnott asked the agent to confirm whether services were available from Victoria Avenue to the subject property.

Mr. K. Isleem answered in the affirmative.

Committee Member A. Camposeo asked staff to confirm that proper notice of the hearing was provided to all residents with the correct date and time of today's meeting.

Assistant Secretary-Treasurer P. Aguilera answered in the affirmative.

Committee Member E. Hudson asked for details on the issuance of the archaeological clearance letter from the Ministry of Heritage, Sport, Tourism and Culture Industries.

Secretary-Treasurer L. Trombino advised that Planning staff will be in a position to issue their clearance once the Region receives the clearance letter from the Ministry.

Committee Members and staff participated in discussions related to absence of Mr. Brad Whittle from his scheduled delegation and made several attempts to contact Mr. Whittle before moving ahead with the motion of the Committee.

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 November 23, 2021 from Jean Quilter, area resident.

A written submission was received on November 23, 2021 from Brad Whittle, area resident.

Agency comments were provided electronically to Mr. K. Isleem, agent for the applicant.

Decision of the Committee

Moved by: K. Bavington

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00042, 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, November 29, 2021.

2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Tuesday, November 16, 2021, financial and otherwise.
3. That applications be perfected in sequential order. A solicitor's undertaking shall be required in this regard.
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 Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00042 is Monday, January 16, 2023.

Clearing Agencies

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

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

Advisory Comments

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

Land Division Committee – Minutes
Monday, December 06, 2021

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00042 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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, January 04, 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, December 06, 2021

File: LD-2021-00043
Submission: B 124/2021
Owner: IsleKcon Construction Inc.
Agent: IsleKcon Construction Inc.
Location: Lot 11, Concession 1
Municipality: Municipality of Clarington

Consent to sever a vacant 628.29 m2 residential parcel of land, retaining a 630.7 m2 residential parcel of land for future development.

Applications LD 2021-00042 and LD 2021-00043 were heard in conjunction.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Khaled Isleem - IsleKcon Construction Inc.

Mr. K. Isleem explained the nature of the application and advised the Committee that a previous set of applications were previously heard and approved by the Committee but had lapsed as conditions could not be fulfilled in time.

Committee Member A. Camposeo asked the agent if he had been in contact with the residents regarding their concerns.

Mr. K. Isleem advised he had not had an opportunity to do so to date.

Committee Member A. Arnott asked the agent to confirm whether services were available from Victoria Avenue to the subject property.

Mr. K. Isleem answered in the affirmative.

Committee Member A. Camposeo asked staff to confirm that proper notice of the hearing was provided to all residents with the correct date and time of today's meeting.

Assistant Secretary-Treasurer P. Aguilera answered in the affirmative.

Committee Member E. Hudson asked for details on the issuance of the archaeological clearance letter from the Ministry of Heritage, Sport, Tourism and Culture Industries.

Secretary-Treasurer L. Trombino advised that Planning staff will be in a position to issue their clearance once the Region receives the clearance letter from the Ministry.

Committee Members and staff participated in discussions related to absence of Mr. Brad Whittle from his scheduled delegation and made several attempts to contact Mr. Whittle before moving ahead with the motion of the Committee.

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 November 23, 2021 from Jean Quilter, area resident.

A written submission was received on November 23, 2021 from Brad Whittle, area resident.

Agency comments were provided electronically to Mr. K. Isleem, agent for the applicant.

Decision of the Committee

Moved by: K. Bavington

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00043, 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, November 29, 2021.

2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated Tuesday, November 16, 2021, financial and otherwise.
3. That applications be perfected in sequential order. A solicitor's undertaking shall be required in this regard.
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 Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00043 is Monday, January 16, 2023.

Clearing Agencies

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

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

Advisory Comments

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

Land Division Committee – Minutes
Monday, December 06, 2021

Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00043 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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, January 04, 2022.

Appendix 5.



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

Consent Application considered on: Monday, December 06, 2021

File: LD-2021-00045
Submission: B 125/2021
Owner: 974660 Ontario Inc.
Agent: Miller Planning Services
Location: Lot 3., R-Plan 108
Municipality: City of Oshawa

Consent to sever a 318.55 m2 residential parcel of land, retaining a 318.55 m2 residential parcel of land with an existing dwelling to be demolished.

The Committee member visited the site on Monday, November 22, 2021 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 19-2020.

The Commissioner 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. Rodger Miller, 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 19-2020 I hereby grant provisional consent to application LD 2021-00045, 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, November 23, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, November 29, 2021
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Thursday, November 25, 2021, 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 Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00045 is Monday, January 16, 2023.

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.

Signed by:

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

Decision Date: December 6, 2021

Application: LD 2021-00045

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 04, 2022.

Appendix 6.



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

Consent Application considered on: Monday, December 06, 2021

File: LD-2021-00046
Submission: B 126/2021
Owner: Isabel Rauh-Wasmund and Shane Wasmund
Agent: Isabel Rauh-Wasmund
Location: Lot 6, Range 2
Municipality: Town of Ajax

Consent to Sever a vacant 464.7 m2 residential parcel of land, retaining a 1,393.7 m2 residential parcel of land with an existing dwelling to remain.

Applications LD 2021-00046 and LD 2021-00047 were considered in conjunction.

The Committee member visited the site on Saturday, November 20, 2021 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 19-2020.

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

Agency comments were provided electronically to Isabel Rauh-Wasmund, the 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 19-2020 I hereby grant provisional consent to application LD 2021-00046, 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, November 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, November 29, 2021
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, December 02, 2021, financial and otherwise.
4. That applications shall be perfected in sequential order. A solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00046 is Monday, January 16, 2023.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

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

Advisory Comments

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

Signed by:

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

Decision Date: December 6, 2021

Application: LD 2021-00046

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 04, 2022.

Appendix 7.



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

Consent Application considered on: Monday, December 06, 2021

File: LD-2021-00047
Submission: B 127/2021
Owner: Isabel Rauh-Wasmund and Shane Wasmund
Agent: Isabel Rauh-Wasmund
Location: Lot 6, Range 2
Municipality: Town of Ajax

Consent to sever a vacant 464.7 m² residential parcel of land, retaining a 929.34 m² residential parcel of land with an existing dwelling to remain.

Applications LD 2021-00046 and LD 2021-00047 were considered in conjunction.

The Committee member visited the site on Saturday, November 20, 2021 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 19-2020.

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

Agency comments were provided electronically to Isabel Rauh-Wasmund, the 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 19-2020 I hereby grant provisional consent to application LD 2021-00047, 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, November 18, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Monday, November 29, 2021
3. That the applicant satisfy the requirement of the Town of Ajax's letter dated Thursday, December 02, 2021, financial and otherwise.
4. That applications shall be perfected in sequential order. A solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00047 is Monday, January 16, 2023.

Clearing Agencies

7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Town of Ajax that condition #3 has been carried out to its satisfaction.
10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

Advisory Comments

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

Signed by:

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

Decision Date: December 6, 2021

Application: LD 2021-00047

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, January 04, 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, December 06, 2021

File: LD-2021-00048
Submission: B 128/2021
Owner: 11373846 Canada Corp
Agent: QBS Architects Inc.
Location: Lot 6, Concession 4
Municipality: City of Oshawa

Consent to sever a 530.5 m² residential parcel of land, retaining a 2,122.2 m² residential parcel of land. Existing dwelling to be demolished.

Applications LD 2021-00048 through LD 2021-00051 were heard in conjunction.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Saba Al Mathno - QBS Architects Inc.

Interested party: Joe Yu Zhou

Ms. S. Al Mathno explained the nature of the application and advised the Committee the four proposed applications will facilitate the creation of five new buildings lots containing a total of five single family dwellings with secondary units in each of the dwellings. She advised she has spoken with area residents and addressed their concerns. She indicated all construction, noise and landscaping concerns will be addressed in accordance with the City of Oshawa standards and requirements.

Ms. S. Al Mathno advised the Committee she was in receipt of and in agreement with all agency comments.

Land Division Committee – Minutes
Monday, December 06, 2021

Committee Member A. Arnott asked the agent to explain the intent of the applications in more detail.

Ms. S. Al Mathno advised the dwellings will have secondary units as basement apartments with double car garages and double car driveways that will accommodate a total of four parking spaces on each lot.

Mr. J. Yu Zhou asked for clarification on what will happen with the smaller piece of land on the parcel located at the northerly limits of the property. He also asked about the intervening parcel of land between the existing parcel and his property to the south.

Ms. S. Al Mathno indicated that piece of land will be dedicated to the City of Oshawa.

Secretary-Treasurer L. Trombino also provided an overview of the proposal and explained the retained lot will be its own separate legally conveyable parcel as a result of these applications.

Committee Member K. Bavington asked if the entrance to the property will be from Carncastle Court.

Ms. S. Al Mathno answered in the affirmative and confirmed there will be no additional access from Conlin Road as those lands will be dedicated to the City.

Committee Member A. Camposeo advised the residents' concerns can be addressed through the conditions imposed by the various commenting agencies.

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

A written submission was received on November 29, 2021, from Gowry Shankar, area resident.

A written submission was received on November 29, 2021, from Justin Gosselin, area resident.

A written submission was received on November 29, 2021, from Joe Yu Zhou, area resident.

Agency comments were provided electronically to Ms. S. Al Mathno, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00048, 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, November 23, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, December 03, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Thursday, November 25, 2021, financial and otherwise.
4. That applications be perfected in sequential order. A Solicitor's Undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00048 is Monday, January 16, 2023.

Clearing Agencies

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

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

Advisory Comments

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

Carried unanimously

Land Division Committee – Minutes
Monday, December 06, 2021

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00048 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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, January 04, 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, December 06, 2021

File: LD-2021-00049
Submission: B 129/2021
Owner: 11373846 Canada Corp
Agent: QBS Architects Inc.
Location: Lot 6, Concession 4
Municipality: City of Oshawa

Consent to sever a 530.4 m2 residential parcel of land, retaining a 1,591.8 m2 residential parcel of land. Existing dwelling to be demolished.

Applications LD 2021-00048 through LD 2021-00051 were heard in conjunction.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Saba Al Mathno - QBS Architects Inc.

Interested party: Joe Yu Zhou

Ms. S. Al Mathno explained the nature of the application and advised the Committee the four proposed applications will facilitate the creation of five new buildings lots containing a total of five single family dwellings with secondary units in each of the dwellings. She advised she has spoken with area residents and addressed their concerns. She indicated all construction, noise and landscaping concerns will be addressed in accordance with the City of Oshawa standards and requirements.

Ms. S. Al Mathno advised the Committee she was in receipt of and in agreement with all agency comments.

Land Division Committee – Minutes
Monday, December 06, 2021

Committee Member A. Arnott asked the agent to explain the intent of the applications in more detail.

Ms. S. Al Mathno advised the dwellings will have secondary units as basement apartments with double car garages and double car driveways that will accommodate a total of four parking spaces on each lot.

Mr. J. Yu Zhou asked for clarification on what will happen with the smaller piece of land on the parcel located at the northerly limits of the property. He also asked about the intervening parcel of land between the existing parcel and his property to the south.

Ms. S. Al Mathno indicated that piece of land will be dedicated to the City of Oshawa.

Secretary-Treasurer L. Trombino also provided an overview of the proposal and explained the retained lot will be its own separate legally conveyable parcel as a result of these applications.

Committee Member K. Bavington asked if the entrance to the property will be from Carncastle Court.

Ms. S. Al Mathno answered in the affirmative and confirmed there will be no additional access from Conlin Road as those lands will be dedicated to the City.

Committee Member A. Camposeo advised the residents' concerns can be addressed through the conditions imposed by the various commenting agencies.

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

A written submission was received on November 29, 2021, from Gowry Shankar, area resident.

A written submission was received on November 29, 2021, from Justin Gosselin, area resident.

A written submission was received on November 29, 2021, from Joe Yu Zhou, area resident.

Agency comments were provided electronically to Ms. S. Al Mathno, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00049, 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, November 23, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, December 03, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Thursday, November 25, 2021, financial and otherwise.
4. That applications be perfected in sequential order. A Solicitor's Undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00049 is Monday, January 16, 2023.

Clearing Agencies

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

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

Advisory Comments

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

Carried unanimously

Land Division Committee – Minutes
Monday, December 06, 2021

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00049 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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, January 04, 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, December 06, 2021

File: LD-2021-00050
Submission: B 130/2021
Owner: 11373846 Canada Corp
Agent: QBS Architects Inc.
Municipality: City of Oshawa

Consent to sever a 530.4 m2 residential parcel of land, retaining a 1,061.4 m2 residential parcel of land. Existing dwelling to be demolished.

Applications LD 2021-00048 through LD 2021-00051 were heard in conjunction.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Saba Al Mathno - QBS Architects Inc.

Interested party: Joe Yu Zhou

Ms. S. Al Mathno explained the nature of the application and advised the Committee the four proposed applications will facilitate the creation of five new buildings lots containing a total of five single family dwellings with secondary units in each of the dwellings. She advised she has spoken with area residents and addressed their concerns. She indicated all construction, noise and landscaping concerns will be addressed in accordance with the City of Oshawa standards and requirements.

Ms. S. Al Mathno advised the Committee she was in receipt of and in agreement with all agency comments.

Land Division Committee – Minutes
Monday, December 06, 2021

Committee Member A. Arnott asked the agent to explain the intent of the applications in more detail.

Ms. S. Al Mathno advised the dwellings will have secondary units as basement apartments with double car garages and double car driveways that will accommodate a total of four parking spaces on each lot.

Mr. J. Yu Zhou asked for clarification on what will happen with the smaller piece of land on the parcel located at the northerly limits of the property. He also asked about the intervening parcel of land between the existing parcel and his property to the south.

Ms. S. Al Mathno indicated that piece of land will be dedicated to the City of Oshawa.

Secretary-Treasurer L. Trombino also provided an overview of the proposal and explained the retained lot will be its own separate legally conveyable parcel as a result of these applications.

Committee Member K. Bavington asked if the entrance to the property will be from Carncastle Court.

Ms. S. Al Mathno answered in the affirmative and confirmed there will be no additional access from Conlin Road as those lands will be dedicated to the City.

Committee Member A. Camposeo advised the residents' concerns can be addressed through the conditions imposed by the various commenting agencies.

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

A written submission was received on November 29, 2021, from Gowry Shankar, area resident.

A written submission was received on November 29, 2021, from Justin Gosselin, area resident.

A written submission was received on November 29, 2021, from Joe Yu Zhou, area resident.

Agency comments were provided electronically to Ms. S. Al Mathno, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00050, 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, November 23, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, December 03, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Thursday, November 25, 2021, financial and otherwise.
4. That applications be perfected in sequential order. A Solicitor's Undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00050 is Monday, January 16, 2023.

Clearing Agencies

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

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

Advisory Comments

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

Carried unanimously

Land Division Committee – Minutes
Monday, December 06, 2021

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00050 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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, January 04, 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, December 06, 2021

File: LD-2021-00051
Submission: B 131/2021
Owner: 11373846 Canada Corp
Agent: QBS Architects Inc.
Municipality: City of Oshawa

Consent to sever a 530.3 m² residential parcel of land, retaining a 531.1 m² residential parcel of land. Existing dwelling to be demolished.

Applications LD 2021-00048 through LD 2021-00051 were heard in conjunction.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Saba Al Mathno - QBS Architects Inc.

Interested party: Joe Yu Zhou

Ms. S. Al Mathno explained the nature of the application and advised the Committee the four proposed applications will facilitate the creation of five new buildings lots containing a total of five single family dwellings with secondary units in each of the dwellings. She advised she has spoken with area residents and addressed their concerns. She indicated all construction, noise and landscaping concerns will be addressed in accordance with the City of Oshawa standards and requirements.

Ms. S. Al Mathno advised the Committee she was in receipt of and in agreement with all agency comments.

Land Division Committee – Minutes
Monday, December 06, 2021

Committee Member A. Arnott asked the agent to explain the intent of the applications in more detail.

Ms. S. Al Mathno advised the dwellings will have secondary units as basement apartments with double car garages and double car driveways that will accommodate a total of four parking spaces on each lot.

Mr. J. Yu Zhou asked for clarification on what will happen with the smaller piece of land on the parcel located at the northerly limits of the property. He also asked about the intervening parcel of land between the existing parcel and his property to the south.

Ms. S. Al Mathno indicated that piece of land will be dedicated to the City of Oshawa.

Secretary-Treasurer L. Trombino also provided an overview of the proposal and explained the retained lot will be its own separate legally conveyable parcel as a result of these applications.

Committee Member K. Bavington asked if the entrance to the property will be from Carncastle Court.

Ms. S. Al Mathno answered in the affirmative and confirmed there will be no additional access from Conlin Road as those lands will be dedicated to the City.

Committee Member A. Camposeo advised the residents' concerns can be addressed through the conditions imposed by the various commenting agencies.

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

A written submission was received on November 29, 2021, from Gowry Shankar, area resident.

A written submission was received on November 29, 2021, from Justin Gosselin, area resident.

A written submission was received on November 29, 2021, from Joe Yu Zhou, area resident.

Agency comments were provided electronically to Ms. S. Al Mathno, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00052, 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, November 23, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, December 03, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Thursday, November 25, 2021, financial and otherwise.
4. That applications be perfected in sequential order. A Solicitor's Undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00051 is Monday, January 16, 2023.

Clearing Agencies

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

10. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #6 have been adhered to.

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

Advisory Comments

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

Carried unanimously

Land Division Committee – Minutes
Monday, December 06, 2021

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00051 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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, January 04, 2022.

Appendix 12.



**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, December 06, 2021

File: LD-2021-00052
Submission: N/A
Owner: Zygmunt Picur and Alina Picur
Agent: Holland Homes Inc.
Location: Lot 33, Concession 3
Municipality: Municipality of Clarington

Consent to sever a vacant 1,182.5 m² residential parcel of land, retaining a 8,802.1 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Katrina Metzner - Holland Homes Inc.

Ms. K. Metzner explained the nature of the application and advised the Committee an Environmental Impact Study was completed in support of the development proposal and has been reviewed and supported by both CLOCA and Municipality of Clarington.

Ms. K. Metzner acknowledged the outstanding requirements of the Regional Health Department and requested a further tabling of the application in order to address the Regional Health Department's requirements.

Committee Member K. Bavington asked the agent to provide information regarding the status of legal road access from McLean Road. Ms. K. Metzner advised there is no formal access from that road as it is a dirt road.

Land Division Committee – Minutes
Monday, December 06, 2021

Committee Member K. Bavington asked to agent to discuss the rationale for the irregular configuration of the proposed lot.

Ms. K. Metzner advised the north side of the property is set aside for a road widening to the Region otherwise the lot configuration would have gone directly to McLean Road. She indicated the outbuildings will be demolished and the irregular shape is due to setback requirements and the EIS.

Committee Member K. Bavington asked if the property line will be situated at the boundary of the severed lot once the road widening dedication is completed.

Ms. K. Metzner answered in the affirmative.

Committee Member A. Camposeo asked the agent if she had completed a pre-consultation with regional health prior to filing the application.

Ms. K. Metzner advised the Committee she had spoken with the Regional Health Department and will address their concerns and requirements regarding soil sampling and a determination of where the required prime and reserve areas for the future septic system will be located.

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 Ms. K. Metzner, 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 submission, I hereby move that application LD 2021-00052 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 December 2023. 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.

Land Division Committee – Minutes
Monday, December 06, 2021

Carried unanimously

Signed by all members present and concurring that this is the Committee Motion of LD-2021-00052 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

Appendix 13.



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

Minutes and Decisions

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

Consent Application heard on: Monday, December 06, 2021

File: LD-2021-00053
Submission: B 132/2021
Owner: Minto (Harmony Road) LP
Agent: Mike LaPlante
Location: Lot 4, Concession 5
Municipality: City of Oshawa

Consent to sever a 287,040 m2 agricultural parcel of land with an existing structure to remain, retaining a vacant 107,334 m2 agricultural parcel of land.

Applications LD 2021-00053 and LD 2021-00054 were heard in conjunction.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Anderson Marques

Mr. A. Marques explained the nature of the application and advised the Committee the application would facilitate the severance of the residential designated lands from the agricultural designated parcel of land in order to facilitate the advancement of the existing plan of subdivision located on the residential parcel.

He further advised the zoning by-law had been amended to allow for the retained parcel to be developed for residential uses.

Secretary-Treasurer L. Trombino advised the Committee Ms. B. Rushe no longer wished to make a delegation at the hearing.

Land Division Committee – Minutes
Monday, December 06, 2021

The Committee was unable to reach Mr. C. McDonald for his delegation, however, the Committee noted his written submission.

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

A written submission was received on November 19, 2021 and November 22, 2021 from Susan Coxe-Hayle, area resident.

Written submissions was received on November 29, 2021 from Brandy Rushe, area resident.

A written submission was received on November 29, 2021 from Chad McDonald and Brandy Rushe, area residents.

Agency comments were provided electronically to Mr. A. Marques, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00053, 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 Wednesday, November 24, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, December 03, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Thursday, November 25, 2021, financial and otherwise.
4. That applications be perfected in sequential order. A Solicitor's Undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00053 is Monday, January 16, 2023.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

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Monday, December 06, 2021

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00053 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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, January 04, 2022.

Appendix 14.



**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, December 06, 2021

File: LD-2021-00054
Submission: B 133/2021
Owner: Minto (Harmony Road) LP
Agent: Mike LaPlante
Location: Lot 5, Concession 5
Municipality: City of Oshawa

Consent to sever a vacant 154,822 m2 agricultural parcel of land with an existing structure to remain, retaining a vacant 292,530 m2 agricultural parcel of land.

Applications LD 2021-00053 and LD 2021-00054 were heard in conjunction.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Anderson Marques

Mr. A. Marques explained the nature of the application and advised the Committee the application would facilitate the severance of the residential designated lands from the agricultural designated parcel of land in order to facilitate the advancement of the existing plan of subdivision located on the residential parcel.

He further advised the zoning by-law had been amended to allow for the retained parcel to be developed for residential uses.

Secretary-Treasurer L. Trombino advised the Committee Ms. B. Rushe no longer wished to make a delegation at the hearing.

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The Committee was unable to reach Mr. C. McDonald for his delegation, however, the Committee noted his written submission.

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

A written submission was received on November 19, 2021 and November 22, 2021 from Susan Coxe-Hayle, area resident.

Written submissions was received on November 29, 2021 from Brandy Rushe, area resident.

A written submission was received on November 29, 2021 from Chad McDonald and Brandy Rushe, area residents.

Agency comments were provided electronically to Mr. A. Marques, agent for the applicant.

Decision of the Committee

Moved by: A. Arnott

Seconded by: E. Hudson

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 2021-00054, 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 Wednesday, November 24, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, December 03, 2021.
3. That the applicant satisfy the requirement of the City of Oshawa's letter dated Thursday, November 25, 2021, financial and otherwise.
4. That applications be perfected in sequential order. A Solicitor's Undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Thursday, December 15, 2022.
 - Expiry Date of Application LD-2021-00054 is Monday, January 16, 2023.

Clearing Agencies

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

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

Advisory Comments

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

Carried unanimously

Land Division Committee – Minutes
Monday, December 06, 2021

Signed by all members present and concurring that this is the Committee Decision of LD-2021-00054 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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, January 04, 2022.

Appendix 15.



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

Minutes and Decisions

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

Consent Application heard on: Monday, December 06, 2021

File: LD 150/2018
Submission: B 120/2021
Owner: James Christopher Lowrie
Agent: James Christopher Lowrie
Location: Lot:10 & 11, Concession:5
Municipality: City of Pickering

Consent to sever a vacant 1,602.2 m2 hamlet lot, retaining a 2,505.5 m2 parcel of land with an existing dwelling.

This matter was tabled from the December 11, 2020 hearing.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: James Christopher Lowrie

Interested parties: Michelle Dunne and Tim Kibbey

Mr. J. Lowrie explained the nature of the application and advised the Committee that he had invested considerable effort and resources in support of the proposed new lot. He also advised that all agencies are now in support of the application.

Mr. J. Lowrie acknowledged the grading and drainage concerns from area residents and indicated those issue will be addressed through the City of Pickering's recommended conditions.

Ms. M. Dunne advised the Committee that she lives downgradient from the subject site and indicated that her concerns relate to protecting her interest as there have been historical flooding issues in the Hamlet of Greenwood. She also

expressed concerns that a new building could affect existing wells in the area. More specifically any excavation may affect run off and wells downgradient to the subject site.

Mr. T. Kibbey indicated he had no concerns with the severance application, however, he is concerned with any well and groundwater impacts from the construction of any new building.

Committee Member A. Camposeo advised the delegates the Committee's purview is limited solely to the lot creation process.

Committee Member E. Hudson indicated that grading and drainage will be addressed by the City of Pickering.

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

Written submissions were received on October 22, 2021 and November 22, 2021, from Michelle Dunne, area resident.

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

Decision of the Committee

Moved by: E. Hudson

Seconded by: C. Molinari

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 150/2018, 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 Wednesday, November 24, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated Friday, December 03, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated Thursday, November 25, 2021, 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 Thursday, December 15, 2022.
 - Expiry Date of Application LD 150/2018 is Monday, January 16, 2023.

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.

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Carried unanimously

Signed by all members present and concurring that this is the Committee Decision of LD 150/2018 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

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, January 04, 2022.

Appendix 16.



**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, December 06, 2021

File: LD-2021-00039
Submission: N/A
Owner: Tim Cole
Agent: Ken Hoy
Location: Lot 30, Concession 3
Municipality: Municipality of Clarington

Consent to Sever a 987.75 m² residential parcel of land retaining a 1,646.25 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on Monday, November 22, 2021 and confirmed the property was properly posted.

Present was:

Agent: Ken Hoy

Mr. K. Hoy explained the nature of the application and advised the Committee he was agreeable to the tabling recommendations from the Municipality of Clarington and the Region of Durham.

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 K. Hoy, 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 submission, I hereby move that application LD 2021-00039 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 December 2023. 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-2021-00039 on Monday, December 06, 2021.

A. Georgieff, Chair

K. Bavington, Vice-Chair

A. Arnott

A. Camposeo

E. Hudson

C. Molinari

D. Smith

P. Aguilera, Assistant Secretary-Treasurer

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