



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

Minutes

Monday, September 13, 2021

IN LIGHT of the COVID-19 Pandemic and the Provincial Emergency Order prohibiting large public gatherings, the Region of Durham, Land Division Committee held this meeting virtually.

The Committee met virtually and in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby, ON at 10:00 A.M on Monday, September 13, 2021 with the following in attendance:

Attending Virtually:

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

Absent: None

Staff

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, August 09, 2021 Land Division Committee meeting be adopted as circulated.

Carried unanimously
Monday, September 13, 2021

2. Review Consent Applications/Correspondence

The Commissioner of Planning and Economic Development for the Regional Municipality of Durham has been delegated the consent granting authority for uncontested land division committee applications pursuant to the Region of Durham By-Law 19-2020.

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

3. Other Business

None.

4. Recess

Moved by: C. Molinari

Seconded by: G. O'Connor

That this meeting be recessed at 10:30 a.m. and reconvene at 12:45 p.m.

Carried unanimously
Monday, September 13, 2021

The Committee Chair opened the 1:00 P.M 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 075/2020 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 1
2. File: LD 090/2021 - *Considered by the Land Division Committee*
Appendix 2
3. File: LD 091/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 3
4. File: LD 092/2021 - *Considered by the Land Division Committee*
Appendix 4
5. File: LD 093/2021 - *Considered by the Land Division Committee*
Appendix 5
6. File: LD 094/2021 - *Considered by the Land Division Committee*
Appendix 6
7. File: LD 095/2021 - *Considered by the Land Division Committee*
Appendix 7
8. File: LD 096/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 8
9. File: LD 097/2021 - *Considered by the Land Division Committee*
Appendix 9
10. File: LD 098/2021 - *Considered by the Land Division Committee*
Appendix 10
11. File: LD 099/2021 - *Considered by the Land Division Committee*
Appendix 11
12. File: LD 100/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 12
13. File: LD 101/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 13

14. File: LD 102/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 14

15. File: LD 103/2021 - *Delegated to the Commissioner of Planning & Economic Development*
Appendix 15

6. Date of Next Meeting

The next regularly scheduled Land Division Committee meeting will be held on Monday, October 4, 2021 virtually in the Council Chambers at the Regional Headquarters Building, 605 Rossland Road East, Whitby.

7. Adjournment

Moved by: K. Bavington

Seconded by: A. Camposeo

That this meeting be adjourned at 2:10 p.m. and the next regular meeting be held virtually on Monday, October 4, 2021.

Carried unanimously
Monday, September 13, 2021

8. Appendices

Appendix 1



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

Consent Application heard on: Monday, September 13, 2021

File: LD 075/2020
Submission: B 087/2021
Owner: Ziccarelli, Sabrina & Francesco
Siciliano, Vincenzo & Jocelyn
DeBiase, Sandra & Nicola
Agent: DP Realty Advisors
Location: Lot 11, Concession 1
Municipality: Municipality of Clarington

Consent to sever a 595 m² residential parcel of land, retaining a 656 m² residential parcel of land with an existing dwelling.

The Committee member visited the site on August 30, 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 Municipality of Clarington.

Agency comments were provided electronically to Mr. D. Pearce, 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 075/2020, 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 August 24, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 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 Friday, September 23, 2022.
 - Expiry Date of Application LD 075/2020 is Monday, October 24, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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.

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

Decision Date: September 13, 2021

Application: LD 075/2020

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 2



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 13, 2021

File: LD 090/2021
Submission: B 088/2021
Owner: 2640714 Ontario Inc.
Agent: Foley, Mark
Location: Lot 35, Concession 3
Municipality of Clarington
Municipality: Municipality of Clarington

Consent to sever a vacant 270 m² residential parcel of land, retaining a 521 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 30, 2021 and confirmed the property was properly posted.

Present was:

Agent: Foley, Mark

Mr. M. Foley provided the Committee with a brief overview of the intent of the application. He advised the owner will use the existing services currently available on Varcoe Road and will use the existing driveway for the entrance to the proposed new lot.

He further advised he had reviewed all agency comments which were all supportive and confirmed he was agreeable to all conditions imposed.

Mr. M. Foley advised the issues raised by the neighbor will be addressed through Clarington's conditions.

Committee Member K. Bavington advised the proposed lot is smaller than what is permitted by existing zoning by-law and also noted the deck and shed need to be considered. She asked agent to comment on the proposed size of the parcel.

Mr. M. Foley advised the Committee the lot proposed is the same size as lot to the north. He confirmed the frontage complies with the local zoning by-law.

Mr. M. Foley acknowledged the area is undersized and indicated a minor variance will be required which will also address the shed and deck issue.

Committee Member A. Camposeo asked the agent if he had contacted the neighbor to address his concerns.

Mr. M. Foley advised the Committee the owner will reach out to the resident.

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

Written submissions were received on August 27, September 6, September 9, and September 13, 2021 from Dan Lawson, area resident.

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

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

Moved by: A. Camposeo

Seconded by: D. Smith

Having reviewed and considered all the agency comments and heard the oral submission, I hereby move that application LD 090/2021, 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 August 25, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 8, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 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 Friday, September 23, 2022.
 - Expiry Date of Application LD 090/2021 is Monday, October 24, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

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/Decision
Monday, September 13, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 090/2021 on Monday, September 13, 2021.

Alex Georgieff, Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 3



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

Consent Application heard on: Monday, September 13, 2021

File: LD 091/2021
Submission: B 089/2021
Owner: McKinnon, Cameron
Mumby, Jennifer
Location: Lot 28, Concession 1
Municipality: Municipality of Clarington

Consent to sever a vacant 757 m² residential parcel of land, retaining a 737 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 30, 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, Health and Works Departments, the Municipality of Clarington and Ganaraska Region Conservation Authority.

Agency comments were provided electronically to Mr. C. McKinnon, 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 091/2021, 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 August 25, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 8, 2021.
3. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 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 Friday, September 23, 2022.
 - Expiry Date of Application LD 091/2021 is Monday, October 24, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Municipality of Clarington that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Applicants/owners are responsible for fulfilling all conditions.

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.

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

Decision Date: September 9, 2021

Application: LD 091/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 4



The Regional Municipality of Durham Land Division Committee Meeting

Minutes

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

Consent Application heard on: Monday, September 13, 2021

File: LD 092/2021
Owner: Evans, Dan & Carlean
Location: Lot 30, Concession 6
Municipality: Township of Uxbridge

Consent to sever a vacant 507.32 m² residential parcel of land, retaining a 506.92 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 29, 2021 and confirmed the property was properly posted.

Present was:

Owner: Evans, Dan

Mr. D. Evans asked the Committee to table the application to allow for an opportunity to work with the Township of Uxbridge to resolve the Official plan conformity issues raised by the Township.

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

Agency comments were provided electronically to Mr. D. Evans, the applicant.

Motion of the Committee

Moved by: G. O'Connor

Seconded by: A. Arnott

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 092/2021 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 September 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

Land Division Committee - Minutes/Decision
Monday, September 13, 2021

Signed by all members present and concurring that this is the Committee Motion of LD 092/2021 on Monday, September 13, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 5



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 13, 2021

File: LD 093/2021
Submission: B 090/2021
Owner: Sulaimankhail, Maryam & Seedkhan
Agent: Khan, Imran
Location: Lot 32, Concession 1
Municipality: City of Pickering

Consent to sever a 738.27 m² residential parcel of land with an existing dwelling to remain, retaining a 739.36 m² residential parcel of land.

The Committee member visited the site on August 30, 2021 and confirmed the property was properly posted.

Present was:

Agent: Khan, Imran
Interested party: Stone, Amanda

Mr. I. Khan explained the nature of the application and provided the Committee with a brief overview of the proposal. He indicated the proposed severance is in conformity with the City of Pickering Official Plan and that existing structure will be demolished as part of the application process.

Committee Member K. Bavington asked for clarification on the structure that joins the two buildings together.

Mr. I. Khan advised the Committee the structure permits an entrance to each of the structures within the existing building.

Committee Member K. Bavington asked if there are two separate dwellings on the parcel and with those dwellings are occupied by separate families.

Mr. I. Khan advised the Committee the property is currently vacant.

Committee Member K. Bavington asked the agent to clarify if the property is currently used a single family dwelling and whether it was his intention to create two separate single family dwellings.

Committee Member E. Hudson asked if the existing dwelling will be demolished. He also asked how the agent planned to deal with the setback issue.

Mr. I. Khan advised the application will facilitate two legal single family dwellings and the owner will apply for minor variance application to address this setback issue.

Ms. A. Stone advised the Committee that she was not supportive of the proposed application. She expressed concerns related to the proposal not being in character with the neighborhood, existing property maintenance issues, safety issues for occupants and abutting residents associated with the hazards as a result of the absence of electrical permits to the owner. Ms. A. Stone also commented that she believes any intensification of the site should be directed to appropriately designated areas.

Committee Member E. Hudson noted Ms. Stone's concerns are under the purview of the City of Pickering and not the Committee.

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

A written submission was received on September 4, 2021, from Cyril Durdle, area resident.

A written submission was received on September 5, 2021, from Joe & Donna Pacione, area residents.

Written submissions were received on September 5 and 6, 2021, from Raffaele & Kirsten Trentadue, area residents.

Written submissions were received on September 5 and 7, 2021, from Amanda Stone, area resident.

Agency comments were provided electronically to Mr. I. Khan, agent for the applicant.

Decision of the Committee

Applicants/owners are responsible for fulfilling all conditions.

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 093/2021, 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 August 24, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 9, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated September 2, 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 Friday, September 23, 2022.
 - Expiry Date of Application LD 093/2021 is Monday, October 24, 2022.

Clearing Agencies

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

8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, September 13, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 093/2021 on Monday, September 13, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 6



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 13, 2021

File: LD 094/2021
Submission: B 091/2021
Owner: 2823365 Ontario Inc.
Agent: The Biglieri Group Ltd.
Location: Lot 33, Concession 2
Municipality: Town of Whitby

Consent to sever a vacant 0.526 hectare industrial parcel of land, retaining a vacant 0.835 hectare industrial parcel of land.

The Committee member visited the site on August 30, 2021 and confirmed the property was properly posted.

Present was:

Agent: Testaguzza, Michael - The Biglieri Group Ltd.
Interested party: Khan, Samiah

Mr. M. Testaguzza explained the nature of the application and advised the Committee the subject lands are designated and zoned for employment uses and form part of a recently approved draft plan of subdivision. He indicated no minor variance applications are required as there are no proposed changes to use of the subject parcel.

Mr. M. Testaguzza further advised there are sufficient sightlines available to the property, and the proposal complies with the existing zoning by-law requirements. He also advised the Committee that he has reached out and shared these facts with the objector to the application.

Ms. S. Khan expressed advised the Committee she had no further comment on the application and thanked the agent for clarifying the matter. .

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

A written submission was received on Augusts 31, 2021 from Samiah Khan & Zohaib Sadiq Malik, area residents.

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

Decision of the Committee

Moved by: C. Molinari

Seconded by: A. Camposeo

Having reviewed and considered all the agency comments and heard the oral submissions, I hereby move that application LD 094/2021, 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 Town of Whitby's letter dated September 13, 2021, financial and otherwise.
2. That the applicant submit two copies of a registered plan on the subject parcel.
3. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 23, 2022.
 - Expiry Date of Application LD 094/2021 is Monday, October 24, 2022.

Clearing Agencies

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

Applicants/owners are responsible for fulfilling all conditions.

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 August 23, 2021.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, September 13, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 094/2021 on Monday, September 13, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 7



The Regional Municipality of Durham Land Division Committee Meeting

Minutes and Decisions

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

Consent Application heard on: Monday, September 13, 2021

File: LD 095/2021
Submission: B 092/2021
Owner: Crestview Investment Corporation
Agent: Groundswell Urban Planner Inc.
Location: Lot 9, Concession 3
Municipality: City of Oshawa

Consent to grant a 66.6 m² servicing easement in favour of the lands to the west, retaining a 10,236.6 m² commercial parcel of land.

The Committee member visited the site on August 30, 2021 and confirmed the property was properly posted.

Present was:

Agent: Sandoval, Lucilla - Groundswell Urban Planner Inc.

Ms. L. Sandoval explained the nature of the application and advised the Committee the application will facilitate a servicing easement in favour of lands to west. She further advised this matter stems from a requirement of the City of Oshawa which relates to an existing approved application, being application LD 149/2019.

Ms. L. Sandoval advised the Committee she was in receipt of and in agreement with agency comments.

She acknowledged receipt of correspondence from area resident Desmond Lightbody expressing concerns with airport security and advised the Committee there will be no breach to airport security given the subject lands are not abutting the airport.

Committee Member A. Arnott asked for clarification on the proposed configuration of the easement and the irregular configuration thereto.

Ms. L. Sandoval advised the easement has been in existence in this configuration for an extended period of time.

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

Agency comments were provided electronically to Ms. L. Sandoval.

Decision of the Committee

Moved by: A. Arnott

Seconded by: D. Smith

Having reviewed and considered all of the agency comments and heard the oral submission, I hereby move that application LD 095/2021 be approved, as amended, as such is an easement and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 10, 2021.
2. That the applicant satisfy the requirement of the City of Oshawa's letter dated August 27, 2021, 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, September 23, 2022.
 - Expiry Date of Application LD 095/2021 is Monday, October 24, 2022.

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 City of Oshawa 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.

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/Decision
Monday, September 13, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 095/2021 on Monday, September 13, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 8



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

Consent Application heard on: Monday, September 13, 2021

File: LD 096/2021
Submission: B 093/2021
Owner: CP REIT Ontario Properties Ltd.
Location: Lot 11, Concession 5
Municipality: Township of Brock

Consent to sever a 5,103 m² commercial parcel of land with an existing structure to remain, retaining a 20,788 m² commercial parcel of land with an existing dwelling to remain. Application includes access easement in favour of the lands to the south.

The Committee member visited the site on August 30, 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, Health and Works Departments, the Township of Brock and Lake Simcoe Region Conservation Authority.

Agency comments were provided electronically to Jennifer Michi, 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 096/2021, 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 September 8, 2021.
2. That the applicant satisfy the requirement of the Township of Brock's letter dated August 23, 2021, 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, September 23, 2022.
 - Expiry Date of Application LD 096/2021 is Monday, October 24, 2022.

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 Brock 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.

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 August 23, 2021.
3. Lake Simcoe Region Conservation Authority Comments dated September 13, 2021.

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

Decision Date: September 13, 2021

Application: LD 096/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

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, September 13, 2021

File: LD 097/2021
Submission: B 094/2021
Owner: Wiltshire Eccleston Development Inc.
Agent: Batory Management c/o Paul Demczak
Location: Lot 24, Concession PLN 228
Municipality: City of Pickering

Consent to sever a vacant 935.5 m² residential parcel of land, retaining a 2,801 m² residential parcel of land for future development.

Applications LD 097/2021 through LD 099/2021 were heard in conjunction.

The Committee member visited the site on August 30, 2021 and confirmed the property was properly posted.

Present was:

Agent: Demczak, Paul - Batory Management

Mr. P. Demczak explained the nature of the application and advised the Committee that the related minor variance applications were denied by the City of Pickering. He noted the minor variance comments received from staff at the City of Pickering were supportive, however, the Committee of Adjustment had denied the application.

Committee Member C. Molinari asked the agent to confirm whether he would like the Committee to deny the application rather than to table the matter.

Mr. P. Demczak answered in the affirmative and indicated the owner will proceed to Ontario Land Tribunal (“OLT”) to appeal the decision of the minor variance and would like to consolidate both applications before the OLT.

Secretary-Treasurer L. Trombino provided the Committee with the options available to them. He indicated the Committee could approve, deny or table the applications. He also reminded the Committee that in the absence of an approved minor variance application, the proposal would not conform to regulatory requirements of the local zoning by-laws. Accordingly, the Committee could only table or deny the application.

He further advised that given this case is before the OLT it is reasonable for the agent to seek a decision from Committee to avoid a duplicity of hearings before the OLT. Therefore, the only viable option available to Committee is tabling or denial of the application.

Secretary Treasurer, L. Trombino also reminded the Committee that if the application was to be denied, the delegations should be afforded an opportunity to provide a delegation should they wished to comment on the application.

Chair A. Georgieff asked each of the registered delegates if they still wish to speak to the applications. The roll call by the Chair resulted in the following responses from the registered delegates:

Mr. Oliver Rohn – Advised he no longer wish to make a delegation.

S. McArthur – Provided no response as he had already left the meeting.

A. Gevorgyan – Provided no response as he had already left the meeting.

D. Roccasalva – Advised he no longer wish to make a delegation.

J. Soligo – Advised he no longer wish to make a delegation.

M. Selvarajah – Advised he no longer wish to make a delegation.

B. Bajwa – Provided no response as he had not provided staff with a telephone number prior to the start of the meeting and therefore was not on the call.

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.

Written submissions were received on August 18, 2021 and August 29, 2021 from S. McArthur, area resident.

Written submissions were received on August 29, 2021 and September 9, 2021 from A. Gevorgyan, area resident.

A written submission was received on August 30, 2021 from M. and J. Soligo, area residents.

A written submission was received on August 30, 2021 from J. Pfaff, area resident.

Written submissions were received on August 31, 2021 and September 9, 2021 from R. Treml, area resident.

A written submission was received on August 31, 2021 from Z. Filinov, area resident.

A written submission was received on September 6, 2021 from M. Hejazi, area resident.

A written submission was received on September 6, 2021 from R. and Y. Davloor, area residents.

A written submission was received on September 6, 2021 from D. and K. Ronccasalva, area residents.

A written submission was received on September 7, 2021 from B. Dimple, area resident.

A written submission was received on September 10, 2021 from M. Selvarajah, area resident.

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Monday, September 13, 2021

Written submissions were received on August 30, 2021, September 6 and 9, 2021 from O. Rohn, area resident.

A written submission was received after the meeting on September 13, 2021 from B. Bawja, area resident.

Agency comments were provided electronically to Mr. P. Demczak, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 097/2021 be denied as per the request of the applicant and given the proposal does not comply with the provisions of the City of Pickering Zoning By-law .

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, September 13, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 097/2021 on Monday, September 13, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

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, September 13, 2021

File: LD 098/2021
Submission: B 095/2021
Owner: Wiltshire Ecclestone Development Inc.
Agent: Batory Management c/o Paul Demczak
Location: Lot 24, Concession PLN 228
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 936.3 m² residential parcel of land, retaining a 1,868.3 m² residential parcel of land for future development.

Applications LD 097/2021 through LD 099/2021 were heard in conjunction.

The Committee member visited the site on August 30, 2021 and confirmed the property was properly posted.

Present was:

Agent: Demczak, Paul - Batory Management

Mr. P. Demczak explained the nature of the application and advised the Committee that the related minor variance applications were denied by the City of Pickering. He noted the minor variance comments received from staff at the City of Pickering were supportive, however, the Committee of Adjustment had denied the application.

Committee Member C. Molinari asked the agent to confirm whether he would like the Committee to deny the application rather than to table the matter.

Mr. P. Demczak answered in the affirmative and indicated the owner will proceed to Ontario Land Tribunal ("OLT") to appeal the decision of the minor variance and would like to consolidate both applications before the OLT.

Secretary-Treasurer L. Trombino provided the Committee with the options available to them. He indicated the Committee could approve, deny or table the applications. He also reminded the Committee that in the absence of an approved minor variance application, the proposal would not conform to regulatory requirements of the local zoning by-laws. Accordingly, the Committee could only table or deny the application.

He further advised that given this case is before the OLT it is reasonable for the agent to seek a decision from Committee to avoid a duplicity of hearings before the OLT. Therefore, the only viable option available to Committee is tabling or denial of the application.

Secretary Treasurer, L. Trombino also reminded the Committee that if the application was to be denied, the delegations should be afforded an opportunity to provide a delegation should they wished to comment on the application.

Chair A. Georgieff asked each of the registered delegates if they still wish to speak to the applications. The roll call by the Chair resulted in the following responses from the registered delegates:

O. Rohn – Advised he no longer wish to make a delegation.

S. McArthur – Provided no response as he had already left the meeting.

A. Gevorgyan – Provided no response as he had already left the meeting.

D. Roccasalva – Advised he no longer wish to make a delegation.

J. Soligo – Advised he no longer wish to make a delegation.

M. Selvarajah – Advised he no longer wish to make a delegation.

B. Bajwa – Provided no response as he had not provided staff with a telephone number prior to the start of the meeting and therefore was not on the call.

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.

Written submissions were received on August 18, 2021 and August 29, 2021 from S. McArthur, area resident.

Written submissions were received on August 29, 2021 and September 9, 2021 from A. Gevorgyan, area resident.

A written submission was received on August 30, 2021 from M. and J. Soligo, area residents.

A written submission was received on August 30, 2021 from J. Pfaff, area resident.

Written submissions were received on August 31, 2021 and September 9, 2021 from R. Treml, area resident.

A written submission was received on August 31, 2021 from Z. Filinov, area resident.

A written submission was received on September 6, 2021 from M. Hejazi, area resident.

A written submission was received on September 6, 2021 from R. and Y. Davloor, area residents.

A written submission was received on September 6, 2021 from D. and K. Ronccasalva, area residents.

A written submission was received on September 7, 2021 from B. Dimple, area resident.

A written submission was received on September 10, 2021 from M. Selvarajah, area resident.

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Written submissions were received on August 30, 2021, September 6 and 9, 2021 from O. Rohn, area resident.

A written submission was received after the meeting on September 13, 2021 from B. Bawja, area resident.

Agency comments were provided electronically to Mr. P. Demczak, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 098/2021 be denied as per the request of the applicant and given the proposal does not comply with the provisions of the City of Pickering Zoning By-law.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, September 13, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 098/2021 on Monday, September 13, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

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, September 13, 2021

File: LD 099/2021
Submission: B 096/2021
Owner: Wiltshire Ecclestone Development Inc.
Agent: Batory Management c/o Paul Demczak
Location: Lot 24, Concession PLN 228
City of Pickering
Municipality: City of Pickering

Consent to sever a vacant 935 m² residential parcel of land, retaining a 934.5 m² residential parcel of land for future development.

Applications LD 097/2021 through LD 099/2021 were heard in conjunction.

The Committee member visited the site on August 30, 2021 and confirmed the property was properly posted.

Present was:

Agent: Demczak, Paul - Batory Management

Mr. P. Demczak explained the nature of the application and advised the Committee that the related minor variance applications were denied by the City of Pickering. He noted the minor variance comments received from staff at the City of Pickering were supportive, however, the Committee of Adjustment had denied the application.

Committee Member C. Molinari asked the agent to confirm whether he would like the Committee to deny the application rather than to table the matter.

Mr. P. Demczak answered in the affirmative and indicated the owner will proceed to Ontario Land Tribunal ("OLT") to appeal the decision of the minor variance and would like to consolidate both applications before the OLT.

Secretary-Treasurer L. Trombino provided the Committee with the options available to them. He indicated the Committee could approve, deny or table the applications. He also reminded the Committee that in the absence of an approved minor variance application, the proposal would not conform to regulatory requirements of the local zoning by-laws. Accordingly, the Committee could only table or deny the application.

He further advised that given this case is before the OLT it is reasonable for the agent to seek a decision from Committee to avoid a duplicity of hearings before the OLT. Therefore, the only viable option available to Committee is tabling or denial of the application.

Secretary Treasurer, L. Trombino also reminded the Committee that if the application was to be denied, the delegations should be afforded an opportunity to provide a delegation should they wished to comment on the application.

Chair A. Georgieff asked each of the registered delegates if they still wish to speak to the applications. The roll call by the Chair resulted in the following responses from the registered delegates:

Mr. Oliver Rohn – Advised he no longer wish to make a delegation.

S. McArthur – Provided no response as he had already left the meeting.

A. Gevorgyan – Provided no response as he had already left the meeting.

D. Roccasalva – Advised he no longer wish to make a delegation.

J. Soligo – Advised he no longer wish to make a delegation.

M. Selvarajah – Advised he no longer wish to make a delegation.

B. Bajwa – Provided no response as he had not provided staff with a telephone number prior to the start of the meeting and therefore was not on the call.

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.

Written submissions were received on August 18, 2021 and August 29, 2021 from S. McArthur, area resident.

Written submissions were received on August 29, 2021 and September 9, 2021 from A. Gevorgyan, area resident.

A written submission was received on August 30, 2021 from M. and J. Soligo, area residents.

A written submission was received on August 30, 2021 from J. Pfaff, area resident.

Written submissions were received on August 31, 2021 and September 9, 2021 from R. Treml, area resident.

A written submission was received on August 31, 2021 from Z. Filinov, area resident.

A written submission was received on September 6, 2021 from M. Hejazi, area resident.

A written submission was received on September 6, 2021 from R. and Y. Davloor, area residents.

A written submission was received on September 6, 2021 from D. and K. Ronccasalva, area residents.

A written submission was received on September 7, 2021 from B. Dimple, area resident.

A written submission was received on September 10, 2021 from M. Selvarajah, area resident.

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Written submissions were received on August 30, 2021, September 6 and 9, 2021 from O. Rohn, area resident.

A written submission was received after the meeting on September 13, 2021 from B. Bawja, area resident.

Agency comments were provided electronically to Mr. P. Demczak, agent for the applicant.

Decision of the Committee

Moved by: E. Hudson

Seconded by: G. O'Connor

Having reviewed and considered all of the agency comments and heard the oral submissions, I hereby move that application LD 099/2021 be denied as per the request of the applicant and given the proposal does not comply with the provisions of the City of Pickering Zoning By-law.

Carried unanimously

Land Division Committee - Minutes/Decision
Monday, September 13, 2021

Signed by all members present and concurring that this is the Committee Decision of LD 099/2021 on Monday, September 13, 2021.

Alex Georgieff ,Chair

Kitty Bavington, Vice-Chair

Allan Arnott

Gerri Lynn O'Connor

Anna Camposeo

Eric Hudson

Carolyn Molinari

Donovan Smith

Assistant Secretary-Treasurer

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 12



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

Consent Application heard on: Monday, September 13, 2021

File: LD 100/2021
Submission: B 097/2021
Owner: Hollee Homes Inc.
Agent: Municipal Solutions Inc.
Location: Lot 11, Concession 1
Municipality: Municipality of Clarington

Consent to sever a 270.61 m² residential parcel of land retaining a 270.61 residential parcel of land with existing structures to remain.

The Committee member visited the site on August 30, 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 Municipality of Clarington.

Agency comments were electronically provided to Mr. Martin Luchowski, 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 100/2021, 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 September 8, 2021.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 8, 2021, 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, September 23, 2022.
 - Expiry Date of Application LD 100/2021 is Monday, October 24, 2022.

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 Municipality of Clarington 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.

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.

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

Decision Date: September 13, 2021

Application: LD 100/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 13



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

Consent Application heard on: Monday, September 13, 2021

File: LD 101/2021
Submission: B 098/2021
Owner: Baseline Properties
Agent: D.G. Biddle & Associates Limited
Location: Lot 30, Concession 2
Municipality: Municipality of Clarington

Consent to add a vacant 7.1m² residential parcel of land to the east, retaining a 367 m² residential parcel of land for future development.

Applications LD 101/2021 and LD 102/2021 were considered in conjunction.

The Committee member visited the site on August 30, 2021 and confirmed the property was properly posted.

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

Agency comments were provided electronically to Mr. M. Fry, 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 101/2021, as such is a lot line adjustment to the east and complies with all applicable plans and policies, however, subsection 50 (3) or (5) of the Planning Act shall apply to any subsequent conveyance, subject to:

Conditions

1. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 7, 2021.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 13, 2021, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the east. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That LD 101/2021 be perfected prior to the completion of LD 102/2021. A Solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 23, 2022.
 - Expiry Date of Application LD 101/2021 is Monday, October 24, 2022.

Clearing Agencies

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

Advisory Comments

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

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

Decision Date: September 13, 2021

Application: LD 101/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 14



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

Consent Application heard on: Monday, September 13, 2021

File: LD 102/2021
Submission: B 099/2021
Owner: Baseline Properties
Agent: D.G. Biddle & Associates Limited
Location: Lot 30, Concession 2
Municipality: Municipality of Clarington

Consent to add a vacant 7.1m² residential parcel of land to the east, retaining a 367 m² residential parcel of land for future development.

Applications LD 101/2021 and LD 102/2021 were considered in conjunction.

The Committee member visited the site on August 30, 2021 and confirmed the property was properly posted.

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

Agency comments were provided electronically to Mr. M. Fry, 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 102/2021, as such is a lot line adjustment to the south 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 September 7, 2021.
2. That the applicant satisfy the requirement of the Municipality of Clarington's letter dated September 13, 2021, financial and otherwise.
3. That the subject land be deeded in the same name as the adjacent property to the south. Proof must be submitted to the Assistant Secretary-Treasurer that title will be identical together with proof that any existing mortgage encumbering the resultant lot shall include the legal description of the severed land.
4. That LD 101/2021 be perfected prior to the completion of LD 102/2021. A Solicitor's undertaking in this regard shall suffice.
5. That the applicant submit two copies of a registered plan on the subject parcel.
6. That the consent be subject to the following periods:
 - Last date for fulfilling Conditions is Friday, September 23, 2022.
 - Expiry Date of Application LD 102/2021 is Monday, October 24, 2022.

Clearing Agencies

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

Advisory Comments

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

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

Decision Date: September 13, 2021

Application: LD 102/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.

Appendix 15



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

Consent Application heard on: Monday, September 13, 2021

File: LD 103/2021
Submission: B 100/2021
Owner: Sameem, Mojib & Ellen Mo
Agent: Thoman Efraim LLP
Location: Lot 12, Concession RCP818
Municipality: City of Pickering

Consent to sever a vacant 864.45 m² residential parcel of land, retaining an 880.35 m² residential parcel of land with an existing dwelling to remain.

The Committee member visited the site on August 30, 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. N. Rattansey, 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 103/2021, 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 August 26, 2021, financial and otherwise.
2. That the applicant satisfy the requirement of the Regional Planning and Economic Development Department's letter dated September 8, 2021.
3. That the applicant satisfy the requirement of the City of Pickering's letter dated September 13, 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 Friday, September 23, 2022.
 - Expiry Date of Application LD 103/2021 is Monday, October 24, 2022.

Clearing Agencies

6. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Works Department that condition #1 has been carried out to its satisfaction.
7. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the Regional Planning and Economic Development Department that condition #2 has been carried out to its satisfaction.
8. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be advised in writing by the City of Pickering that condition #3 has been carried out to its satisfaction.
9. That prior to the signing of the certificate by the Assistant Secretary-Treasurer that the consent has been given, the Assistant Secretary-Treasurer is to be satisfied that the time periods outlined in condition #5 have been adhered to.

Advisory Comments

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

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

Decision Date: September 13, 2021

Application: LD 103/2021

Last Date of Appeal of this Decision or any of the conditions therein is Tuesday, October 12, 2021.